**AVAILABILITIES**

| Top of House Floors 34-40 | 12,278 SF Each | Sweeping City and River Views. Top-of-House Exclusivity. |
| Top of House Prebuilt Floor 33 | 12,278 SF | Premium Prebuilt Featuring Sweeping City and River Views. Top-of-House Exclusivity. |
| Top of House Floor 32 | 12,278 SF | Sweeping City and River Views. Top-of-House Exclusivity. |
| Top of House Floor 30 | 11,856 SF | Sweeping City and River Views. Top-of-House Exclusivity. |
| Midrise Floors 14-16 & 18 | 11,054 SF Each | East River and Midtown Views. Dynamic View Glass in All Windows. |
| Podium Floors 2-9 & 11 | 19,377 – 19,871 SF Each | Large, Bright Floors Perfectly Suited to Multi-Floor Tenants. 159,000 SF Contiguous Block Available. |
| Ground Floor Retail B | 2,858 SF | Prime Location Fronting 50th Street. |
| Ground Floor Retail A | 6,544 SF + 9,600 SF | Prime Corner Location Fronting Third Avenue and 50th Street. Divisible. |

**PROPERTY OVERVIEW**

825 Third Avenue is being thoroughly reimagined through a $150 million capital improvement program focusing on performance, tenant comfort, modern aesthetics, and operational efficiency. MEP systems, windows, building infrastructure, and retail storefronts are being replaced or substantially upgraded. Significant renovations also include a new lobby and hospitality-focused building amenity featuring wrap-around outdoor terrace.
STACKING PLAN

825 THIRD AVENUE

GROUND FLOOR

RETAIL A
6,544 SF

RETAIL B
2,858 SF

TOP OF HOUSE
FLOORS 30 - 40
11,145 to 12,278 SF

TOWER
FLOORS 20 - 29
11,816 to 11,870 SF

MIDRISE
FLOORS 12 - 18
11,054 SF

PODIUM
FLOORS 2 - 11
19,377 to 19,871 SF

WELL & AMENITY
with Outdoor Terrace
8TH Floor - Marketing Floor

GROUND FLOOR
RETAIN A
6,544 SF

38TH Floor - Marketing Floor
33RD Floor - Prebuilt
29TH Floor - DurstReady
27TH Floor - Marketing Center
26TH Floor - Prebuilt
17TH Floor East - Prebuilt
17TH Floor West - DurstReady
19TH Floor West - DurstReady
27TH Floor - Marketing Center
26TH Floor - Prebuilt
29TH Floor - DurstReady
38TH Floor - Marketing Floor
33RD Floor - Prebuilt
29TH Floor - DurstReady
27TH Floor - Marketing Center
26TH Floor - Prebuilt
17TH Floor East - Prebuilt
17TH Floor West - DurstReady
19TH Floor West - DurstReady

825Third.com

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825 THIRD AVENUE

GROUND FLOOR RETAIL

50TH STREET RETAIL & BUILDING ENTRANCE

THIRD AVENUE RETAIL

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825Third.com
12,278 SF EACH
PREBUILT PLAN
TOP OF HOUSE FLOOR 33

- **12,278 SF**

**PREBUILT PLAN**

**TOP OF HOUSE FLOOR 33**

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**3rd Avenue**

**East 50th Street**
CORE & SHELL PLAN
TOP OF HOUSE FLOOR 32

825 Third Avenue

12,278 SF

East 50th Street

Third Avenue
CORE & SHELL PLAN
TOP OF HOUSE FLOOR 31

11,145 SF
CORE & SHELL PLAN
TOP OF HOUSE FLOOR 30

11,856 SF

825Third.com
11,870 SF
PREBUILT PLAN
TOWER FLOOR 26

11,816 SF
CORE & SHELL PLAN
TOWER FLOORS 20-25, 27 & 28

11,816 SF Each

825 Third Avenue

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825Third.com
PREBUILT PLAN
MIDRISE FLOOR 17 EAST SUITE

5,527 SF

East 50th Street

Third Avenue

825 Third Avenue

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825Third.com
CORE & SHELL PLAN
MIDRISE FLOORS 14-16 & 18

11,054 SF Each
CORE & SHELL PLAN
PODIUM FLOORS 2-9 & 11

19,377 - 19,871 SF Each
CORE & SHELL PLAN
GROUND FLOOR RETAIL A

6,544 SF