



757 THIRD AVE

An Evolution of the Workplace

At the pinnacle of Midtown Manhattan, just steps from Grand Central Terminal, 757 Third Avenue stands as an iconic mid-century masterpiece designed in the early 1960s by the renowned architects Emery Roth & Sons. This distinguished address is home to a premier roster of tenants spanning finance, technology, real estate, insurance, investment management and other industries reflecting both prestige and enduring architectural elegance.



Reception



*Elevated Spaces,
Elevated Results.*

Mid-Century Classic



From pre-built suites to multi-floor opportunities, 757 Third Avenue offers a range of options to accommodate the needs of today's most discerning tenants. And with le Salon – the building's signature amenity center – there's always an elevated setting for work, collaboration, and everything in between.



Redefining
THE EXECUTIVE
Experience

Abundant Natural Light



Meeting Room



Floor Elevators



le Salon

757 THIRD AVE



Beyond the grand staircase, a dedicated amenity suite unfolds. The “le Salon” lounge pays homage to the publishing renaissance of the 1950s and 1960s, evoking the intimacy of a mid-century reading room while delivering contemporary refinement—complete with a curated pantry, coffee bar, refined event & conference environments, fitness club with lockers & showers, and bike room.

le Salon - Library

THE LIBRARY



le Salon - Lounge & Collaborative Space



le Salon - Cafe



le Salon - Conferencing





Welcome to the Neighborhood

Midtown East



United Nations



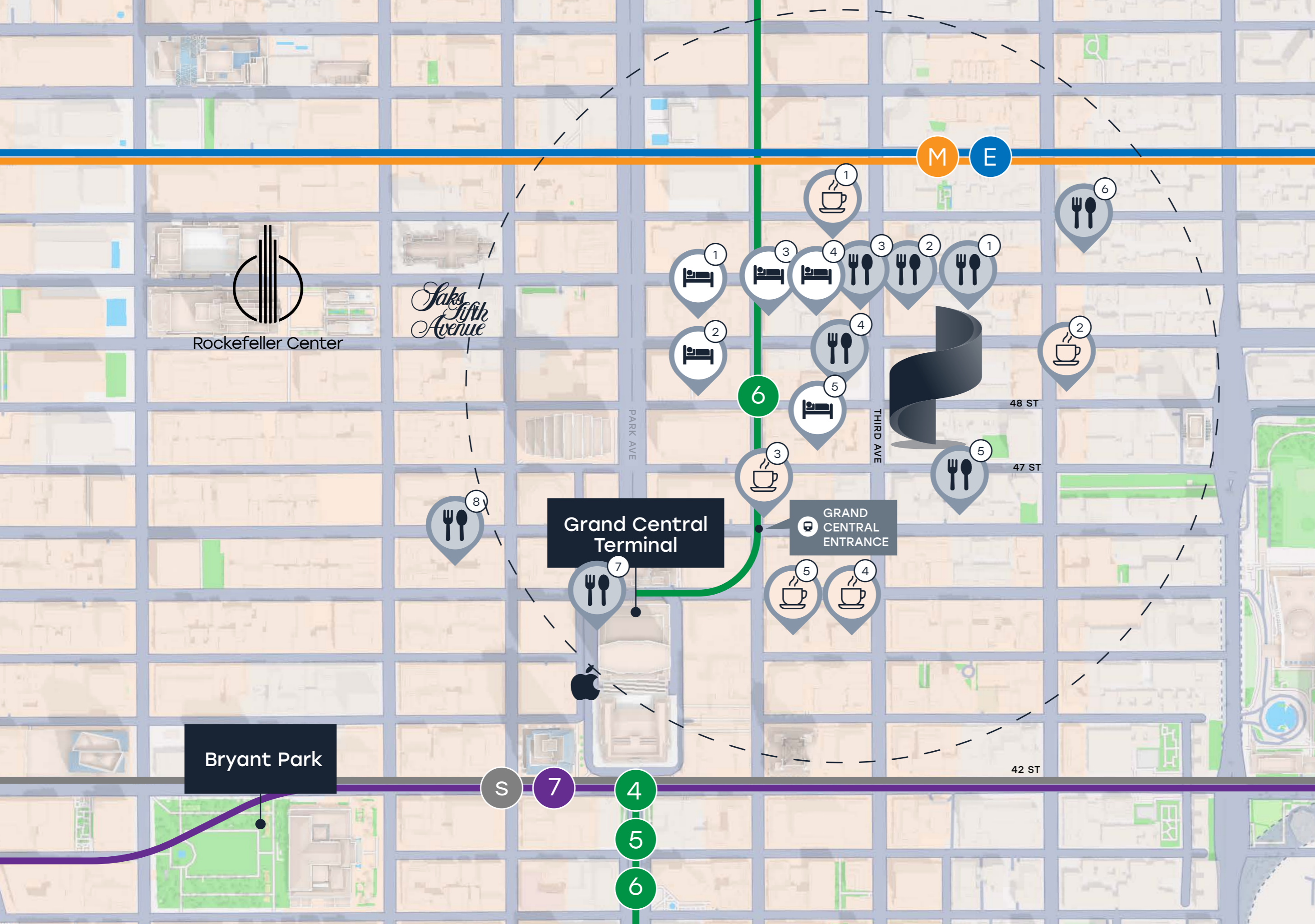
Grand Central Terminal



Bryant Park



East River



Ground Retail

♥ **CVS** pharmacy



Food

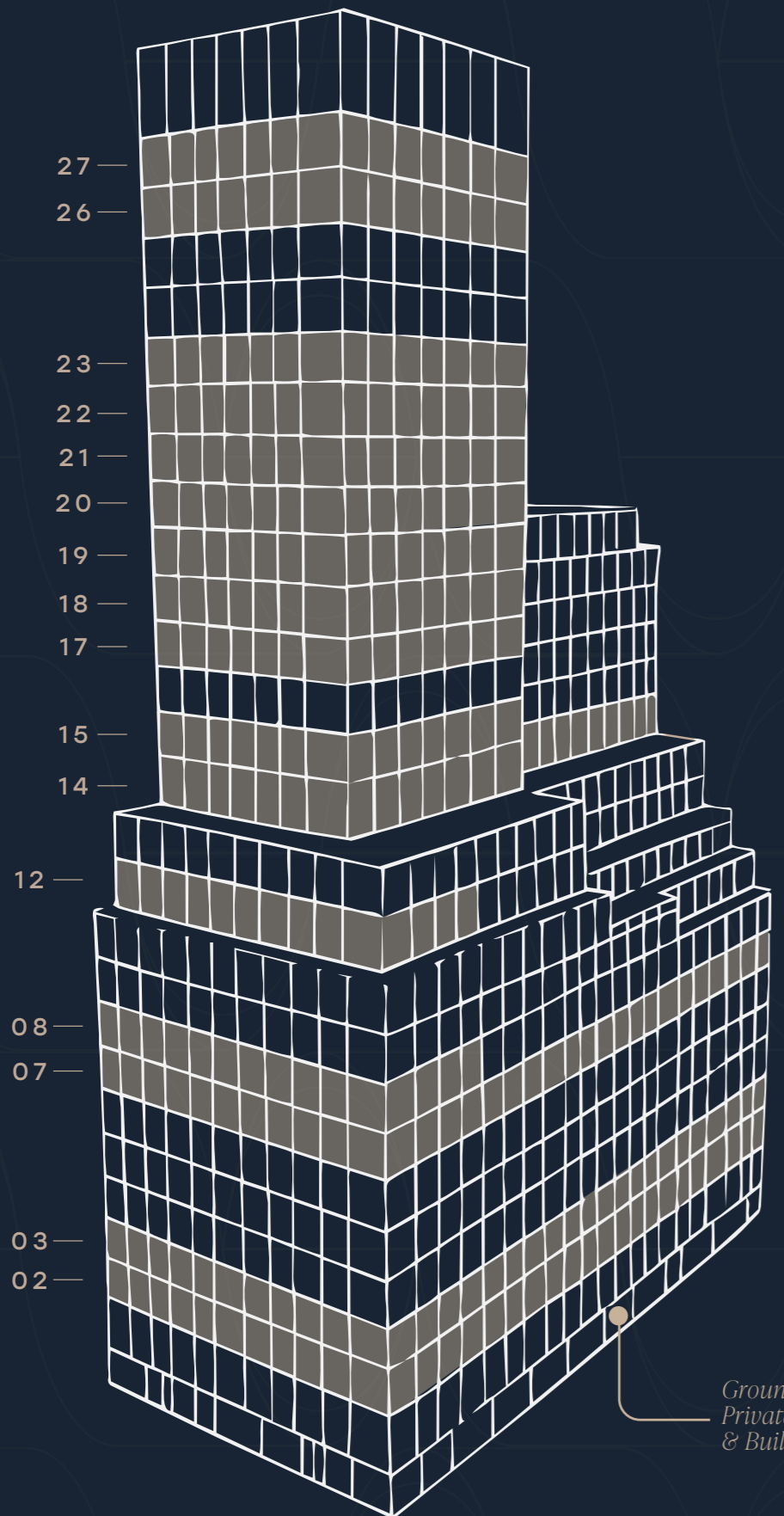
- 1 tán by Chef Richard Sandoval
- 2 Smith & Wollensky
- 3 Wonder
- 4 Avra 48th Street
- 5 Barnea Bistro
- 6 The Smith
- 7 The Capital Grille
- 8 Morton's The Steakhouse

Cafes

- 1 Blank St Coffee
- 2 Remi Flower & Coffee
- 3 dae day coffee
- 4 Little Collins
- 5 maman

Hotels

- 1 Waldorf Astoria New York
- 2 InterContinental New York
- 3 The Benjamin Royal
- 4 The Kimberly Hotel
- 5 Residence Inn by Marriott



<i>Floor</i>	<i>Type</i>	<i>Footage</i>	<i>Floor Plan</i>
27	ENTIRE	6,960	VIEW PLAN
26	ENTIRE	6,960	VIEW PLAN
23	ENTIRE	6,960	VIEW PLAN
22	ENTIRE	6,960	VIEW PLAN
21	ENTIRE	11,592	VIEW PLAN
20	ENTIRE	11,592	VIEW PLAN
19	PARTIAL	8,026	VIEW PLAN
18	PARTIAL	9,964	VIEW PLAN
17	PARTIAL	6,499	VIEW PLAN
15	PARTIAL	7,333	VIEW PLAN
14	ENTIRE	22,809	VIEW PLAN
12	PARTIAL	8,123	VIEW PLAN
08	PARTIAL	10,475	VIEW PLAN
08	PARTIAL	13,458	VIEW PLAN
07	PARTIAL	14,685	VIEW PLAN
07	PARTIAL	11,943	VIEW PLAN
<i>Building-Within-a-Building Opportunity</i>			
03	ENTIRE	30,746	VIEW PLAN
02	ENTIRE	30,811	VIEW PLAN
<i>Private Entrance & Building Branding</i>			

Building within a Building

Situated on a prominent corner, 757 Third's private entrance with branding opportunity establishes a strong, independent presence. Transform your entrance into a powerful extension of your identity and achieve both privacy and prestige through a seamless arrival experience in one of Manhattan's most sought-after business districts.



