

# 622 3RD AVENUE

BUILDING-WITHIN-  
A-BUILDING  
OPPORTUNITY

exclusively leased by

**BA** BRADFORD  
ALLEN



# EXCEPTIONAL VALUE IN GRAND CENTRAL WITH SPECTACULAR NATURAL LIGHT AND VIEWS

DESIGNED BY EMERY ROTH & SONS, 622 THIRD AVENUE IS A 39-STORY  
CLASS A OFFICE TOWER

---

UPDATED AND SPACIOUS LOBBY WITH RECENTLY RENOVATED  
ELEVATOR CABS

---

STEPS FROM GRAND CENTRAL TERMINAL AND IN THE MIDDLE OF THE  
MIDTOWN EAST OFFICE MARKET

---

BLOCK-THROUGH PLAZA WITH LANDSCAPING AND OUTDOOR  
SEATING

---

LOBBY ATTENDED 24/7

---

LARGE ROOF DECK AVAILABLE FOR ALL TENANTS

---

IN CLOSE PROXIMITY TO ALL MAJOR PUBLIC TRANSPORTATION



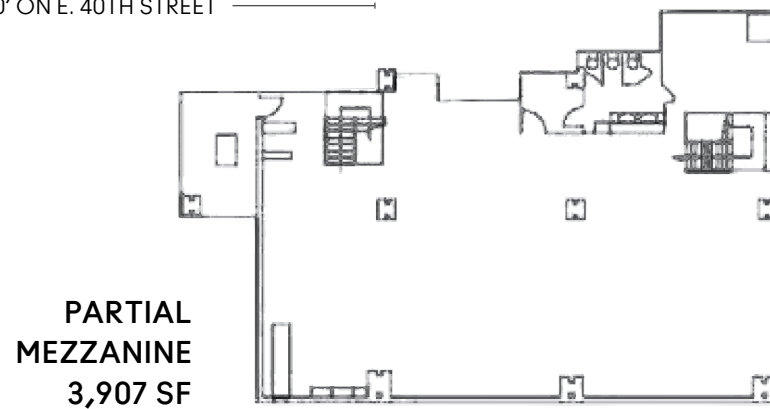
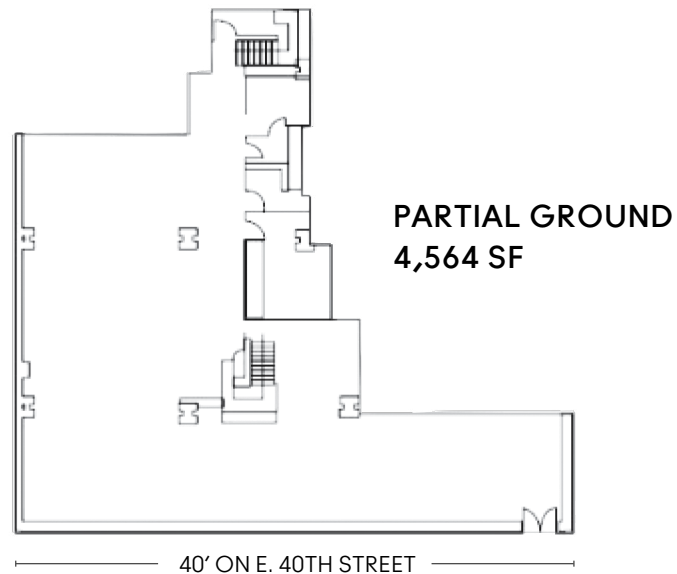
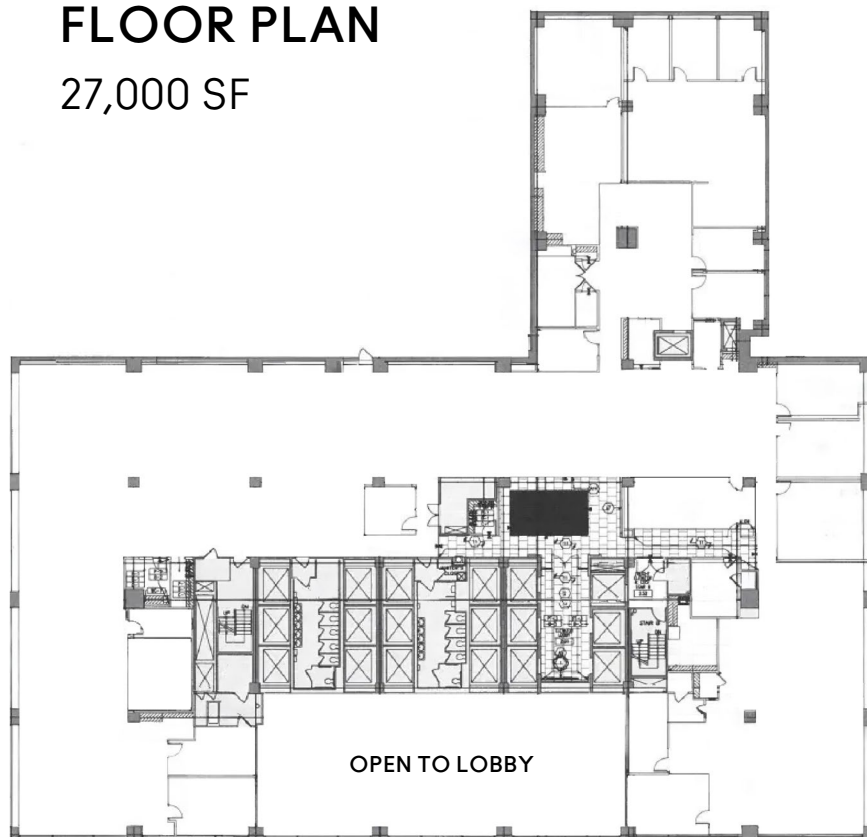
622 3RD AVENUE

