

studio

BY TISHMAN SPEYER

EXCEPTIONAL SPACES FOR
THE FUTURE OF FLEXIBLE WORK

Welcome to Studio Grand Central

YOURSTUDIO.COM

Our Studio location with direct access to Grand Central

The world's leading companies choose Studio by Tishman Speyer for flexible workspace with no compromises. Operating over one million square feet of business-class coworking, event space and move-in ready office suites, Studio is a pioneer in delivering holistic real estate solutions from long-term leases to desks on demand.

Opening in September 2023, our 38,569 RSF location at 666 Third Avenue will feature move-in ready office space with inspired interiors and elevated shared amenities. Enjoy access to meeting rooms and common areas to foster creativity, collaboration, productivity, and growth.

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Thoughtfully designed and programmed to meet the demands of today's modern workforce



Premium offices in a vast range of unit sizes



Flexible lease terms and simple membership agreements



Access to US and Brazil Studio portfolio



Daily cleaning, mail and concierge-type services



Coffee, snacks, breakfasts and happy hours



A variety of medium/large size meeting rooms



A CENTRAL LOCATION THAT OFFERS A WORLD OF POSSIBILITY, PLUS, A REVOLUTIONARY ADDITION 20 YEARS IN THE MAKING – THE LONG ISLAND RAILROAD CONNECTION TO GRAND CENTRAL STATION THAT WILL OFFER MORE OPPORTUNITY THAN EVER BEFORE

Walking distances (in minutes) from 666 Third
1 to 5


- | | |
|-------------------------|----------------------------------|
| 1 Grand Central Market | 10 Aretsky's Patroon |
| 2 Oyster Bar | 11 Sushi Yasuda |
| 3 Apple Store | 12 The UPS Store |
| 4 Grand Central Station | 13 Urbanspace |
| 5 The Capital Grille | 14 Le Pavillon at One Vanderbilt |
| 6 Delmonico | 15 Andaz Hotel |
| 7 Ammos Estiatorio | |
| 8 Shake Shack | |
| 9 Brick New York | |

6 to 10

- 16 Amazon Go
- 17 Bryant Park
- 18 Avra
- 19 NYPL
- 20 Zuma

11 to 15

- | | |
|-----------------------|-----------------------|
| 21 Bobby Van's | 26 Saks Fifth Avenue |
| 22 Zoomo | 27 The Morgan Library |
| 23 Kellari Taverna | 28 The Smith |
| 24 Times Square | 29 Greenacre Park |
| 25 Rockefeller Center | 30 Whole Foods Market |

 Citi Bike Locations

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A fresh entrance

666 Third's newly revitalized lobby is home to the warmer welcome you have always been looking for. Studio by Tishman Speyer's human-focused approach to hospitality provides inspiring energy and the highest level of service for you and your customers.

Working with New York-based MdeAS Architects, Tishman Speyer recently completed an extensive re-imagining of 666 Third Avenue's lobby which includes a new ceiling, lighting, reception desk with accent lighting, and refinishing of the stone and granite.

The lobby boasts two elevated lounge areas flanking the main entrance, each of which incorporates natural materials and warm finishes along with a curated art program, unique scent, and music to cultivate a hospitality-focused environment.

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Studio: 6th floor



Work



Meet



OFFICES

1 – 53 desks

As low as \$800/desk.

AMENITIES

Hot Desk

\$450/mo.

Virtual Office

\$98/mo.

Meeting Rooms

11 total.

Phone Booths

9 total.

The benefits of being a division of Tishman Speyer

For more than 40 years, Tishman Speyer has embodied dedicated expertise and bold vision, building a culture of trust, while growing far beyond the remit of a traditional commercial real estate company.

Tishman Speyer brings industry excellence while offering best-in-class spaces in the most prestigious properties around the world. Studio members are granted access to a robust portfolio offering, with unparalleled operations excellence and unrivaled hospitality that yields partnership for the long term.

Your Studio membership places you within an integrated ecosystem of opportunity, where all your business needs are met with the utmost flexibility, security, and scalability.

We remain your partners for growth and guidance from your first day with us and into our shared futures.

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Inspiring environments Connected communities

WHAT IS ZO?

