

A BOUTIQUE OFFICE  
WITH PRESENCE

630

630 THIRD AVENUE  
NEW YORK

# OWNERSHIP



Tribeca Investment Group ("TIG") is a privately-owned real estate development and asset management firm that invests in transformative commercial real estate properties in the New York Metro Area.



Davis is a Boston-based, vertically integrated real estate owner, developer, and operator with over 50 years of experience and a national portfolio of office, life science, multifamily, and mixed-use properties.

**630 THIRD AVENUE.  
BOUTIQUE OFFICE 3 MINS  
FROM GRAND CENTRAL.**

Just three minutes' walk from Grand Central Terminal, 630 Third Avenue sits in prime position on Midtown Manhattan's Third Avenue corridor.

At 262,791 RSF and 23 stories, 630 Third offers a range of flexible space including pre-builts from 4,500 RSF to full floors of 16,000 RSF - both pre-built, and raw.

The building is undergoing a significant capital improvement program which includes improved street presence and a canopied entrance, a new lobby, and a full floor of hospitality-inspired amenities including conferencing, a bar, and collaborative seating areas.



630

630 THIRD AVENUE

Game,  
Set,  
Ouch.

spear

Entrance

**STRONG STREET STATURE,  
AND AN INVITING NEW LOBBY.**

630 Third Avenue's inviting new canopied entrance leads into an elegantly reimagined lobby which includes a custom marble reception desk with warm wooden panelling, and a welcoming soft seating area for visitors.



Lobby – reception desk and seating

## THE RIGHT SIZE FOR A BIGGER PRESENCE



Floors of 6,000 RSF to almost 16,000 RSF allow for a full-floor presence, with abundant light and views over the Grand Central district. One floor is under construction, offering a full-floor tenant a well-designed, brand-new turnkey opportunity in what is an increasingly popular office destination. Three further pre-builts will be available occupying half or partial floors.





10th floor office



19th floor office



## PRESTIGE WITHOUT THE PREMIUM

The amenities at 630 Third Avenue occupy a full floor, with intelligently-designed, inviting spaces for collaboration, conferencing and socializing. The amenity floor benefits from both inside and outside space on the building's landscaped sunlit terrace.





10th floor pantry



19th floor bar



19th floor terrace

# THE WALK TO GRAND CENTRAL TERMINAL

**2** blocks in a **3** minute walk to the **4, 5, 6** and **7** plus the **S** to Times Square, and the Metro North and LIRR trains.



# THE WALK TO GRAND CENTRAL TERMINAL

A 3 minute walk to Grand Central  
with access to multiple subways,  
Metro North and LIRR trains.

GRAND  
CENTRAL  
TERMINAL



Metro-North  
Rail Road

Long Island  
Rail Road



PARK AVE

LEXINGTON AVE

3RD AVE

E 44TH ST

E 42ND ST

E 41ST ST

E 40TH ST

E 39TH ST



# LOCAL AREA AMENITIES

## DINING

- 1 Le Pavillion
- 2 Capital Grille
- 3 Point Seven
- 4 Bobby Van's
- 5 Oyster Bar
- 6 Bergamo's
- 7 Aresky's Patroon
- 8 Campbell Apartment
- 9 Cipriani (Grand Central)
- 10 Sinigual
- 11 Ammos Estiatorio
- 12 Zuma New York
- 13 Le Brochette Steakhouse
- 14 Momosan Ramen & Saki
- 15 Previti Pizza & Pasta
- 16 Ongi
- 17 Jumieka Grand
- 18 Docks Oyster Bar

