

**605
THIRD
AVENUE**

**LIMITLESS
POTENTIAL**

Prime Midtown Sublease
Opportunity Steps from
Grand Central

ENTIRE 21ST FLOOR
19,871 RSF

605 Third Avenue
Between 39th & 40th Streets
New York, NY



HIGHLY VISIBLE & ESTEEMED

Close to Grand Central Terminal and the United Nations, 605 Third Avenue serves as a prominent and prestigious address for a roster of esteemed corporate occupants. Its prime location is enhanced by outstanding amenities such as a fully revamped entrance, an elegant marble lobby, an on-site garage, and cutting-edge security measures.



SUSTAINABILITY

605 Third Avenue's best-in-class engineering team and constantly modernized building equipment maintain a high standard of efficiency and a focus on the future. Efficiency upgrades to date have resulted in a 25% energy usage reduction and have helped achieve both LEED Gold certification and ongoing ENERGY STAR certification.



IN GOOD COMPANY





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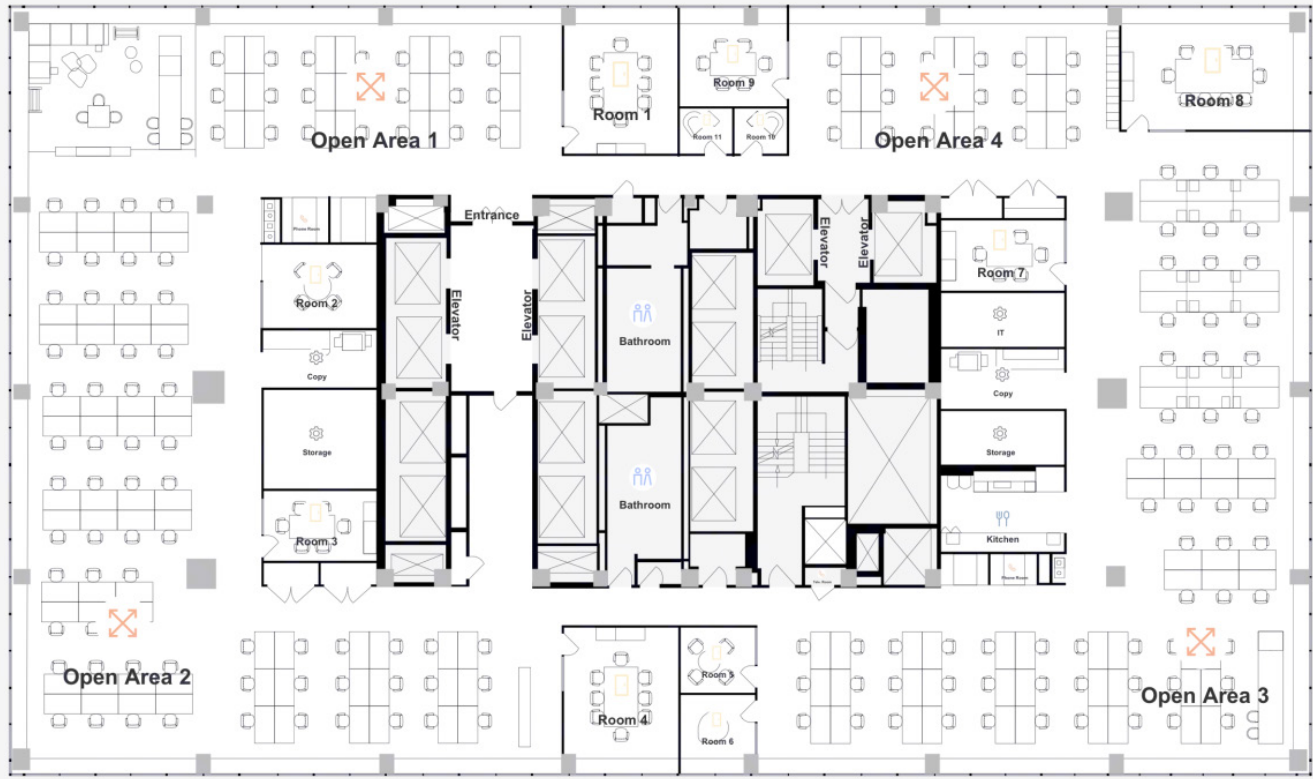
POSSESSION
AUGUST 1, 2024



