



For Sublease

622 Third Avenue

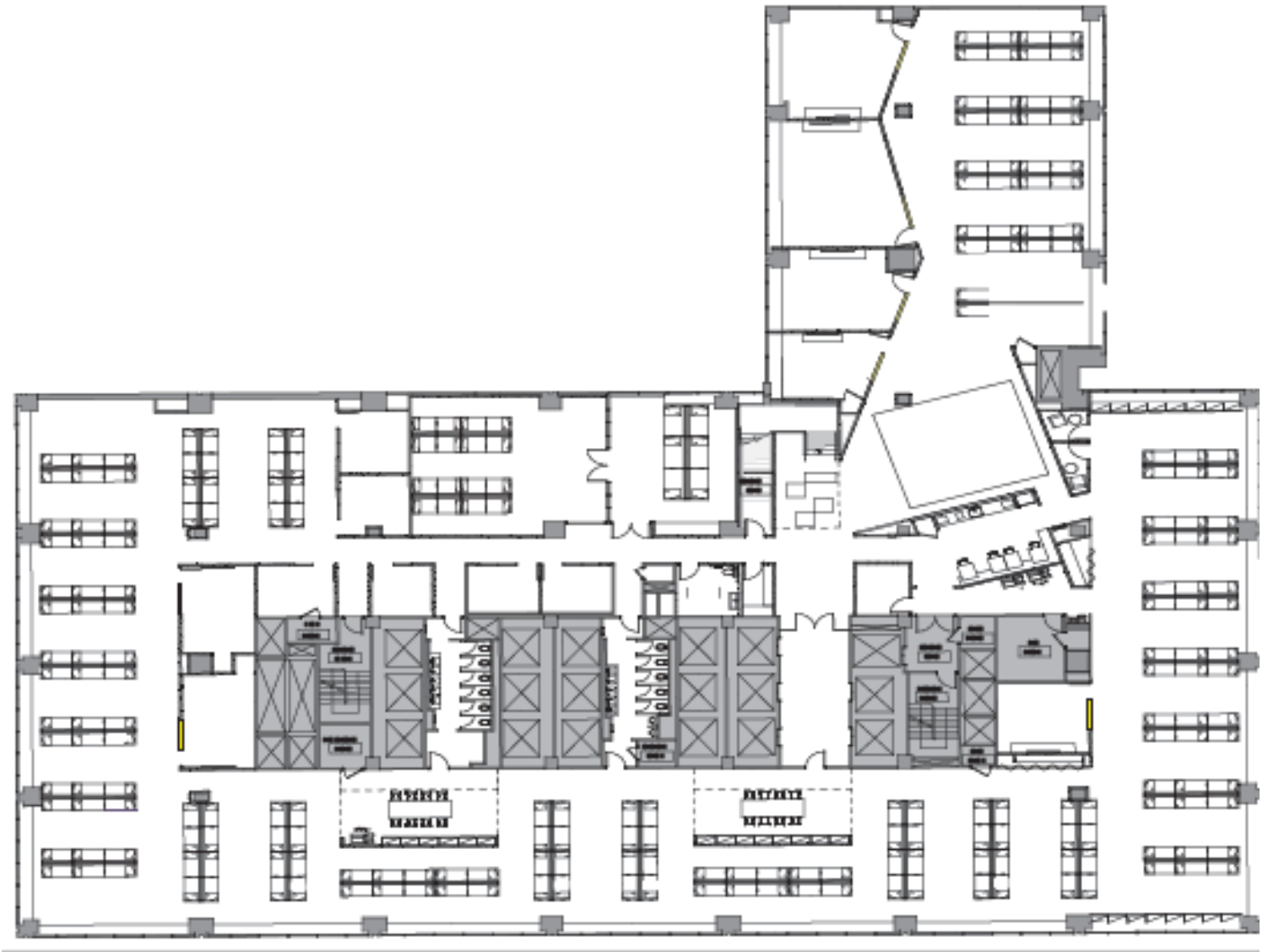
Between East 40th & East 41st
Street

4th Floor | 30,000 rsf

- **93k RSF sublease space available**
- Built, furnished creative space available
- Term thru May 2034 but shorter sublease terms are available
- Stunning views from the 17th floor
- Strong Sublessor
- Floors can be leased separately or together
- Full floor offers dedicated elevator lobby presence for building
- Available immediately
- Rent upon request

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622 Third Avenue | 4th Floor – As-built Floor Plan



[Click to view Virtual Tour](#)

- 221 workstations
- (2) 10-person conference rooms
- 11 meeting rooms/private offices
- 1 pantry

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622 Third Avenue | Amenity Map

RESTAURANTS

1. Park Avenue Tavern
2. Ratatouille
3. Docks Oyster Bar
4. Sinigual
5. Le Botaniste
6. Stout NYC – Grand Central
7. Osteria Laguna
8. Zuma

GRAB-N-GO

1. Zucker's Bagels
2. Le Pain Quotidien
3. Sushi Yasuda
4. Bareburger
5. Shake Shack
6. Chopt
7. Starbucks
8. Daniels Bagel
9. Perk Kafe
10. Tenho Ramen

HOTELS

1. Pod 39
2. EVEN Hotel New York
3. The Renwick Hotel
4. Shelburne Hotel
5. The Westin New York Grand Central
6. The William NYC
7. Grand Hyatt New York
8. Andaz 5th Avenue

FITNESS

1. New York Sports Club
2. Orangetheory Fitness
3. Blink Fitness
4. Equinox East 44th Street
5. SoulCycle Grand Central
6. Pilates On Fifth NYC
7. Fred Astaire Dance Studio

