**825 THIRD AVENUE**

**A NEW CLASS OF CUTTING EDGE**

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**TOWER PREBUILT FLOOR 20**

**EAST SUITE**

**6,365 SF**

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**AVAILABILITY**

- Premium Prebuilt Featuring Blended Open/Office Layout
- Boutique Floorplates
- East River Views
- Dynamic View Glass Installed in All Windows Automatically Tints to Mitigate Direct Sun and Reduce Glare
- Available Q1 2024

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**PROPERTY FEATURES**

- $150 Million+ capital improvement program underway
- State-of-the-art MEP systems with integrated BMS and digital twin
- New entrance, lobby, and retail storefronts
- Streamlined perimeter heating and cooling
- Hospitality-focused building amenity featuring wrap-around outdoor terrace
- Certified LEED Gold–Building Design and Construction: Core and Shell

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