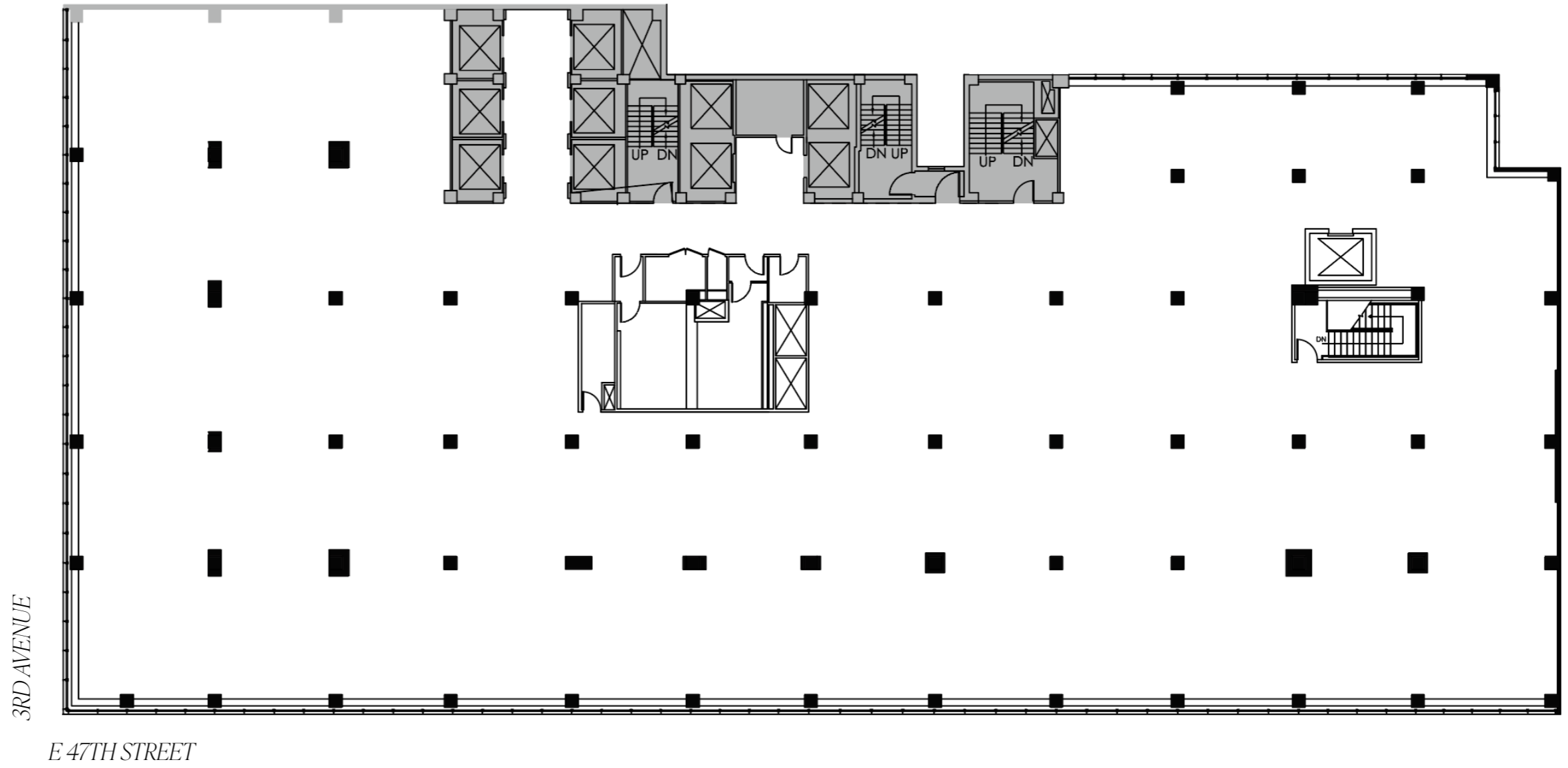


757 THIRD AVE

Floor - 02

Core & Shell Plan

30,811 SF



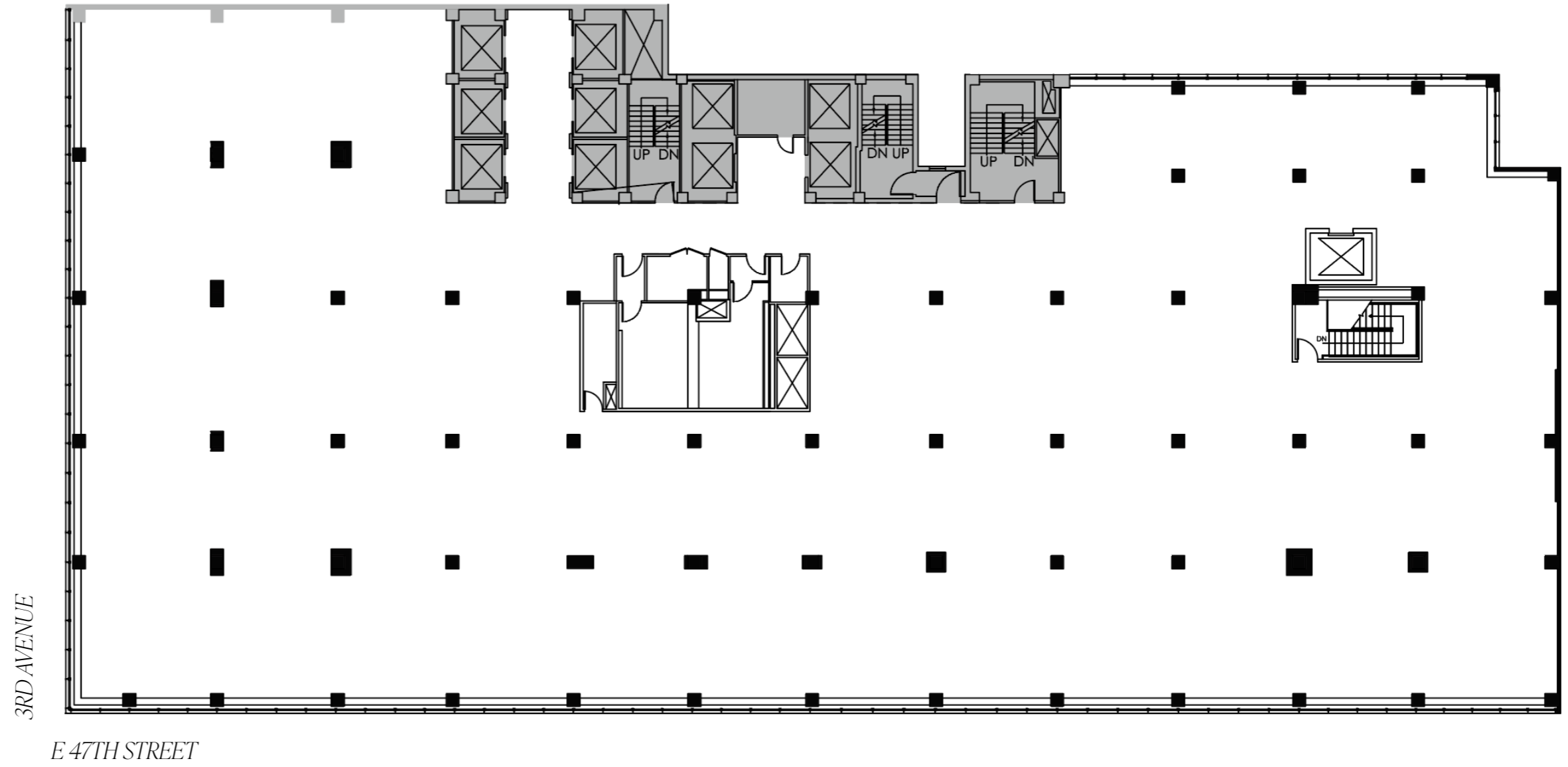


757 THIRD AVE

Floor - 03

Core & Shell Plan

30,746 SF





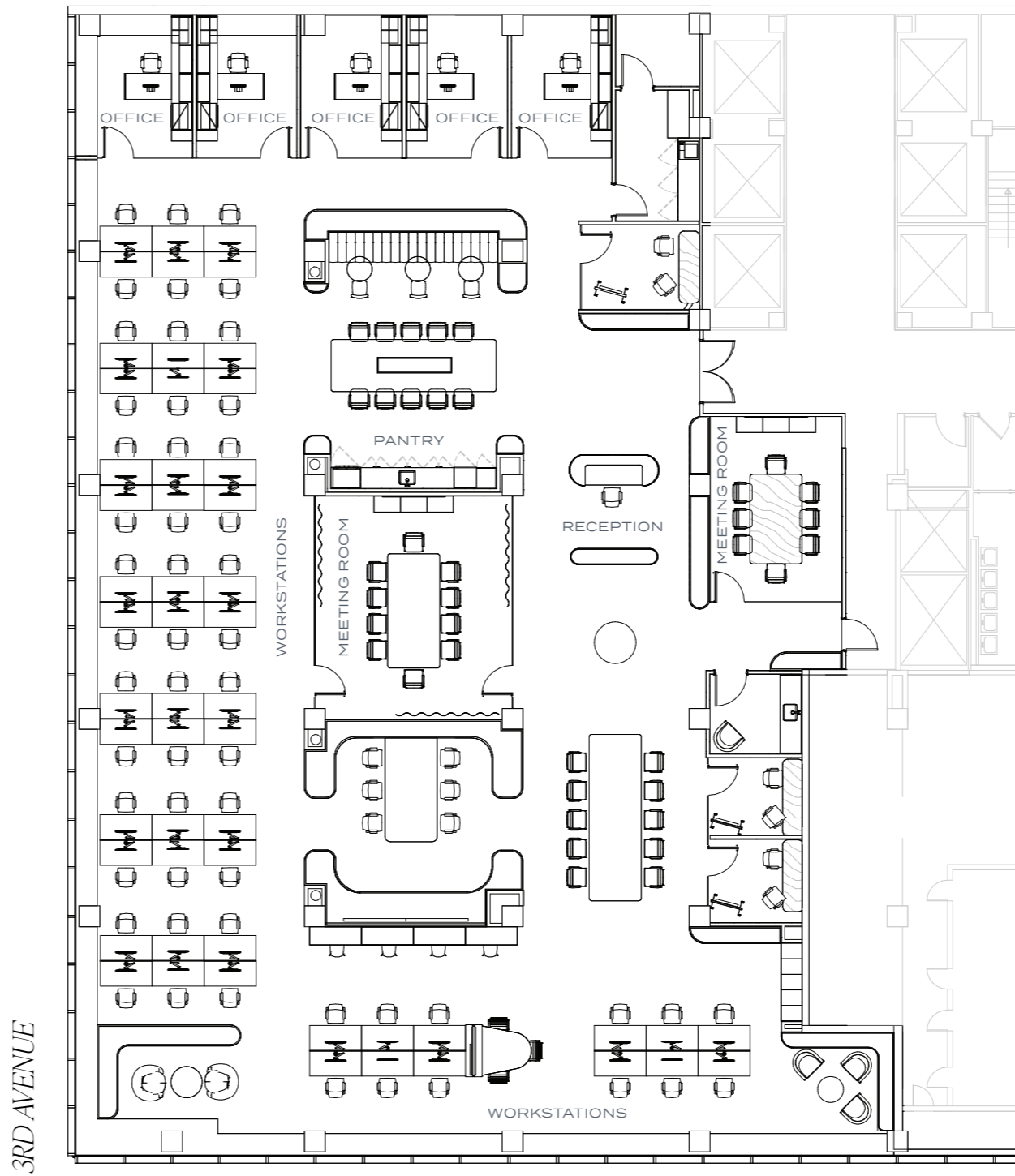
757 THIRD AVE

Floor - 07

Test-fit Plan
11,943 SF

Suite A

Workstations	54
Offices	5
Conference Rooms	2
Phone Booths	3
Reception	1
Total	65



3RD AVENUE

E 47TH STREET





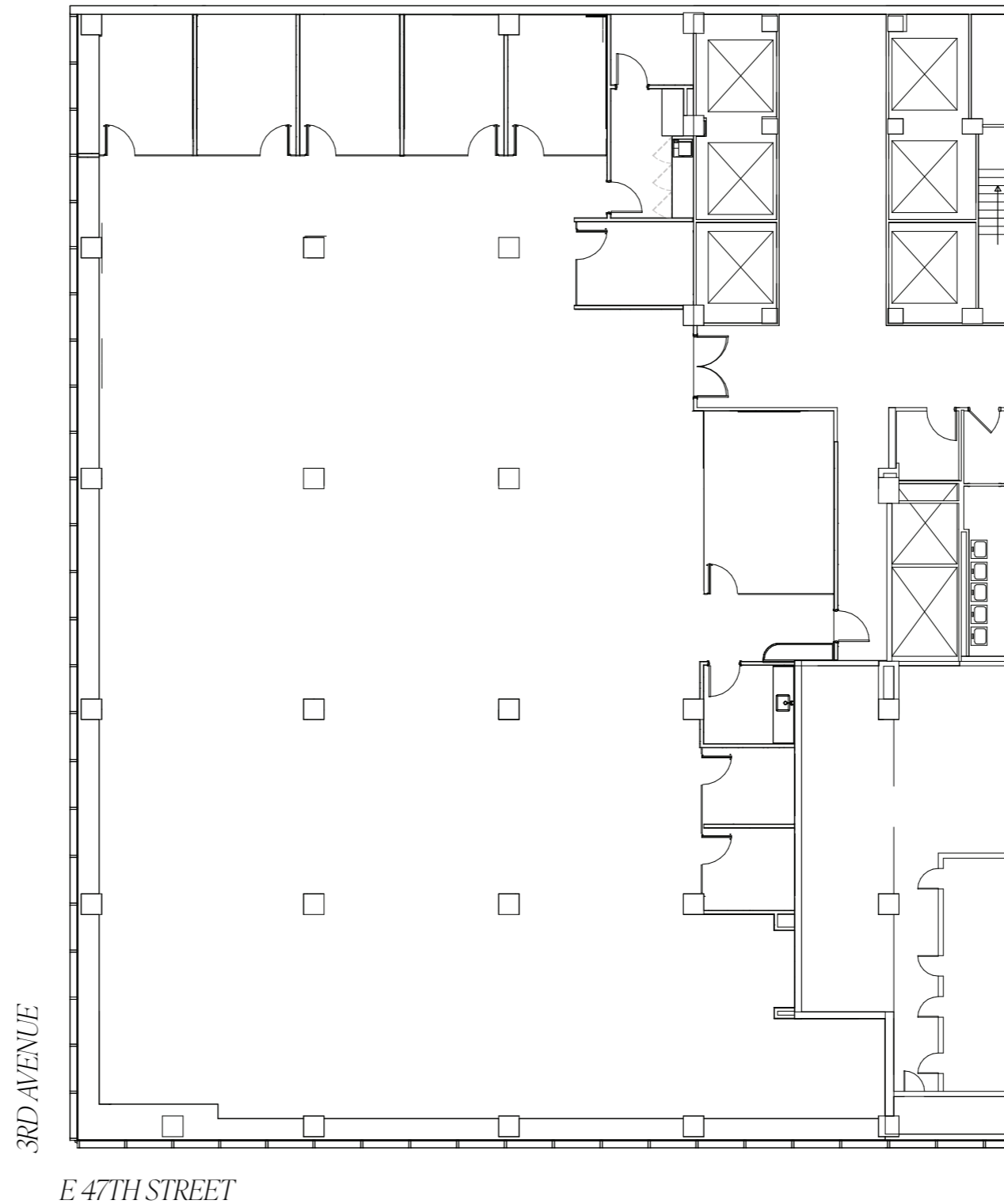
757 THIRD AVE

Floor - 07

Core & Shell Plan

Suite A

11,943 SF





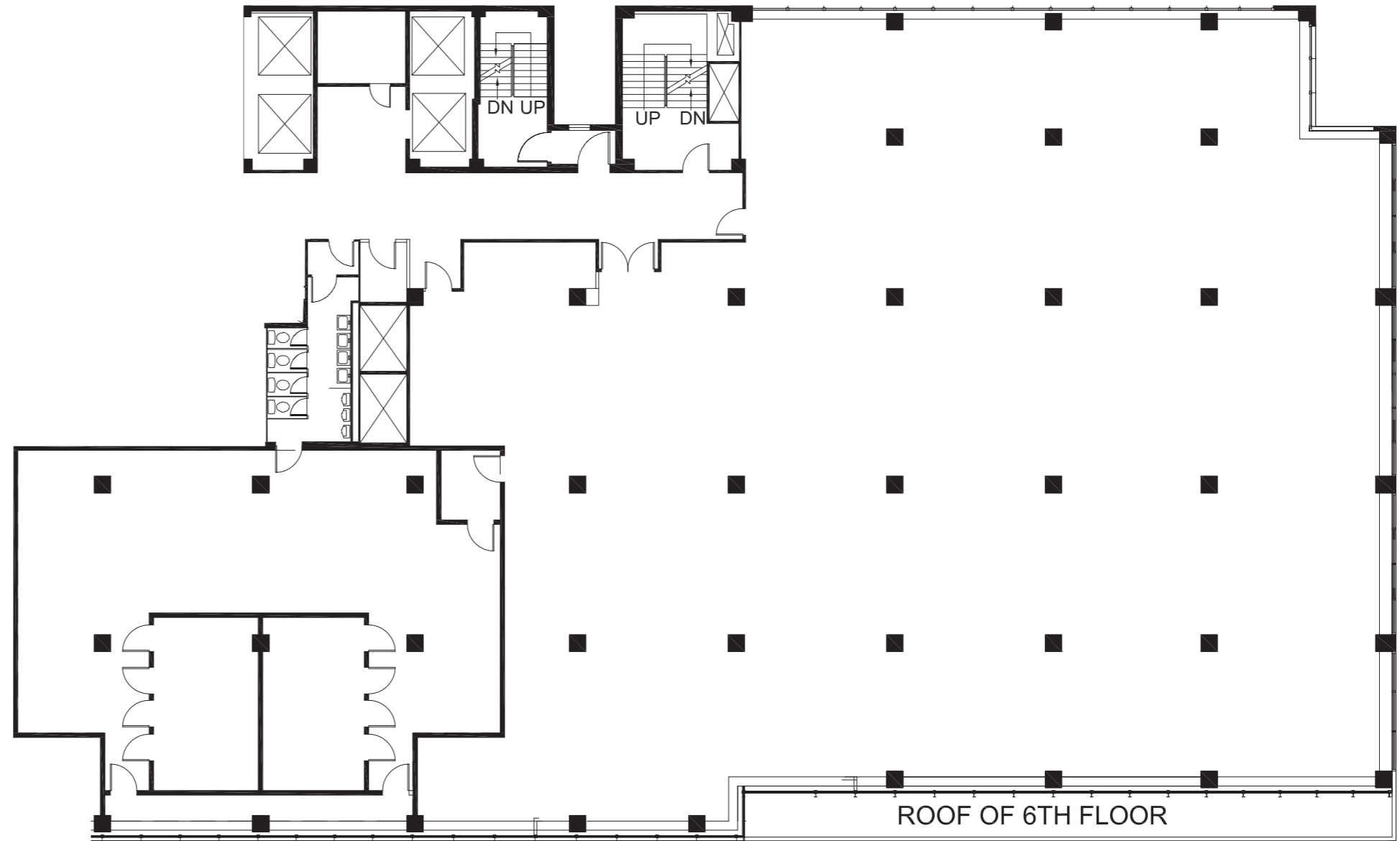
757 THIRD AVE

Floor - 07

Core & Shell Plan

Suite B

14,685 SF



E 47TH STREET





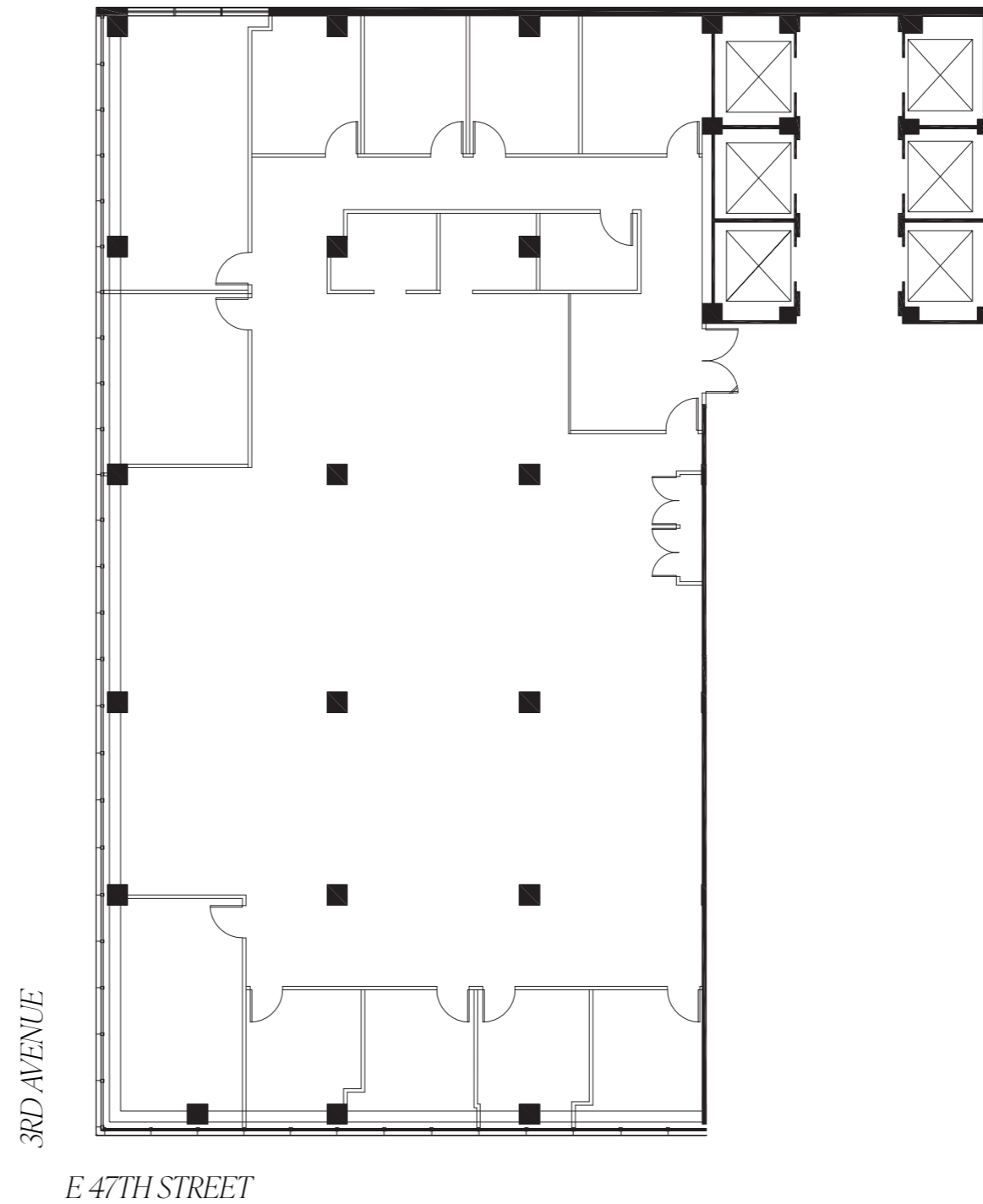
757 THIRD AVE

Floor - 08

As-Built Plan

Suite A

10,475 SF





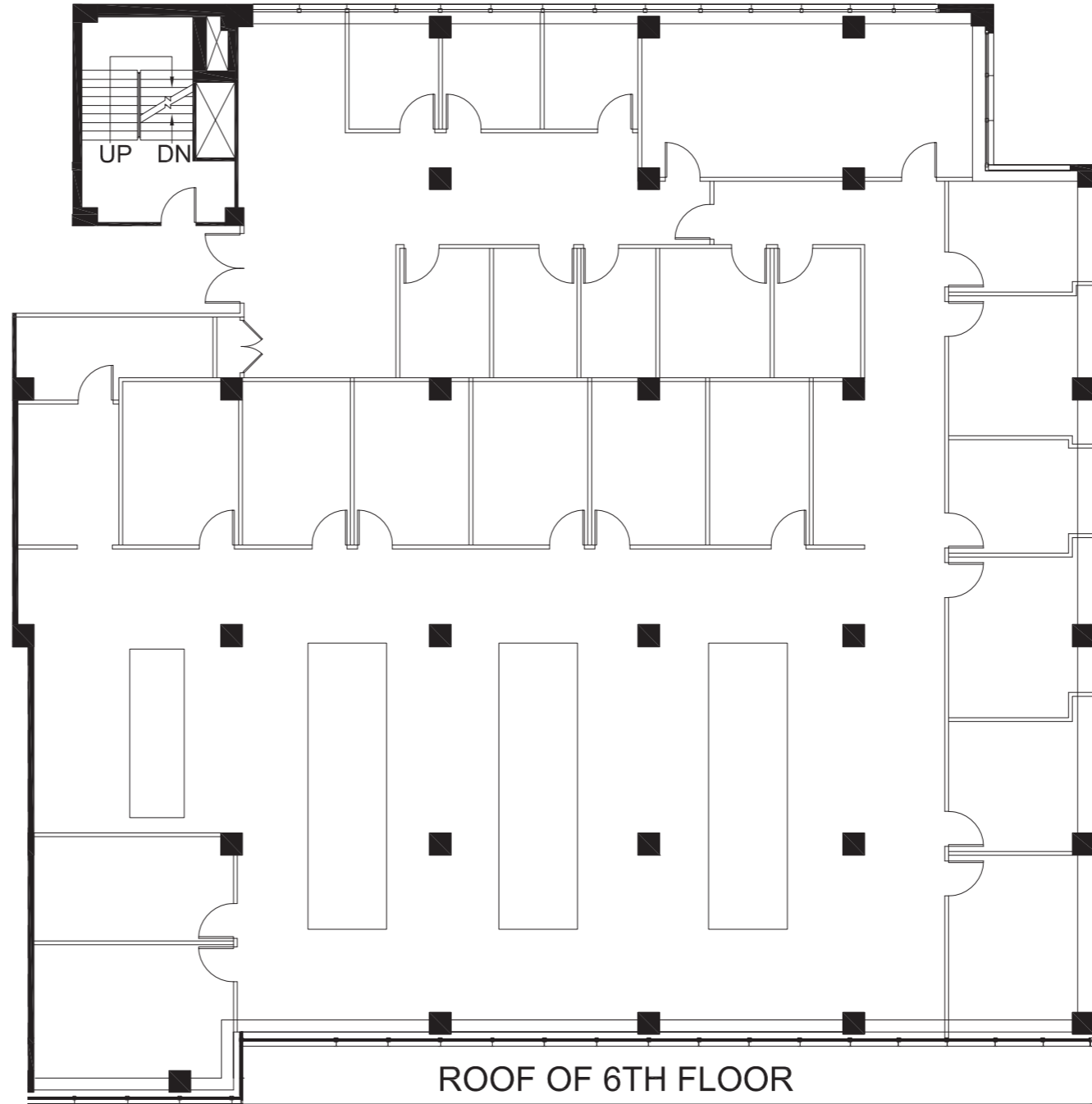
