

# 825

THIRD AVENUE

A NEW CLASS OF CUTTING EDGE

## PODIUM FLOORS 2-9 & 11

19,377 – 19,871 SF EACH



OFFICE INTENSIVE



OPEN WORK

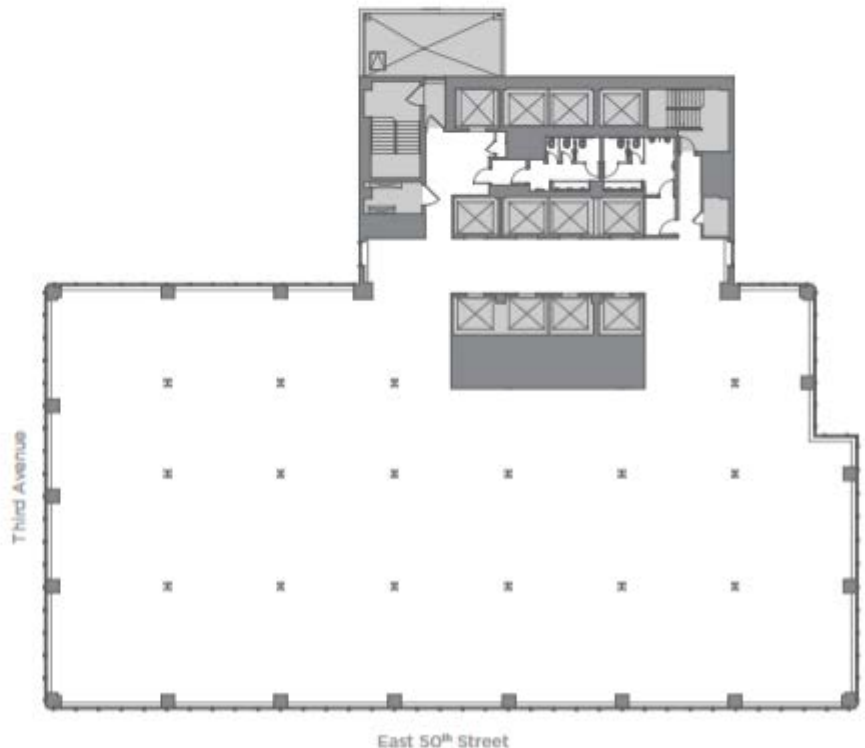
### AVAILABILITY

- 155,510 SF Contiguous Block Available
- Private Entrance Considered

### PROPERTY FEATURES

- \$150 Million+ capital improvement program underway
- State-of-the-art MEP systems with integrated BMS and digital twin
- New entrance, lobby, and retail storefronts
- Streamlined perimeter heating and cooling
- Hospitality-focused building amenity featuring wrap-around outdoor terrace
- Targeting LEED Gold

