

633 THIRD AVENUE

**CLASS A OFFICE CONDOMINIUMS
FOR SALE OR LEASE
5 FULL FLOORS AT THE TOP
OF THE BUILDING
19,729 RSF - 98,645 RSF**

**IDEAL FOR GOVERNMENTS, MEDICAL,
NONPROFITS, INVESTORS OR NEARLY
EVERY OFFICE USE**

IMMEDIATE POSSESSION



PROPERTY INFORMATION

Location	The entire easterly blockfront along Third Avenue between 40th and 41st Streets		
Available	Entire Floors 33, 34, 35, 36 and 37		
Block / Lots	1314 / 1432, 1433, 1434, 1435, 1436		
	Per Floor	Full Block	Per RSF
Rentable Square Feet	19,729	98,645	
R/E Taxes (24/25)	\$313,153	\$1,565,764	\$15.87
Common Area Charges	\$273,401	\$1,367,004	\$13.86
Total Carry Costs	\$586,554	\$2,932,768	\$29.73

INQUIRE FOR PRICING



UNIT FEATURES

- Delivered Vacant
- Existing Furniture Available
- Spectacular 360 Views with Full Height Windows on all Four Sides
- Highly Efficient Floor Plan
- Real Estate Tax Exemption for Qualified Users

BUILDING HIGHLIGHTS

- World Class Midtown Manhattan Location
- Two Blocks from Grand Central with Access to the 4, 5, 6, 7 and S Subway Lines, the Hudson, Harlem and New Haven Metro North Lines, and now LIRR Access
- Class A, Glass and Steel, High-Rise Building
- High Security, Two-Story Lobby with 24/7 Access
- Full Modern Building Systems
- HVAC Hours: Weekdays 8:00 am – 6:00 pm
- Steps From the UN and a Few Blocks From New York's Most Prestigious Hospitals
- Ideal for a Wide Range of Occupiers including Not-for Profits, Government, Legal, Consulting, TAMI (Technology, Advertising, Media and Information) and FIRE (Financial, Insurance and Real Estate)

INVESTMENT SUMMARY

Cushman & Wakefield has been exclusively retained to sell the condominium ownership interest in the entire floors 33, 34, 35, 36, and 37 at 633 Third Avenue (“The Property”). The Class A office condominiums are located on Third Avenue within one of the most highly desired submarkets in Manhattan, the Grand Central submarket, just east of Bryant Park and west of the United Nations. The Property is being sold by Time Equities (“Owner” or “TE”), the original Sponsor who converted the office tower to condominium in 1995. The floors will be delivered vacant allowing immediate possession.

THE COMMERCIAL CONDOMINIUM

Each floor in 633 Third Avenue is a separate condominium unit. Time Equities owns the 33rd through 37th floors and the associated common areas, representing an approximate 10.024% condominium ownership interest in the building. The subject units are identified as Block 1314, Lots 1432, 1433, 1434, 1435, and 1436 on the tax maps of NYC. Each floor measures approximately 19,729 RSF for a total contiguous block of 98,645 RSF. Floors 33-34 are interconnected via an internal staircase and floors 35-37 are interconnected via an internal staircase making seamless interconnectivity for two and three floor tenants.

Other Owners of condominium interests in the building include Memorial Sloan-Kettering Cancer Center, the New York State Governor's Office, the Consulate General of Switzerland and Austria, UNICEF, The World Zionist Organization as well as many other consulates, missions, For- and Not-For-Profit organizations.



THE PROPERTY

The Building is a 41-story steel frame office tower located on the easterly block front of Third Avenue between 40th and 41st Streets in the Grand Central office district of Manhattan. The subject premises consists of ±98,645 RSF situated within a 1 million+ square foot Class A office building that was constructed in 1960. Floor plates range in size from 17,060 to 44,779 RSF.



