

# 825

THIRD AVENUE

A NEW CLASS OF CUTTING EDGE

## TOWER FLOORS 22 & 27

11,816 SF EACH



OPEN WORK LIBRARY



OFFICE INTENSIVE

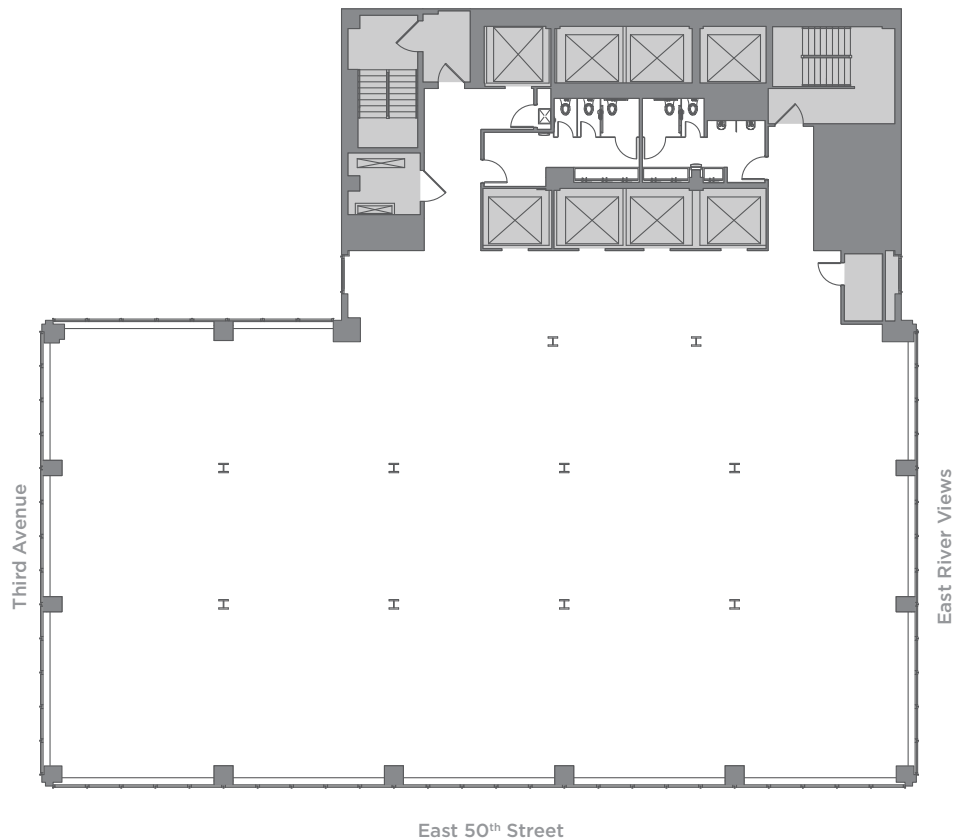
### AVAILABILITY

- Boutique Floorplates
- Floor-Through Sightlines Punctuated by Long-Range Views
- Dynamic View Glass Installed in All Windows Automatically Tints to Mitigate Direct Sun and Reduce Glare

### PROPERTY FEATURES

- Recently completed \$150 Million+ capital improvement program
- 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

### CORE & SHELL PLAN



#### PRIMARY LEASING CONTACT

**Ashlea Aaron**  
212.257.6590  
AAaron@durst.org

#### ADDITIONAL LEASING CONTACTS

**Sayo Kamara**  
212.789.1761  
SKamara@durst.org

**Bailey Caliban**  
212.257.6535  
BCaliban@durst.org

**Thomas Bow**  
212.257.6610  
TBow@durst.org

**825Third.com**