### CORE & SHELL PLAN



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## MIDRISE FLOORS 14 & 18

11,054 SF EACH



TENANT ELEVATOR LOBBY



OFFICE INTENSIVE

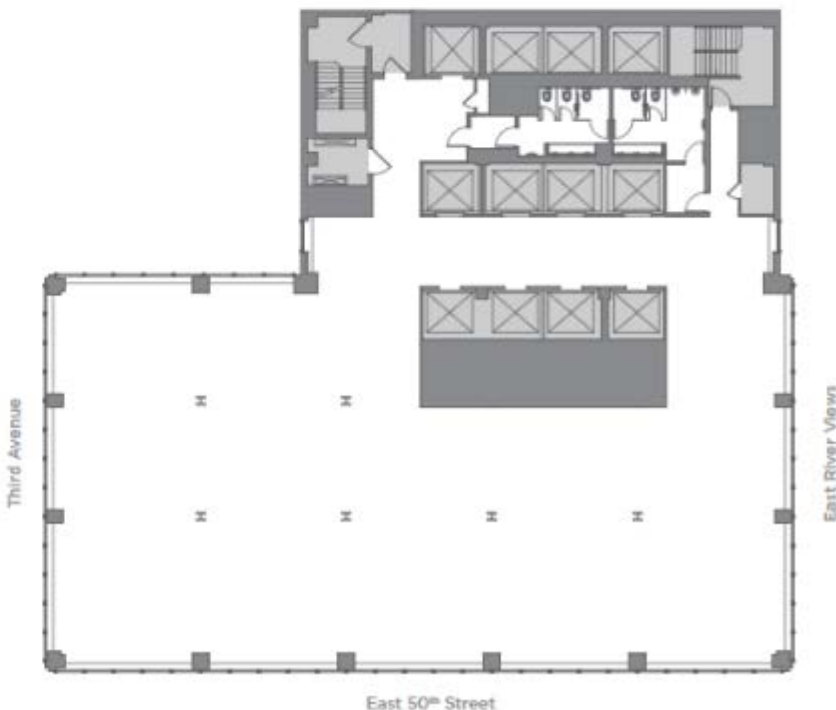
### AVAILABILITY

- Dynamic View Glass Installed in All Windows Automatically Tints to Mitigate Direct Sun and Reduce Glare
- Floor-Through Sightlines
- East River and Midtown Views

### PROPERTY FEATURES

- \$150 Million+ capital improvement program underway
- State-of-the-art MEP systems with integrated BMS and digital twin
- New entrance, lobby, and retail storefronts
- Streamlined perimeter heating and cooling
- Hospitality-focused building amenity featuring wrap-around outdoor terrace
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### CORE & SHELL PLAN



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## TOWER FLOORS 20-25 & 27

11,816 SF EACH



OPEN WORK LIBRARY



OFFICE INTENSIVE

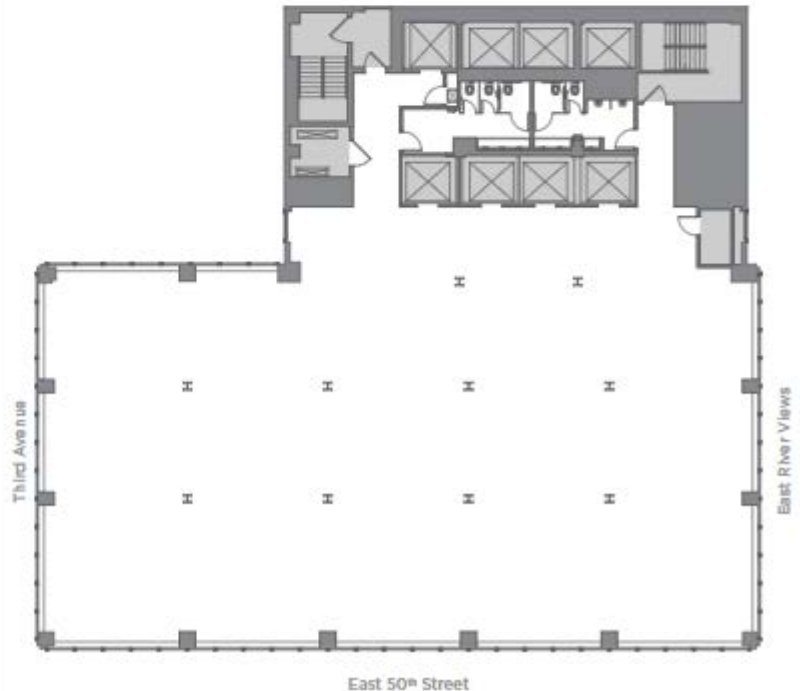
### AVAILABILITY

- Boutique Floorplates
- Floor-Through Sightlines Punctuated by Long-Range Views
- Dynamic View Glass Installed in All Windows Automatically Tints to Mitigate Direct Sun and Reduce Glare

### PROPERTY FEATURES

- \$150 Million+ capital improvement program underway
- State-of-the-art MEP systems with Integrated BMS and digital twin
- New entrance, lobby, and retail storefronts
- Streamlined perimeter heating and cooling
- Hospitality-focused building amenity featuring wrap-around outdoor terrace
- Targeting LEED Gold

### CORE & SHELL PLAN





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## TOWER PREBUILT PARTIAL FLOOR 28 6,079 SF



