

805 THIRD AVE

AT 50TH STREET

exclusively leased by

BA BRADFORD
ALLEN



**EXCEPTIONAL PRE-BUILT
71,400 RSF OPPORTUNITY
ENTIRE 23RD-25TH FLOORS**

805
THIRD
AVE

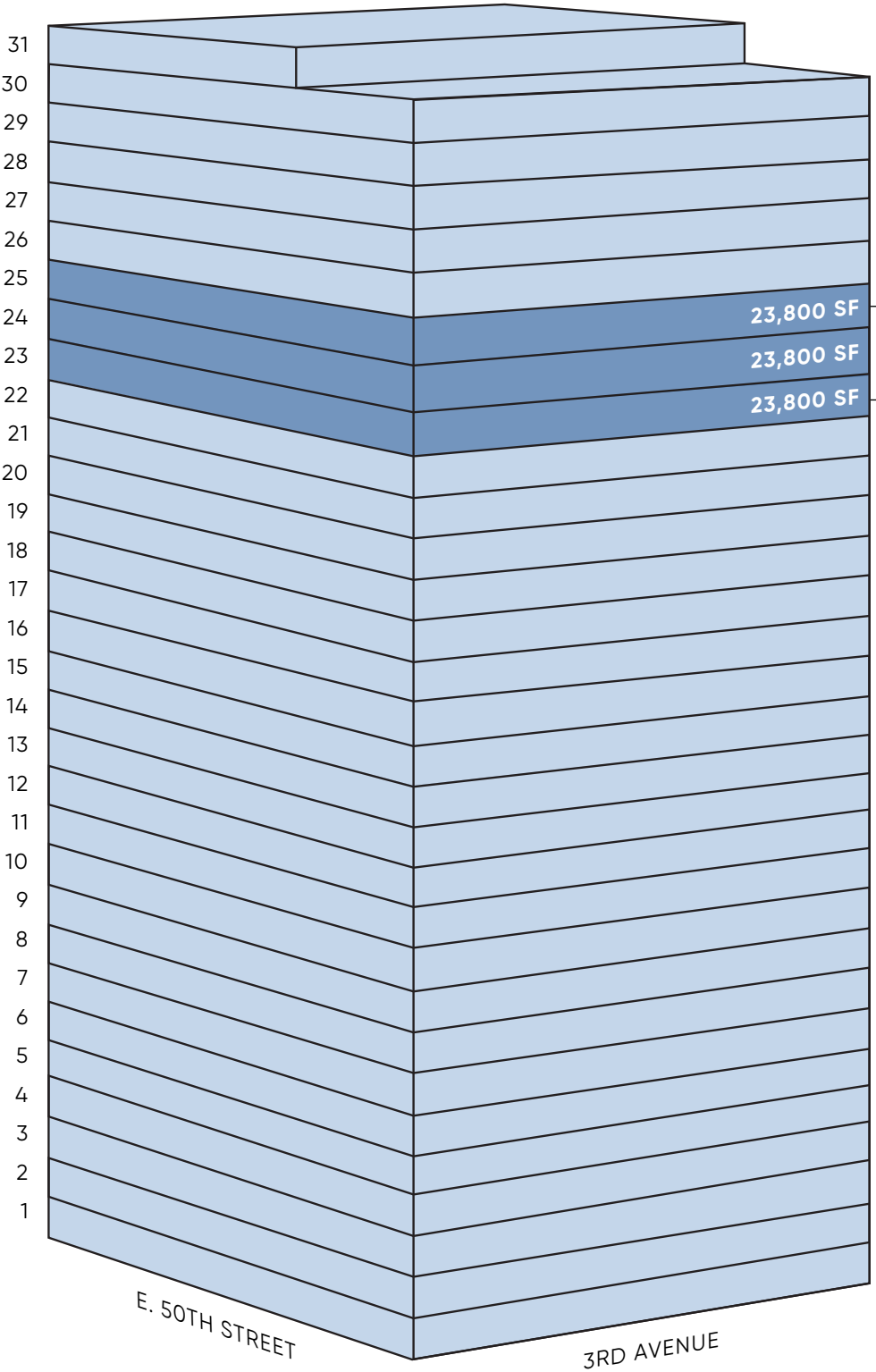
ENTIRE 23RD-25TH FLOORS: 71,400 RSF



EXISTING INSTALLATION: ENTIRE 24TH FLOOR

- 23,800 SF
- 25 offices
- 132 seats
- 4 conference rooms
- 89 open space
- 180.30 SF per person

