



900
THIRD AVE



**TAILORED TO
EVERY TENANT**

CEILING HEIGHT

12' 8"

COLUMN SPACING

30'

MODERNIZED LOBBY WITH

**PRIVATE
ENTRANCE
OPPORTUNITY**

EXPERTLY DESIGNED
BY CESAR PELLI, VIÑOLI
DESIGN ARCHITECTS, AND
EMERY ROTH & SONS

FLOOR PLATES

18,000 SF

360°

**PANORAMIC
VIEWS**

SHARED ACCESS TO

**PARAMOUNT
TENANT
AMENITY
CENTER**

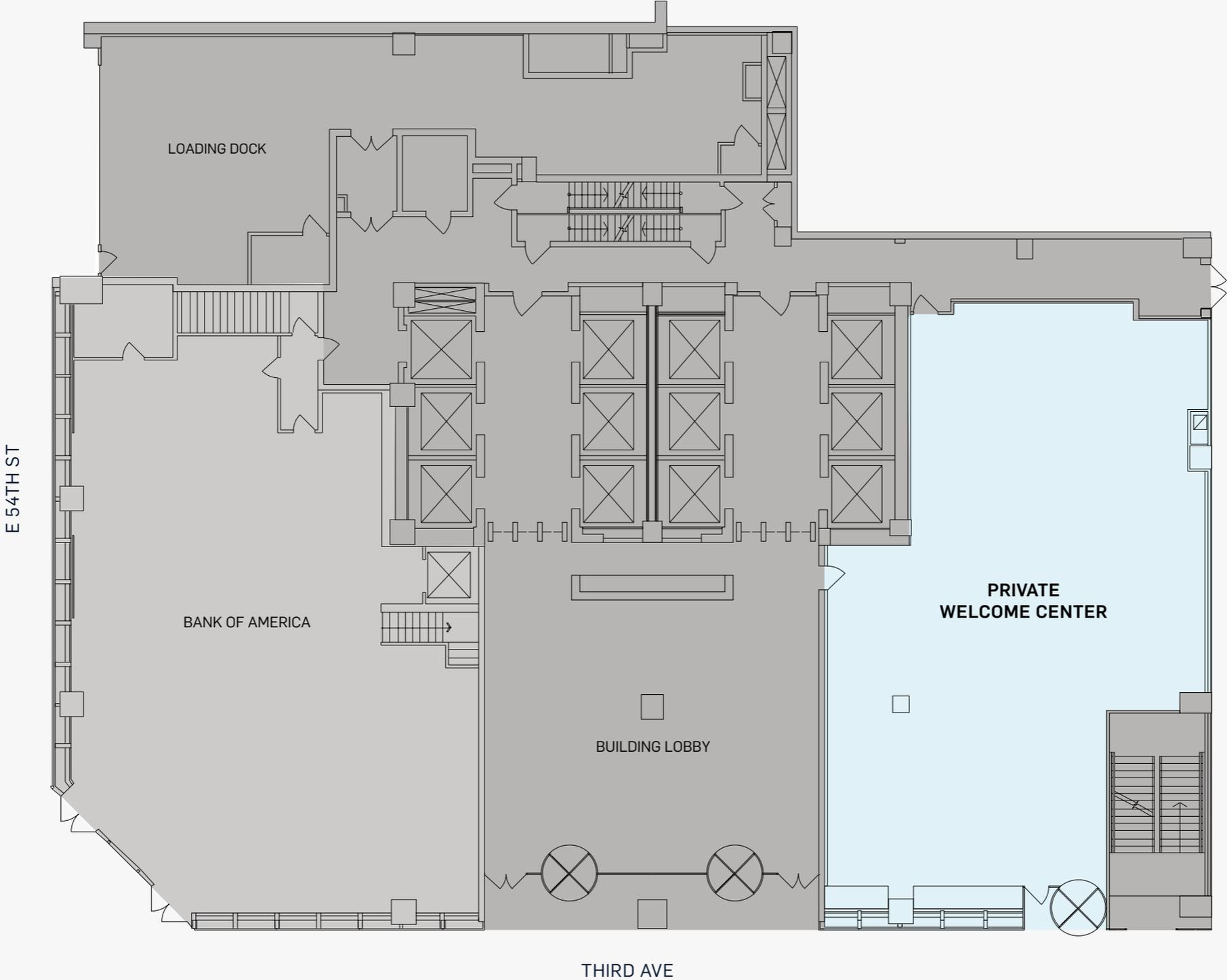
**Committed to your
excellence**

Designed by Cesar Pelli, Viñoli Design Architects, and Emery Roth and Sons, this 36-story Class-A office tower offers highly efficient floors, with exceptional light and view corridors throughout. Located at the center of Third Avenue's transit nexus, 900 Third has a rare block of tower floors available combining exceptional connectivity and a well-amenitized neighborhood.