FOYER



OFFICE

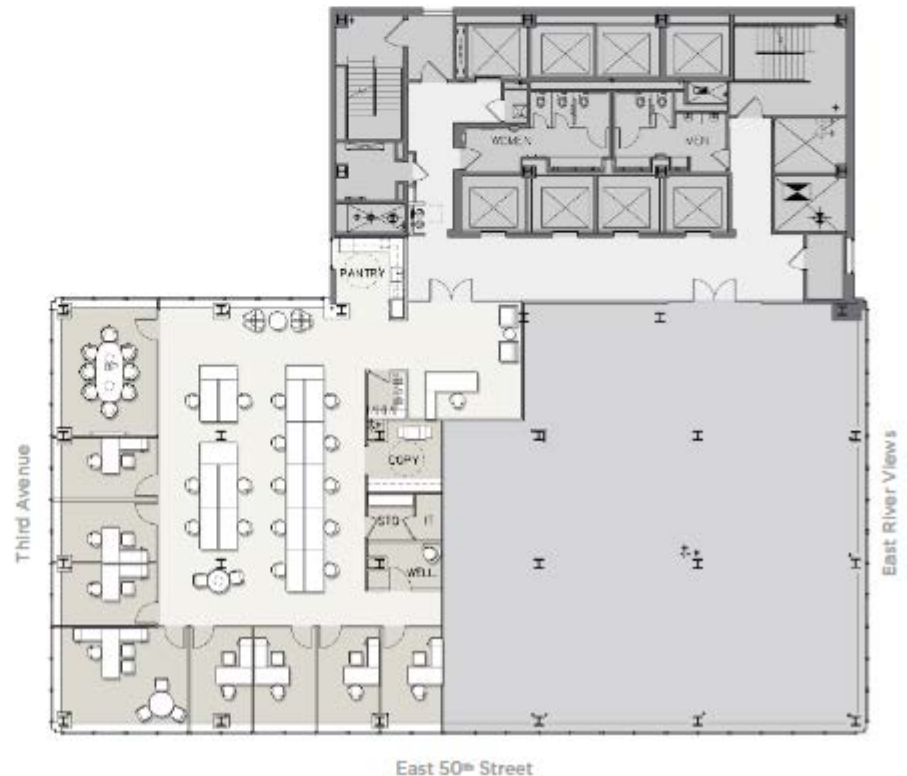
### AVAILABILITY

- Premium Prebuilt Featuring Blended Open/Office Layout
- Boutique Floorplate
- Dynamic View Glass Installed in All Windows Automatically Tints to Mitigate Direct Sun and Reduce Glare
- Available December 2023

### PROPERTY FEATURES

- \$150 Million+ capital improvement program underway
- State-of-the-art MEP systems with integrated BMS and digital twin
- New entrance, lobby, and retail storefronts
- Streamlined perimeter heating and cooling
- Hospitality-focused building amenity featuring wrap-around outdoor terrace
- Targeting LEED Gold

### PREBUILT PLAN



# 825 THIRD AVENUE

## ENTIRE 29<sup>TH</sup> FLOOR | 11,870 SF

### PROPERTY IMAGES



BUILDING EXTERIOR



ELEVATOR LOBBY



OPEN WORK

### AVAILABILITY

- Available Now

### FEATURES

- Boutique Floorplate
- Dynamic View Glass Automatically Tints to Mitigate Direct Sun and Reduce Glare
- Premium Move-In Ready Office Space
- Blended Open and Private Office Layout
- Fully Furnished and Wired
- Sit/Stand Desks
- LED Lighting

