

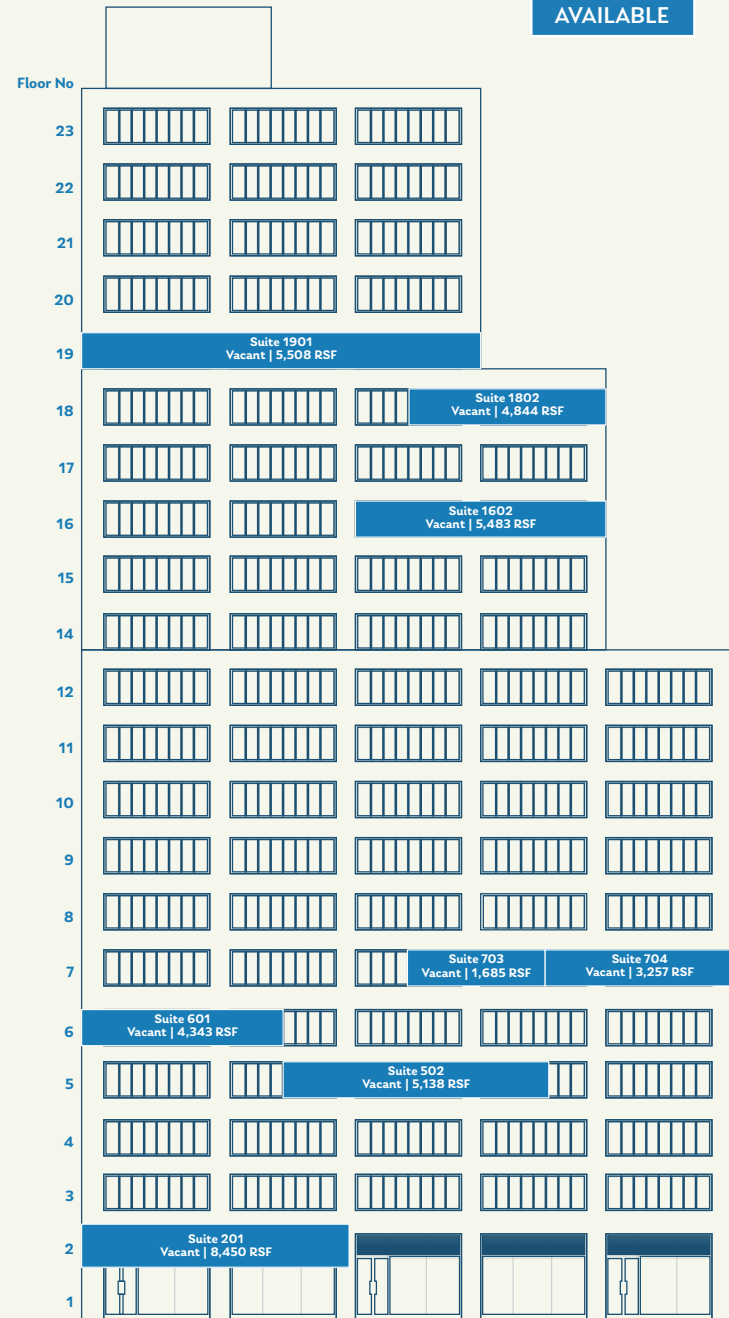
# 630 Third Avenue





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AVAILABLE



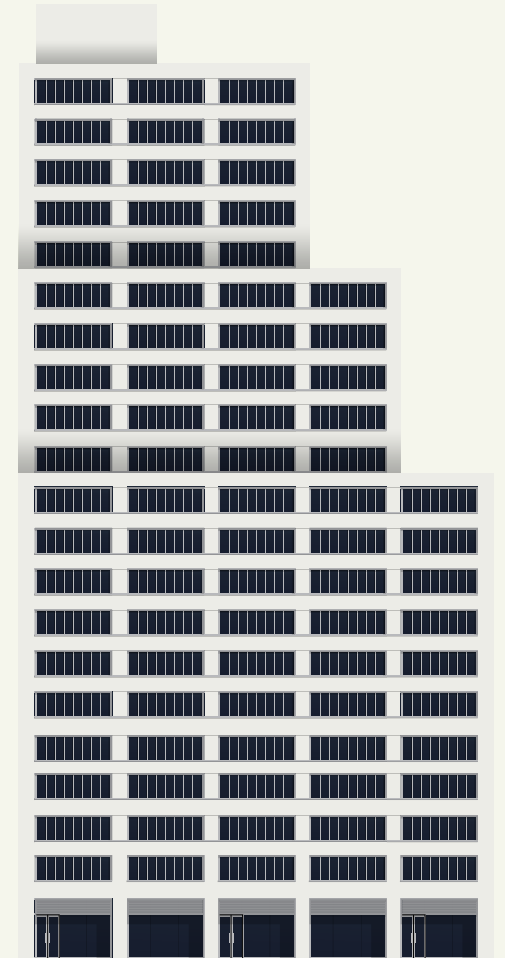
PART 1 6 TH FLOOR - SUITE 1602 | 5,483 RSF

Three offices, conference room, new pantry and mail room.

# 630 Third Avenue

**630 Third Avenue** is a 23 floor, **252,000 SF** commercial office building located on Third Avenue between East 40th and East 41st Streets in the heart of Midtown Manhattan. It features new retail facade, new elevator cabs, operable windows, sun-filled terraces on two floors, upgraded mechanical systems, LEED Silver Certification and 24-hour security, which makes this building stand out among its neighbors.

The building offers excellent northern and western views for sunny exposures and flexible floorplates that range from approximately **1,685 SF** to **14,960 SF**.



## BUILDING FEATURES

- Prime location
- LEED Silver Certification
- Terraces on two floors
- Sunny exposures
- Steps from Grand Central Terminal, LIRR & United Nations
- State-of-the-art security
- Steps from The New York Public Library, The Pierpont Morgan Library, and Bryant Park
- 1,685 SF – 14,960 SF Floorplates
- Exceptional property management

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