## PRIVATE CLUBS

- 1 Yale Club
- 2 Harvard Club
- 3 Cornell Club
- 4 Penn Club

## CASUAL DINING

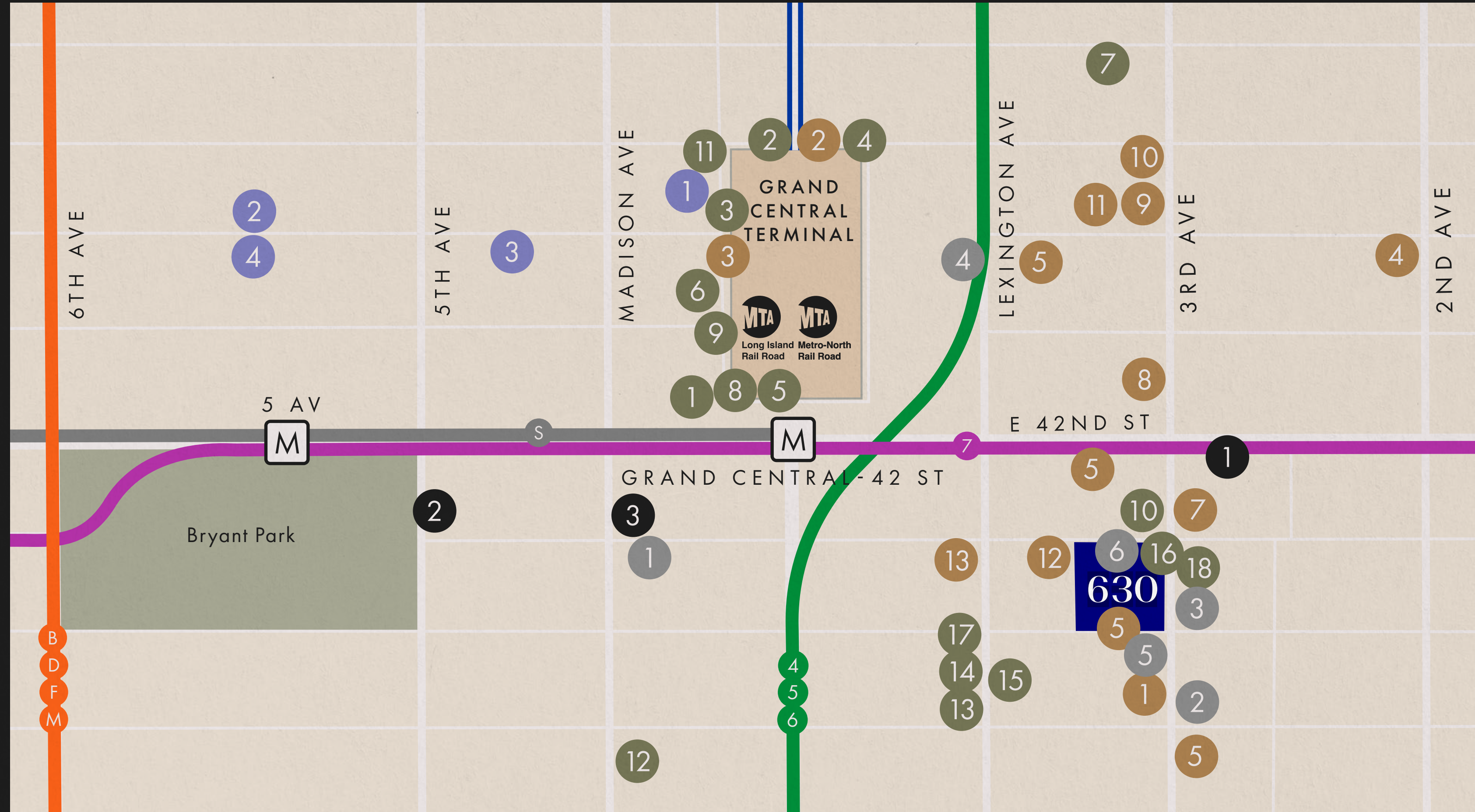
- 1 Shake Shack
- 2 Jack's Stir Brew Coffee
- 3 Black Seed
- 4 The Casual Greek
- 5 Starbucks (3 locations)
- 6 Dig Inn
- 7 Pret a Manger
- 8 Joe and the Juice
- 9 Cava
- 10 Little Collins
- 11 Maman
- 12 Alberts
- 13 Zuckers bagels & smoked fish

## HOTELS

- 1 The Westin Grand Central
- 2 Andaz Hotel
- 3 Library Hotel

## HEALTH & FITNESS

- 1 Sportslab NYC
- 2 Orange Theory
- 3 NYSC
- 4 Equinox
- 5 PureGym
- 6 Spear Physical Therapy