### PLAN DETAILS

#### WORKSPACE

Private Offices	9
Workstations	42
Reception	1

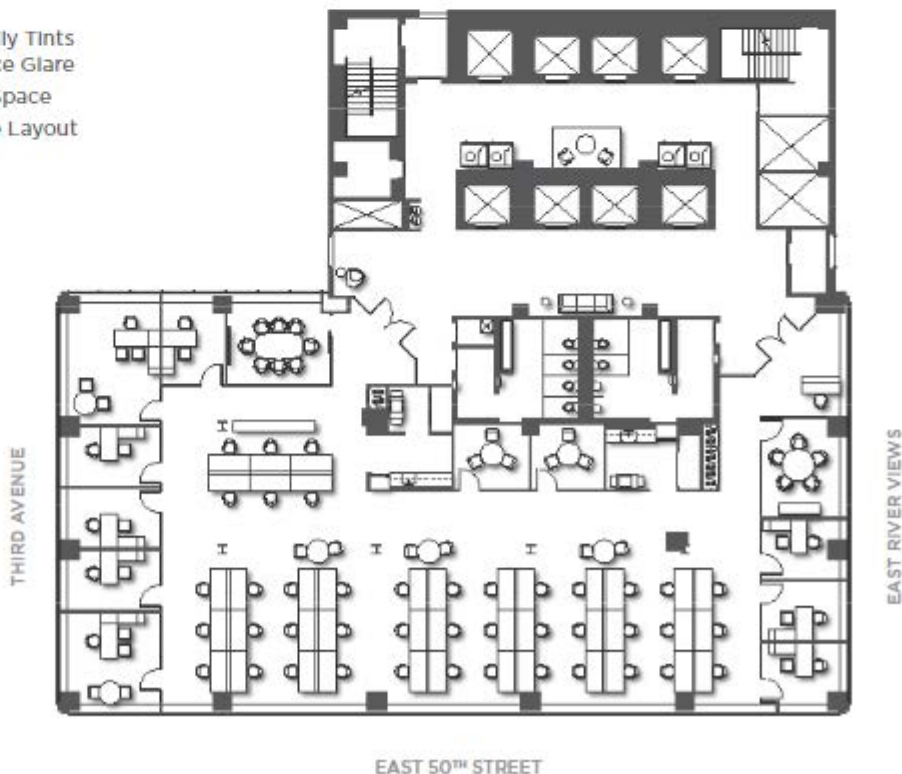
**TOTAL 52**

#### COLLABORATION SPACE

Conference Rooms	2
Meeting Rooms	2
Breakout Spaces	3

#### PLANNED SUPPORT

Pantry	2
Phone Booth	1
IDF Room	2
Copy Room	2
Coat Closet	2



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## TOP OF HOUSE FLOOR 30

11,856 SF



PRIVATE OFFICE



TOP OF HOUSE LOUNGE

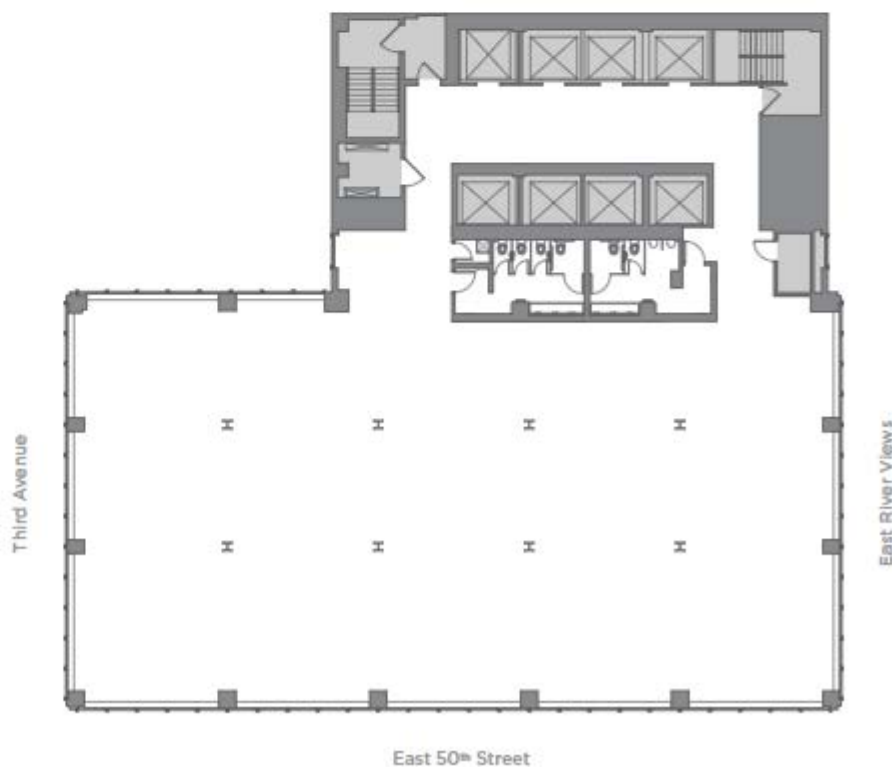
### AVAILABILITY

- Sweeping City and River Views
- Top-of-House Exclusivity
- Dynamic View Glass Installed in All Windows Automatically Tints to Mitigate Direct Sun and Reduce Glare

### PROPERTY FEATURES

- \$150 Million+ capital improvement program underway