MODERNIZED LOBBY WITH PRIVATE ENTRANCE OPPORTUNITY

2,946 RSF

900
THIRD AVE



Main lobby
welcome center



Flexible & efficient
floor plate design



Exceptional light
& views



Modern finishes & range
of workspaces



Mix of private offices &
open areas



Private, state-of-the-art
conference rooms





LOCATION IS PARAMOUNT

Quality has never been so convenient

900 Third is located in the middle of Third Avenue's bustling crossroads, offering a variety of transit options for driving, walking, riding, or biking to work. Surrounded by a diverse mix of new neighborhood lunch spots and New York classics, the area has something to offer everyone.

5-MIN RIDE TO
15+ CITI BIKE STATIONS

100/100 WALK SCORE®
WALKER'S PARADISE

5-MIN WALK TO
6 PARKING GARAGES

WALKING DISTANCE TO
25+ FOOD & COFFEE OPTIONS

10-MIN WALK TO
GRAND CENTRAL

ACCESS TO 8 LINES
1 BLOCK TO THE SUBWAY

5-MIN WALK TO
4 ZIPCAR LOCATIONS

CLOSE TO TOP-RATED
HIGH-END HOTELS

TRANSPORTATION ACCESS



10-MIN WALK

59th St-Lexington Av
N R W 4 5 6

900
THIRD AVE

Lexington Av-53 St
E M 6

Grand Central Entrance
Northeast Passage

Grand Central
Terminal

-  Citi Bike
-  Parking
-  Zipcar



NEIGHBORHOOD AMENITIES

OUTDOOR DINING / TAKEOUT

1. Buttercup Bake Shop
2. Casa Lever
3. Hillstone
4. The Hugh
5. Juice Generation
6. Juice Press
7. Market Cafe
8. Peking Duck House
9. Potbelly
10. Smith & Wollensky
11. Totto Ramen
12. Urbanspace
13. Whole Foods
14. Wolfgang's Steakhouse