OFFERING PROCESS

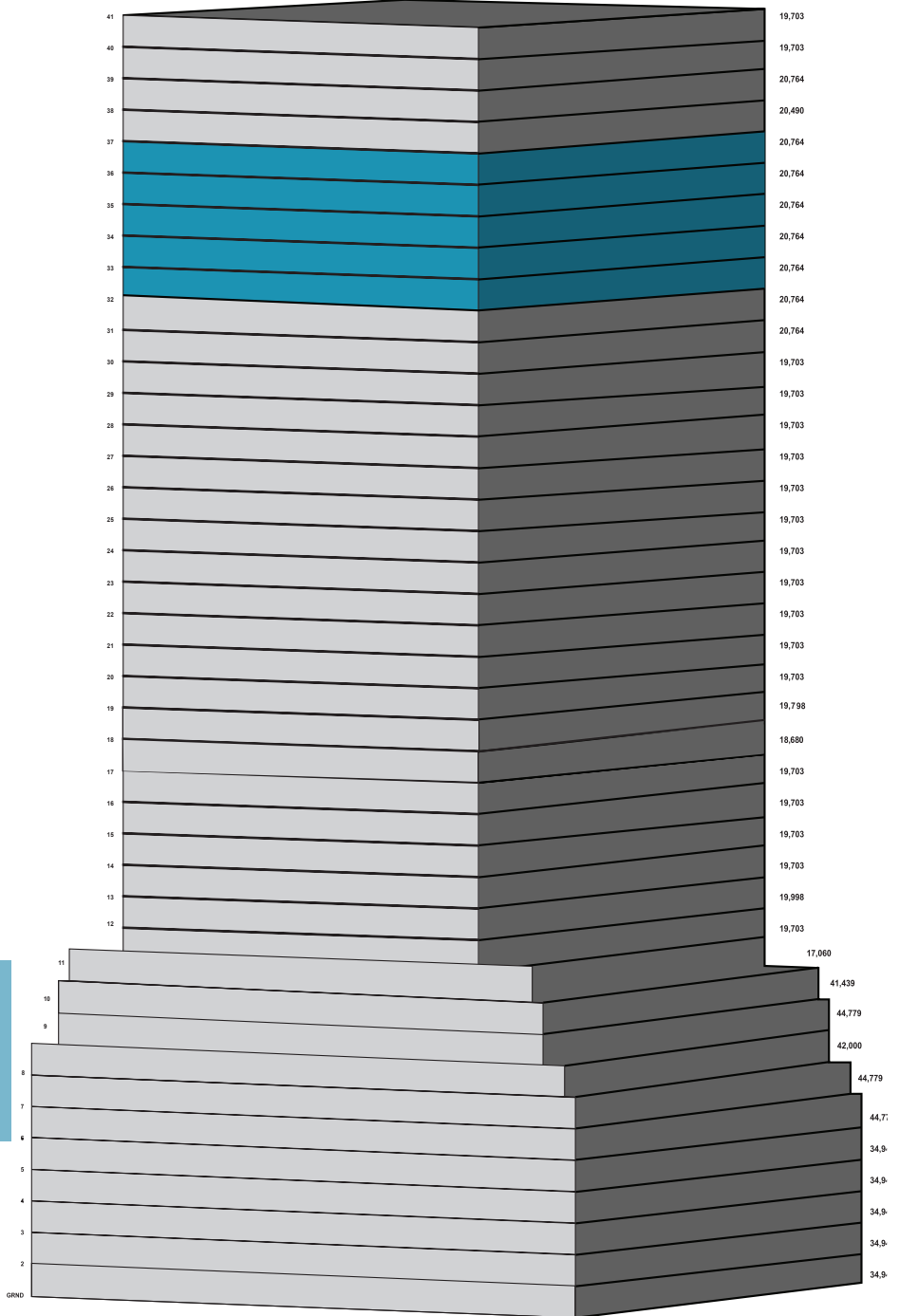
The Property is being offered for sale on an “as-is” basis with vacant possession immediately and an existing office buildout with furniture. On a lease basis Ownership is willing to provide market rate concessions judiciously dependent upon term and economic factors. All interested parties are encourage to tour the building and review the due diligence materials.