- State-of-the-art MEP systems with integrated BMS and digital twin
- New entrance, lobby, and retail storefronts
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### CORE & SHELL PLAN





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## TOP OF HOUSE FLOOR 31

11,145 SF



PRIVATE OFFICE



TOP OF HOUSE LOUNGE

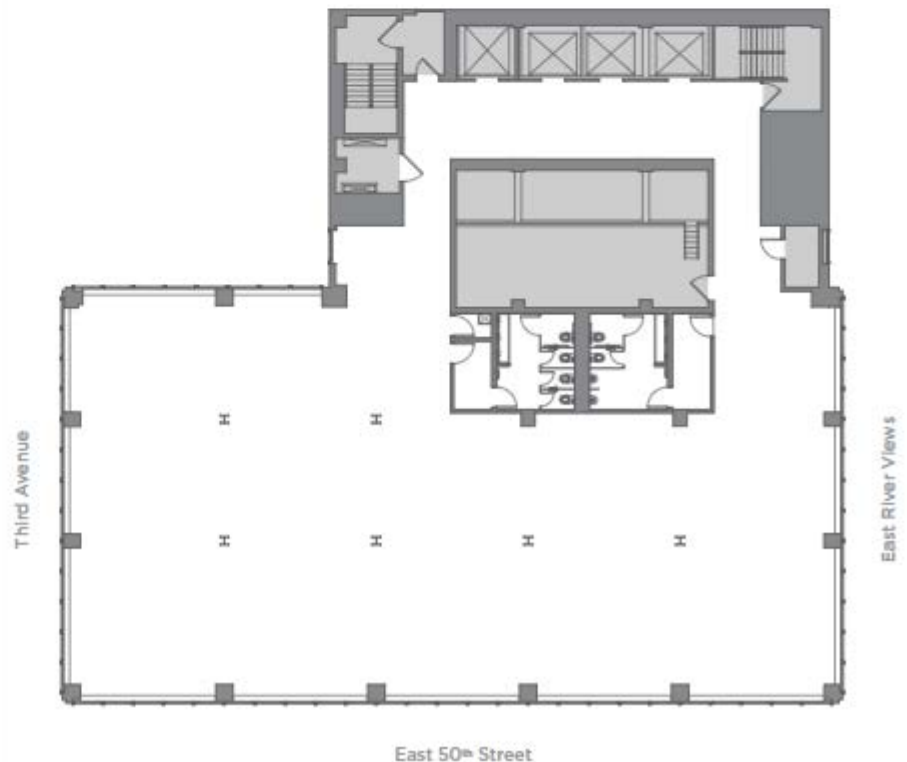
### AVAILABILITY

- Sweeping City and River Views
- Top-of-House Exclusivity
- Dynamic View Glass Installed in All Windows Automatically Tints to Mitigate Direct Sun and Reduce Glare

### PROPERTY FEATURES

- \$150 Million+ capital improvement program underway
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### CORE & SHELL PLAN



