



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

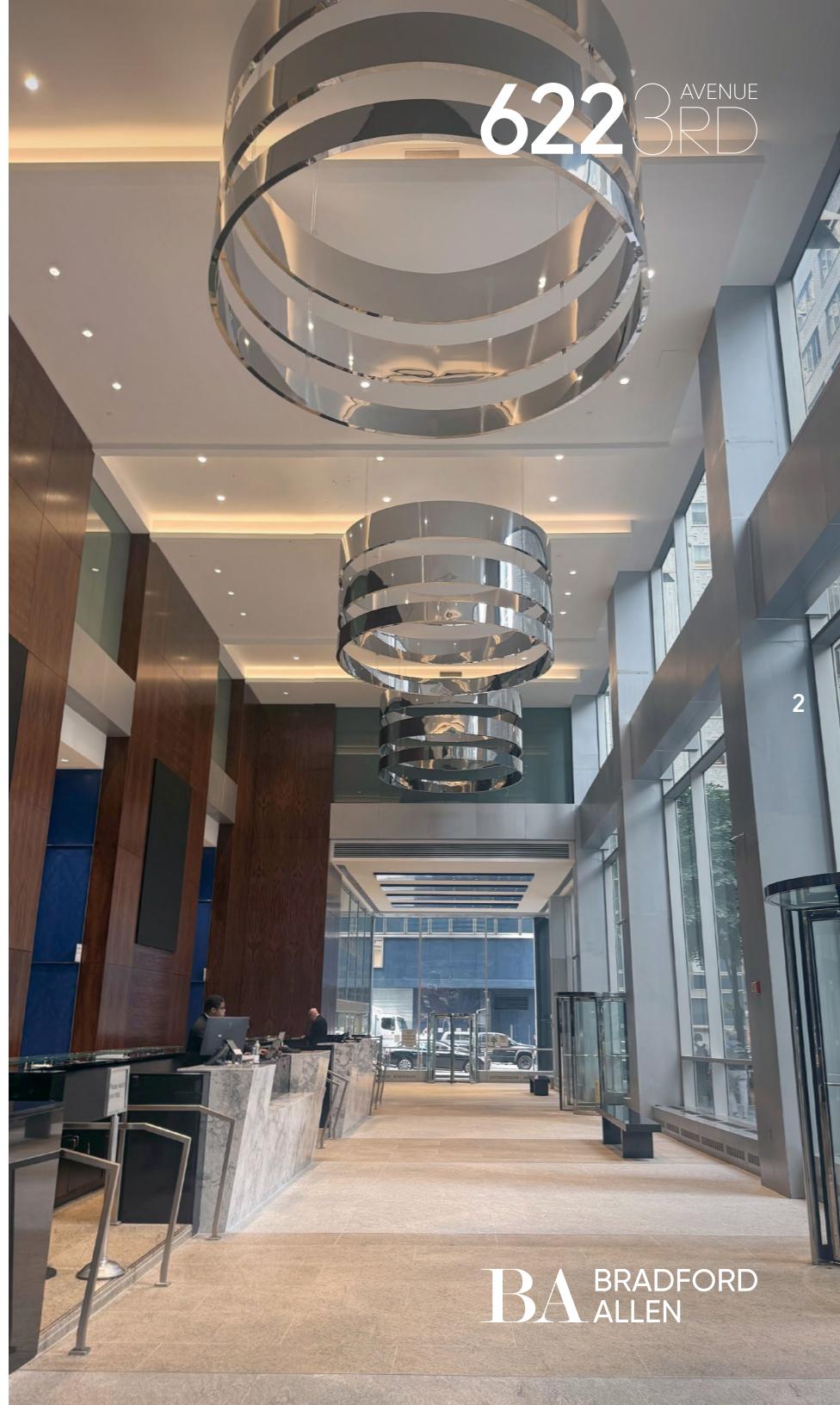
STEPS FROM GRAND CENTRAL TERMINAL AND IN THE MIDDLE OF THE
MIDTOWN EAST OFFICE MARKET