CONDOMINIUM UNITS OFFERED

The units being offered for sale or lease are five full floors of office spaces measuring approximately 19,729 RSF per floor and 98,645 RSF contiguous. Floors 33-34 are interconnected via an internal staircase and floor 35-37 are interconnected via an internal staircase making seamless interconnectivity for two floor and three floor tenants.

98,645 RSF
FLOOR 33 - 37

633 Third Avenue





GENERAL INFORMATION

Address

633 Third Avenue, New York, NY 10017

Tax Map Number

Block: 1314 | Lots: 1432, 1433, 1434, 1435, 1436

Location

Entire Easterly block front of Third Avenue
between 40th & 41st Streets

Building Size

Approximately 1,013,629 square feet

Building Height

41 stories

Year Built

1962, designed by Harrison and Abramowitz

Zoning

C5-3 Commercial (R10 Equivalent)

Owner

Commercial Condominium Units 33-37 are owned by Time Equities. Other prestigious owners include Memorial Sloan-Kettering Cancer Center, the New York State Governor's Office, UNICEF, The Fedcap Group, The World Zionist Organization, the Consulate General of Switzerland and Austria as well as many other consulates, missions, For- and Not-For-Profit organizations.

Manager

Sandhurst Associates LTD, a wholly owned independent subsidiary of Fisher Brothers

Lobby

The building's main entrance is on Third Avenue with separate entrances to the ground floor retail and restaurant space. The two-story lobby, which was renovated in 1996, was designed by Kohn, Pederson, Fox. Concierge leads into two 18-foot wide corridors providing access to a centrally located core containing the elevator banks.



ARCHITECTURAL / STRUCTURAL

Construction

Steel frame and reinforced concrete slab floors

Exterior Walls

The exterior façade consists of green glazed brick and glass panels. Windows are fixed double pane.

Building Security

Closed-circuit television surveillance through 8 cameras with 3 monitoring the lobby, 2 dedicated to the loading dock and 2 used in the concourse level. 24/7 attended lobby. All visitors must sign-in and are given guest passes.

Floor Load

50 lbs per SF

Ceiling Heights

Existing floor-to-ceiling heights are 10'
Slab-to-slab heights are approximately 11' 10"

Elevators

There are twenty-two (22) self-service elevators servicing the office portion of the property. There are 3 elevator zones. The zones are Floors 1-10, 11-24 and 25-40. Six (6) cabs service floors 25-40. Two (2) freight cabs. All elevators have a 4,000 lbs capacity.



UTILITIES / MECHANICAL SYSTEMS

Electrical / Capacity

Service supplied by Con Edison Company. Submetered with 6 watts per usable square foot connected load.

Water Supply

Domestic water is supplied by the City of New York

Gas

Supplied by Con Edison Gas Co. All gas piping is black steel.

HVAC

Base Building Hours: Provided weekdays from 8AM to 6PM. Heating is provided via Con Edison steam. The building is fully heated and air conditioned. Heat is provided by steam/hot water baseboard convection radiators. The building is serviced by air conditioning units which are segregated into several zones.

Air Handling System

Draw-through type located on the mechanical floors provide conditioned air to the unit supply mains.

Distribution System

Exterior Zones: Ducted air through ceiling diffusers and perimeter units. Ventilation is provided by both the perimeter induction units and primary air provided from the central air handlers.

Interior zone is distributed through ducted ceiling diffusers. Final room temperature control within the perimeter offices is achieved by a thermostatically controlled throttling valve. The temperature within internal spaces is controlled by the air temperature as set by the central building system.

Chilled Water

Condenser water is pumped on a constant volume basis to the air handler cooling coils and to the secondary water heat exchangers.

Supplemental Cooling

There are numerous supplemental cooling devices including all of the LAN closets.

Telephone

Tenants individually subscribe service.

Life Safety System

Class "E" Firecom 8500 system. Building is fully sprinklered.

Storage Rooms

Over 5,000 SF of storage is available for lease in the basement of the Building.