757 THIRD AVE

Floor - 08

As-Built Plan

Suite B

13,458 SF



E 47TH STREET



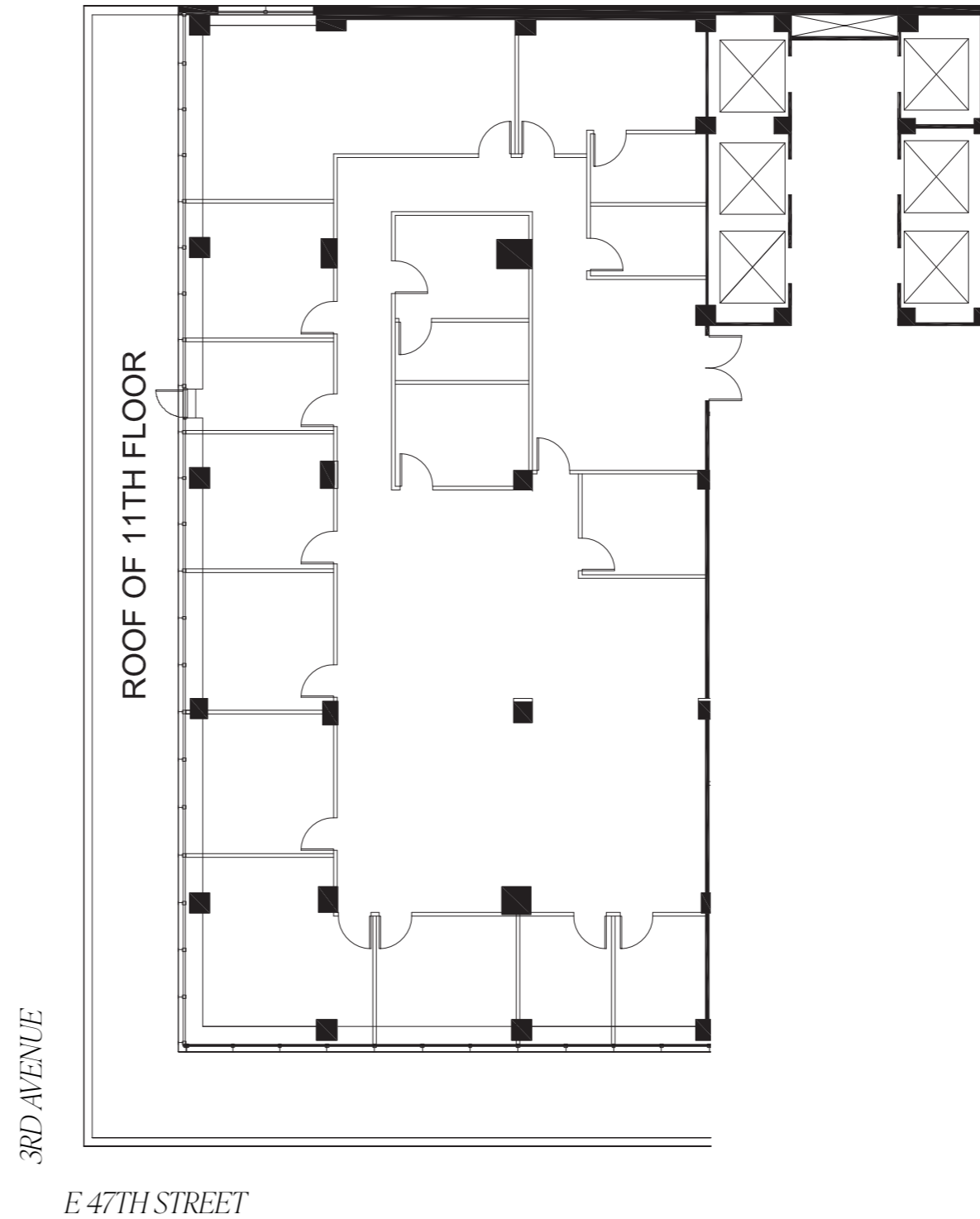


757 THIRD AVE

Floor - 12

As-Built Plan

8,123 SF



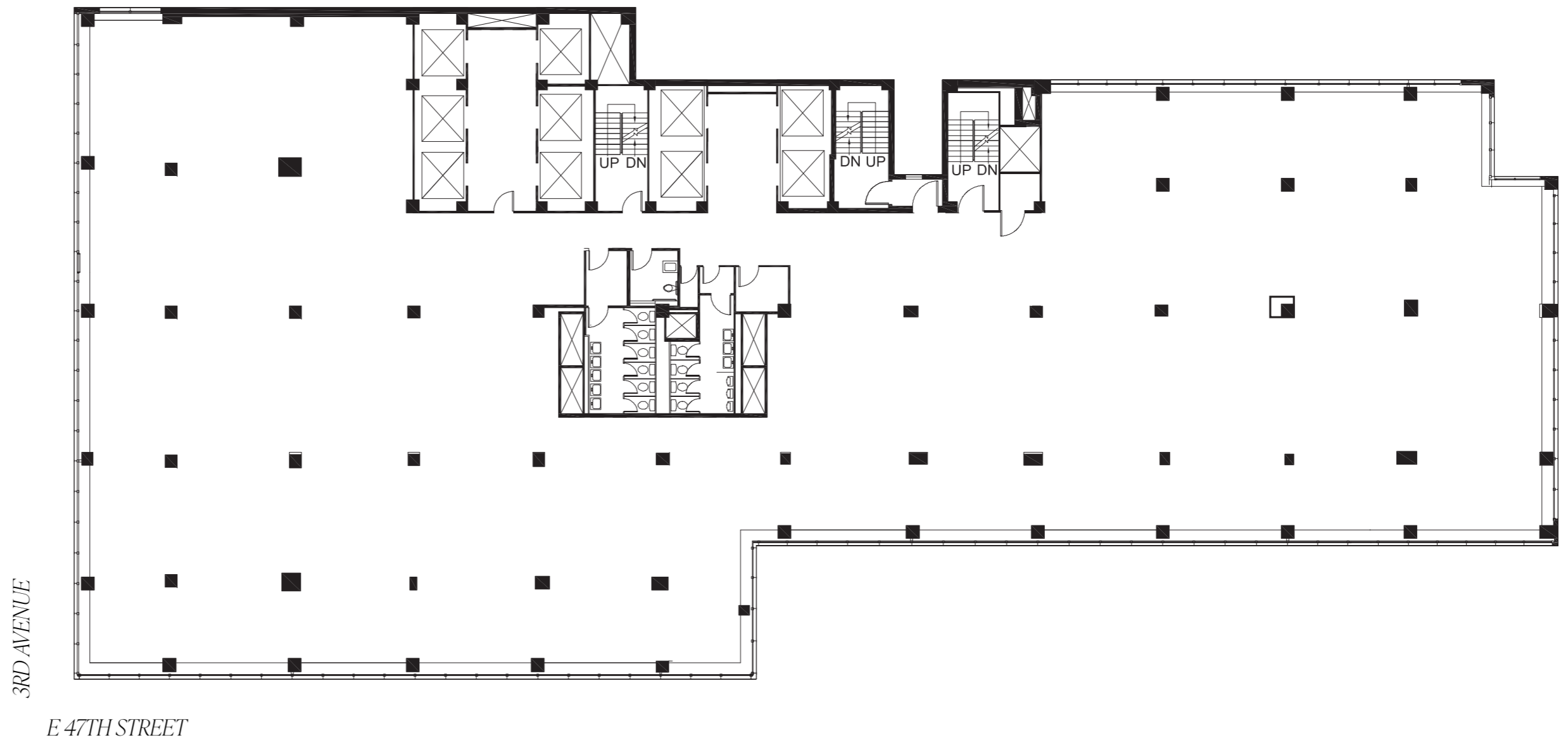


757 THIRD AVE

Floor - 14

Core & Shell Plan

22,809 SF





757 THIRD AVE

Floor - 15

As-Built Plan

7,333 SF

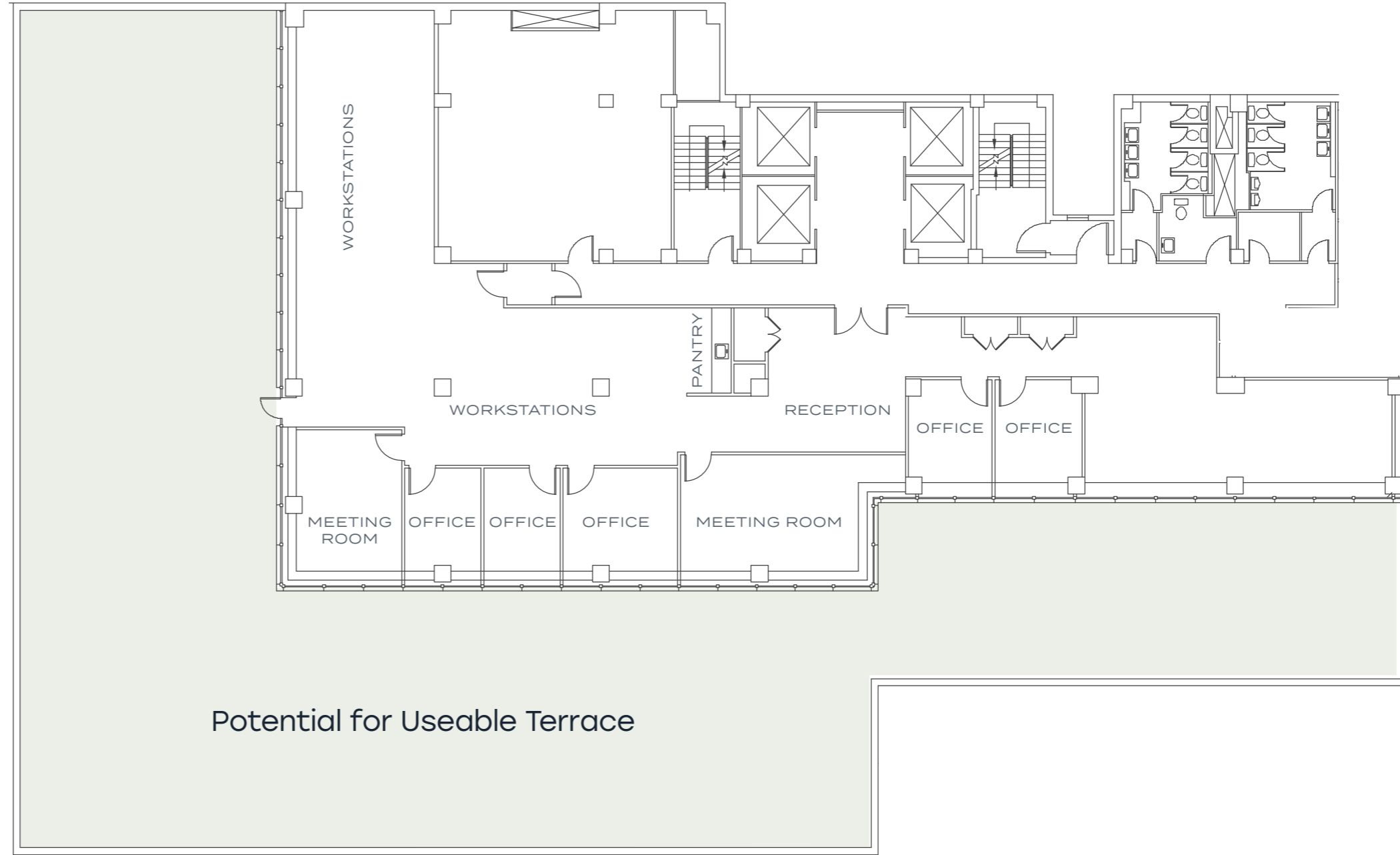
Suite A

Workstations (6' Separation) 24

Offices 5

Reception 1

Total 30



3RD AVENUE

E 47TH STREET





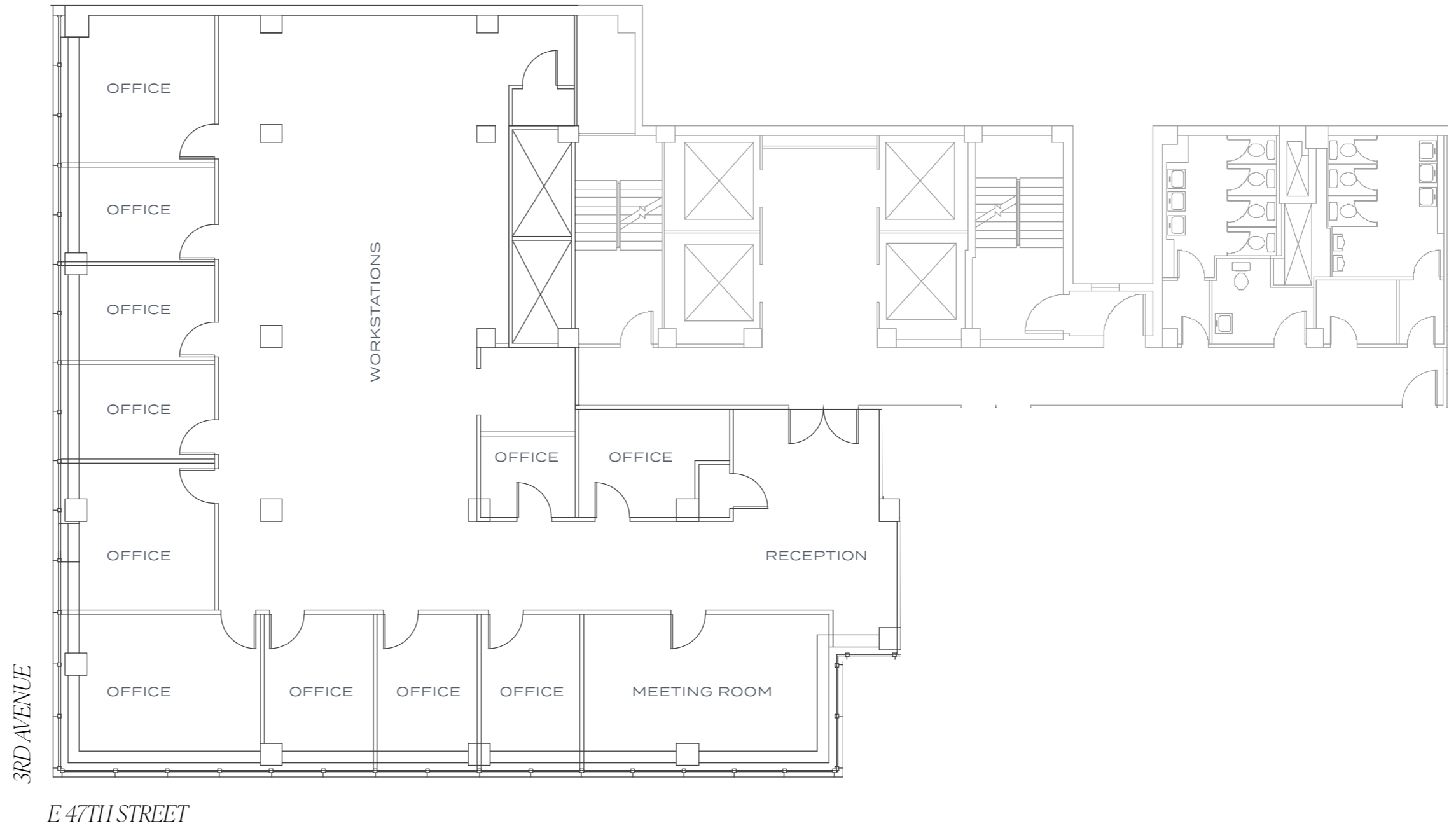
757 THIRD AVE

Floor - 17

As-Built Plan
6,499 SF

Suite A

Workstations	22
Offices	11
Conference Room	1
Reception	1
Total	35





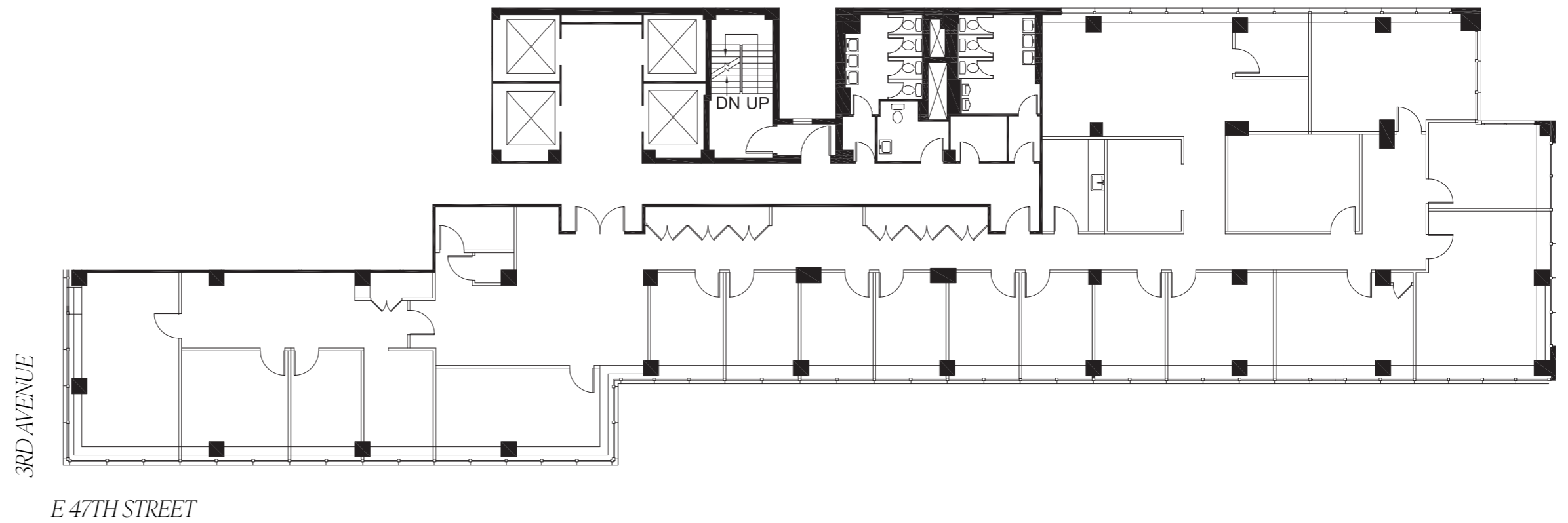
757 THIRD AVE

Floor - 18

As-Built Plan

Suite B

9,964 SF