COFFEE SHOPS

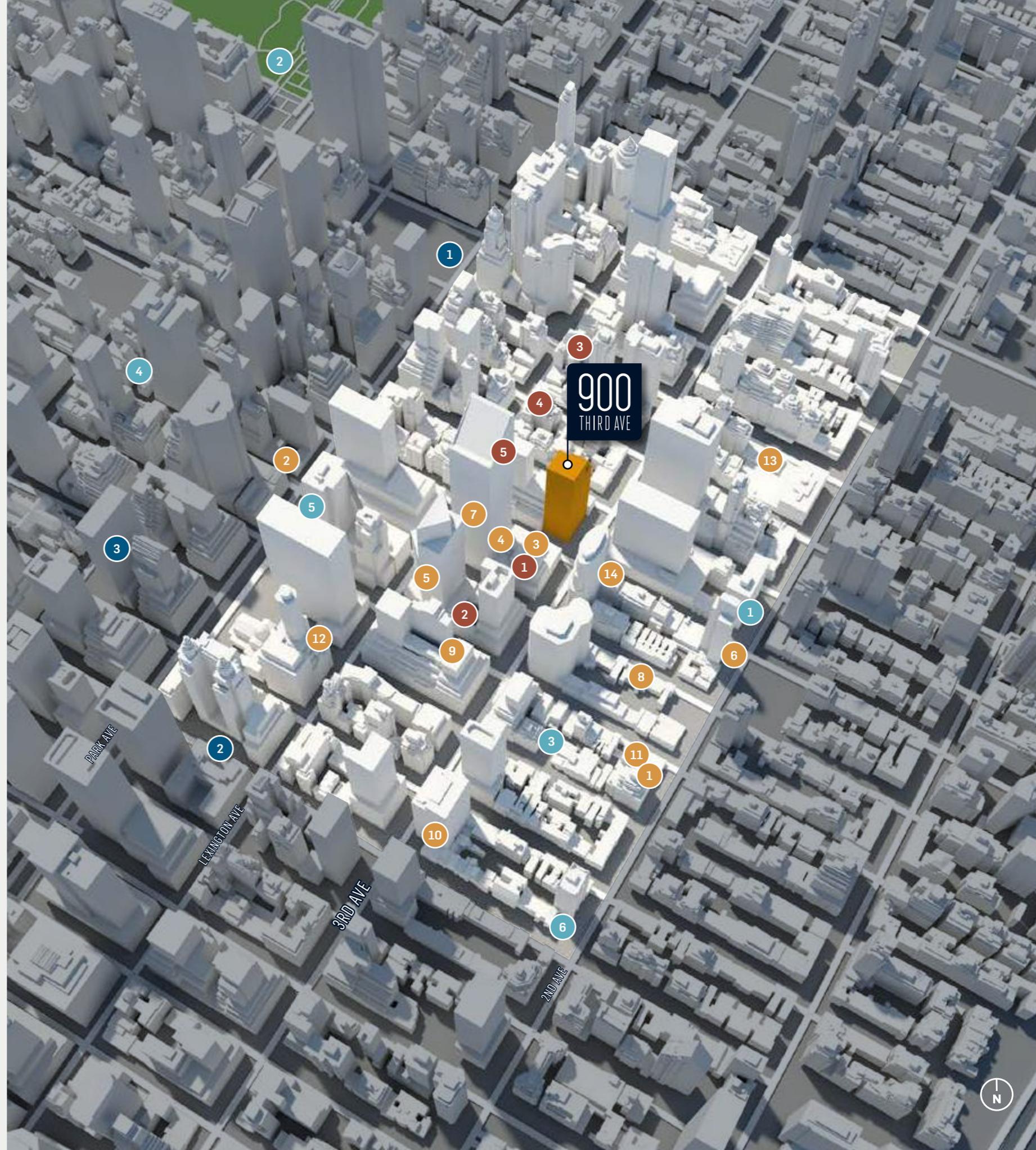
1. Gregory's
2. Ground Central Coffee
3. Juan Valdez
4. Little Collins
5. Starbucks

