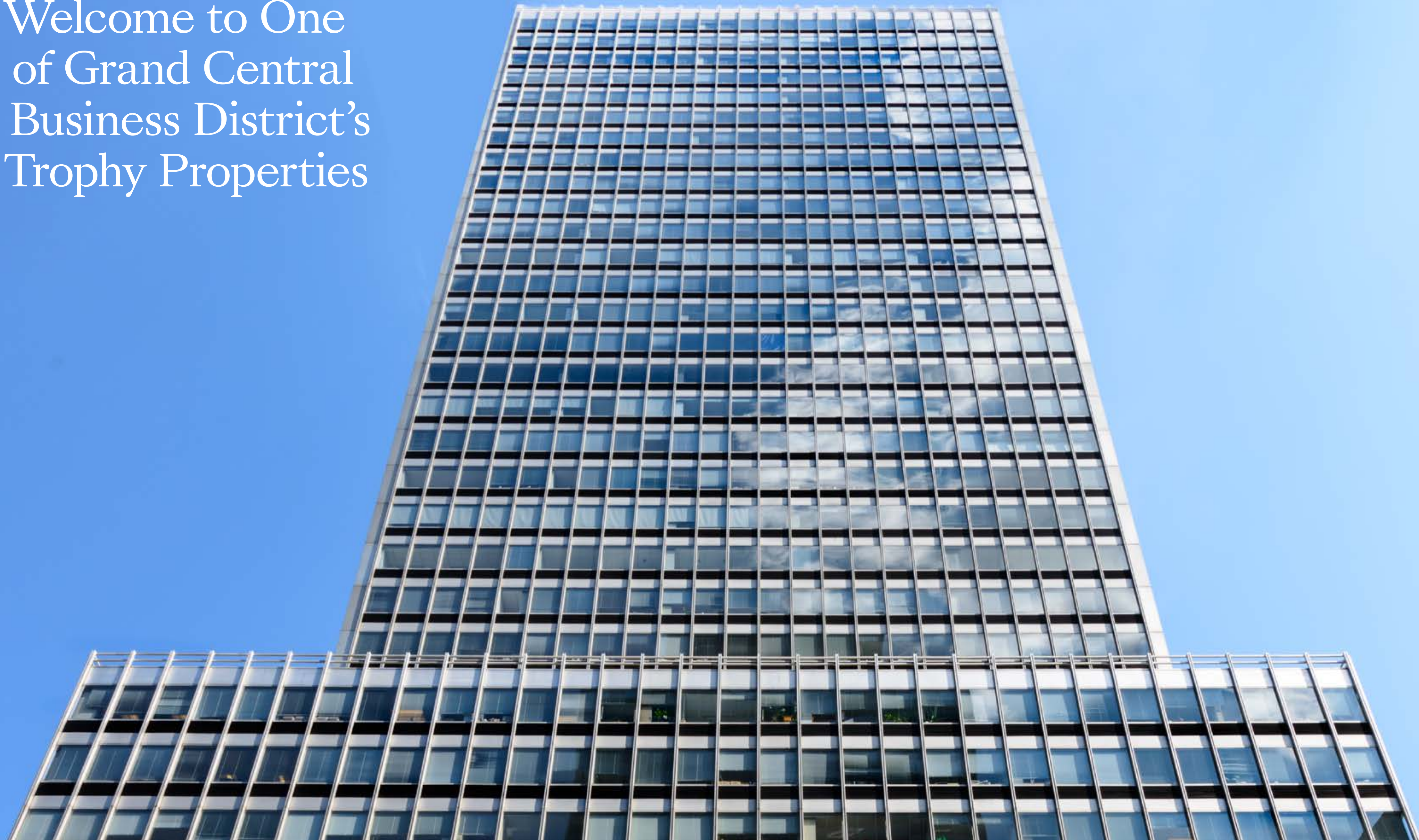


747 THIRD AVENUE



Welcome to One  
of Grand Central  
Business District's  
Trophy Properties





# The Property





## 747 THIRD AVENUE

With boutique floor plates, 24-hour HVAC, and just steps away from major transportation hubs, 747 Third Avenue is a destination for small-to-medium sized firms looking to attract and retain the city's top talent. Originally designed by legendary firm Emery Roth & Sons, this 39-story tower features 450,000 square feet of office space.

747 Third Avenue's landscaped plaza with lounge seating, and sleek mid-century-inspired lobby create a high-design atmosphere upon entry for sophisticated Tenants.





# Thoroughly Renovated for Style & Performance



LOBBY WITH 24/7 SECURITY

From high-speed elevators and state-of-the-art building technology to original works of art on display, 747 Third Avenue is a premier Class-A property. A balance of organic and geometric shapes together with a refined neutral palette and superior materials give 747 Third Avenue's lobby a timeless sophistication that transcends trend.

The lobby's crafted scent has notes of white tea, citrus, thyme, jasmine, and amber. Sage Sound, our thoughtfully curated playlist will be consistently updated by seasons and holidays, creating a welcoming and motivating atmosphere, without any distraction. Additionally, our integrated and robust mobile app, Sage Connected, gives you and your employees touchless access to the property. It allows you to create service requests, utilize the visitor management system, view property information, access news, and view brand partnership discounts.



# Highlights

---

## Enhanced Air Quality & Monitoring



MERV-14 filtered HVAC systems (one level higher than the ASHRAE recommendation). Indoor air quality sensors installed, with a live dashboard accessible on Sage Connected.

---

## Cleaning Solutions / Enhanced Cleaning Procedures



Chemical-free, non-toxic disinfecting solutions and cleaning protocols, backed by Tersano, are used throughout the property. Tersano works using water and stabilized aqueous ozone, a highly effective cleaning agent that breaks down dirt, grease, and other contaminants.