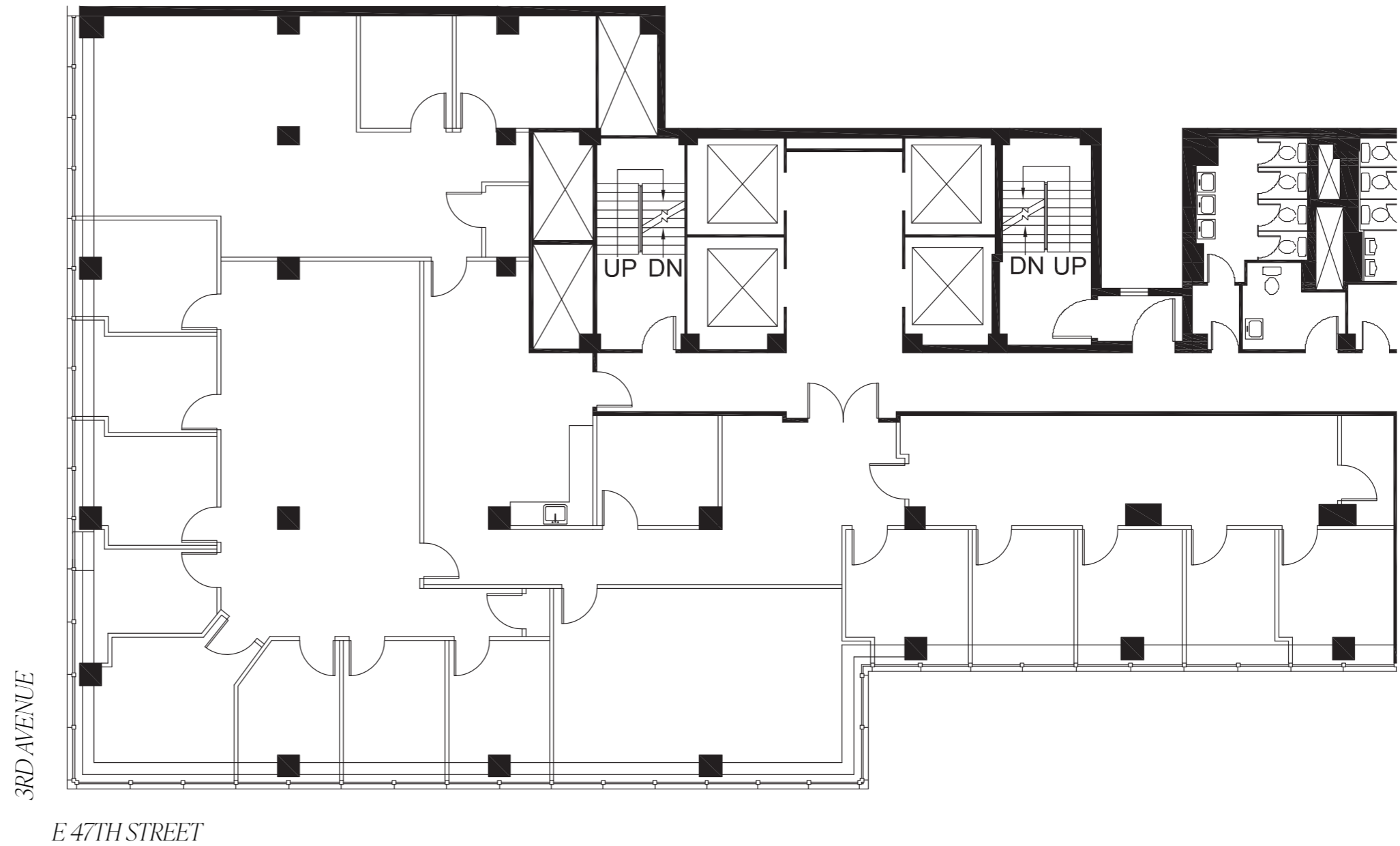
757 THIRD AVE

Floor - 19

As-Built Plan

Suite A

8,026 SF



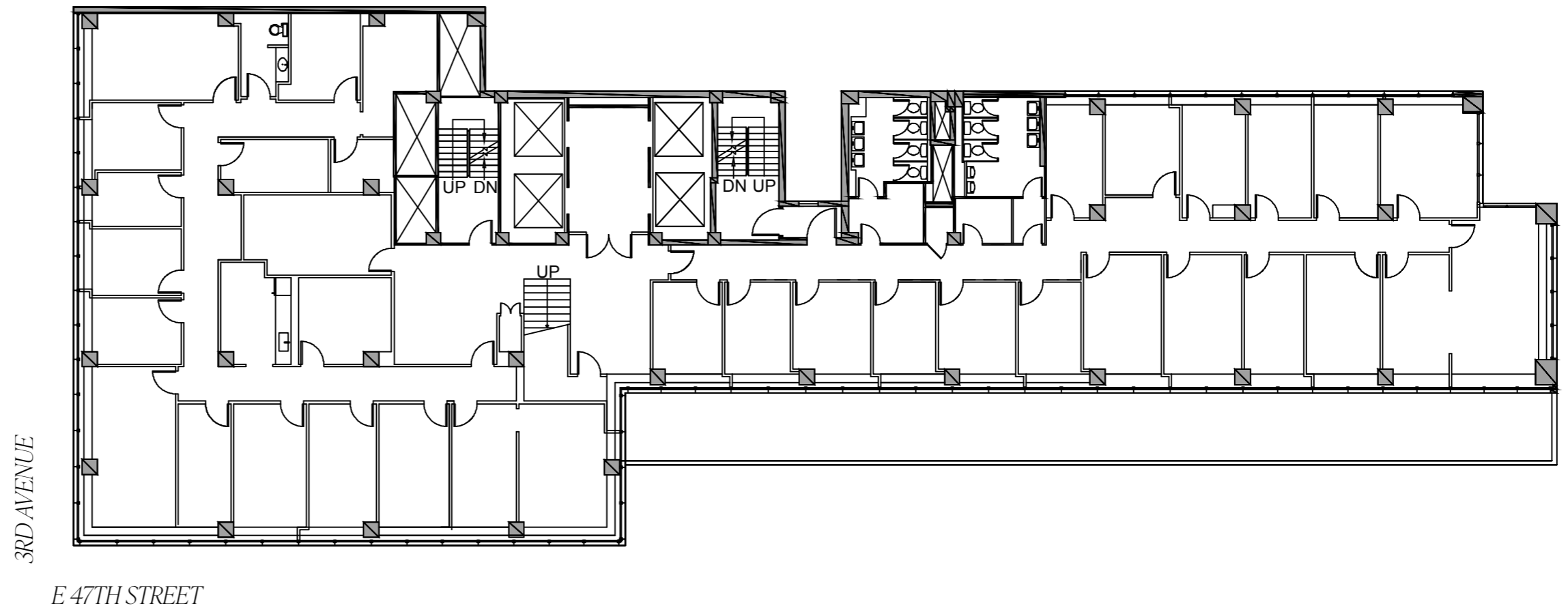


757 THIRD AVE

Floor - 20

As-Built Plan

11,592 SF



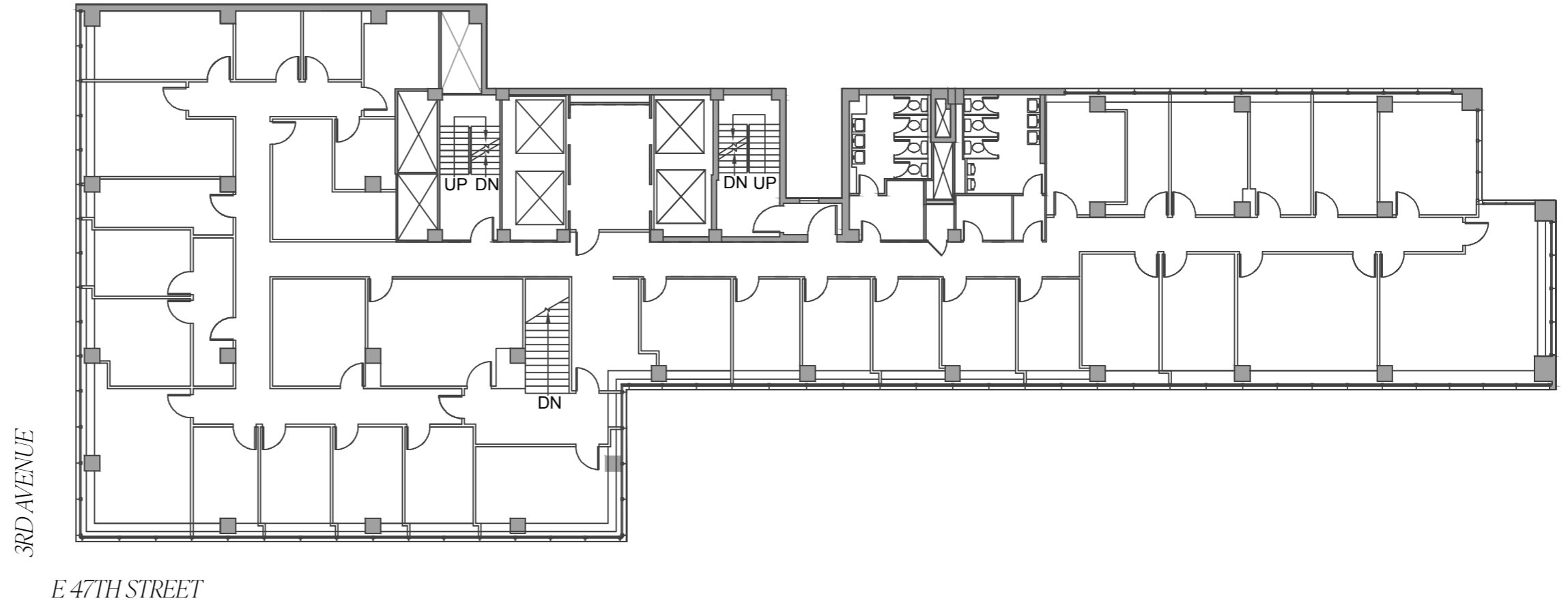


757 THIRD AVE

Floor - 21

As-Built Plan

11,592 SF





757 THIRD AVE

Floor - 22

As-Built Plan

6,960 SF

Single Suite

Workstations 14

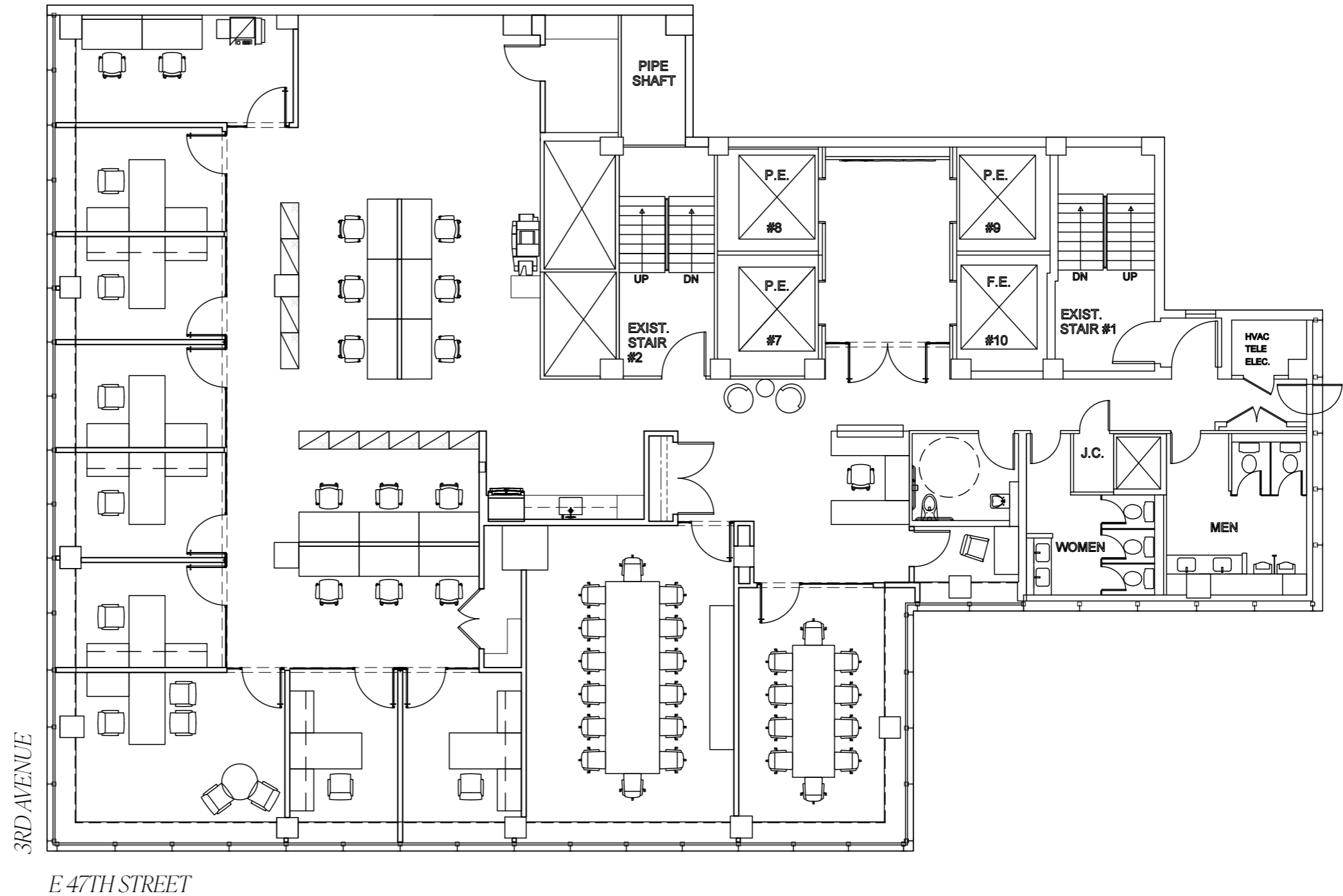
Offices 8

Conference Rooms 2

Phone Room 1

Reception 1

Total 26





757 THIRD AVE

Floor - 23

As-Built Plan

6,960 SF

Single Suite

Workstations 30

Conference Room 1

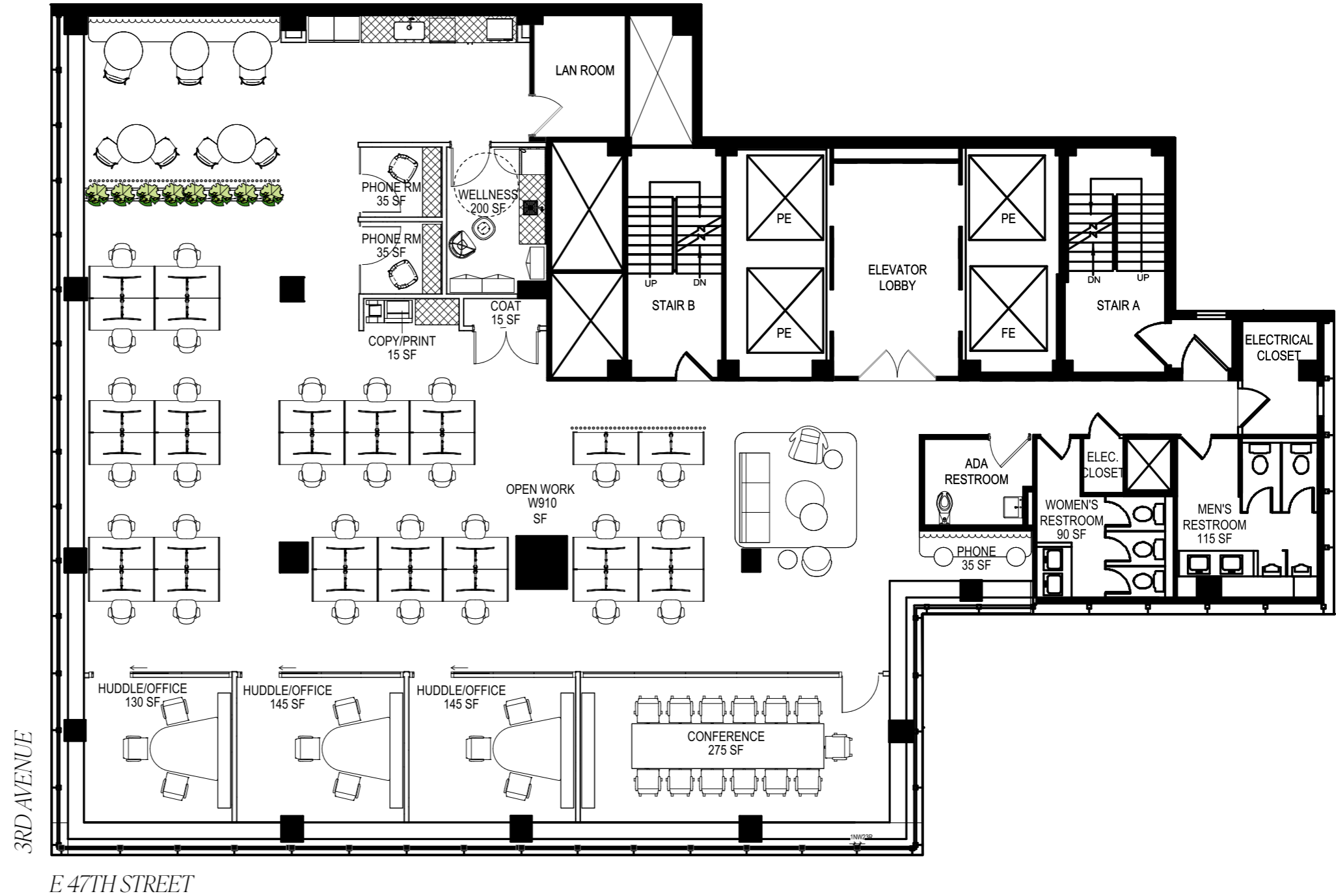
Huddle Rooms 3

Phone Rooms 3

Reception 1

Wellness Room 1

Total 39





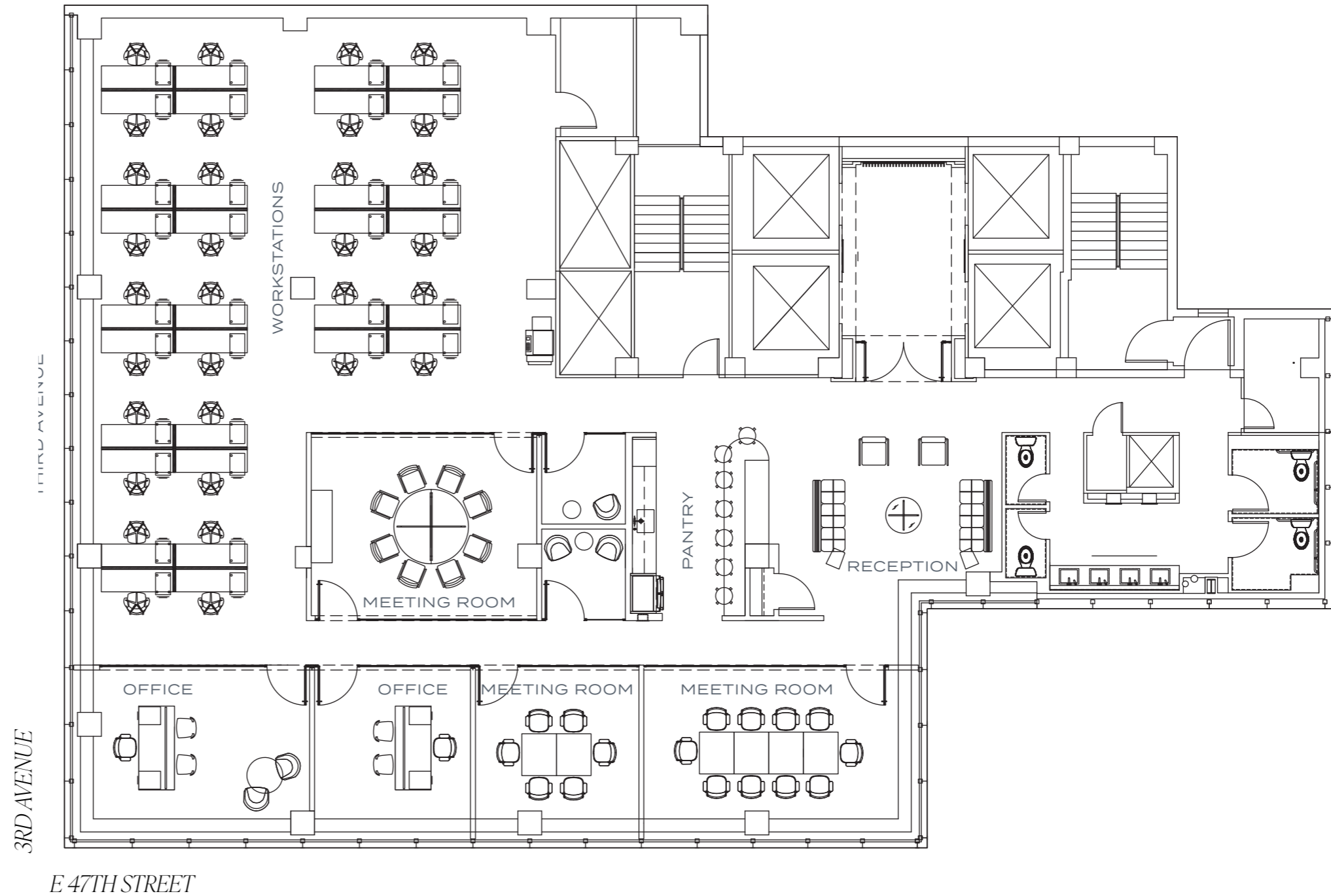
757 THIRD AVE

Floor - 26

As-Built Plan
6,960 SF

