

633 THIRD AVENUE

44,779 RSF
ENTIRE 7TH FLOOR
CLASS A OFFICE
CONDOMINIUM FOR SALE

IDEAL FOR GOVERNMENTS, MEDICAL,
NONPROFITS, INVESTORS
OR NEARLY EVERY USE GROUP

IMMEDIATE POSSESSION



PROPERTY INFORMATION

Location	The entire easterly block front of Third Ave between East 40th and East 41st Streets	
Unit	7th Floor	
Block / Lot	1314 / 1406	
Rentable Square Feet (approx.)	44,779	
Common Interest	4.319%	
Real Estate Taxes (23/24)	<i>Per Year</i>	\$683,290
	<i>Per Month</i>	\$56,941
	<i>Per RSF</i>	\$15.26
Common Area Charges	<i>Per Year</i>	\$519,192
	<i>Per Month</i>	\$43,266
	<i>Per RSF</i>	\$11.59
Total Carry Costs	<i>Per Year</i>	\$1,202,482
	<i>Per Month</i>	\$100,207
	<i>Per RSF</i>	\$26.85
Asking Price		\$27,800,000
	<i>Per RSF</i>	\$620



UNIT FEATURES

- Delivered Vacant
- Existing Furniture Can Be Made Available
- Spectacular 360 Views with Full Height Windows on all Four Sides
- Highly Efficient Floor Plan
- Real Estate Tax Exemption for Qualified Users

BUILDING HIGHLIGHTS

- World Class Midtown Manhattan Location
- Two Blocks from Grand Central with Access to the 4, 5, 6, 7 and S Subway Lines, the Hudson, Harlem and New Haven Metro North Lines, and now LIRR Access
- Class A, Glass and Steel, High-Rise Building
- High Security, Two-Story Lobby with 24/7 Access
- Full Modern Building Systems
- HVAC Hours: Weekdays 8:00 am – 6:00 pm
- Steps From the UN and a Few Blocks From New York's Most Prestigious Hospitals
- Ideal for a Wide Range of Occupiers including Not-for Profits, Government, Legal, Consulting, TAMI (Technology, Advertising, Media and Information) and FIRE (Financial, Insurance and Real Estate)

INVESTMENT SUMMARY

Cushman & Wakefield has been exclusively retained to sell the condominium ownership interest in the entire seventh (7th) floor at 633 Third Avenue (“The Property”). The Class A office condominium is located on Third Avenue within one of the most highly desired submarkets in Manhattan, the Grand Central Submarket, just east of Bryant Park and west of the United Nations. The Property is being sold by Union for Reform Judaism (“Owner” or “URJ”), a national nonprofit organization, which has occupied the unit since 1998. The floor will be delivered vacant allowing immediate possession.

THE COMMERCIAL CONDOMINIUM

Each floor in 633 Third Avenue is a separate condominium unit. URJ owns the seventh floor and the associated common areas, representing an approximate 4.319% condominium ownership interest in the building. The subject unit is identified as Block 1314, Lot 1406 on the tax maps of NYC. The seventh floor measures approximately 44,779 RSF.

Other Owners of condominium interests in the building include Memorial Sloan-Kettering Cancer Center, the New York State Governor’s Office, Empire State Development Corporation, UNICEF, The World Zionist Organization as well as many other consulates, missions, For- and Not-For-Profit organizations.



633

THE PROPERTY

The Building is a 41-story steel frame office tower located on the easterly block front of Third Avenue between 40th and 41st Streets in the Grand Central office district of Manhattan. The subject premises consists of $\pm 44,779$ RSF situated within a $\pm 1,013,629$ square foot Class A office building that was constructed in 1960. Floors range in size from 17,060 to 44,779 RSF.