---

## Connectivity / Telecom



- + Selection of 8 unique high-speed fiber connectivity sources available to Tenants.
- + Additional riser shaft space available to support future ISPs.
- + Property maintains multiple points of entry (POE).

---

## GBAC Star



GBAC Star accreditation. Sage is the first commercial real estate owner/operator to earn the GBAC STAR accreditation for its entire portfolio of properties.

---

## Bicycle Parking



Bicycle racks located on 46th Street.

---

## Parking Garage



Located on 49th Street at 777 Third Avenue, a Sage property.

---

## Powered Security



Darktrace Cyber Security (leading cyber- AI company).

---

## KOLO



Smart Restroom Monitoring System.

---

# Specifications

<b>Location</b>	On Third Avenue between 46th and 47th Streets.	<b>Number of Floors</b>	39	<b>Attended Lobby</b>	24/7 year-round
<b>Year Built</b>	1972	<b>Elevators</b>	<ul style="list-style-type: none"><li>+ Floors 2 – 11: 4 Cabs</li><li>+ Floors 12 – 26: 4 Cabs</li><li>+ Floors 27 – 38: 3 Cabs</li></ul>	<b>HVAC</b>	<ul style="list-style-type: none"><li>+ 24/7 tenant controlled HVAC at no additional cost.</li><li>+ 24/7 through Sage Connected.</li><li>+ Enhanced with MERV-14 filters.</li></ul>
<b>Year Renovated</b>	2013	<b>Typical Floor Size</b>	<ul style="list-style-type: none"><li>+ Floors 2 + Mezzanine: 25,632 RSF</li><li>+ Floors 3 – 6: 19,205 – 19,212 RSF</li><li>+ Floors 7 – 12: 15,471 – 15,655 RSF</li><li>+ Floor 14: 8,238 RSF</li><li>+ Floors 15 – 28: 9,379 – 9,885 RSF</li><li>+ Floors 29 – 37: 10,308 RSF</li><li>+ Penthouse: 12,058 RSF</li></ul>	<b>Watts</b>	6 watts PSF
<b>Owners</b>	William Kaufman Organization and The Travelers Companies, Inc.	<b>Ceiling Heights Slab-to-Slab</b>	<ul style="list-style-type: none"><li>+ Floor 2: 20'</li><li>+ Floors 3 – 38: 10'9"</li></ul>	<b>Floor Load Capacity</b>	50 pounds PSF
<b>Property Management, Member Experience, and Leasing</b>	Sage	<b>Security</b>	24 hours, 7 days a week. Turnstile access via Sage Connected (or key card).		
<b>Rentable Building Area</b>	450,000 SF				

# Connectivity

<b>Connectivity</b>	Choice of 8 unique sources of high-speed fiber connectivity.	<b>Fiber ISPs</b>	The following ISPs fully distribute fiber throughout the property to support ease of Tenant access: <ul style="list-style-type: none"><li>+ Cogent</li><li>+ Verizon</li><li>+ Spectrum</li><li>+ Astound Broadband</li><li>+ XO Communications</li><li>+ Pilot</li></ul>	<b>Additional Riser Shaft Spaces</b>	Additional riser shaft space available to support future needs of Tenants and ISPs throughout the entire property.
<b>Fiber Providers</b>	<ul style="list-style-type: none"><li>+ Cogent</li><li>+ Pilot Fiber</li><li>+ Lumen Technologies</li><li>+ Astound Broadband</li><li>+ Spectrum</li><li>+ Standard Internet</li><li>+ Verizon</li><li>+ XO Communications</li></ul>	<b>Multiple Riser Pathways</b>	Multiple riser pathways support Tenant diversity requirements and allow for connections from independent locations.	<b>Seamless Service</b>	Sage has documented agreements in place with carriers to support seamless and timely provision of services to Tenants.
<b>Number of POEs (Points of Entry)</b>	3	<b>Telecom</b>	Telecom cables are kept in protected, secure risers throughout the property to minimize risk of damage.	<b>ISP Flexibility</b>	Sage offers capability to bring in new ISPs if requested by Tenants.



Office  
Interiors  
Palette





# Expertly Built with Elevated Design

We build thoughtful office interiors, informed by workplace strategy, and design spaces to enhance your productivity and inspiration.