BLOCK-THROUGH PLAZA WITH LANDSCAPING AND OUTDOOR
SEATING

LOBBY ATTENDED 24/7

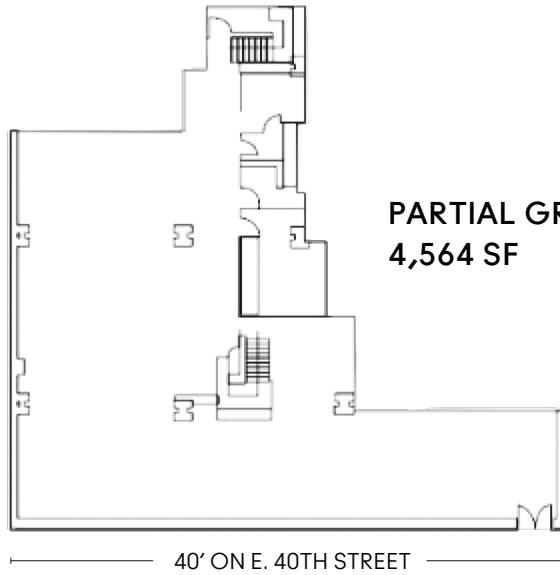
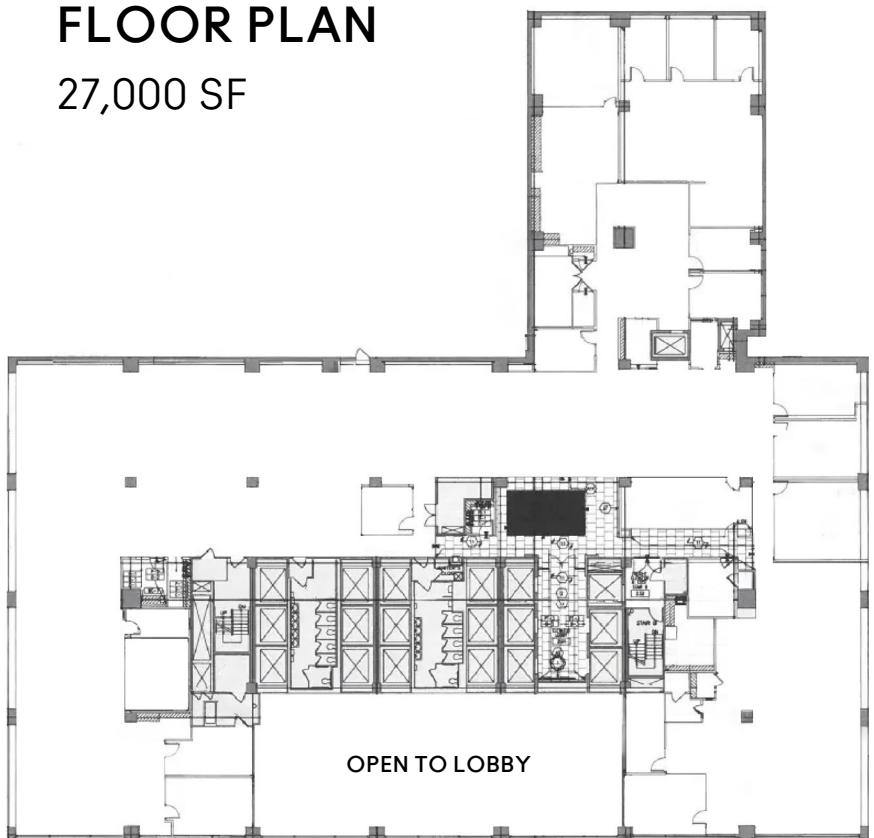
LARGE ROOF DECK AVAILABLE FOR ALL TENANTS

