



633 THIRD AVE 19TH FLOOR, NYC

BRAND NEW 1,104 – 20,000 RSF OFFICE SUITES



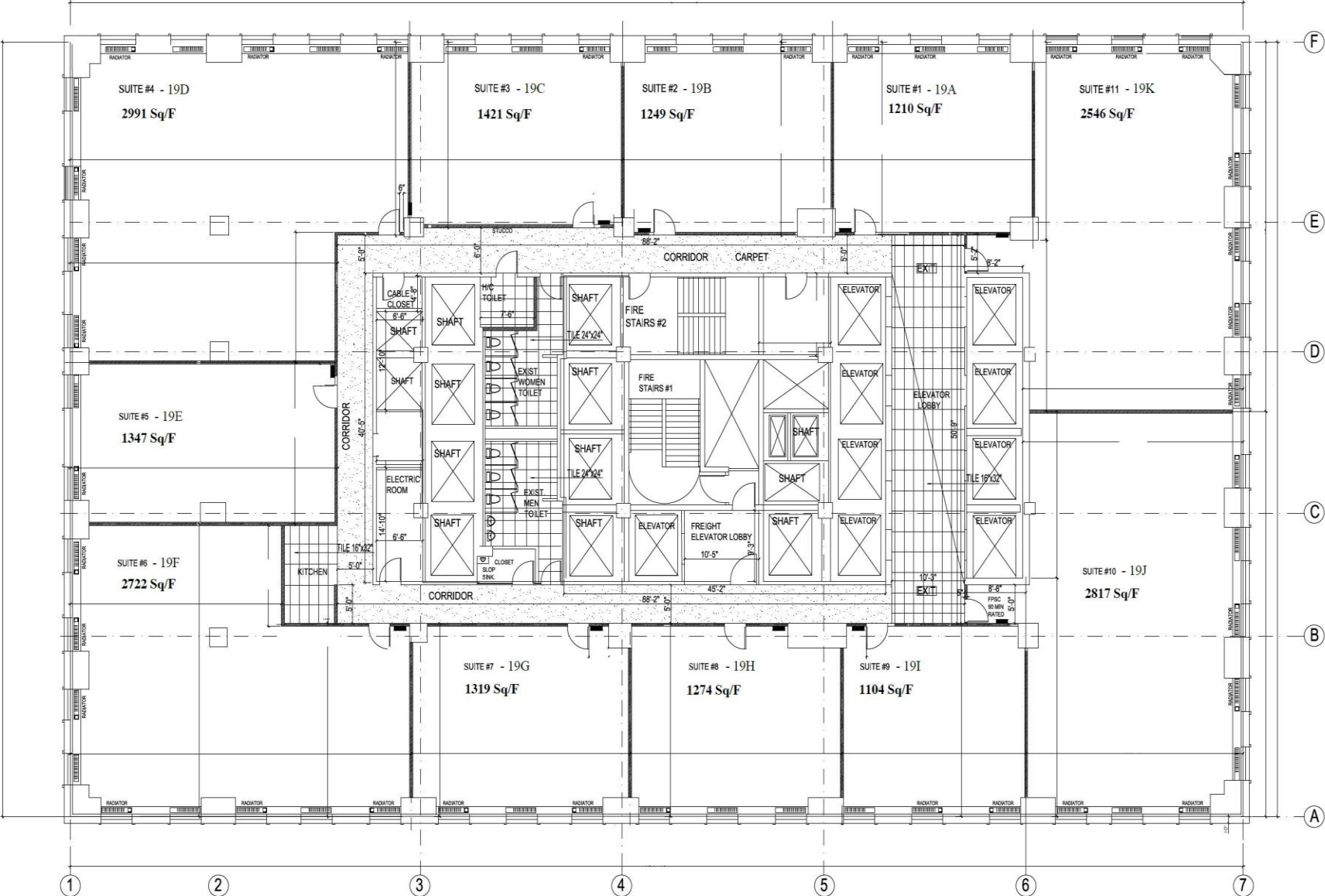
OVERVIEW

- PRICE \$995/RSF
- RE TAX \$19/RSF
- COMMON CHARGES \$11/RSF
- A-CLASS BUILDING
- 24/7 ACCESS
- 1,100 - 20,000 RSF SUITES
- WHITE BOX DELIVERY
- INLINE OR CORNER OFFICES
- NEW HALLWAYS
- NEW ELEVATOR LOBBY
- NEW BATHROOMS
- NEW KITCHEN
- DIRECT ELECTRIC METER



FLOOR PLAN

3rd AVENUE



SIZE CHART

- UNIT 19A: 1,210 RSF
- UNIT 19B: 1,249 RSF - PENDING
- UNIT 19C: 1,421 RSF
- UNIT 19D: 2,991 RSF
- UNIT 19E: 1,347 RSF
- UNIT 19G: 1,319 RSF - PENDING
- UNIT 19H: 1,247 RSF
- UNIT 19 I: 1,104 RSF
- UNIT 19 J: 2,817 RSF
- UNIT 19K: 2,546 RSF



BUILDING

633 Third Ave is a 41 stories approx. 1,000,000 SF A-class office tower occupying entire block of Third Ave between 40th and 41st streets. This magnificent steel frame structure was built in 1962 and designed by Harrison and Abramovitz.

The two-story lobby was renovated in 1996 and designed by Kohn, Pederson, Fox. Concierge and security area leads into two 18-foot wide corridors providing access to centrally located core containing the elevator banks.



LOCATION

633 THIRD AVE, 13TH FL, NEW YORK, NEW YORK (THE "PROPERTY"), AAA-CLASS OFFICE BUILDINGS LOCATED ONE BLOCK AWAY FROM GRAND CENTRAL IN THE HEART OF MIDTOWN'S CENTRAL OFFICE DISTRICT. 633 THIRD AVENUE IS EXTREMELY CLOSE TO SEVERAL MAJOR TRANSPORTATION HUBS AS WELL AS TIMES SQUARE AND UNITED NATIONS, MAKING THIS A HIGHLY SOUGHT AFTER LOCATION FOR VIRTUALLY EVERY USE GROUP.