SAMPLE PANTRY



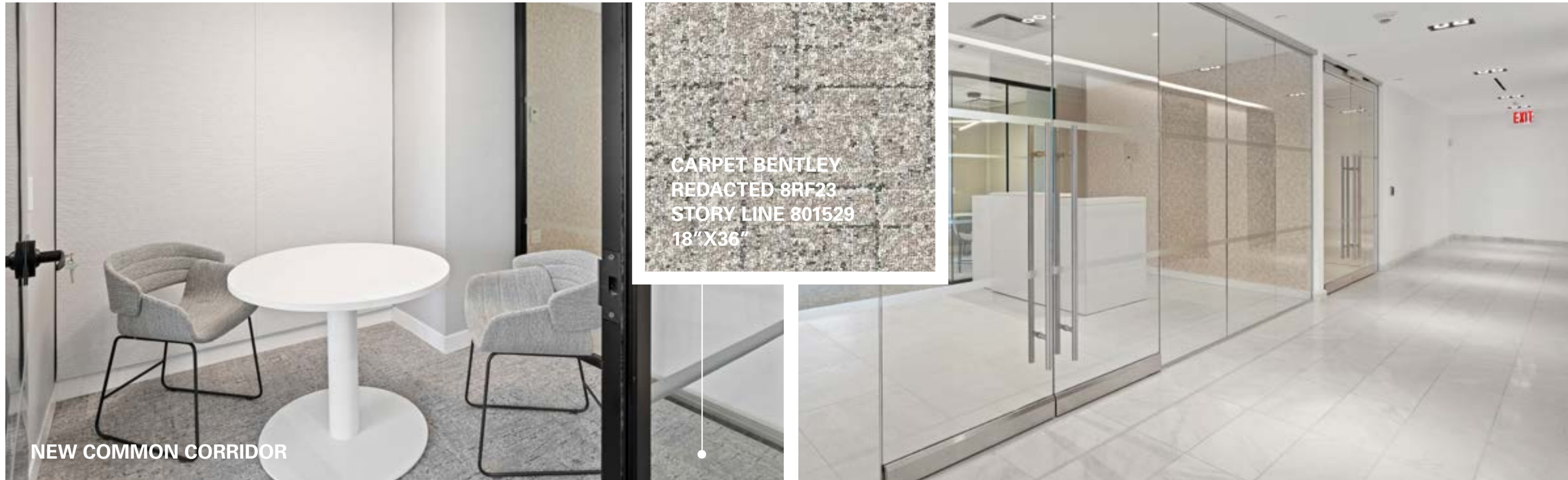


CONFERENCE ROOM



# Metropolitan

Sage's Metropolitan design aesthetic is inspired by 747 Third Avenue's lobby, originally designed by Emery Roth & Sons. The metropolitan oak wood paired with chrome fixtures, the accent geometrical lighting, the open ceiling acoustical paneling, and the mosaic backsplash, work together to create movement and generate a warm glow throughout the design.



NEW COMMON CORRIDOR



CARPET BENTLEY  
REDACTED 8RF23  
STORY LINE 801529  
18" X 36"



FLOOR TILE AKDO MARK  
GYPSUM PORCELAIN  
MATTE 24" X 24"



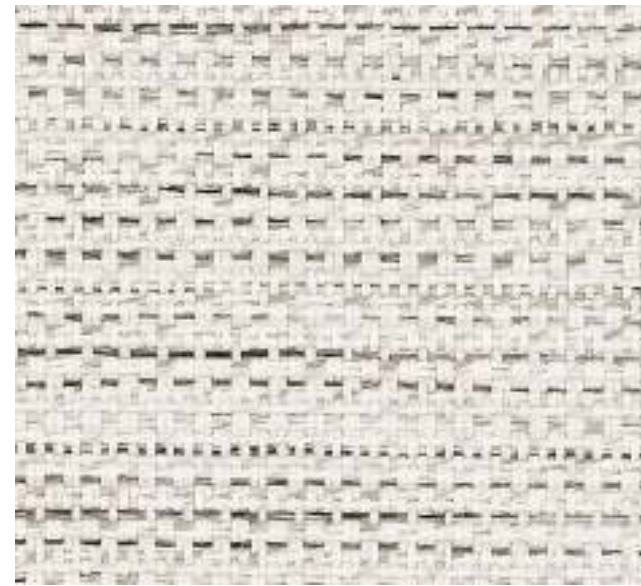
WALLCOVERING  
WOLF GORDON GOH 31941597  
ARDLEY COVE / PEARL



BASE CABINET  
ASHWOOD  
BEIGE 5785-NG



CARPET BENTLEY  
DOUBLE DOWN 4DD26  
BONUS 404255 18" X 36"



FABRIC PANEL  
CARNEGIE  
TERRAIN 7346 A1



POLISHED CONCRETE  
FLOORING



# 747 Third Avenue

## AVAILABILITIES

Whether you're looking for a 2,000 RSF or 26,000 RSF workspace, the entire process, from inquiry to touring, from construction to move in, is seamless. We provide curated service and support offerings for our Members at every phase.

---

### 39 Stories

---

### 450,000 SF RBA

---

### Entire and Partial Floor Opportunities

---

### Retail Opportunity on the Ground Floor

---

### Premier Suites

Brand new "pre-built" suites with modern finishes, optimized for productivity with flexible workspace layouts.

---

### Equip by Sage Suites

Turnkey office spaces that are built, designed, and tech-enabled, with furnishings, decor, botanicals, and installed air quality sensors, prepped for immediate occupancy.

---

[View Availabilities](#)

---

### Bespoke Suites

"Built-to-suit" office space, prepped for demolition. Ready to be optimized, built, and specifically designed to meet your needs.