VIRTUAL TOUR



ENTIRE 23-25
MOVE-IN
CONDITION

DETAILS

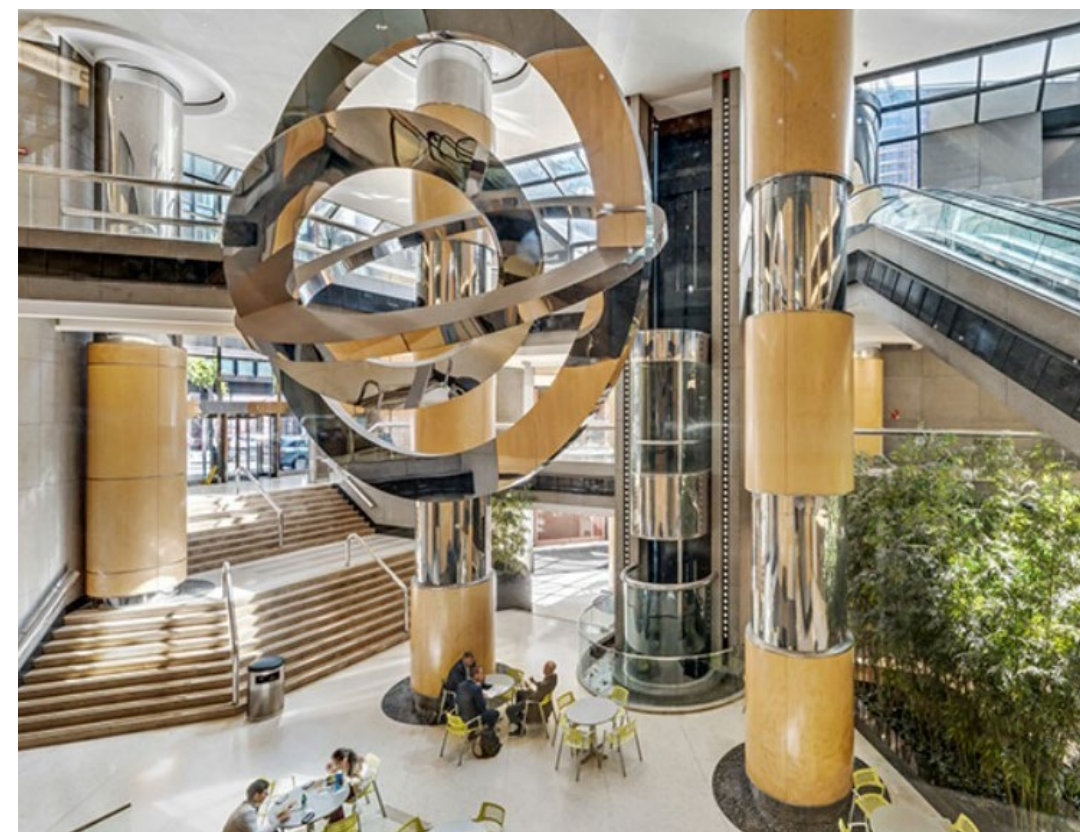
- Delivered fully furnished and wired.
- Features great natural light and East River views.
- Floors can be leased individually.
- Ownership will consider reasonable modifications.