## TOP OF HOUSE FLOOR 32

12,278 SF



PRIVATE OFFICE



TOP OF HOUSE LOUNGE

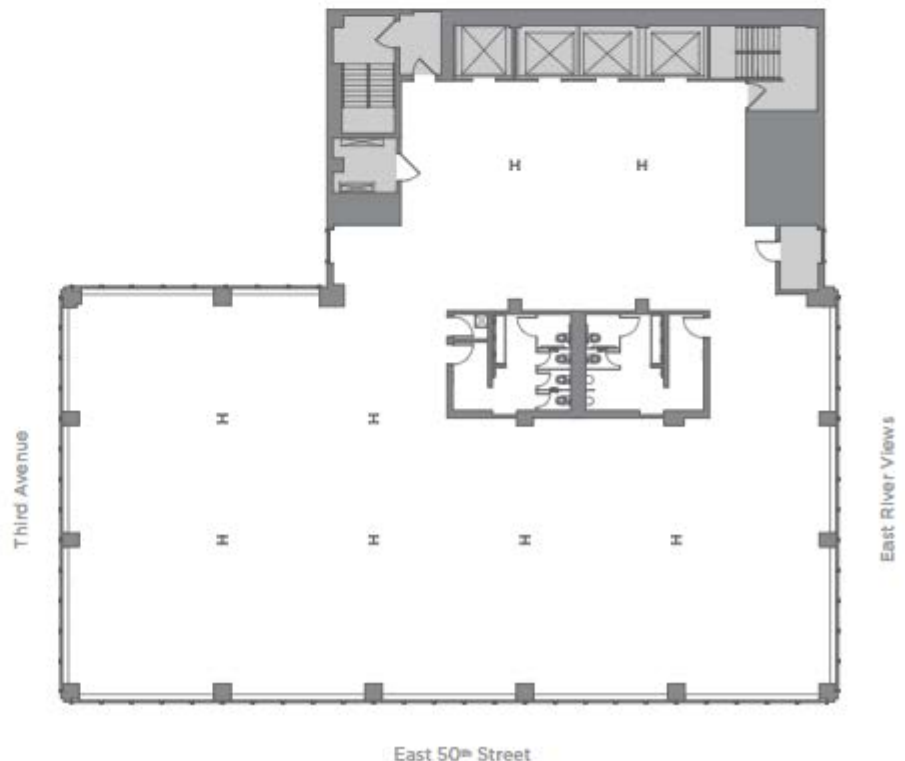
### AVAILABILITY

- Sweeping City and River Views
- Top-of-House Exclusivity
- Dynamic View Glass Installed in All Windows Automatically Tints to Mitigate Direct Sun and Reduce Glare

### PROPERTY FEATURES

- \$150 Million+ capital improvement program underway
- State-of-the-art MEP systems with integrated BMS and digital twin
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### CORE & SHELL PLAN





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## TOP OF HOUSE PREBUILT FLOOR 33 12,278 SF



