

FOR SALE

633 THIRD AVENUE | 20th FLOOR | NEW YORK, NY

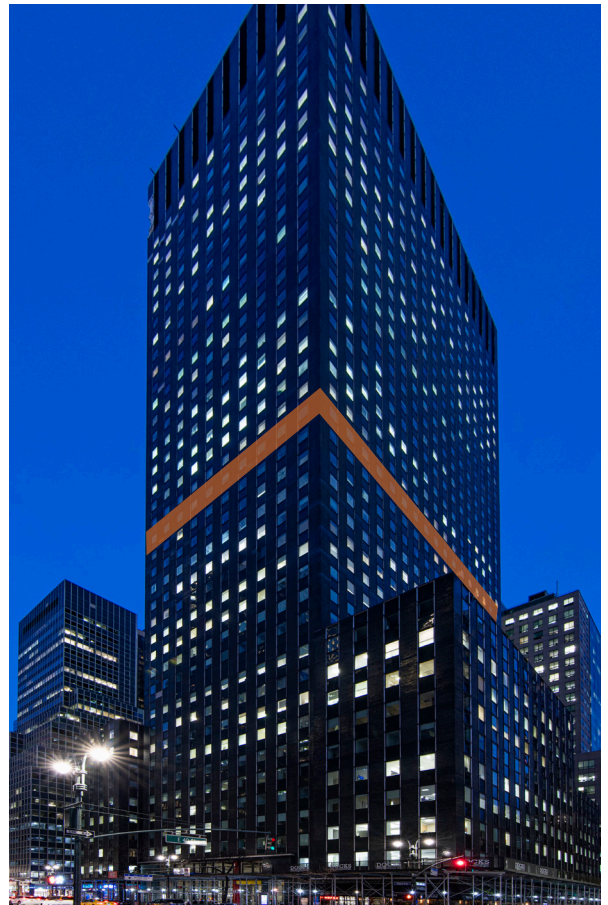
20,000 RSF Class A Office Condominium

Denham Wolf Real Estate Services, as exclusive agent, is pleased to present the rare opportunity to acquire a 20,000 RSF, full-floor Class A commercial condominium in Midtown Manhattan.

633 Third Avenue offers a rare opportunity to acquire a full floor Class A office condominium in a prime Manhattan location. The subject property offers a tremendous opportunity for either owner-users or investors that want to own a premium asset in a well-connected, HQ location.

INVESTMENT HIGHLIGHTS

- Class A Office Building
- Delivered Vacant
- Owner Occupier/Investor Opportunity
- Potential for Nonprofits and International Missions to Benefit from Real Estate Tax Exemption
- Close to United Nations HQ
- Prime Grand Central Terminal Location, Transportation Hub, including 4,5,6,7,S, Metro-North Railroad and LIRR
- Oversized Windows on all Four Sides
- Full Floor Presence
- Highly Efficient Floorplate
- Existing Office-Intensive Build-Out
- Rare Size & Scale
- Tower Floor Location
- World Class Neighbors/Owners



[CLICK HERE FOR A VIRTUAL TOUR](#)

ASKING PRICE: \$18,000,000 (\$900/SF)

**DENHAM
WOLF**

For additional and access to the virtual deal room please contact exclusive broker:

KATE HROBSKY | khrobsky@denhamwolf.com | Tel + 1 646 814 8856

CAMERON TUTTLE | ctuttle@denhamwolf.com | Tel + 1 646 307 4546

CHRISTOPHER D. TURNER, MRICS | cturner@denhamwolf.com | Tel + 1 212 629 7013

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, existing and buildable square footages, and uses must be independently verified. The prospective buyer should carefully verify all information contained herein. © 2024 Denham Wolf

FOR SALE

633 THIRD AVENUE | 20th FLOOR | NEW YORK, NY

20,000 RSF Class A Office Condominium

CONDOMINIUM UNIT SNAPSHOT

ADDRESS	633 Third Ave - 20th Floor, New York, NY 10017	
LOCATION	East side of Third Avenue between 40th and 41st Streets	
BLOCK/LOT	1314/1419	
ZONING	C5-3, MID	
FLOOR AREA	19,957 RSF	
COMMON INTEREST	1.875%	
ELEVATORS	8 passenger and 1 freight (servicing 20 th floor)	
LOBBY	Dedicated Elevator Lobby leading to north and south sides of the 20 th floor	
RESTROOMS	Exclusive Use	
CEILING HEIGHTS	Slab-to-Slab	11'0"
	Existing Dropped Ceiling	8'6"
COLUMN SPACING	North/South	14'0"
	East/West	14'0"
ELECTRICITY	Submetered	
ACCESS	24/7	
REAL ESTATE TAXES	\$13.02 PSF	\$259,838 / year
COMMON AREA CHARGES	\$11.27 PSF	\$225,000 / year



Rendering

For additional and access to the virtual deal room please contact exclusive broker:

KATE HROBSKY | khrobsky@denhamwolf.com | Tel + 1 646 814 8856

CAMERON TUTTLE | ctuttle@denhamwolf.com | Tel + 1 646 307 4546

CHRISTOPHER D. TURNER, MRICS | cturner@denhamwolf.com | Tel + 1 212 629 7013

DENHAM WOLF

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, existing and buildable square footages, and uses must be independently verified. The prospective buyer should carefully verify all information contained herein. © 2024 Denham Wolf