BA BRADFORD ALLEN



## ENTIRE SECOND FLOOR PLAN

27,000 SF



3

FLOOR/SUITE	RSF	CONTIGUOUS	SUITE NOTES
PARTIAL GROUND	4,564	35,471	40' of frontage on 40th Street and 14' slab heights
PARTIAL MEZZANINE	3,907		Potential for dedicated elevator
ENTIRE 2	27,000		Built space with 18' ceiling slab heights



622<sup>3</sup> AVENUE  
RD

PRIVATE ENTRANCE



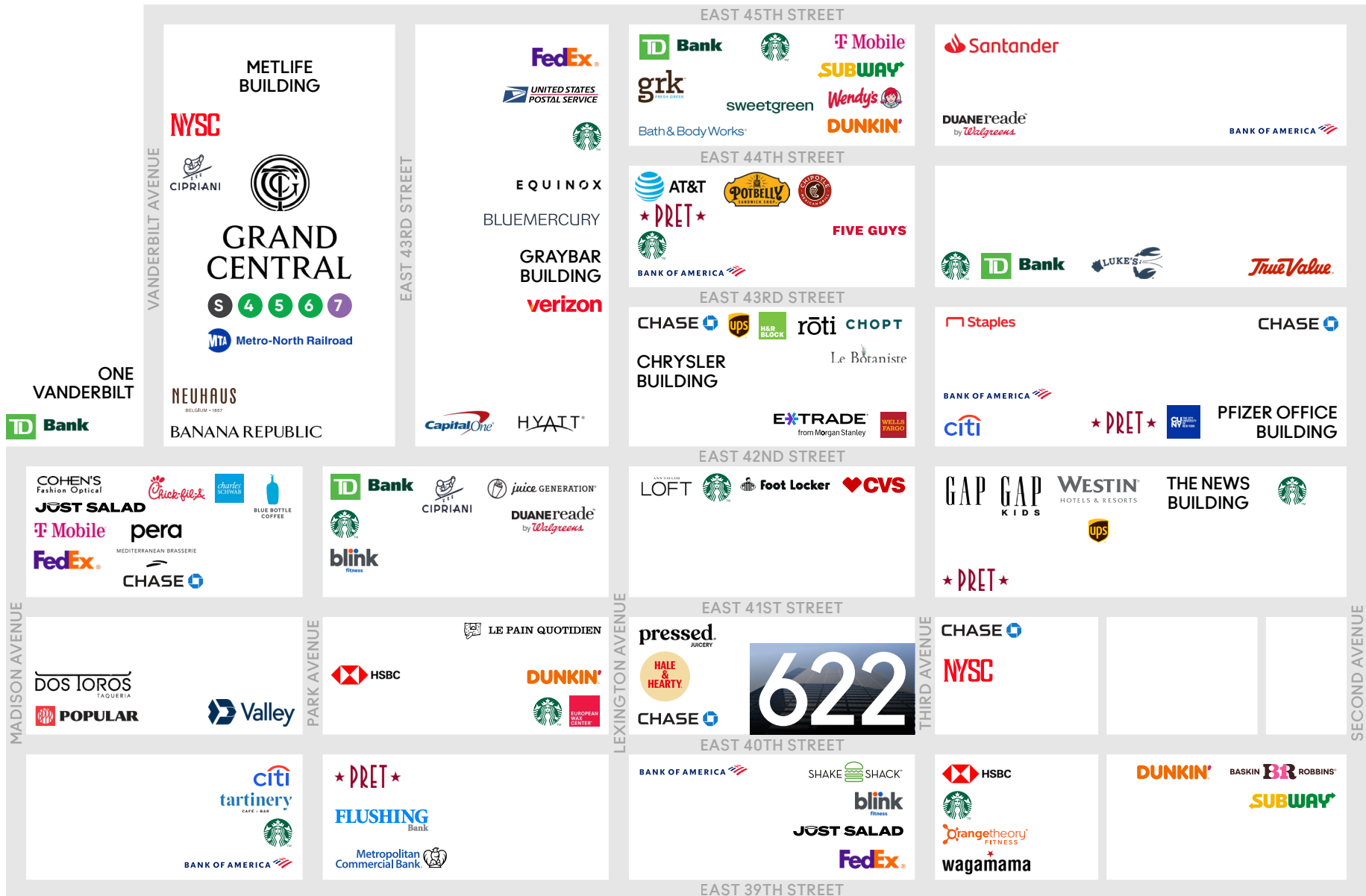
SECOND FLOOR





# IN IMMEDIATE PROXIMITY TO GRAND CENTRAL

622<sup>3</sup> AVENUE  
3RD





# 622 3<sup>RD</sup> AVENUE

## GLENN ISAACSON

(212) 593-7105

[gisaacson@bradfordallen.com](mailto:gisaacson@bradfordallen.com)

## TONY BUILDER

(212) 593-7106

[tbuilder@bradfordallen.com](mailto:tbuilder@bradfordallen.com)

## AVA BEGANOVIC

(212) 593-7123

[abeganovic@bradfordallen.com](mailto:abeganovic@bradfordallen.com)



exclusively leased by

**BA** BRADFORD  
ALLEN

622 3RD AVENUE, NEW YORK, NY 10017

© 2025 Bradford Allen Realty Services. All rights reserved. The information contained herein was obtained from sources deemed reliable; however, it has not been independently verified, and no warranties, express or implied, are made as to the accuracy thereof.