Parking Garages

There are many parking garages in the immediate area.

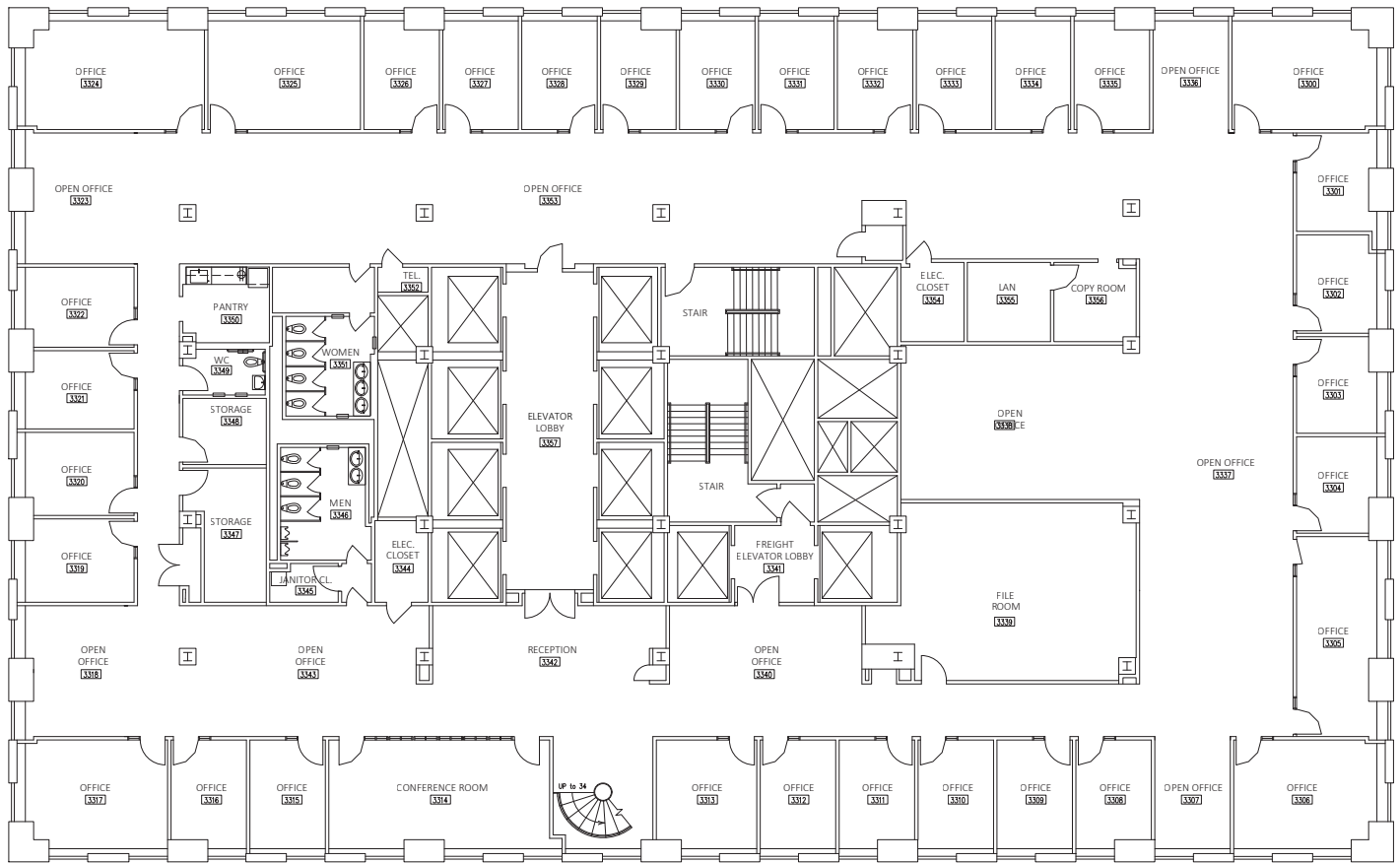
Transportation

The Building is located within 2 blocks of Grand Central Station.