HOTELS

1. Four Seasons
2. Intercontinental
3. Lotte New York Palace

PARKS / OPEN SPACE

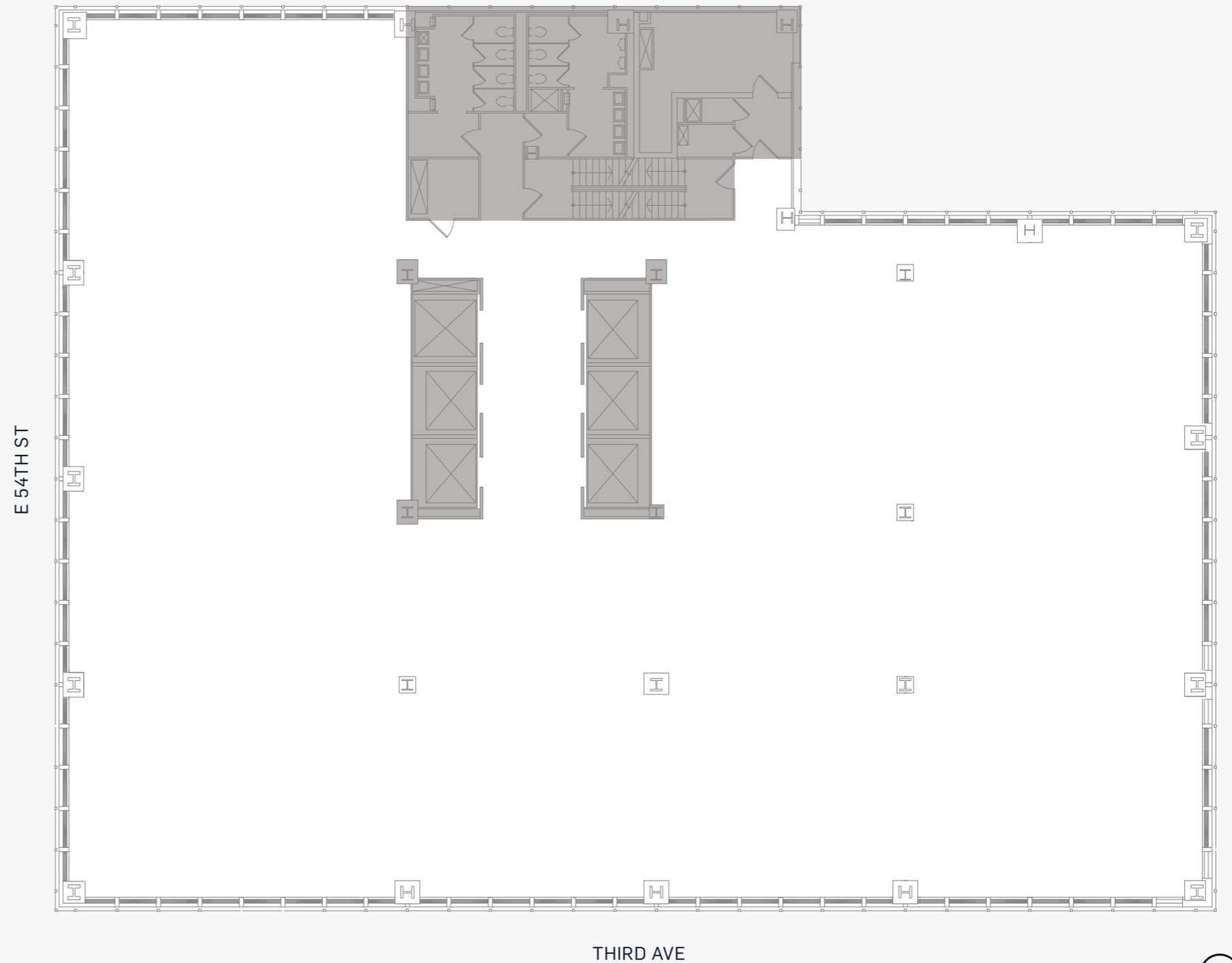
1. Brevard Plaza
2. Central Park
3. Greenacre Park
4. Paley Park
5. Seagram Building Plaza
6. Sterling Plaza