Library Hotel

# LOCAL AREA AMENITIES



Grand Central



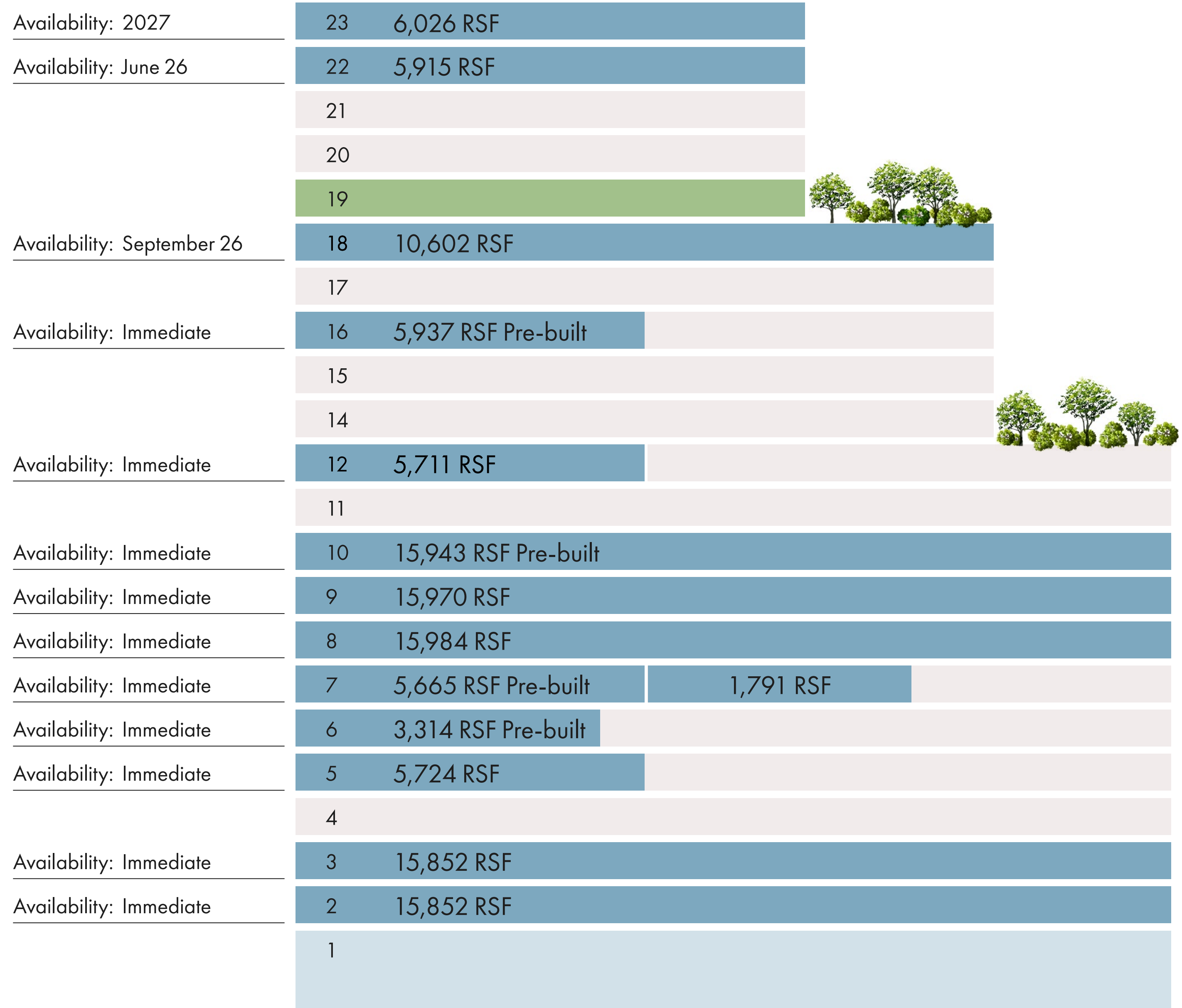
Aretsky's Patroon



Bergamo's

# FLEXIBLE SPACES AND A RANGE OF AVAILABILITY

Pre-built suites, partial and full floor opportunities are available throughout the building.