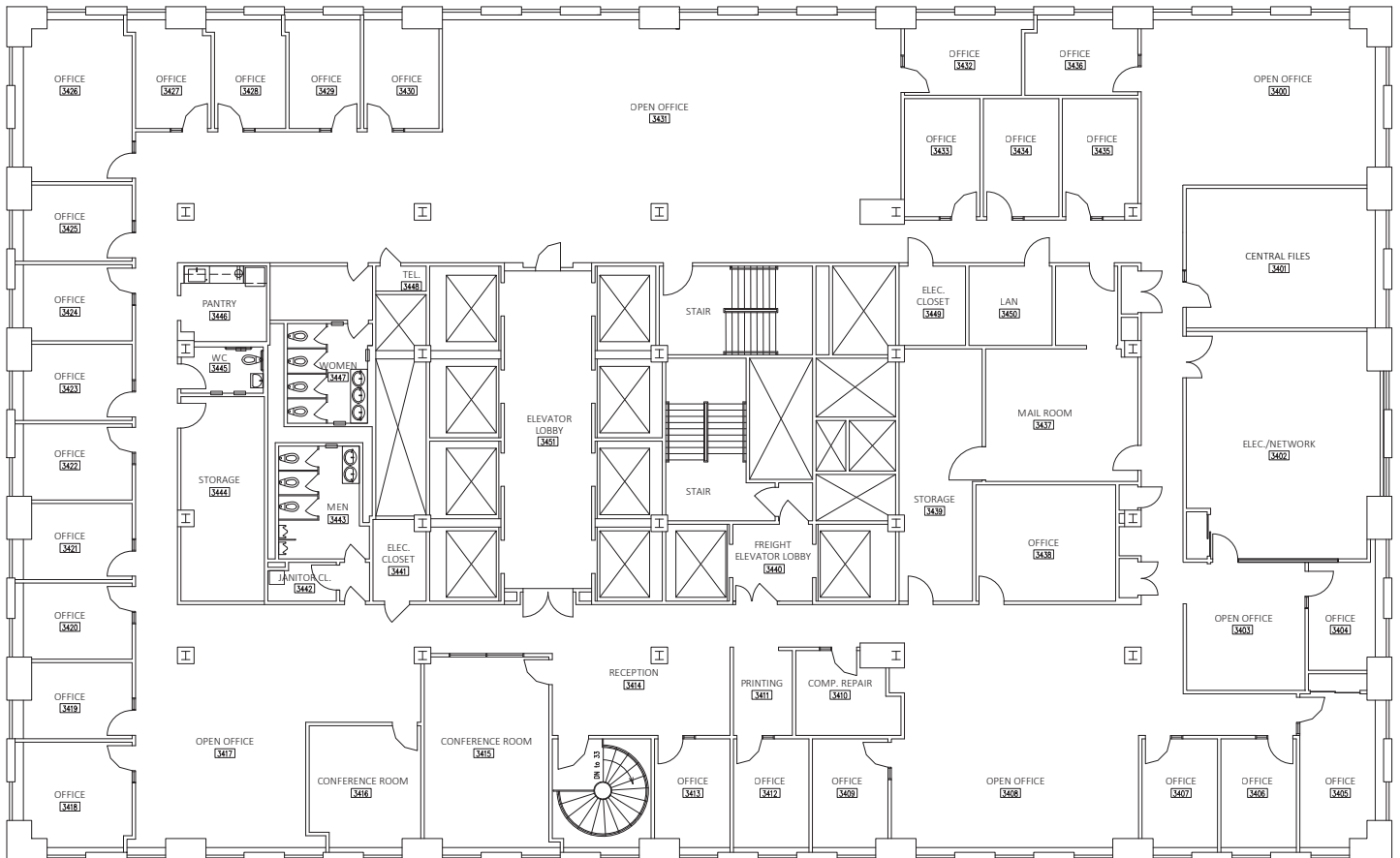


33RD FLOOR - AS-BUILT PLAN