TYPICAL HIGH-RISE FLOOR APPROX. 18,300 RSF

Core & Shell

900
THIRD AVE



TYPICAL FLOOR CREATIVE / FINANCIAL OFFICE LAYOUT

900
THIRD AVE

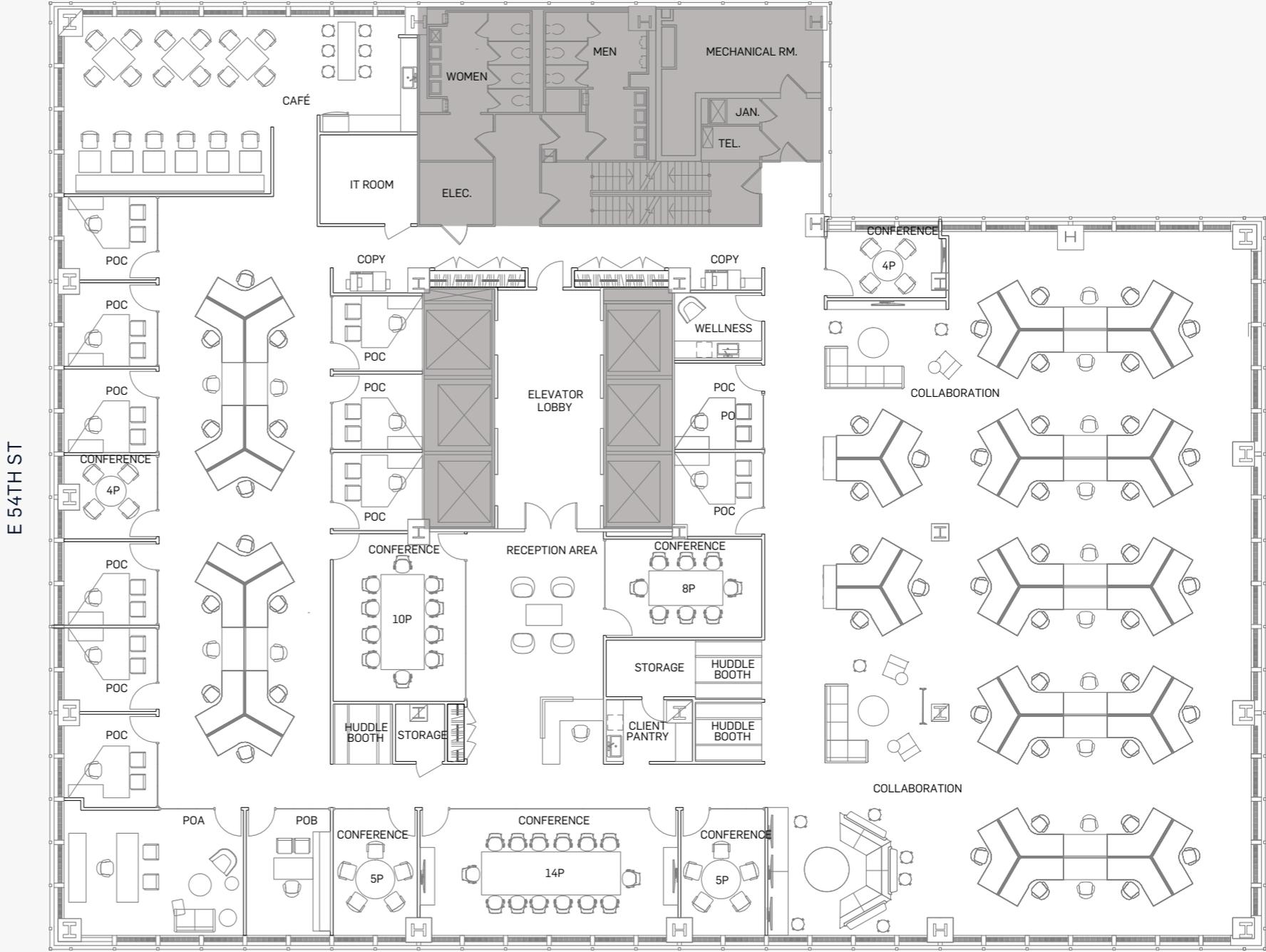
Approx. 18,300 RSF

PERSONNEL

SPACE TYPE	PLAN
Private Office A	1
Private Office B	1
Private Office C	11
Open Bench Stations	62
TOTAL	75

COLLABORATION & SUPPORT

SPACE TYPE	PLAN
Conference (14 ppl)	1
Conference (4 ppl)	1
Conference (5 ppl)	2
Open Collaboration	2
Huddle Room	3
Café	1
Client Pantry	1
Storage	2
IT	2
Coat Closets	3