IN CLOSE PROXIMITY TO ALL MAJOR PUBLIC TRANSPORTATION

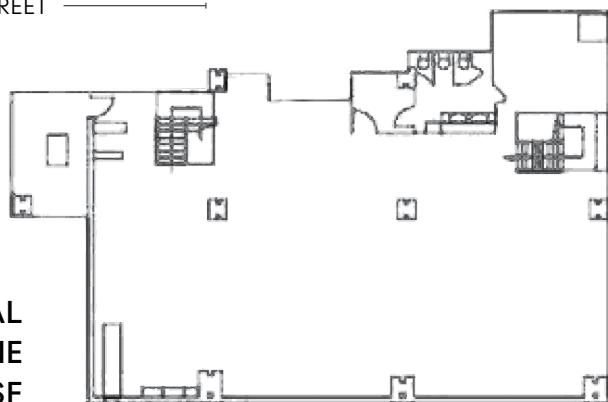


ENTIRE SECOND
FLOOR PLAN

27,000 SF



PARTIAL GROUND
4,564 SF



PARTIAL
MEZZANINE
3,907 SF

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

622 AVENUE
3RD



PRIVATE ENTRANCE



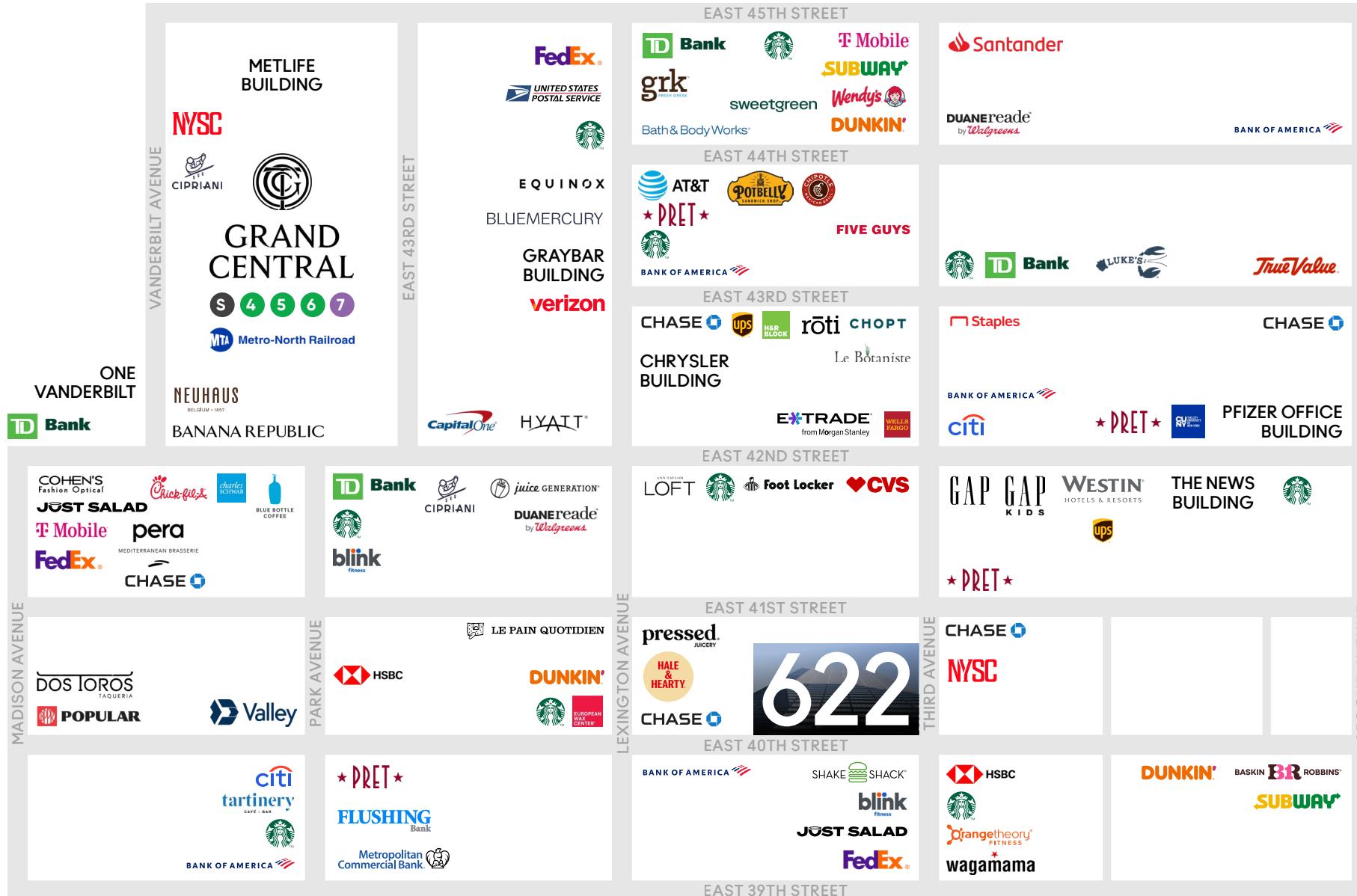
SECOND FLOOR

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IN IMMEDIATE PROXIMITY TO GRAND CENTRAL



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