Single Suite

Workstations	32
Offices	2
Conference Rooms	3
Phone Rooms	2
Reception	1
Total	40





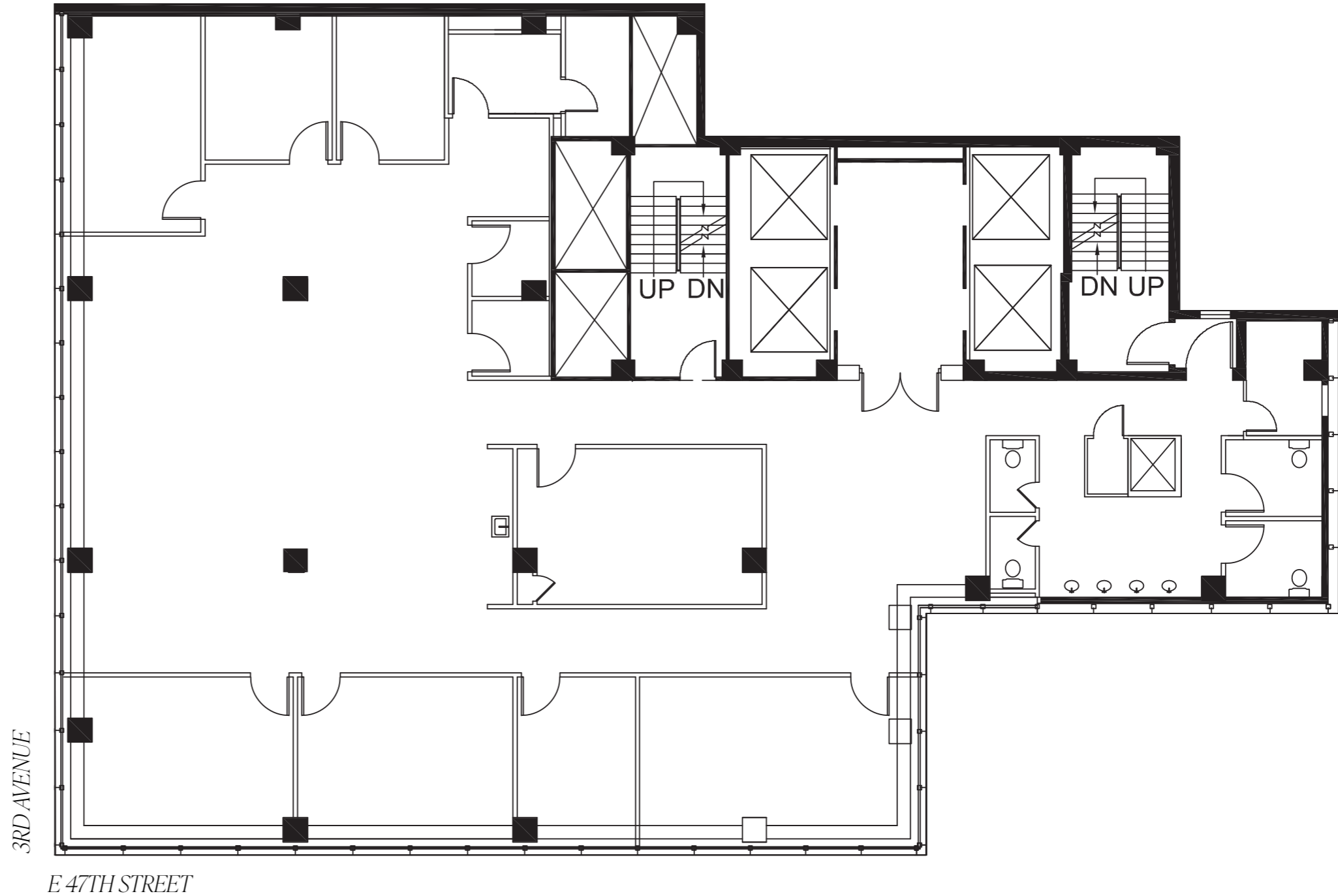
757 THIRD AVE

Floor - 27

As-Built Plan
6,960 SF

Single Suite

Workstations	16
Offices	6
Conference Rooms	2
Phone Rooms	2
Reception	1
Total	27





Technical Specifications

NUMBER OF FLOORS 26 Floors, 2 below ground and 1 mechanical tower floor

FLOOR PLATE SF 6,980 to 30,812

TOTAL BUILDING SF Approximately 505,000

OFFICE AREA SF Approximately 462,000

EXTERIOR BUILDING DESCRIPTION Exteriors consist of metal and glass curtain walls and brick masonry. Roofing consists of modified bitumen membrane roofing with internal roof drains and setback roofs at various levels. The building has setbacks on floors 7, 9, 12, 15, 20 and 22 which have views up and down Third Avenue, of the East River, Queens and the East Side of Manhattan.