THIRD AVE

TYPICAL FLOOR CREATIVE / OPEN OFFICE LAYOUT

Approx. 18,300 RSF

900
THIRD AVE

PERSONNEL

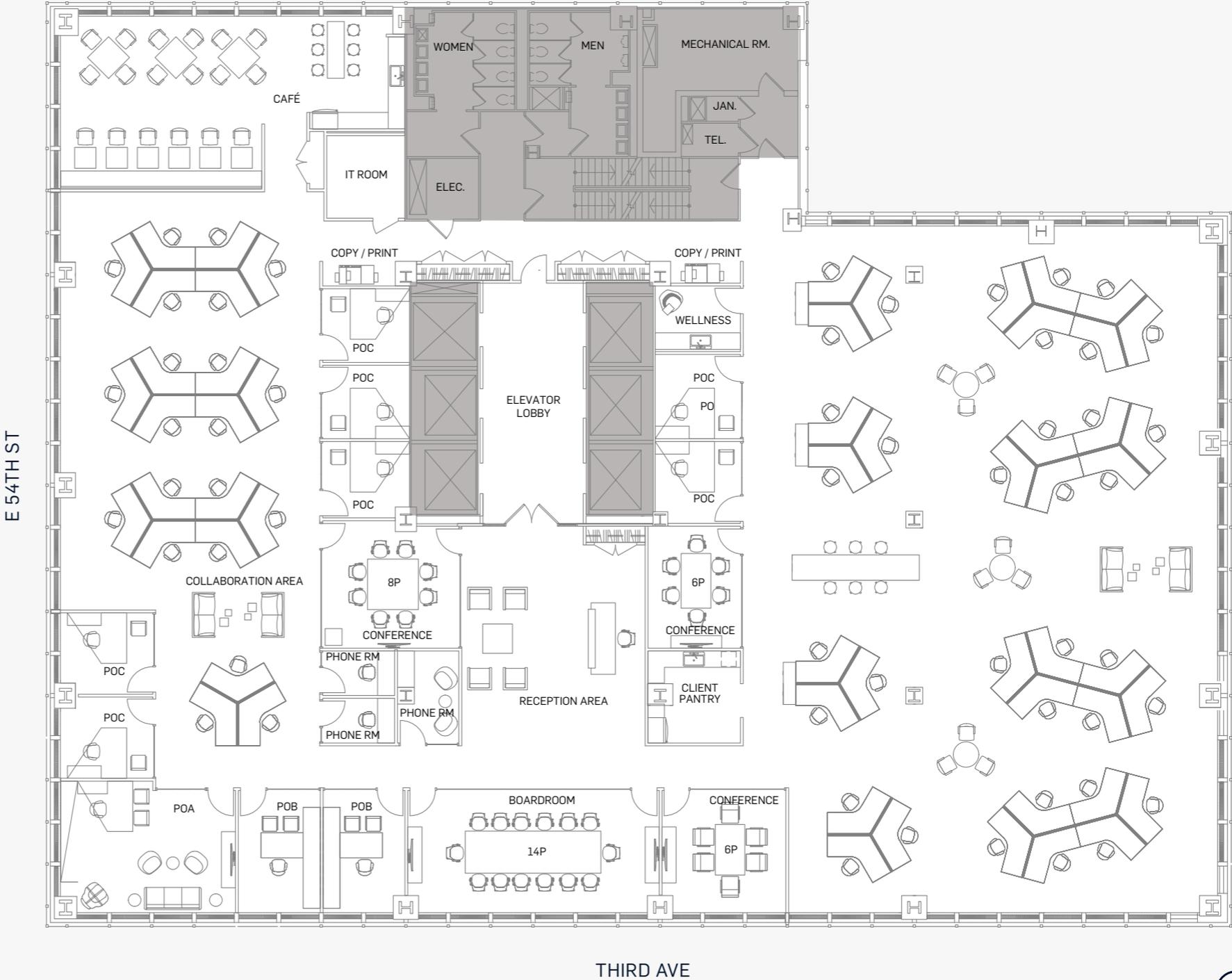
SPACE TYPE	PLAN
Private Office A	1
Private Office B	2
Private Office C	7
Workstation	57
Receptionist	1
TOTAL	68

COLLABORATION

SPACE TYPE	PLAN
Closed:	
Conference (14 ppl)	1
Conference (8 ppl)	1
Conference (6 ppl)	2
Phone Room	3
Open:	
Café	1
Lounge Collaboration	2
TOTAL	10

SUPPORT

SPACE TYPE	PLAN
Reception	1
Client Pantry	1
Copy/Print Area	2
Coats	3
IT Server Room	1
Storage	1
Wellness	1



TYPICAL FLOOR TRADING OFFICE LAYOUT

Approx. 18,300 RSF

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PERSONNEL

SPACE TYPE	PLAN
Private Office A	2
Private Office B	7
Private Office C	4
Private Office D	3
Open Bench Stations	110
Receptionist	1
TOTAL	127

COLLABORATION & SUPPORT

SPACE TYPE	PLAN
Conference (12 ppl)	1
Conference (8 ppl)	2
Conference (5 ppl)	1
Open Collaboration	2
Welcome Room	1
Café	1
Client Pantry	1
IT	1
Coat Closets	4
Wellness Room	1
Huddle Booth	1
Copy Rooms	2



THIRD AVE

TYPICAL FLOOR OFFICE INTENSIVE LAYOUT

Approx. 18,300 RSF

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PERSONNEL

SPACE TYPE	PLAN
Private Office A	2
Private Office B	1
Private Office C	6
Private Office D	17
Workstation A	12
Workstation B	8
Receptionist	1
TOTAL	47

COLLABORATION

SPACE TYPE	PLAN
Closed:	
Conference (14 ppl)	1
Conference (8 ppl)	2
Conference (6 ppl)	1
Phone Room	3
Open:	
Café	1
TOTAL	8

SUPPORT

SPACE TYPE	PLAN
Reception	1
Client Pantry	1
Copy/Print Area	3
Coats	2
Storage	2
Wellness	1
IT Server Room	1