Inspired by the Greek word for "life," ZO is Tishman Speyer's global amenity network, providing members with access to our world-class spaces, services and experiences. ZO connects our members all over the world to a vibrant and inspiring community that enriches personal and professional networks, fosters collaboration and helps reimagine the role of the workplace beyond the four walls of an office.

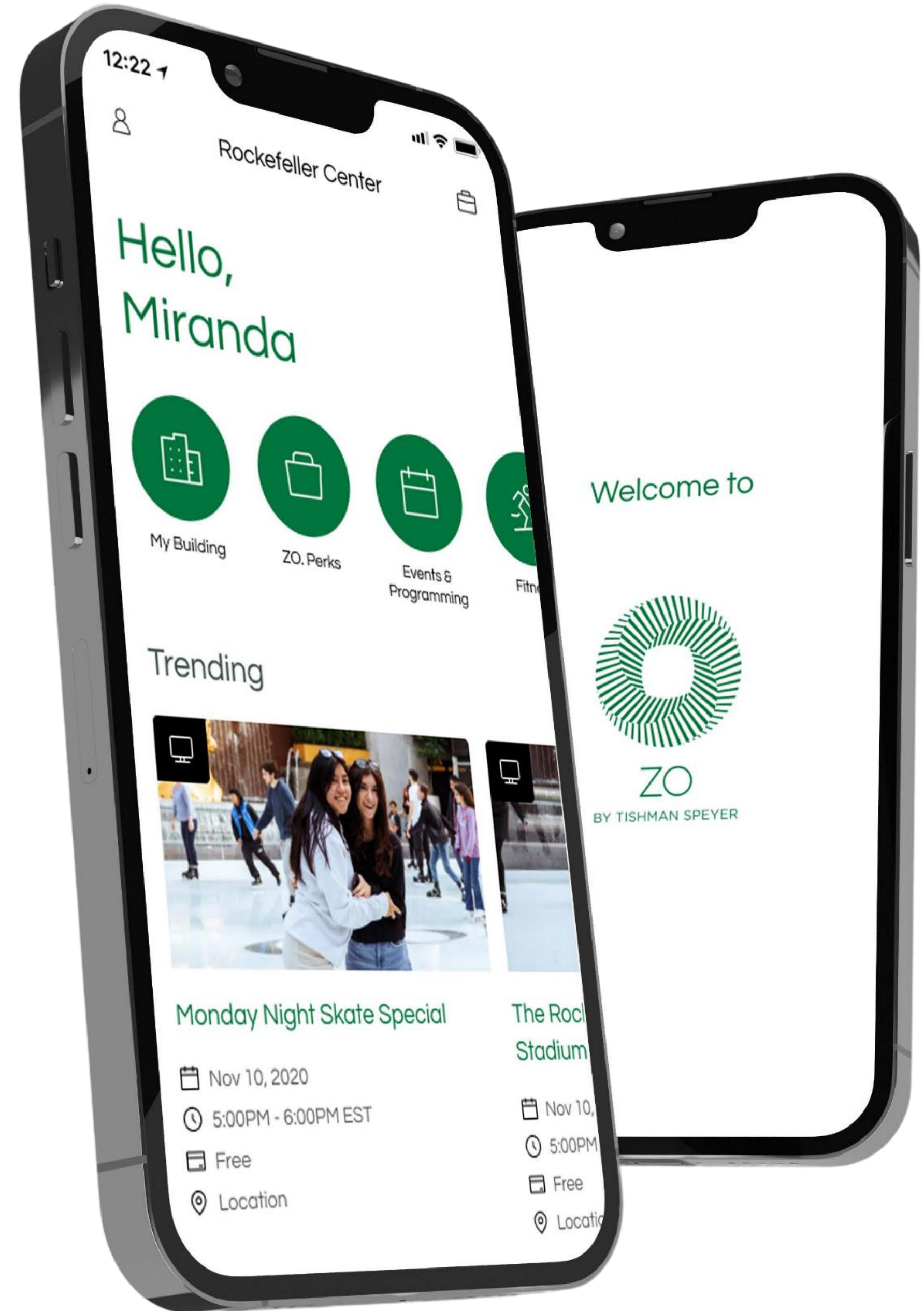
ZO BENEFITS

As a ZO member, you'll have access to a variety of offerings, such as:

PROGRAMMING
GLOBAL ACCESS
SPACES

PERKS
SERVICES

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