

An aerial photograph of the New York City skyline, featuring the Empire State Building prominently on the left. The image is split diagonally from the bottom left to the top right. The upper-left portion shows the city at night with illuminated buildings against a dark sky. The lower-right portion shows the city during the day with a clear blue sky and bright sunlight. The text '600 Third Ave' is overlaid in the top left, and 'The Benefits are as Clear as Night and Day.' is written along the diagonal line. A dark banner at the bottom contains the text 'The Sublease Space at 600 Third Avenue'.

600 Third Ave

The Benefits are as Clear as Night and Day.

The Sublease Space at 600 Third Avenue



600 Third Ave

Partial 28 - 6,329 RSF

Space Features

- Fully Furnished
- Recent lobby and building system renovations
- Energy Star efficiency
- Steps to Grand Central
- Credit Worthy Sublandlord



Reception



Incredible Views



Reception



33



33

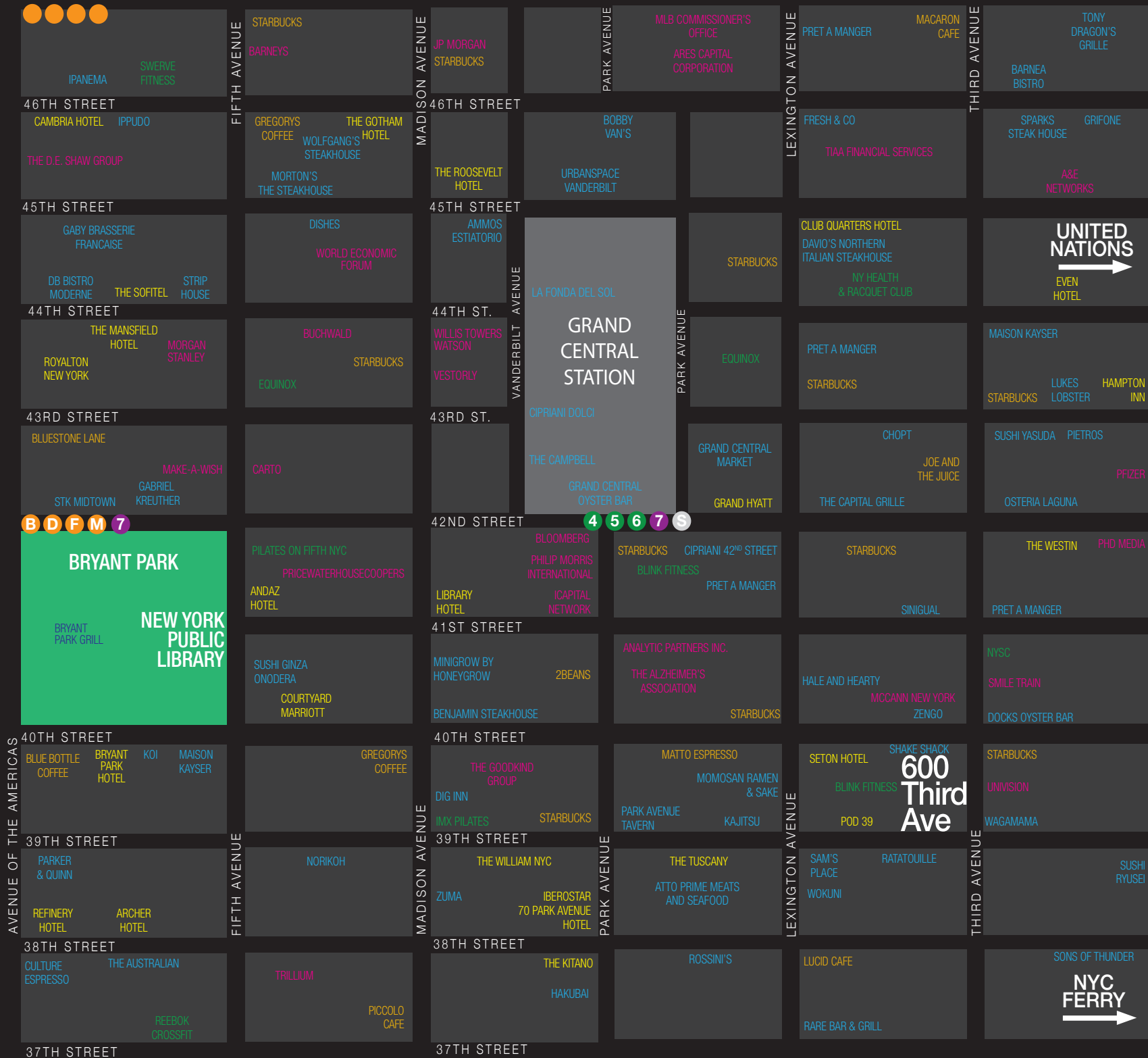


33

33

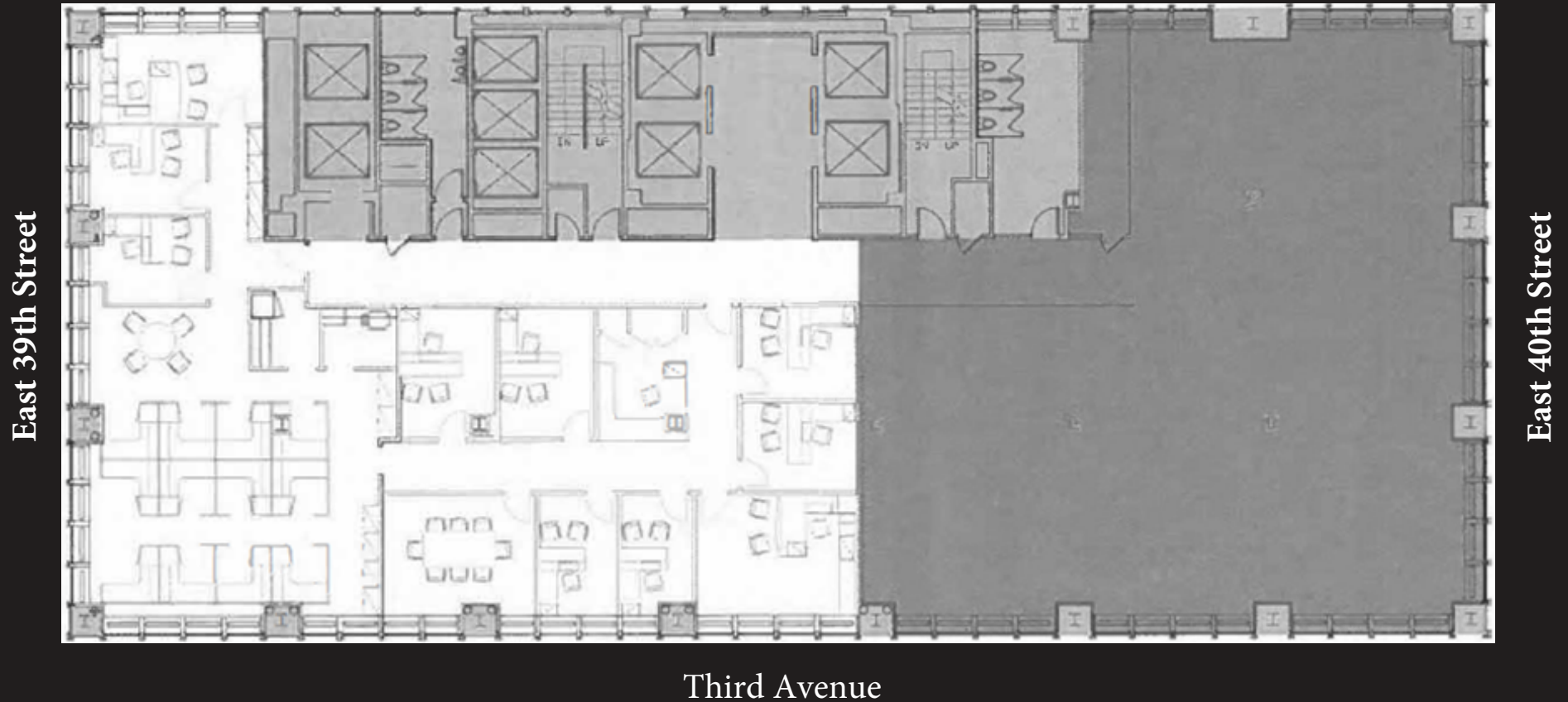
600 Third Ave

Neighborhood



600 Third Ave

Partial 28th Floor | 6,329 RSF



600 Third Ave



Technical Specifications

- **Owner:** Third Avenue Tower Owner, LLC
- **Manager:** L&L Holding Company
- **Location:** West side of 3rd Ave. between 39th and 40th Street
- **History:** Constructed 1970
- **Height:** 42 Stories
- **Floor Sizes:** Typical building rentable floor area is 21,382 - 12,505 square feet
- **Building Operating Hours:** 24 hours a day, 7 days a week
- **Base Building HVAC Hours:** Mon. - Fri. 8:00 am - 6:00 pm
- **Loading Dock:** Covered loading dock, located on 39th Street. 25' maximum length.
- **Telecom/Cable/Internet:** Time Warner, AT&T, Cogent and Verizon are present with the building with multiple access points.
- **Passenger Elevators:** 4 cars service floors L- 14
4 cars service floors L, 15 - 28
4 cars service floors L, 30 - 42