



For Sublease

Entire 28th Floor 26,000 rsf

622 Third Avenue

Between East 40th & East 41st Street

Space Features

- *Sublease from blue-chip quality anchor tenant*
- High-end finishes for former C-Suite floor.
- Can be combined with availability on 4, 5, and 17 under the same Sublessor for a combined 112K RSF
- Term thru May 2034, shorter sublease terms are available
- Excellent 360-degree views
- Full floors allow for branded elevator lobbies

Building Features

- LEED Certified
- Direct access to Grand Central Terminal
- Attended lobby
- Outdoor public plaza
- Center core floorplates



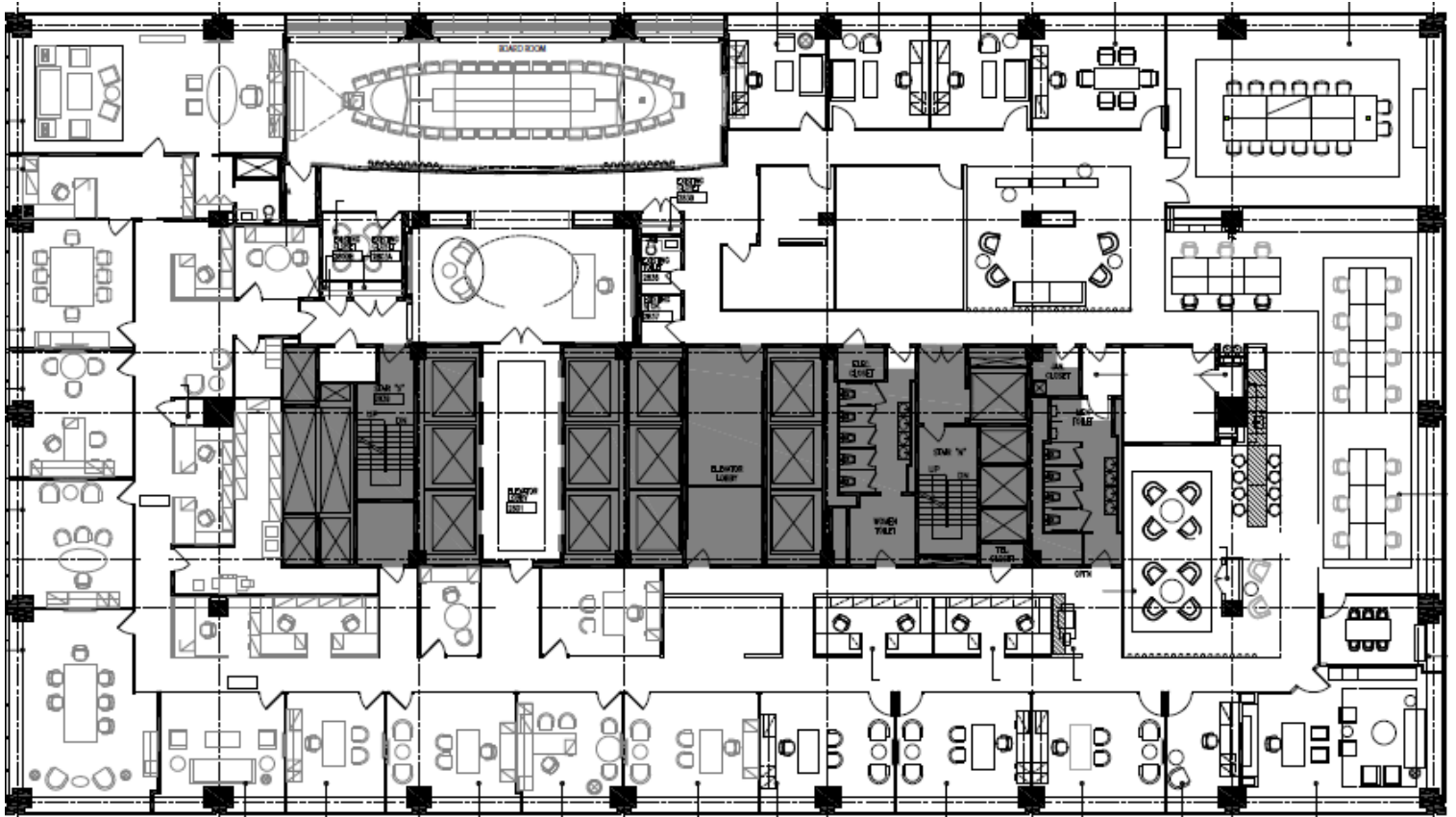
For Sublease

622 Third Avenue | 28th Floor – 30,000 RSF | Photos



For Sublease

622 Third Avenue | 28th Floor – As-built Floor Plan



- Ability to brand elevator lobby
- Exposed Ceilings
- Above-standard infrastructure
- Glass-front offices & meeting rooms

Current build accommodates:

- 38 workstations
- 18 private offices
- 11 executive assistant workstations
- 1 executive office with executive bathroom, private reception and waiting area
- 1 board room
- 2 – 8 person conference rooms
- 1 – 4 person huddle room
- 1 – 6 person huddle room
- Pantry
- IDF closets
- Reception