OFFERING PROCESS

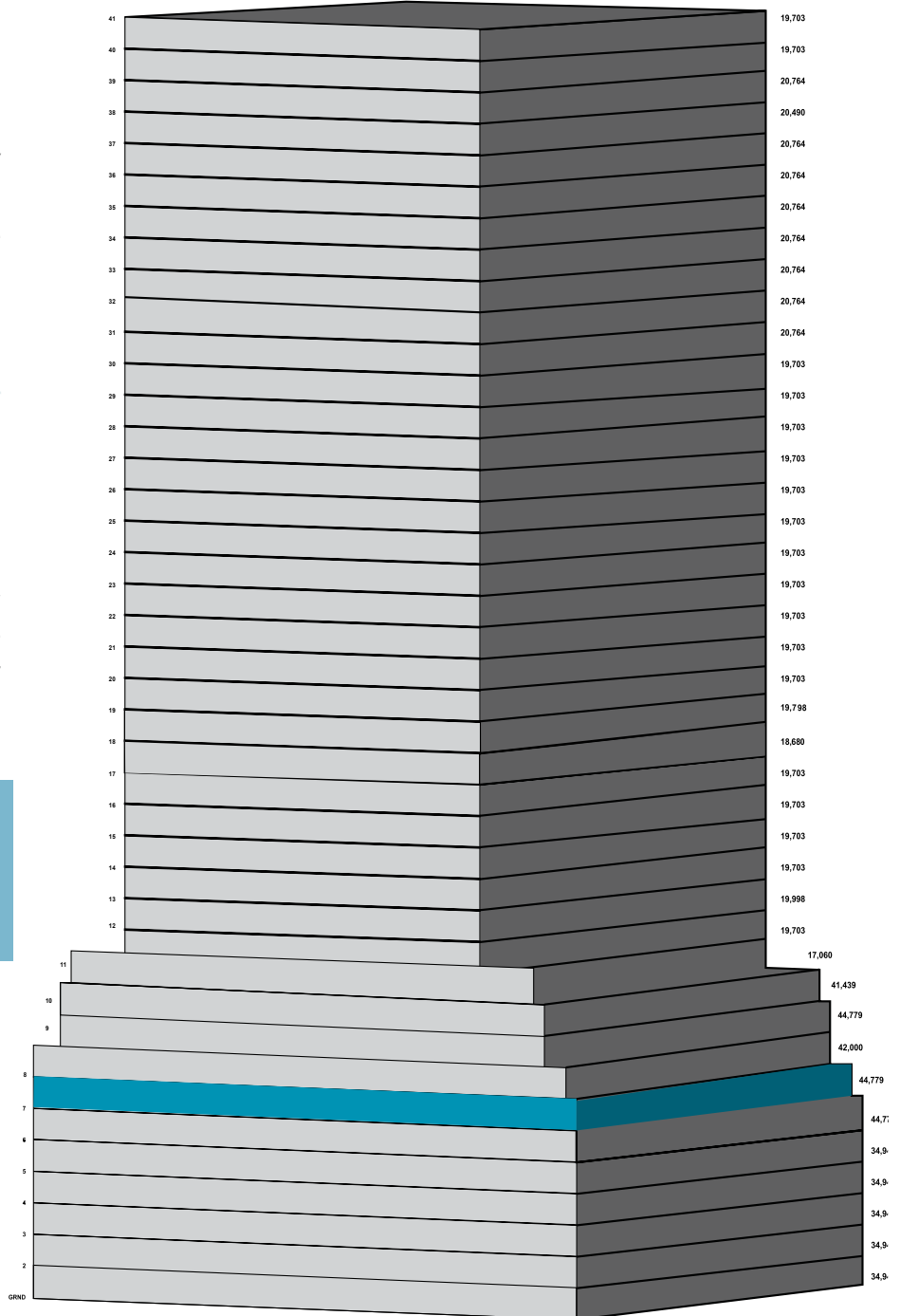
The Property is being offered on an “as-is” basis with vacant possession immediately. The asking price is \$620/RSF. All interested parties are encouraged to tour the building and review the due diligence materials.

CONDOMINIUM UNIT OFFERED

The unit being offered for sale is a full office space measuring approximately 44,779 rentable square feet. The office floor measurements use a 27% loss factor from the 34,074 net usable square footage.

44,779 RSF
FLOOR 7

633 Third Avenue





GENERAL INFORMATION

Address

633 Third Avenue, New York, NY 10017

Tax Map Number

Block 1314, Lot 1406

Location

Entire Easterly block front of Third Avenue
between 40th & 41st Streets

Building Size

Approximately 1,013,629 square feet

Building Height

41 stories

Year Built

1962, designed by Harrison and Abramowitz

Zoning

C5-3 Commercial (R10 Equivalent)

Owner

Commercial Condominium: Unit 7 Union for Reform Judaism (f/k/a Union of American Hebrew Congregations). Other prestigious owners include Memorial Sloan-Kettering Cancer Center, the New York State Governor's Office, Empire State Development Corporation, UNICEF, The Fedcap Group, The World Zionist Organization, the Consulate General of Switzerland and Austria as well as many other consulates, missions, For- and Not-For-Profit organizations.