CONFERENCE ROOM



OPEN WORK

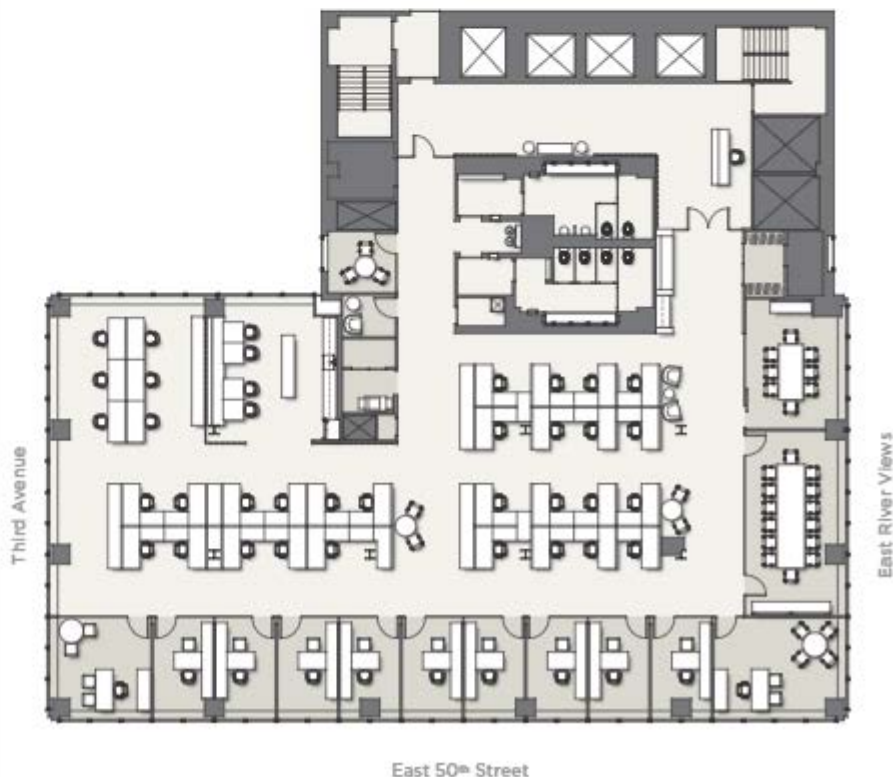
### AVAILABILITY

- Premium Prebuilt Featuring Blended Open/Office Layout
- Sweeping City and River Views
- Top-of-House Exclusivity
- Dynamic View Glass Installed in All Windows Automatically Tints to Mitigate Direct Sun and Reduce Glare

### PROPERTY FEATURES

- \$150 Million+ capital improvement program underway
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### CORE & SHELL PLAN



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## TOP OF HOUSE PARTIAL FLOOR 35

5,163 SF



PRIVATE OFFICE



CONFERENCE ROOM

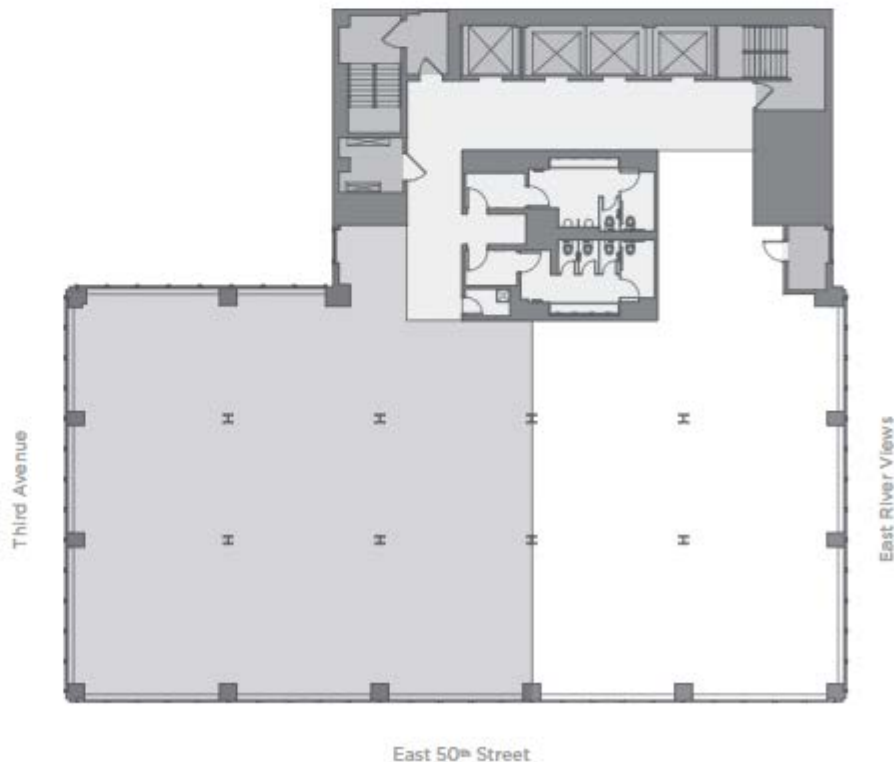
### AVAILABILITY

- City and River Views
- Dynamic View Glass Installed in All Windows Automatically Tints to Mitigate Direct Sun and Reduce Glare

### PROPERTY FEATURES

- \$150 Million+ capital improvement program underway
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### CORE & SHELL PLAN



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## TOP OF HOUSE FLOORS 36-40 12,278 SF EACH



PRIVATE OFFICE



TOP OF HOUSE LOUNGE

### AVAILABILITY

- Sweeping City and River Views
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### PROPERTY FEATURES

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