

# For Sublease

**NEW CONSTRUCTION**

**NEVER OCCUPIED**

**711 Third Avenue  
New York, NY**

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<b>Floor</b>	Part 15 <sup>th</sup> floor
<b>Area</b>	10, 442 RSF
<b>Term</b>	May 30, 2028
<b>Possession</b>	Immediate

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## Space features

- Seats 26 with ample area to densify
- 14 private windowed offices
- Open area for 12 large workstations
- 3 conference rooms
- Large café
- Reception
- Storage
- Mailroom
- Entrance directly off elevator lobby
- Good light - 2 corners and southern views
- [Click here for video tour](#)

## Building features

- Wired Gold certified
- Energy Star label
- Access to SL Green's portfolio amenities
- Newly renovated common corridor and bathrooms
- One block from Grand Central Terminal
- On-site 165 car parking garage

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**711 Third Avenue**  
**Part 15<sup>th</sup> Floor - 10,442 RSF**



*Furniture shown as illustration only*

**BUILD OUT**

**Offices – 14**

**Open area – 12 (6x8 cubes)**

**Conference rooms – 3 (seating 10, 6, and 4)**

**Large café**

**Reception, copy/mail, server, closets**