Manager

Sandhurst Associates LTD, a wholly owned independent subsidiary of Fisher Brothers

Lobby

The building's main entrance is on Third Avenue with separate entrances to the ground floor retail and restaurant space. The two-story lobby, which was renovated in 1996, was designed by Kohn, Pederson, Fox. Concierge leads into two 18-foot wide corridors providing access to a centrally located core containing the elevator banks.



ARCHITECTURAL / STRUCTURAL

Construction

Steel frame and reinforced concrete slab floors

Exterior Walls

The exterior façade consists of green glazed brick and glass panels. Windows are fixed double pane.

Building Security

Closed-circuit television surveillance through 8 cameras with 3 monitoring the lobby, 2 dedicated to the loading dock and 2 used in the concourse level. 24/7 attended lobby. All visitors must sign-in and are given guest passes.

Floor Load

50 lbs per SF

Ceiling Heights

Existing floor-to-ceiling heights are 10'
Slab-to-slab heights are approximately 11' 10"

Elevators

There are twenty-two (22) self-service elevators servicing the office portion of the property. There are 3 elevator zones. The zones are Floors 1-10, 11-24 and 25-40. Six (6) cabs service floors 1-10. Two (2) freight cabs. All elevators have a 4,000 lbs capacity.



UTILITIES / MECHANICAL SYSTEMS

Electrical / Capacity

Service supplied by Con Edison Company. Submetered with 6 watts per usable square foot connected load.

Water Supply

Domestic water is supplied by the City of New York

Gas

Supplied by Con Edison Gas Co. All gas piping is black steel.

HVAC

Base Building Hours: Provided weekdays from 8AM to 6PM. Heating is provided via Con Edison steam. The building is fully heated and air conditioned. Heat is provided by steam/hot water baseboard convection radiators. The building is serviced by air conditioning units which are segregated into several zones.

Air Handling System

Draw-through type located on the mechanical floors provide conditioned air to the unit supply mains.

Distribution System

Exterior Zones: Ducted air through ceiling diffusers and perimeter units. Ventilation is provided by both the perimeter induction units and primary air provided from the central air handlers.

Interior zone is distributed through ducted ceiling diffusers. Final room temperature control within the perimeter offices is achieved by a thermostatically controlled throttling valve. The temperature within internal spaces is controlled by the air temperature as set by the central building system.

Chilled Water

Condenser water is pumped on a constant volume basis to the air handler cooling coils and to the secondary water heat exchangers.

Supplemental Cooling

There are numerous supplemental cooling devices including all of the LAN closets.

Telephone

Tenants individually subscribe service.

Life Safety System

Class "E" Firecom 8500 system. Building is fully sprinklered.

Storage Rooms

Over 5,000 SF of storage is available for lease in the basement of the Building.

Parking Garages

There are many parking garages in the immediate area.

