



For Sublease

3rd Floor 30,000 rsf | 4th Floor 30,000 rsf
5th Floor 30,000 rsf | 17th Floor 26,000 rsf | 28th Floor 26,000 rsf

622 Third Avenue

Between East 40th & East 41st Street

Space Features

- Large block sublease – 142,000 RSF
- Built, furnished creative space available
- Term thru May 2034, shorter sublease terms are available
- Excellent 360-degree views
- Floors can be leased together or separately
- Full floors allow for branded elevator lobbies

Building Features

- LEED Certified
- Direct access to Grand Central Terminal **4 5 6 7 S**
- Attended lobby
- Outdoor public plaza
- Center core floorplates

For Sublease

622 Third Avenue | 3rd Floor – 30,000 RSF | Photos



For Sublease

622 Third Avenue | 3rd Floor – As-built Floor Plan



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

- 182 workstations
- 8 – 1 person offices
- 8 – 2 person offices
- 3 conference rooms:
 - 1 – 10 person
 - 2 – 14 person
 - 1 – 24 person

- Wellness room
- Pantry
- Reception
- Storage rooms

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

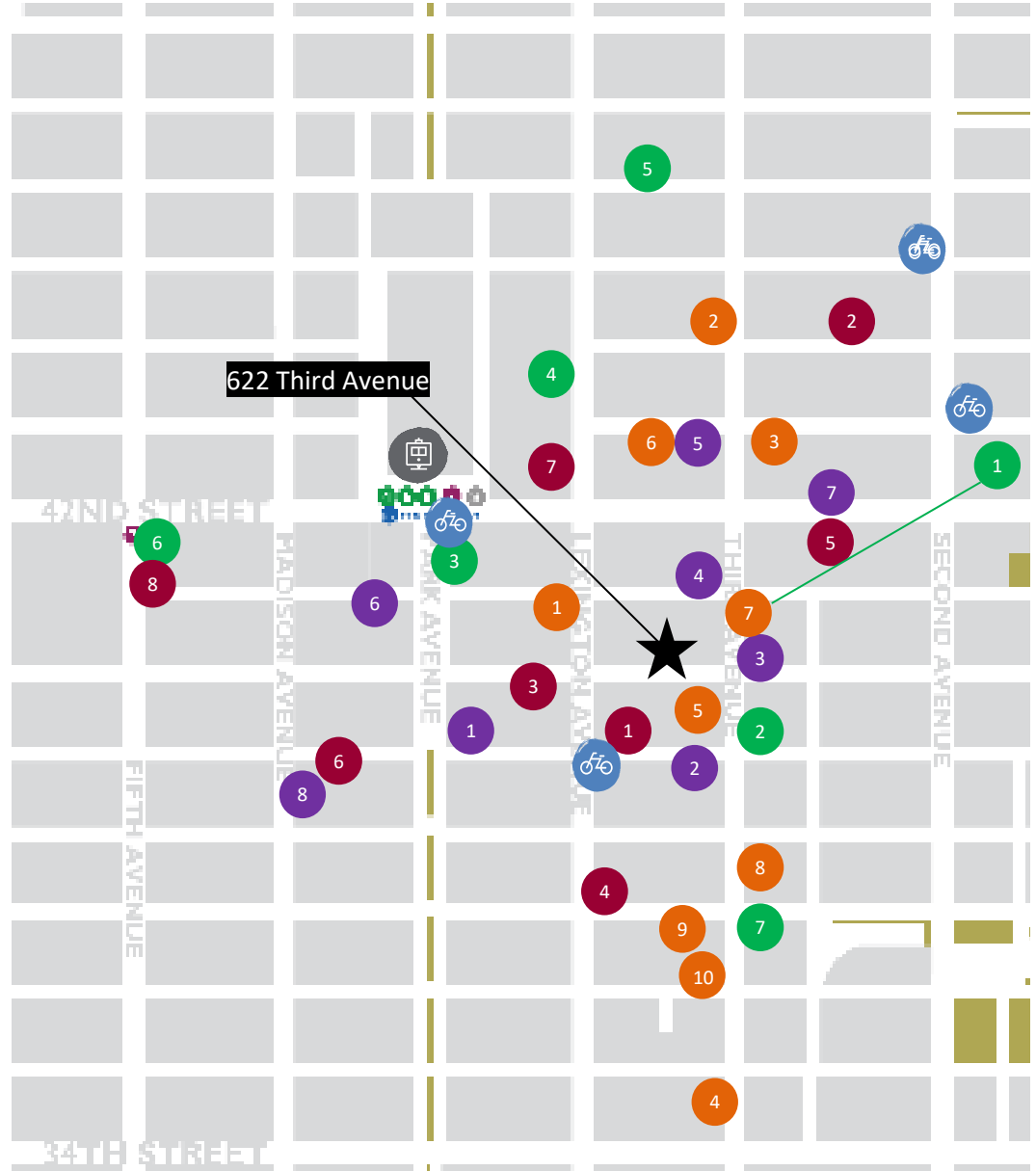
1. Zucker's Bagels
2. Le Pain Quotidien
3. Sushi Yasuda
4. Bareburger
5. Shake Shack
6. Chopt
7. Starbucks
8. Daniels Bagel
9. Perk Kafe
10. Tenho Ramen

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