---

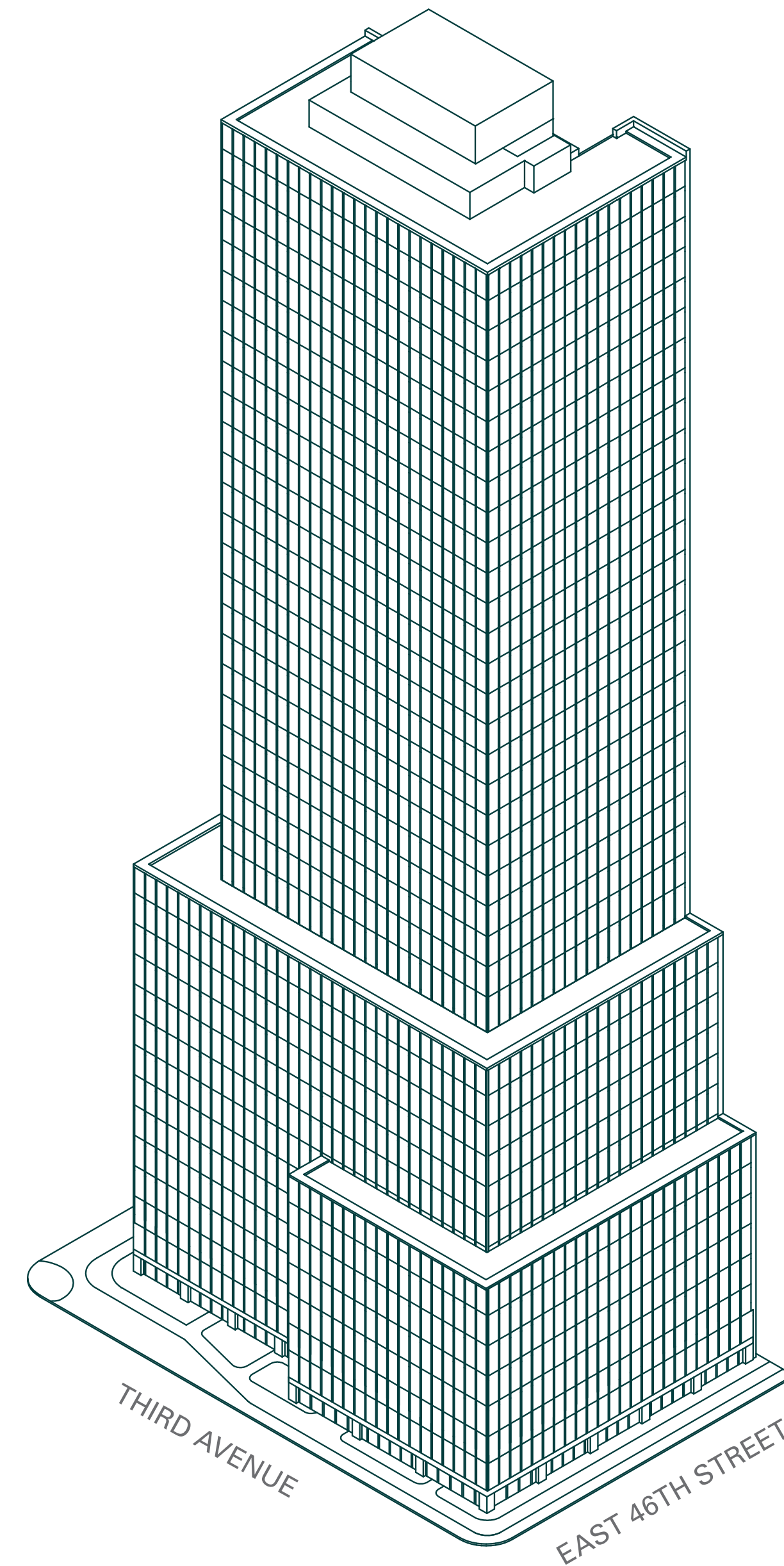
### Select Suites

Existing, "built space" with customizable capabilities, geared to meet your design needs and move-in requirements. Select Suites are ideal for immediate or near-term occupancy with flexible lease terms.

---

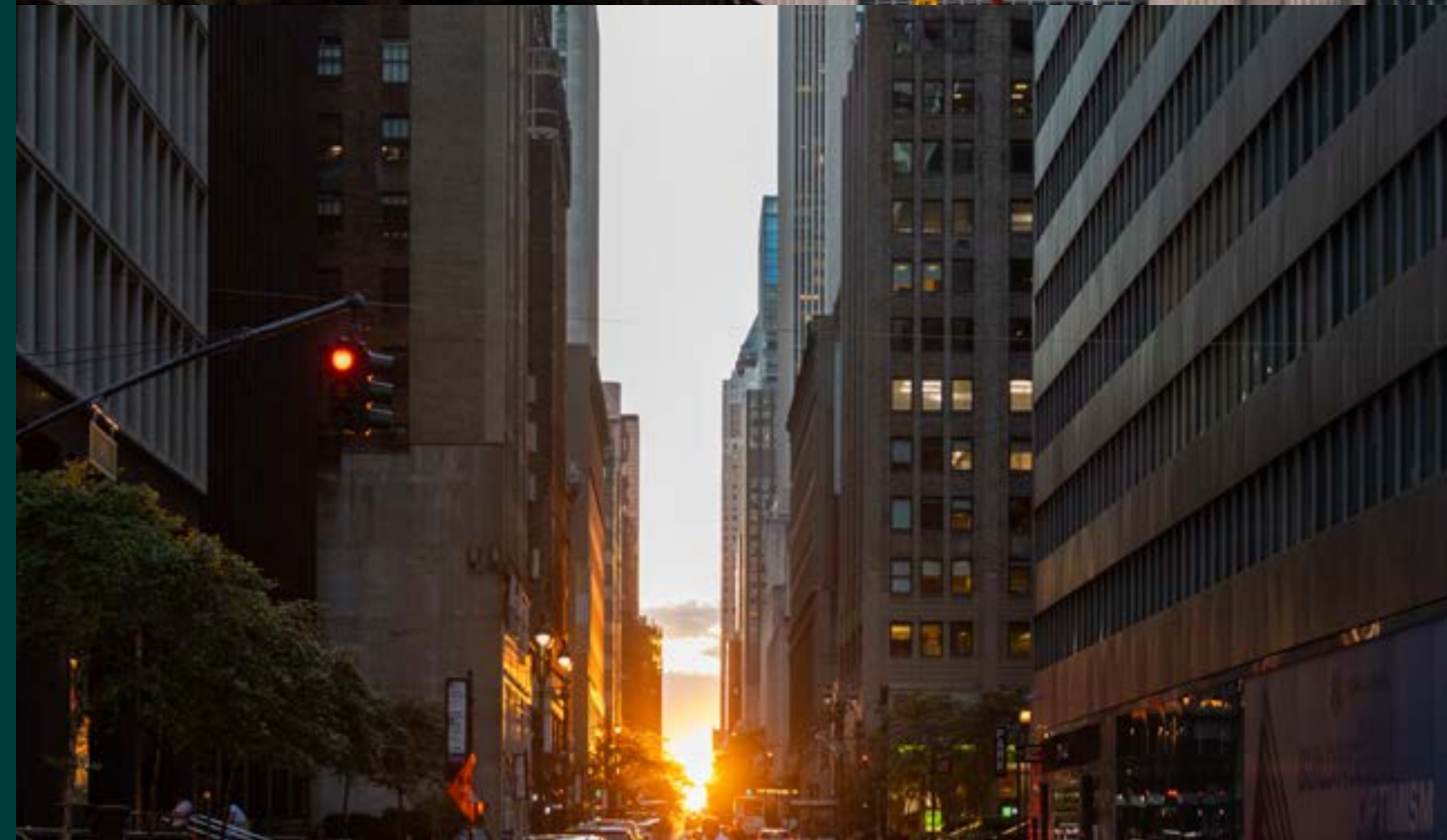
### Retail:

Unique retail storefronts and interiors to help connect your brand with the right audience.



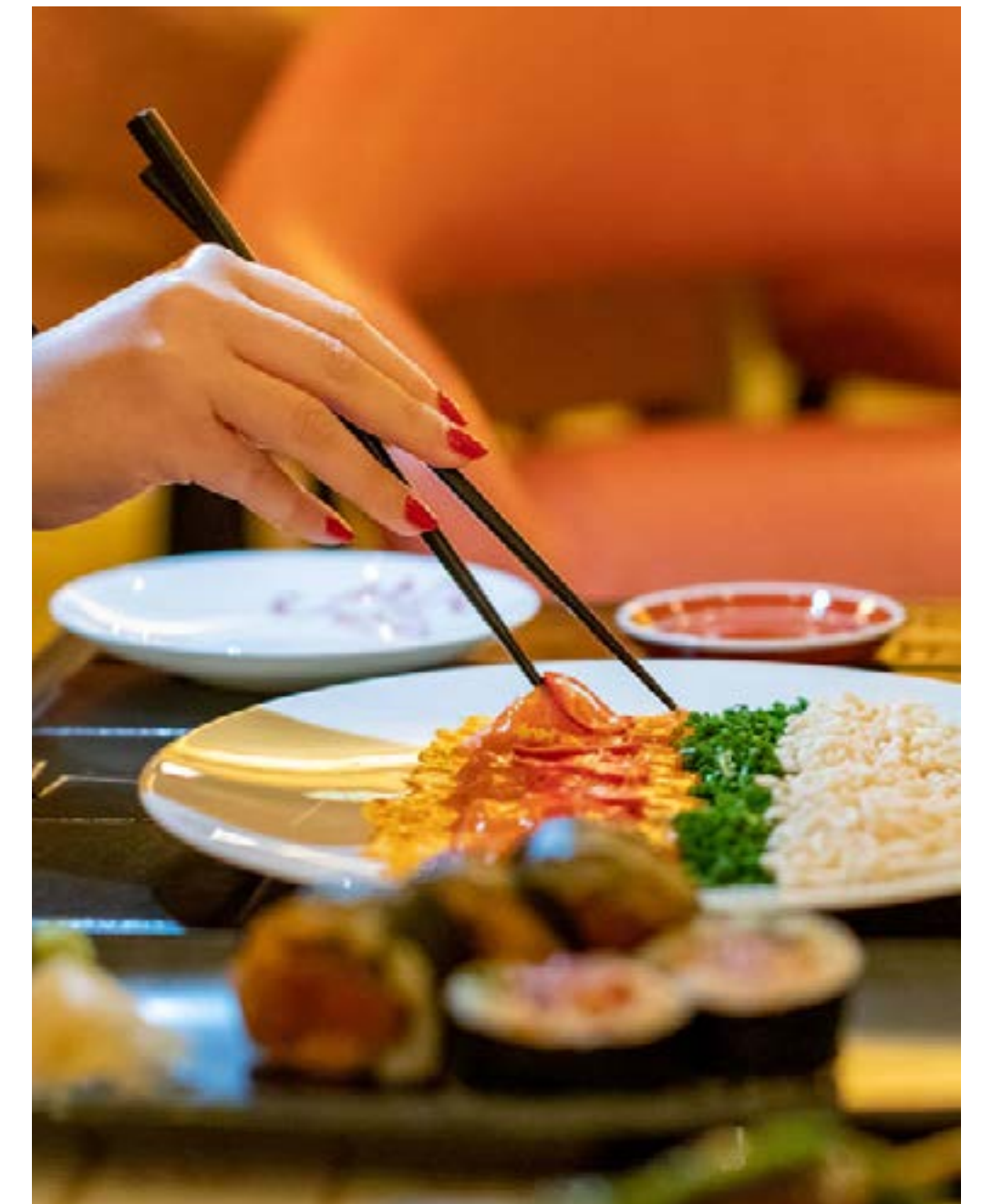
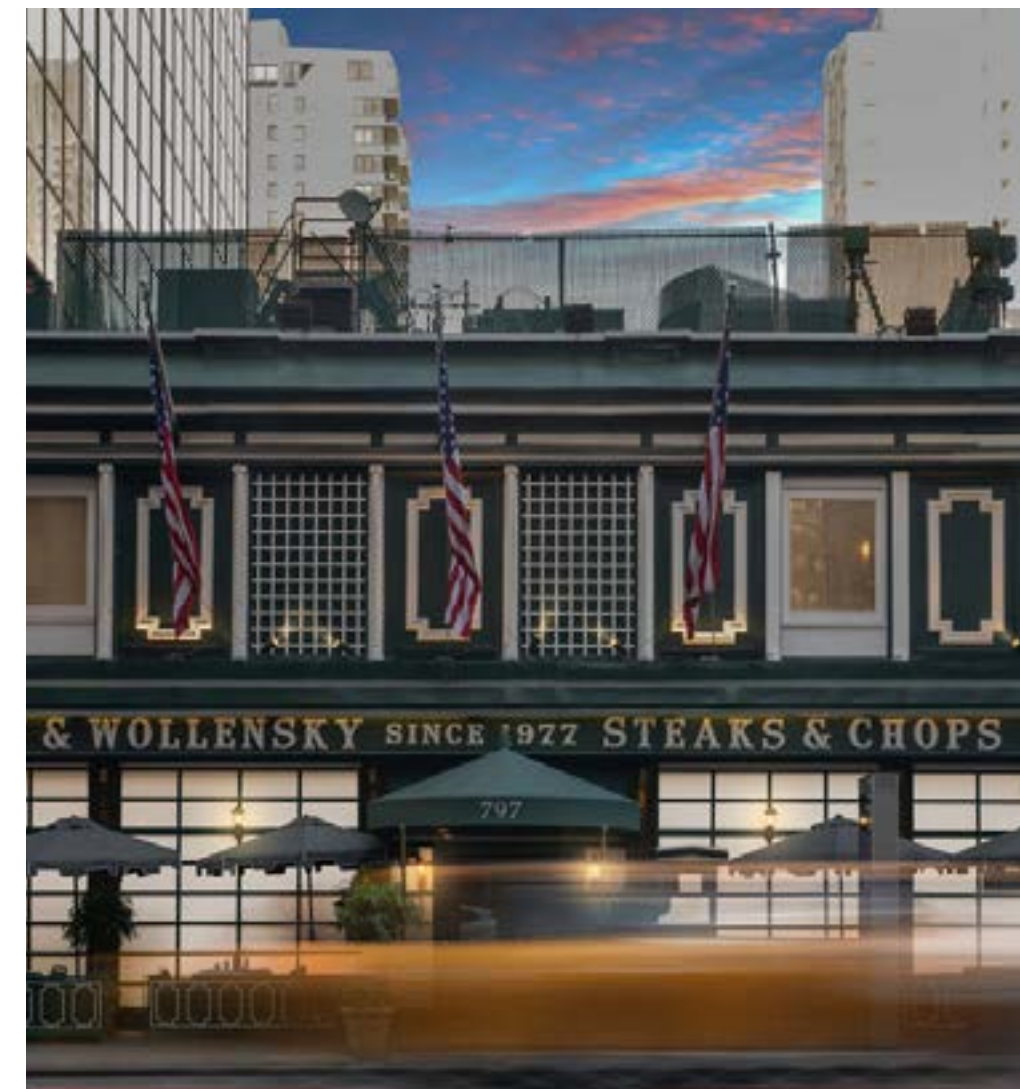