CEILING HEIGHTS 11 feet slab to slab

HVAC DISTRIBUTION SYSTEM The main air distribution is split between multizone supply fans that serve interior spaces via VAV terminal units and high pressure, 100% outside air units that serve perimeter zones via induction units. District steam provides the main heating source for this building.

ELECTRICAL POWER 4,000 Amp services at 265/460 are routed into the building switchboard in the electrical equipment room in the sub-cellar. Steam service at 150 psi is provided by Con Ed. The building has two 4,000 Amp risers which serve all floors, one 4,000 Amp riser is dedicated to lighting and power and the other 4,000 Amp serves the building mechanical equipment and elevators.

ELEVATORS The building has ten traction gearless elevators comprised of four hi-rise elevators, one of which is a service elevator, and six low-rise elevators. The high-rise elevators are rated at 3,000 pounds capacity and 700 feet per minute speed (fpm). The low-rise passenger elevators are rated at 3,500 pounds and a rated speed of 500 feet per minute. The service elevator is rated at 3,000 pounds. The elevators are Westinghouse manufactured models with Swift Futura control equipment. Elevator cab finishes include carpet, laminates, wood, stainless steel and recessed light fixtures.

FIRE LIFE SAFETY SYSTEMS: The office building is protected by a wet pipe fire standpipe and sprinkler system, connected to two combination domestic/fire water service mains from 47th Street and Third Avenue. The building has one manual fire pump rated at 750 GPM, a rooftop sprinkler booster pump rated at 250 GPM, and a special service fire pump rated at 250 GPM.

LOADING DOCK & PARKING: The loading dock is located on 47th Street and has one bay to receive deliveries. There is a corridor that brings freight and deliveries to the freight elevator.



757 THIRD AVE

For more leasing information, please contact:

Mitchell Konsker
Vice Chairman
mitchell.konsker@jll.com
212.812.5766

Clark Finney
Executive Managing Director
clark.finney@jll.com
212.812.6505

Simon Landmann
Managing Director
simon.landmann@jll.com
212.812.5895

Kristen Morgan
Executive Vice President
kristen.morgan@jll.com
212.812.6043

Lance Yasinsky
Senior Vice President
lance.yasinsky@jll.com
212.292.7592

