

MIDTOWN'S PREMIER
OFFICE CONDOMINIUM

FOR SALE

— 633 —

THIRD AVENUE
NEW YORK, NY

DRAMATIC PRICE REDUCTION

\$685/RSF (Previously \$825/RSF)

633

THIRD AVENUE

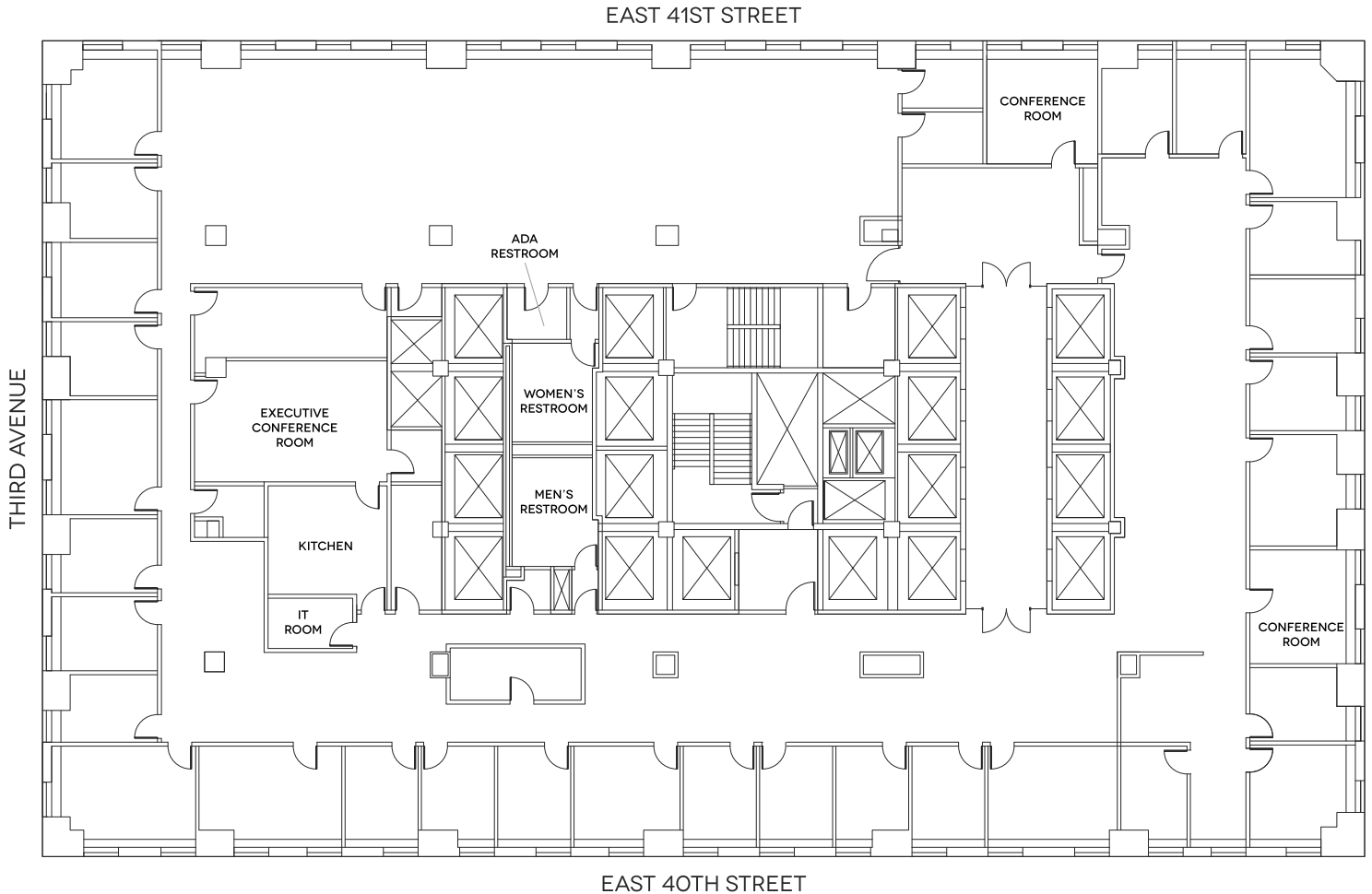
RUDDER PROPERTY GROUP IS PLEASED TO OFFER A FULL FLOOR OFFICE CONDOMINIUM FOR SALE AT

633 THIRD AVENUE NEW YORK, NY

(BETWEEN 40TH AND 41ST STREETS)

Entire 13th Floor: 19,930 RSF
Price: \$685/RSF (Previously \$825/RSF)