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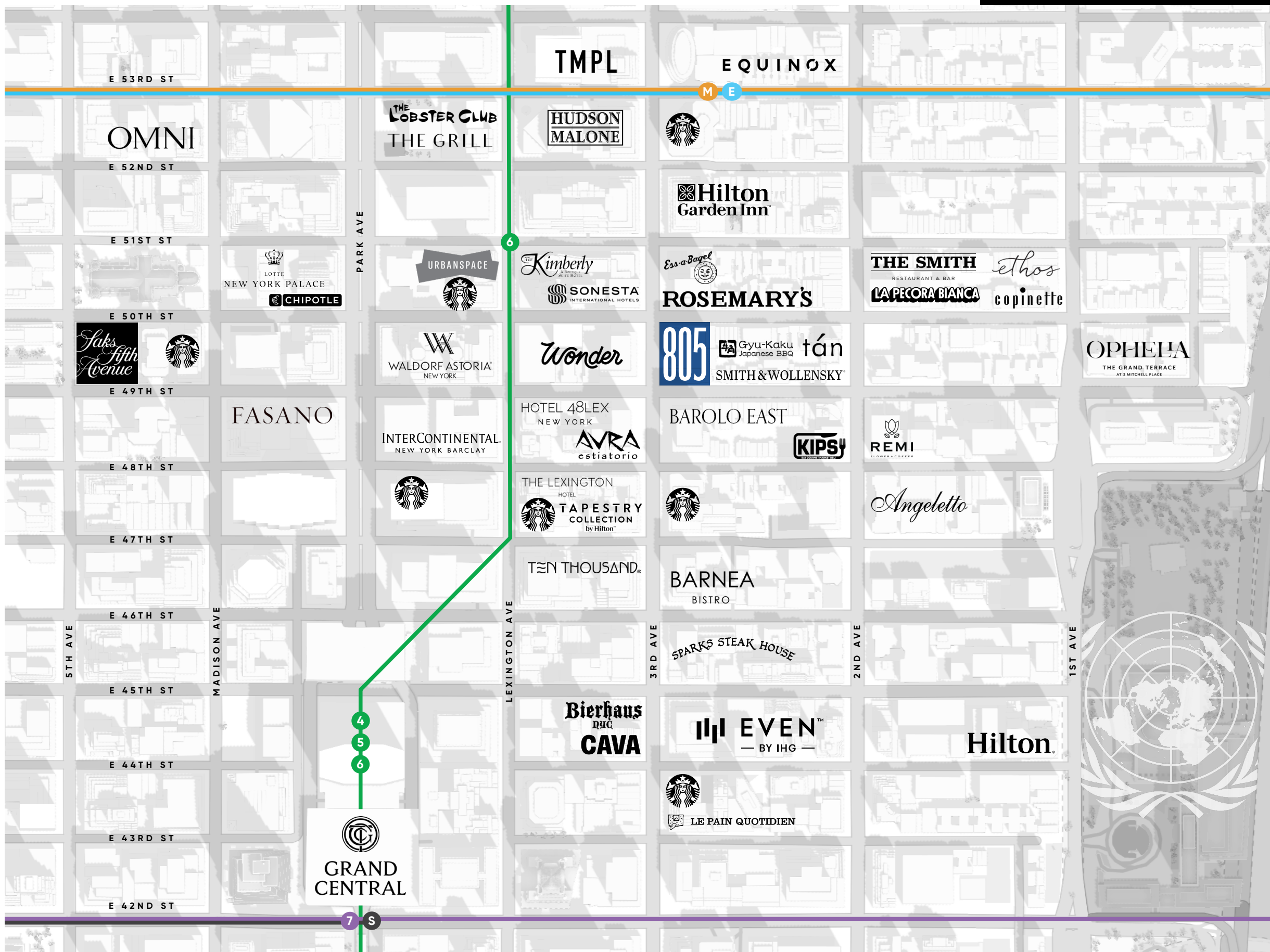


EXISTING INSTALLATION –
ENTIRE 24TH FLOOR

OFFERING EXCELLENT VALUE IN MIDTOWN

- 805 Third Avenue is a premier 31-story office tower designed by Emery Roth & Sons.
- The building features a three-level public atrium lined with fine restaurants and retail options, providing convenience and elegance.
- Offers abundant natural light and stunning East River and city views.
- Steps from Grand Central Terminal.
- A 71,400 SF block of contiguous space presents a great opportunity for expansion.

805
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AVE



CONVENIENT ACCESS, TOP RESTAURANTS, PRIME LOCATION

805 Third Avenue boasts exceptional commuter convenience with easy access to multiple transportation options. The Third Avenue subway station (E, M lines) is just three blocks away, while the 51st Street 6 train stop is only two blocks away. Several nearby bus lines (M101, M103, M15-SBS, M42, M5) further enhance connectivity. Its close proximity to Grand Central Terminal provides seamless access for Metro-North commuters and multiple subway lines. Additionally, the surrounding area features top hotels and renowned restaurants, making it a premier destination for both business and leisure.

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