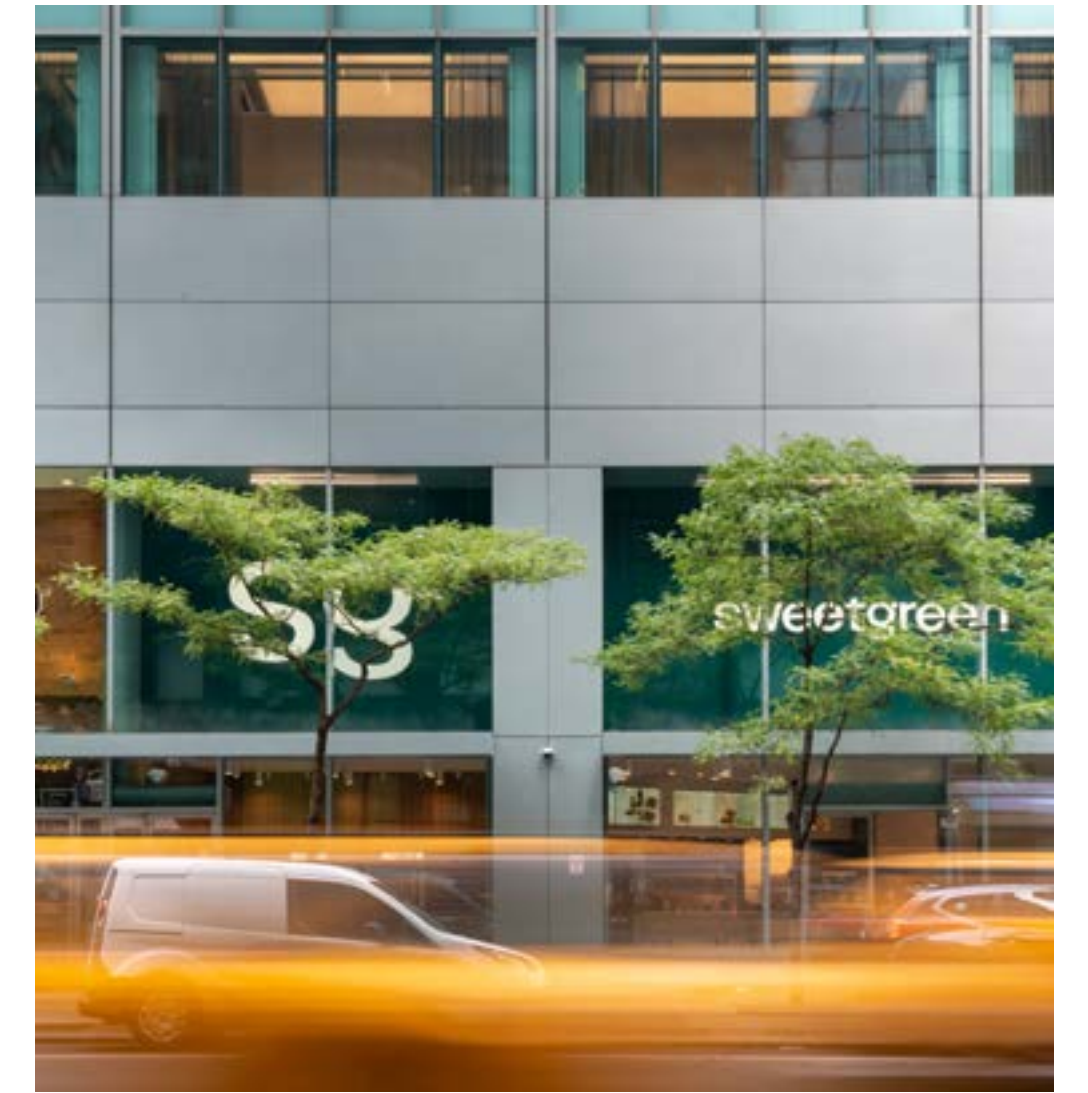
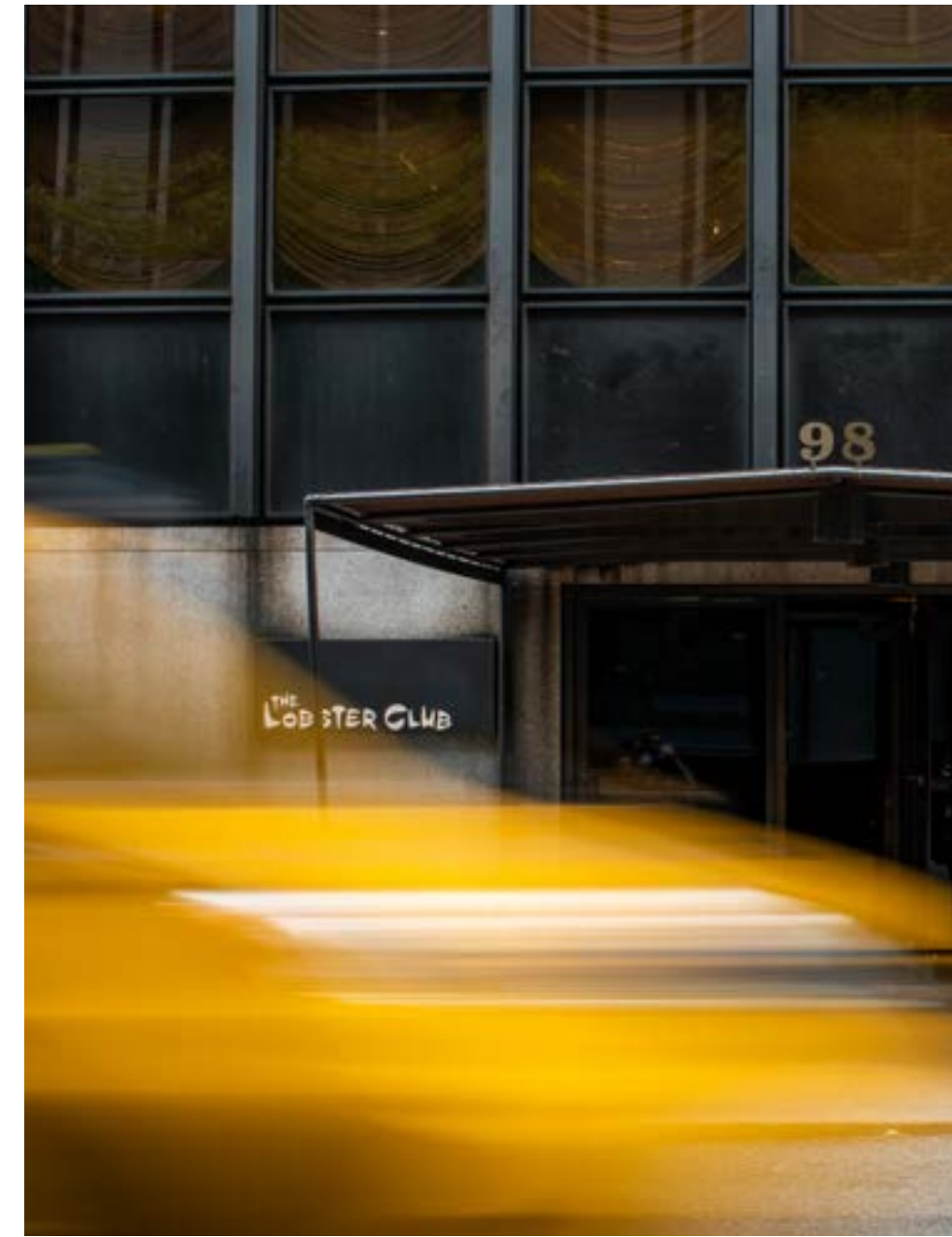