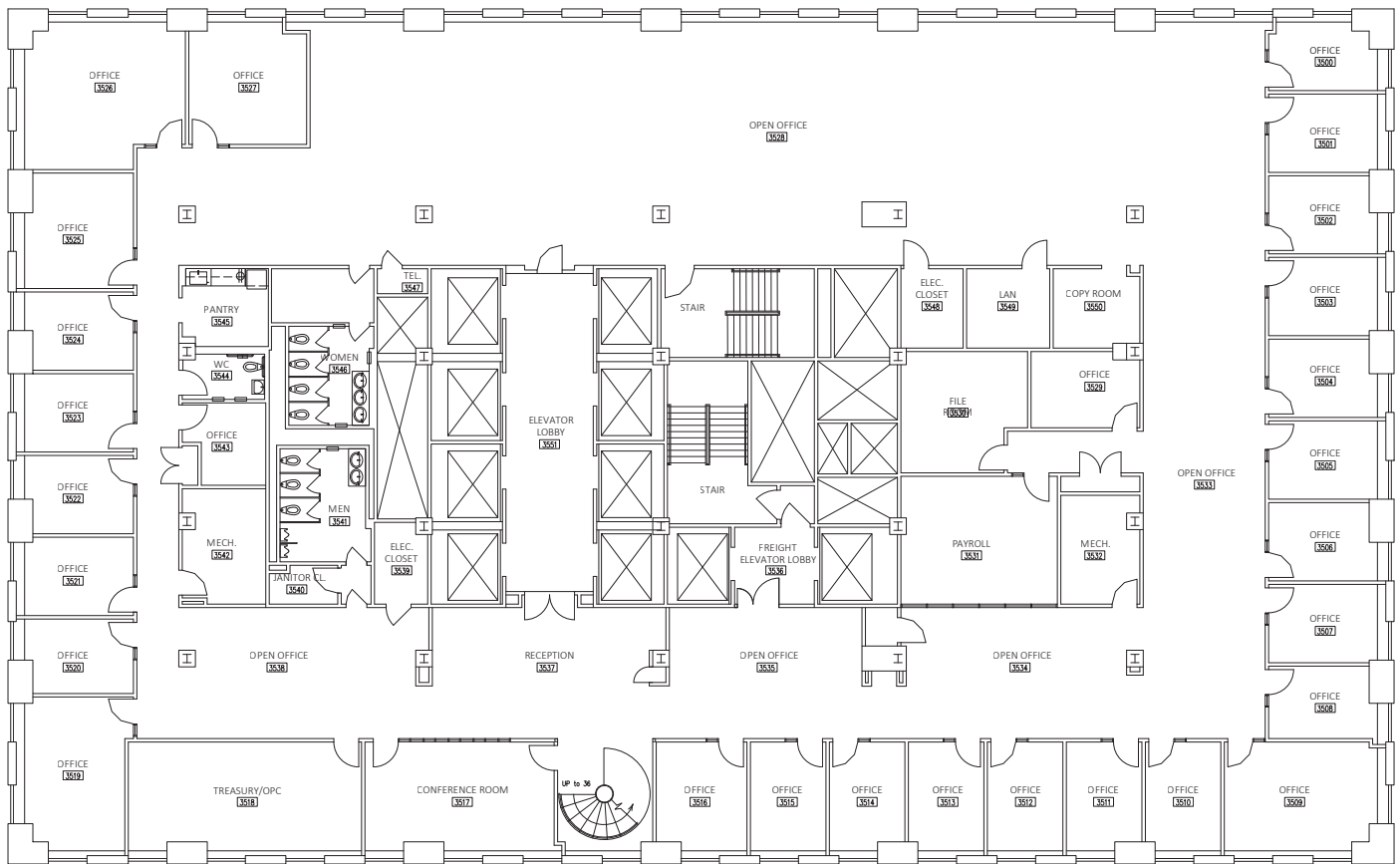


34TH FLOOR - AS-BUILT PLAN



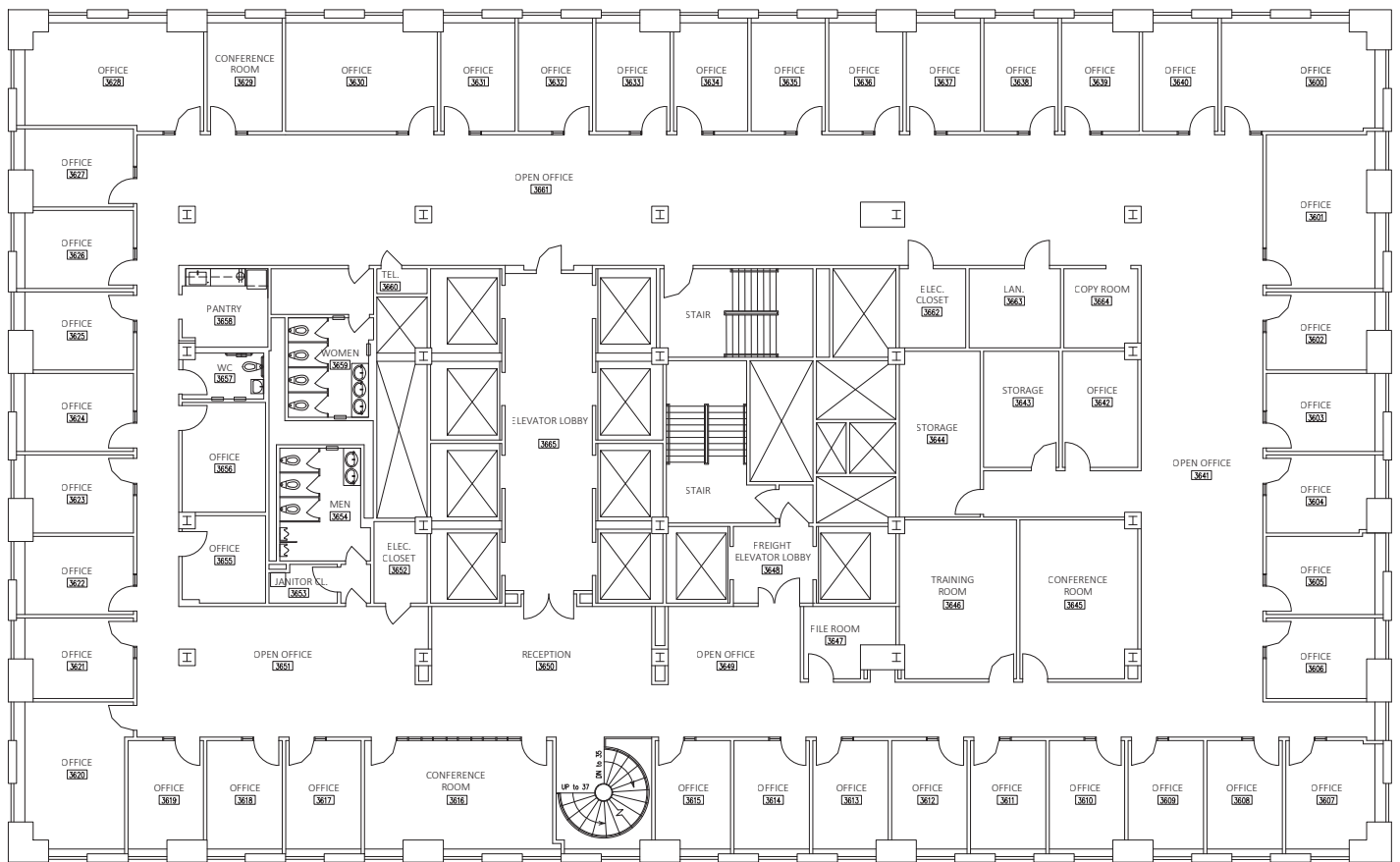