TERM THROUGH
JULY 31, 2028



ASKING RENT
UPON REQUEST



Open Area 4
Rooms 11
Kitchen 1

Utility Areas 5
Phone Room 3
Bathroom 2



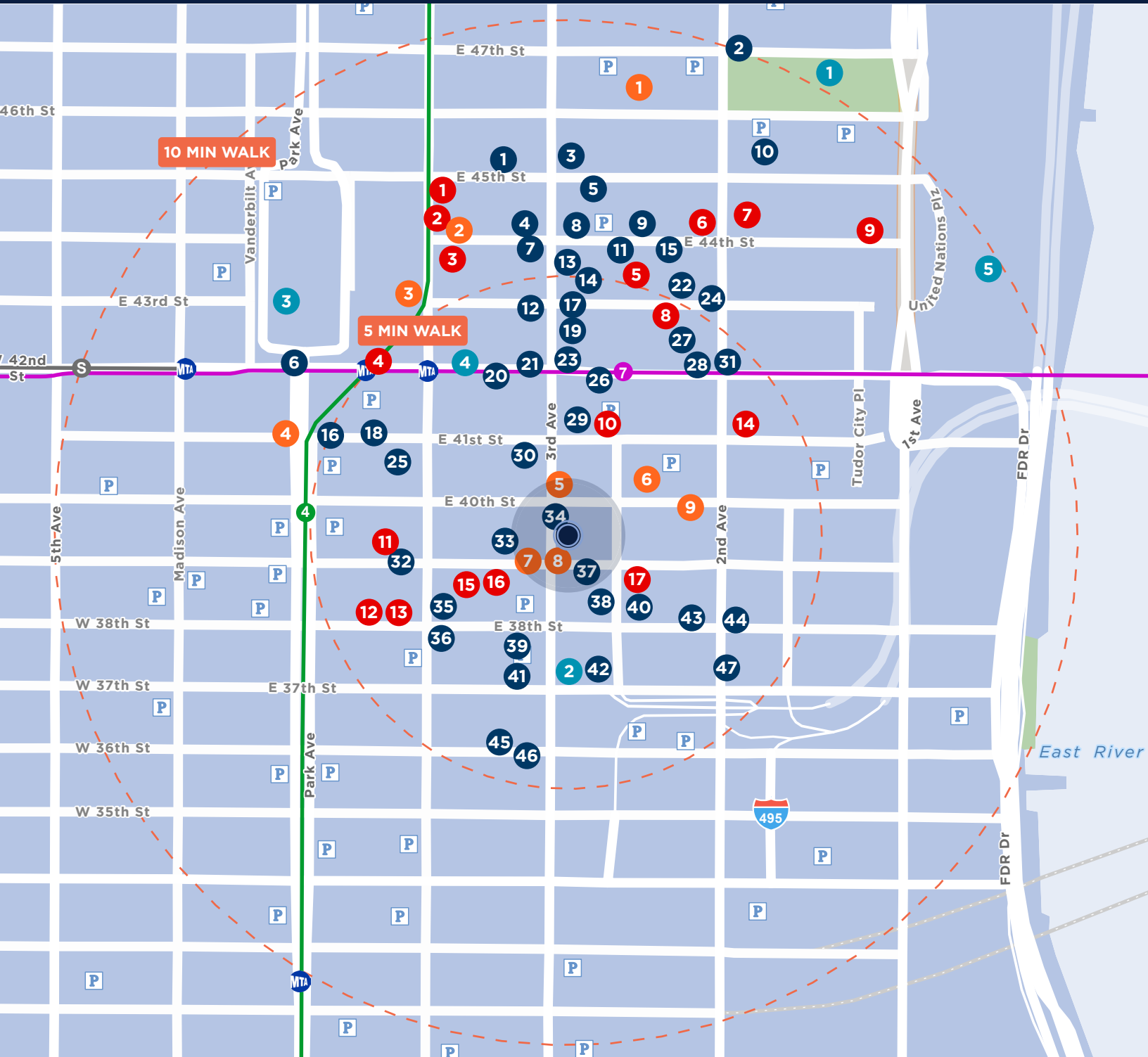
IN THE HEART OF IT ALL

605 Third Avenue is centrally located in Midtown South with easy access to major subway lines, bus tops, and commuter rail



7 .17 mi at Grand Central -42 St
S .33 mi at Grand Central -42 St

4 5 6 .21 mi at Grand Central -42 St
6 .41 mi at 33rd



RESTAURANTS

1. Aretsky's Patroon
2. Angeletto Restaurant
3. Sparks Steak House
4. Bierhaus NYC
5. Aburiya Kinnosuke
6. Grand Central Oyster Bar & Restaurant
7. Little Collins
8. The Comfort Diner
9. Pickler
10. Kaoru
11. Ben & Jack's Steakhouse
12. NAYA - 44 & 3rd
13. Sushi Tsushima
14. Sakagura
15. MIFUNE New York
16. Los Tacos No. 1
17. Soba Totto
18. Pokeworks
19. Luke's Lobster Midtown East
20. The Capital Grille
21. Le Botaniste
22. Alcala Restaurant
23. Sushi Yasuda
24. MIGHTY Bowl
25. Previti Pizza
26. Osteria Laguna
27. Pietro's
28. Patsy's Pizzeria
29. Sandwicherie of New York
30. Sinigual
31. Ground Central
32. Momosan Ramen & Sake
33. Shake Shack
34. Docks Oyster Bar NYC
35. Sam's Place
36. Wokuni
37. wagamama
38. Sushi Ryusei
39. El Rio Grande
40. Tempura Matsui
41. Delectica
42. Ahimsa
43. Sachi Asian Bistro
44. El Pote Espanol Restaurant
45. Little Alley
46. Sarge's Delicatessen & Diner
47. Bravest

HOTELS

1. Club Quarters Grand Central
2. Hotel Boutique at Grand Central
3. Fitzpatrick Grand Central Hotel
4. Hyatt Grand Central New York
5. EVEN Hotel New York - Midtown East
6. Hotel 837
7. AKA United Nations
8. Hampton Inn Manhattan Grand Central
9. Millennium Hilton New York One UN Plaza
10. The Westin New York Grand Central
11. The Renwick Hotel
12. The Court by St Giles
13. The Court - A St Giles Premier Hotel
14. Westgate New York Grand Central
15. Pod 39 Hotel
16. Murray Hill East Suites
17. Eastgate Tower Hotel

HEALTH CLUBS/GYMS

1. Vanderbilt Branch YMCA
2. New York Sports Clubs
3. Equinox East 44th Street
4. Blink Fitness
5. New York Sports Clubs
6. Vanderbilt Health Club
7. Blink Fitness - Murray Hill
8. Orangetheory Fitness
9. BNL Fitness

ARTS & ENTERTAINMENT

1. Japan Society
2. Romanian Cultural Center
3. Grand Central Terminal
4. Chrysler Building
5. United Nations Headquarters