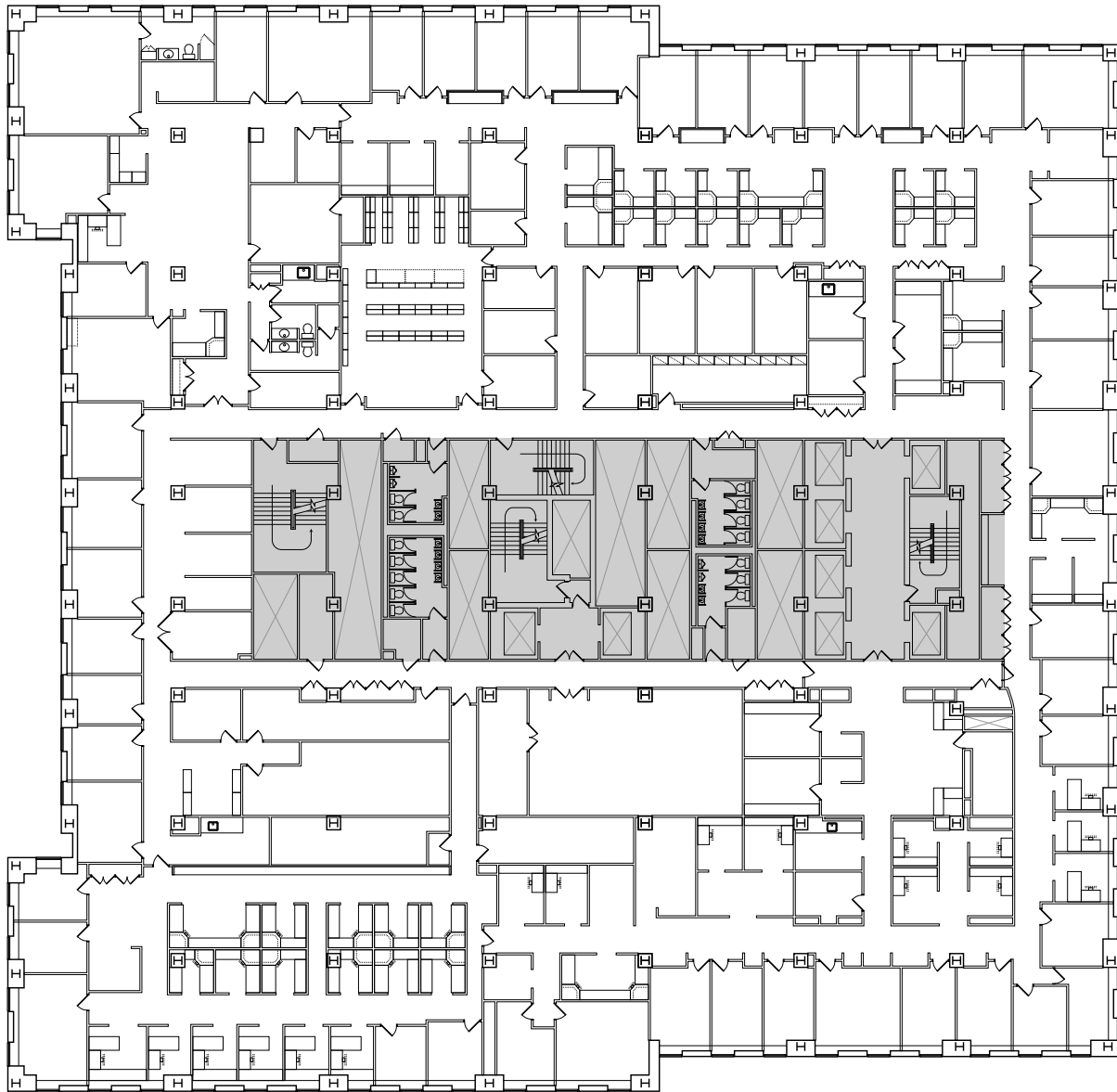
Transportation

The Building is located within 2 blocks of Grand Central Station.