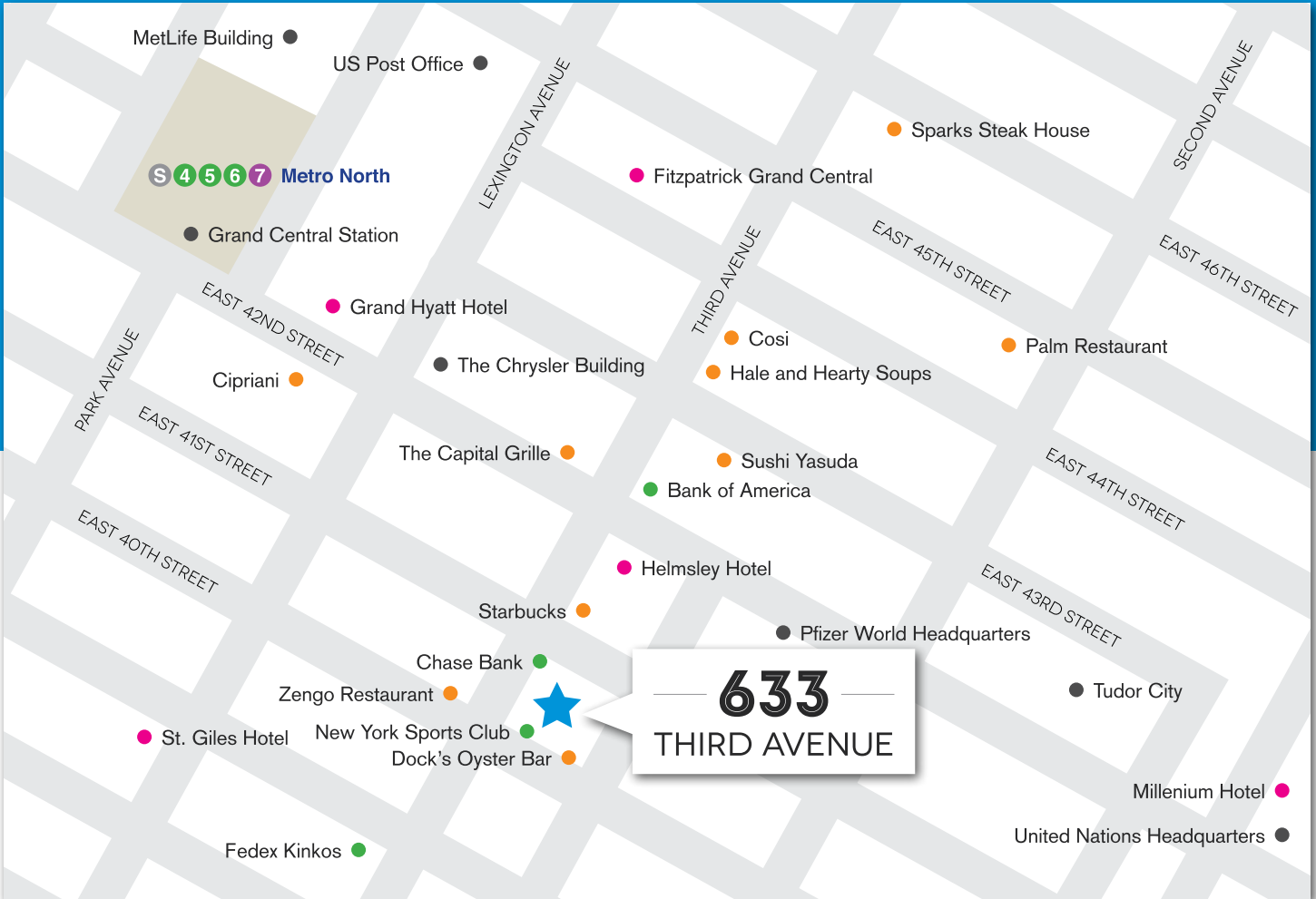
- Rare, Class A office condominium
- Steps from Grand Central and the United Nations
- Prestigious owner/tenant roster including Memorial Sloan-Kettering, Mount Sinai Hospital, New York State Governor's Office and UNICEF
- Dramatic contemporary two-story lobby, attended 24/7
- Modern building systems and first-class management
- Dock's Oyster Bar & Seafood Grill, New York Sports Club and Chase Bank all conveniently accessed through the building lobby



Space highlights include:

- Expansive cityscape and East River views
- Extremely efficient center-core layout with four sides of windows
- Two sets of double-door entrances off the elevator lobby create an impressive full floor presence
- Eight recently refurbished elevators provide highly efficient service to the floor
- Modern infrastructure and attractive existing office installation
- ADA compliant elevators, entrances and bathrooms
- High slab-to-slab ceiling heights
- Supplemental HVAC unit
- Reasonable divisions considered

633 THIRD AVENUE



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