35TH FLOOR - AS-BUILT PLAN



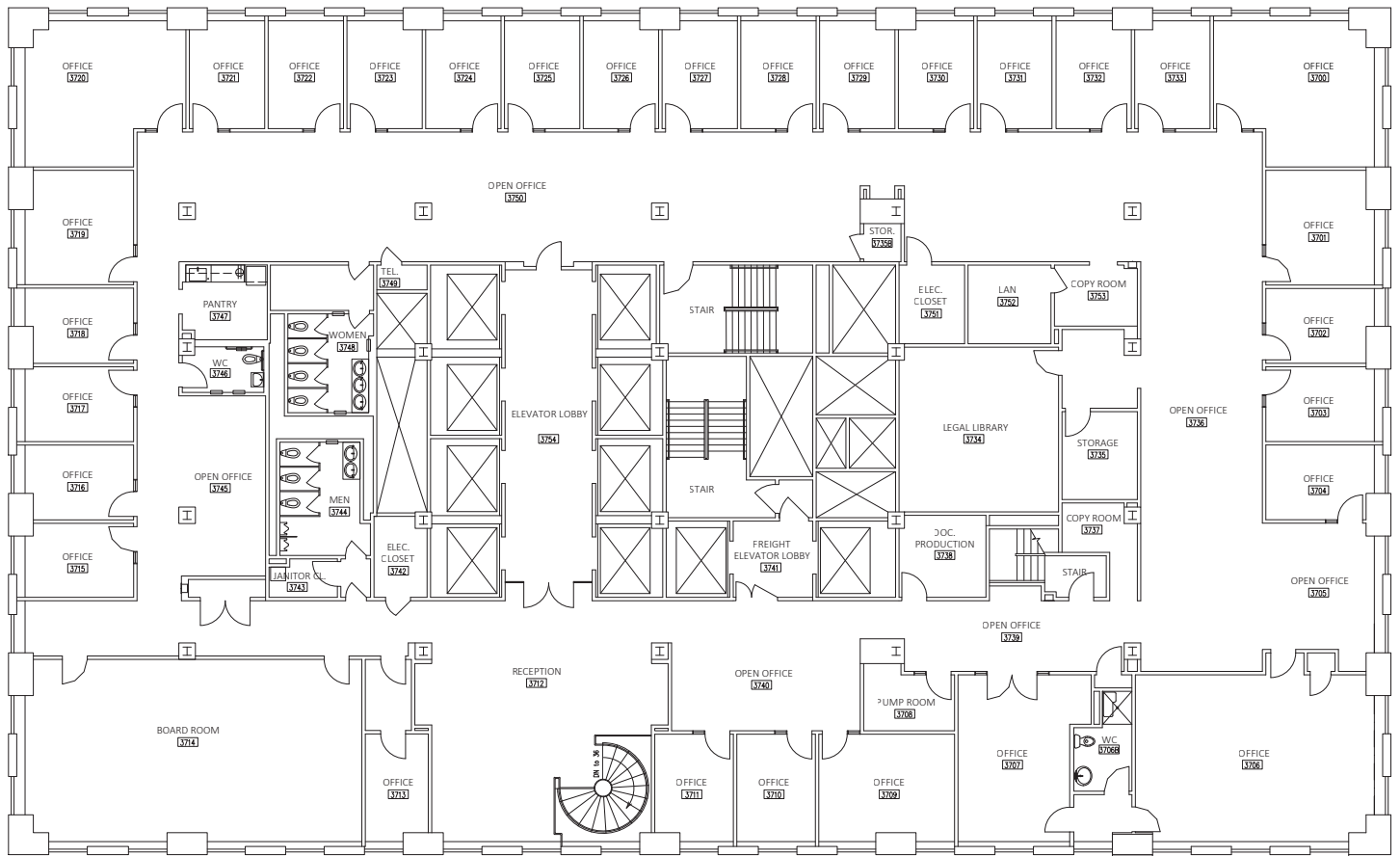


36TH FLOOR - AS-BUILT PLAN





37TH FLOOR - AS-BUILT PLAN





RENDERINGS

