



622 3 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

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UPDATED AND SPACIOUS LOBBY WITH RECENTLY RENOVATED  
ELEVATOR CABS

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

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BLOCK-THROUGH PLAZA WITH LANDSCAPING AND OUTDOOR  
SEATING

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LOBBY ATTENDED 24/7

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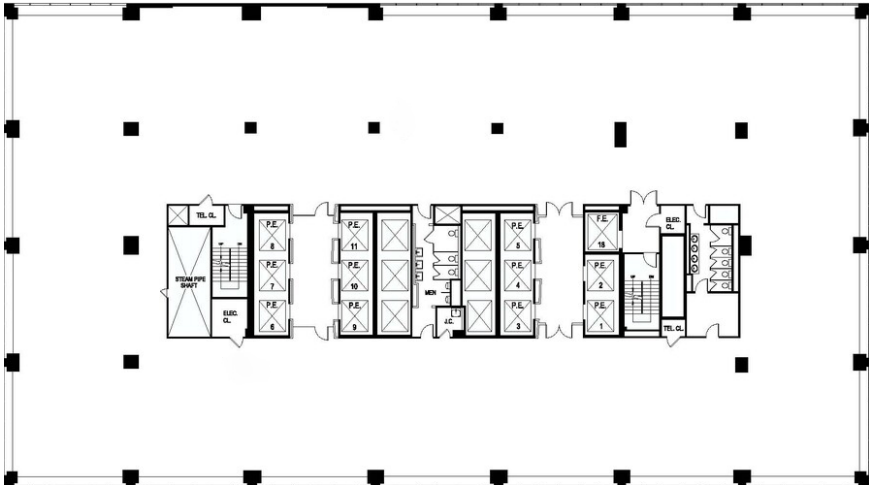
LARGE ROOF DECK AVAILABLE FOR ALL TENANTS

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IN CLOSE PROXIMITY TO ALL MAJOR PUBLIC TRANSPORTATION



AVAILABILITIES FROM  
6,966–26,500 RSF



TYPICAL FLOOR PLAN  
26,500 RSF

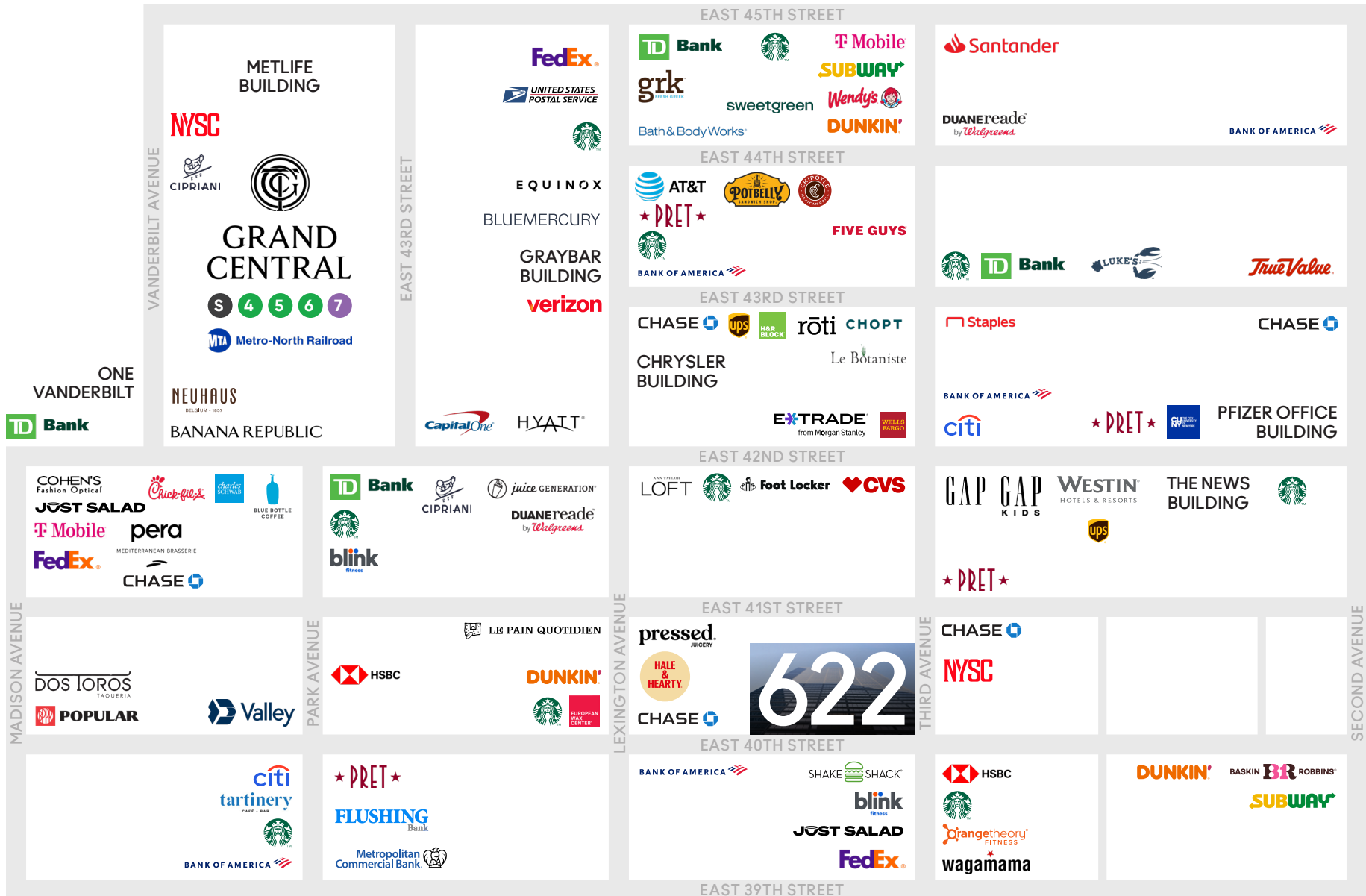
| FLOOR/SUITE | RSF    | CONTIGUOUS | SUITE NOTES                                                                                                                                                            |
|-------------|--------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |        |            |                                                                                                                                                                        |
|             |        |            |                                                                                                                                                                        |
| ENTIRE 14   | 26,500 | 66,500     | Built, furnished creative installation with an interconnecting staircase between floors 14–16.                                                                         |
| ENTIRE 15   | 26,500 |            | Built, furnished creative installation with an interconnecting staircase between floors 14–16.                                                                         |
| PARTIAL 16  | 13,500 |            | Built, furnished creative installation with 7 offices, 1 conference room, a wet pantry, and an open area, featuring an interconnecting staircase between floors 14–16. |
|             |        |            |                                                                                                                                                                        |
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# IN IMMEDIATE PROXIMITY TO GRAND CENTRAL

622<sup>3</sup> AVENUE  
RD



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