



622 AVENUE
3RD

LARGE SPACE
AVAILABILITIES

EXCEPTIONAL VALUE IN GRAND CENTRAL WITH SPECTACULAR NATURAL LIGHT AND VIEWS

DESIGNED BY EMERY ROTH & SONS, 622 THIRD AVENUE IS A 39-STORY
CLASS A OFFICE TOWER

UPDATED AND SPACIOUS LOBBY WITH RECENTLY RENOVATED
ELEVATOR CABS

STEPS FROM GRAND CENTRAL TERMINAL AND IN THE MIDDLE OF THE
MIDTOWN EAST OFFICE MARKET

BLOCK-THROUGH PLAZA WITH LANDSCAPING AND OUTDOOR
SEATING

LOBBY ATTENDED 24/7

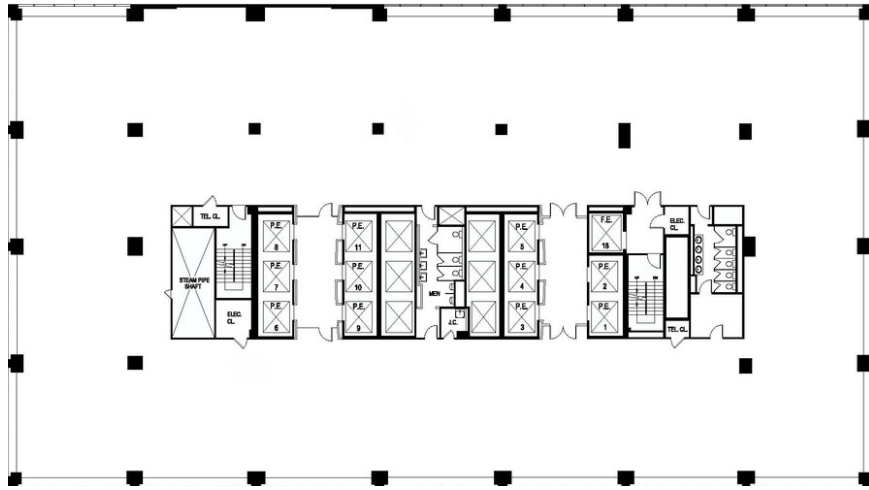
LARGE ROOF DECK AVAILABLE FOR ALL TENANTS

IN CLOSE PROXIMITY TO ALL MAJOR PUBLIC TRANSPORTATION



622 3RD AVENUE

AVAILABILITIES FROM
6,966–26,500 RSF



TYPICAL FLOOR PLAN

26,500 RSF



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IN IMMEDIATE PROXIMITY TO GRAND CENTRAL

622³ AVENUE
3RD



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| <p>VANDERBILT AVENUE</p> <p>ONE VANDERBILT</p> <p>TD Bank</p> | | <p>EAST 45TH STREET</p> <p>METLIFE BUILDING</p> <p>NYSC</p> <p>CIPRIANI</p> <p>GRAND CENTRAL</p> <p>S 4 5 6 7</p> <p>MTA Metro-North Railroad</p> <p>NEUHAUS</p> <p>BANANA REPUBLIC</p> | | <p>EAST 43RD STREET</p> <p>FedEx</p> <p>UNITED STATES POSTAL SERVICE</p> <p>Starbucks</p> <p>EQUINOX</p> <p>BLUEMERCURY</p> <p>GRAYBAR BUILDING</p> <p>verizon</p> <p>Capital One</p> <p>HYATT</p> | | <p>EAST 45TH STREET</p> <p>TD Bank</p> <p>Starbucks</p> <p>T Mobile</p> <p>SUBWAY</p> <p>sweetgreen</p> <p>Wendy's</p> <p>DUNKIN'</p> <p>Bath & Body Works</p> <p>Santander</p> <p>DUANEREade by <i>Waldgreens</i></p> <p>BANK OF AMERICA</p> | |
| | | <p>EAST 44TH STREET</p> <p>AT&T</p> <p>POTBELLY</p> <p>PRET</p> <p>Starbucks</p> <p>BANK OF AMERICA</p> <p>FIVE GUYS</p> <p>Starbucks</p> <p>TD Bank</p> <p>LUKE'S</p> <p>True Value</p> | | <p>EAST 43RD STREET</p> <p>CHASE</p> <p>UPS</p> <p>HER BLOCK</p> <p>rōti</p> <p>CHOPT</p> <p>CHRYSLER BUILDING</p> <p>Le Botaniste</p> <p>E*TRADE from Morgan Stanley</p> <p>WELLS FARGO</p> <p>Staples</p> <p>CHASE</p> <p>BANK OF AMERICA</p> <p>citi</p> <p>PRET</p> <p>PFIZER OFFICE BUILDING</p> | | | |
| <p>MADISON AVENUE</p> <p>DOS TOROS TAQUERIA</p> <p>POPULAR</p> <p>Valley</p> | | <p>EAST 42ND STREET</p> <p>COHEN'S Fashion Optical</p> <p>JUST SALAD</p> <p>T Mobile</p> <p>perera</p> <p>FedEx</p> <p>CHASE</p> <p>TD Bank</p> <p>CIPRIANI</p> <p>juice GENERATION</p> <p>DUANEREade by <i>Waldgreens</i></p> <p>Starbucks</p> <p>blink fitness</p> | | <p>EAST 42ND STREET</p> <p>LOFT</p> <p>Starbucks</p> <p>Foot Locker</p> <p>CVS</p> <p>GAP</p> <p>GAP KIDS</p> <p>WESTIN HOTELS & RESORTS</p> <p>THE NEWS BUILDING</p> <p>Starbucks</p> <p>ups</p> <p>PRET</p> | | | |
| <p>PARK AVENUE</p> <p>citi</p> <p>tartinery</p> <p>Starbucks</p> <p>BANK OF AMERICA</p> | | <p>EAST 41ST STREET</p> <p>LE PAIN QUOTIDIEN</p> <p>HSBC</p> <p>DUNKIN'</p> <p>Starbucks</p> <p>EUROPEAN WAX CENTER</p> <p>pressed JUICERY</p> <p>HALE & HEARTY</p> <p>CHASE</p> <p>622</p> | | <p>EAST 41ST STREET</p> <p>CHASE</p> <p>NYSC</p> | | | |
| <p>EAST 40TH STREET</p> <p>Starbucks</p> <p>FLUSHING Bank</p> <p>Metropolitan Commercial Bank</p> | | <p>EAST 40TH STREET</p> <p>BANK OF AMERICA</p> <p>SHAKE SHACK</p> <p>blink fitness</p> <p>JUST SALAD</p> <p>FedEx</p> | | <p>EAST 40TH STREET</p> <p>CHASE</p> <p>HSBC</p> <p>Starbucks</p> <p>Orangetheory FITNESS</p> <p>wagamama</p> | | | |
| <p>EAST 39TH STREET</p> | | <p>EAST 39TH STREET</p> <p>DUNKIN'</p> <p>BASKIN BR ROBBINS</p> <p>SUBWAY</p> | | <p>SECOND AVENUE</p> | | | |

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