For Sublease

622 Third Avenue | Amenity Map

RESTAURANTS

1. Park Avenue Tavern
2. Ratatouille
3. Docks Oyster Bar
4. Sinigual
5. Le Botaniste
6. Stout NYC – Grand Central
7. Osteria Laguna
8. Zuma

GRAB-N-GO

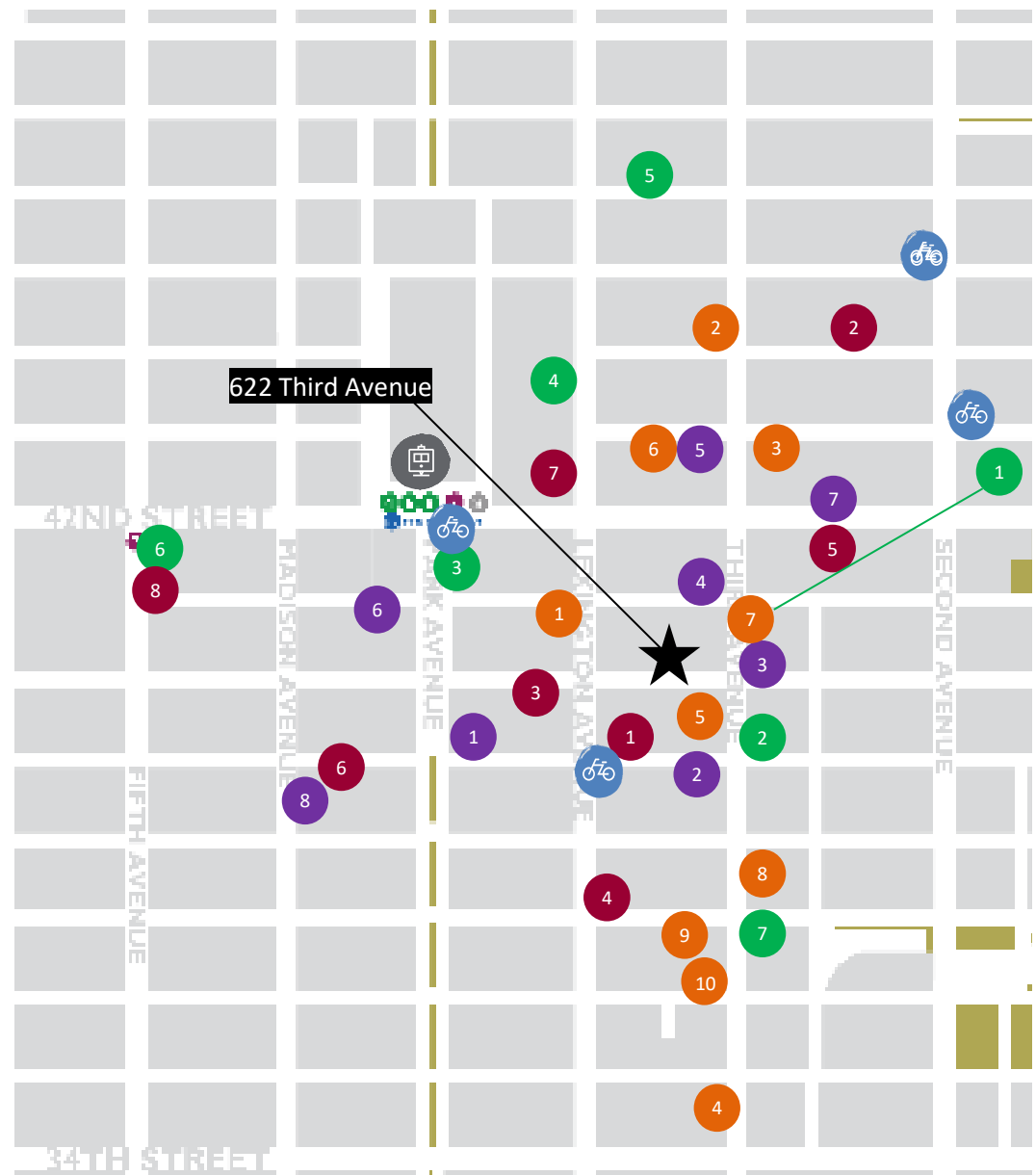
1. Zucker's Bagels
2. Le Pain Quotidien
3. Sushi Yasuda
4. Bareburger
5. Shake Shack
6. Chopt
7. Starbucks
8. Daniels Bagel
9. Perk Kafe
10. Tenho Ramen

HOTELS

1. Pod 39
2. EVEN Hotel New York
3. The Renwick Hotel
4. Shelburne Hotel
5. The Westin New York Grand Central
6. The William NYC
7. Grand Hyatt New York
8. Andaz 5th Avenue

FITNESS

1. New York Sports Club
2. Orangetheory Fitness
3. Blink Fitness
4. Equinox East 44th Street
5. SoulCycle Grand Central
6. Pilates On Fifth NYC
7. Fred Astaire Dance Studio



Citi Bike Locations



Grand Central Station