



For Sublease

NEW CONSTRUCTION

NEVER OCCUPIED

**711 Third Avenue
New York, NY**

Floor	Part 15 th floor
Area	10,442 RSF
Term	May 30, 2028
Possession	Immediate

Building 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](#)

- 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

Barbara Winter

+1 212 812 5990

barbara.winter@am.jll.com

Lisa Kiell

+1 212 812 5787

lisa.kiell@am.jll.com

711 Third Avenue

Part 15th Floor - 10,442 RSF



BUILD OUT

Offices – 14

Open area – 12 (6x8 cubes)

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

Large café

Reception, copy/mail, server, closets