Prime Manhattan:  
Grand Central  
Business District





## THE NEIGHBORHOOD



Situated in the heart of the transit-rich Grand Central Business District, 747 Third Avenue is surrounded by business lunch hot spots, cafes, and happy hour bars, with a multitude of transportation options.



THE NEIGHBORHOOD

# Around Town



## Quick Bites

- 01 Just Salad
- 02 Dos Toros Taqueria
- 03 Ess-a-Bagel
- 04 Blank Slate Coffee & Kitchen
- 05 Inday
- 06 Juice Generation
- 07 Dr Smood
- 08 Hugh Food Hall
- 09 Urbanspace Lexington Food Hall
- 10 Urbanspace Vanderbilt Food Hall
- 11 Grand Central Market
- 12 Cafe Serafina



## Business Lunch & Dinner

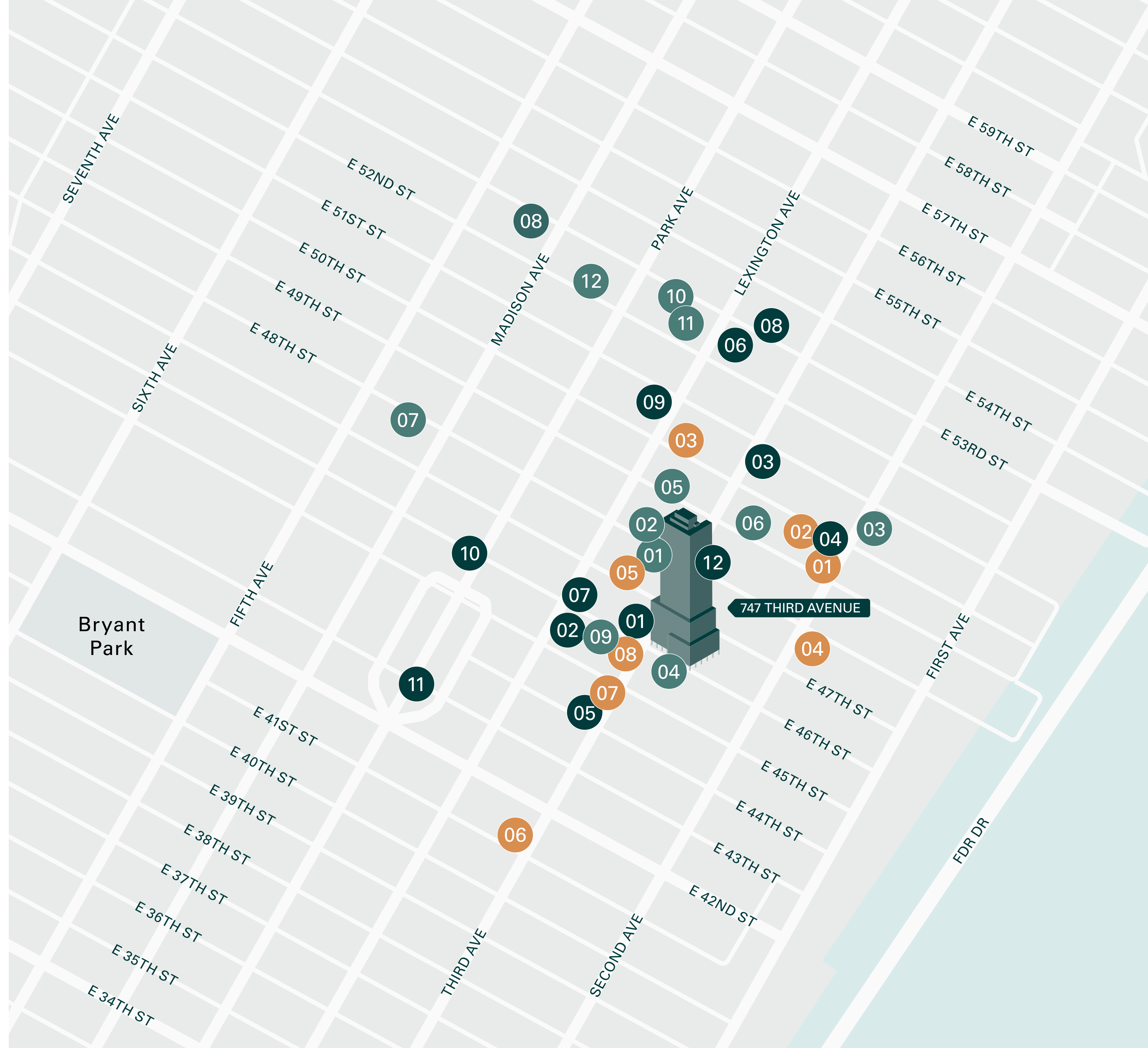
- 01 Sea Fire Grill
- 02 Avra Estiatorio
- 03 The Smith
- 04 Sparks Steak House

- 05 Toscana49
- 06 Smith & Wollensky
- 07 Wolf & Lamb
- 08 Empellón
- 09 Aretsky's Patroon
- 10 Lobster Club
- 11 The Grill
- 12 Casa Lever



## Happy Hour

- 01 La Cava
- 02 Sofia Wine Bar
- 03 Upstairs
- 04 Karaoke Duet 48
- 05 Foxy John's Bar & Kitchen
- 06 Sinigual
- 07 Bierhaus NYC
- 08 Aretsky's Patroon Rooftop





TRANSPORTATION

# Commute with Ease

**Grand Central**  
3 minute walk

**Penn Station**  
11 minute bike ride  
19 minute train ride

**Lincoln Tunnel**  
13 minute bike ride  
26 minute train ride

**East 34th Street Ferry Terminal**  
8 minute bike ride  
22 minute walk

**Queensboro Bridge**  
13 minute bike ride  
26 minute train ride