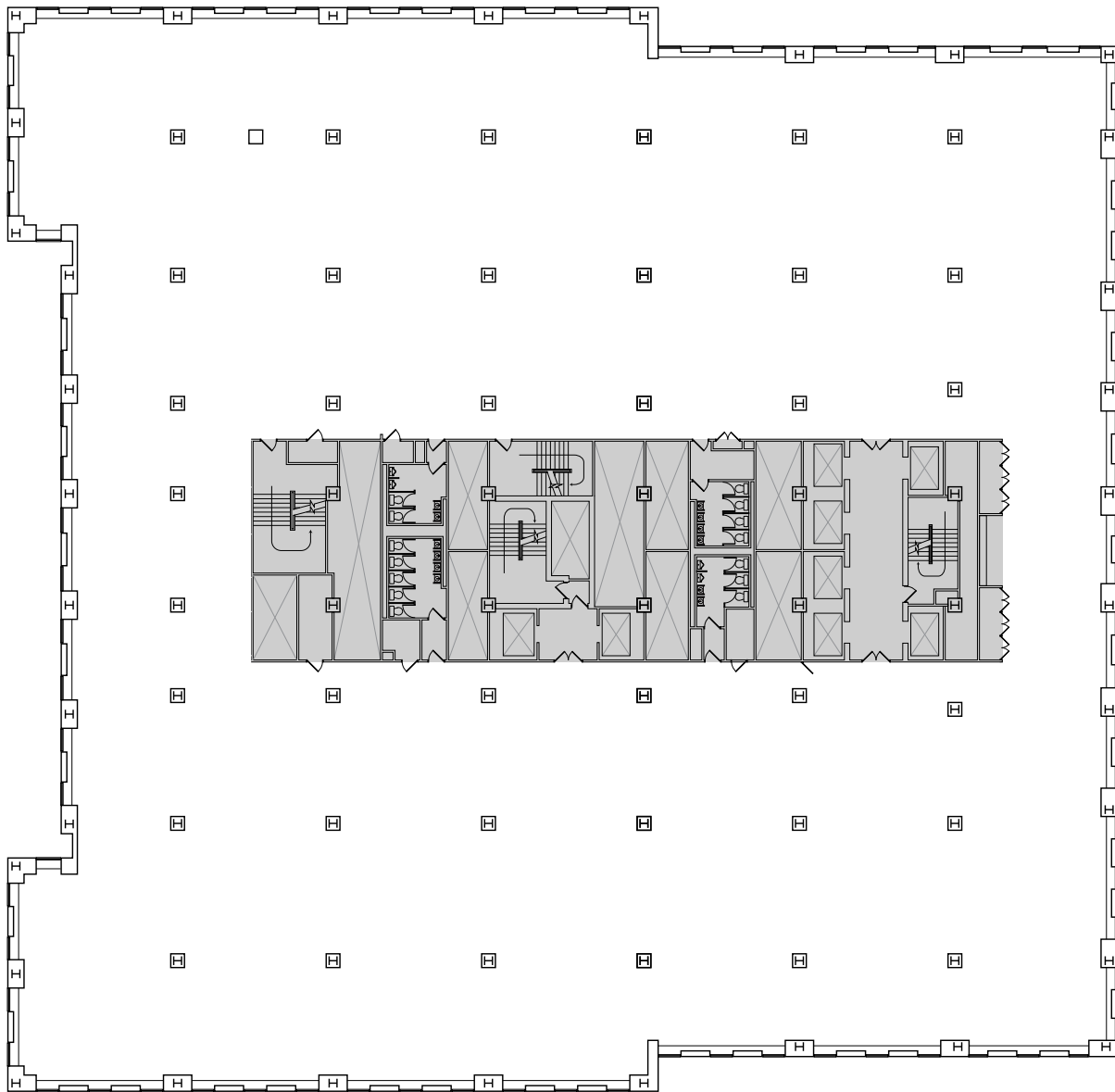


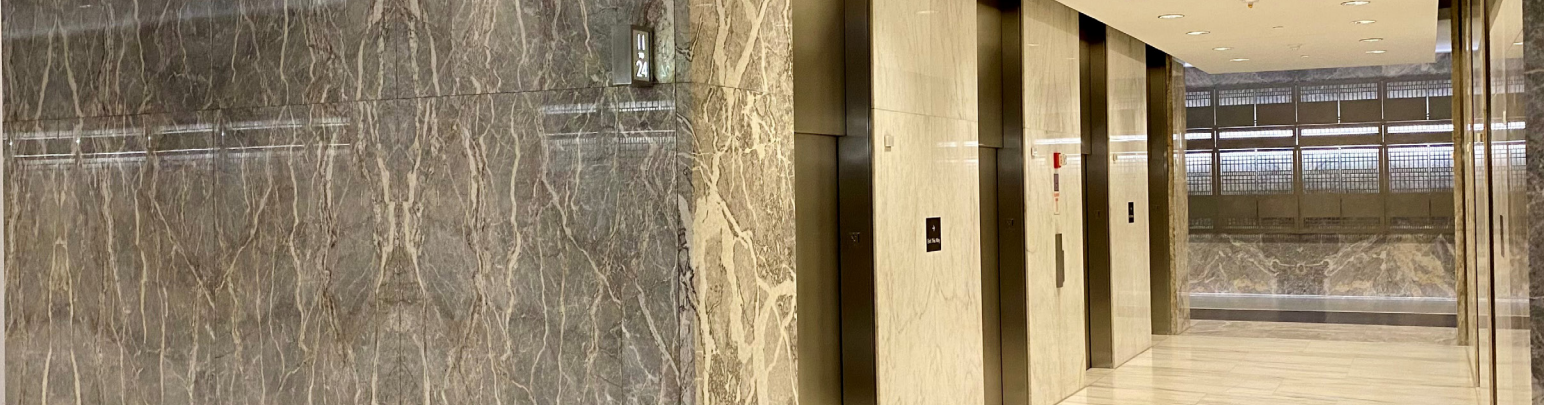
7TH FLOOR - AS-BUILT PLAN





7TH FLOOR - CORE & SHELL PLAN





RENDERINGS