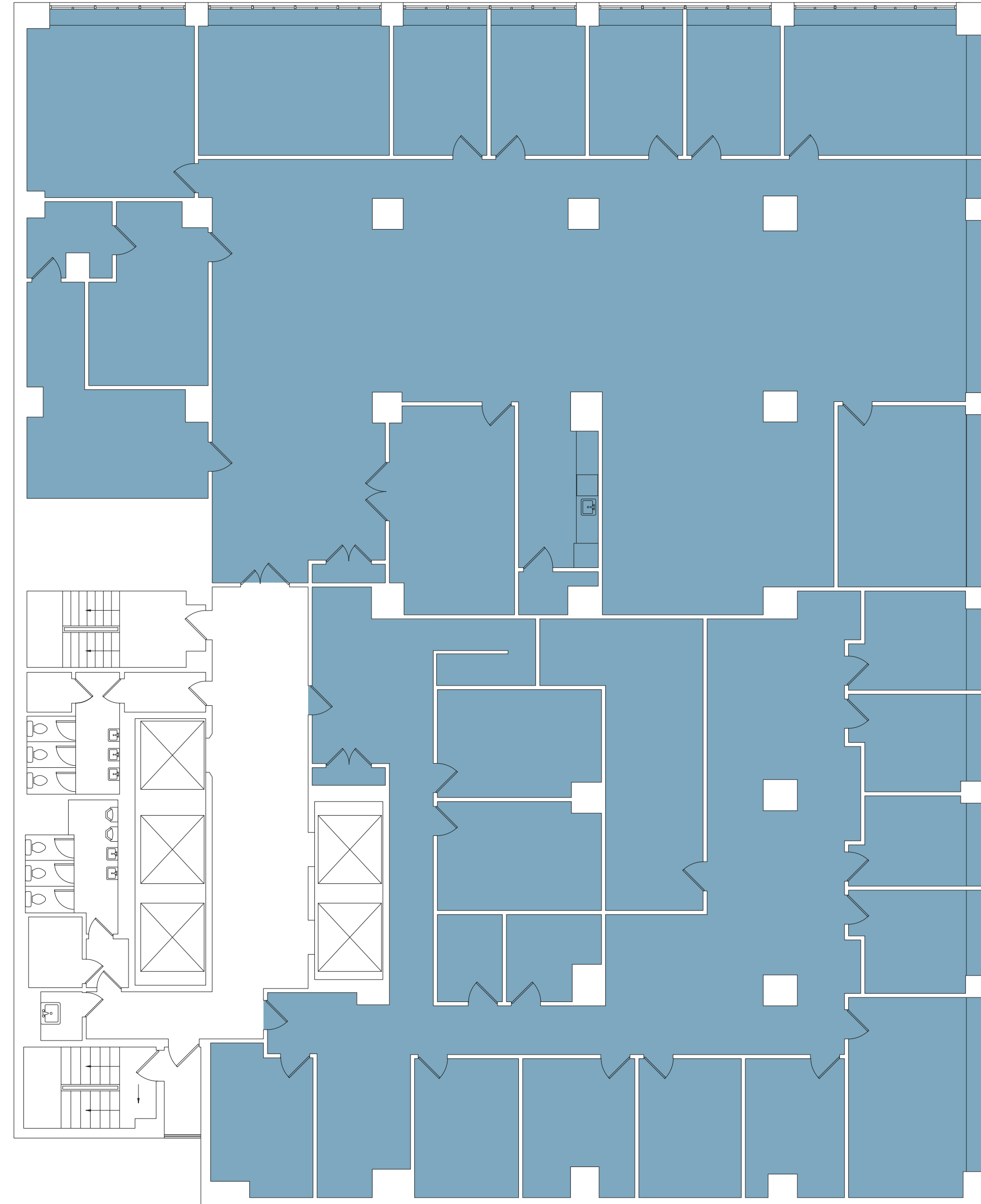


KEY

- Available
- Leased
- Amenity Floor
- Ground Floor

# LEVEL 2

FULL FLOOR OPPORTUNITY  
AS-BUILT  
15,852 RSF

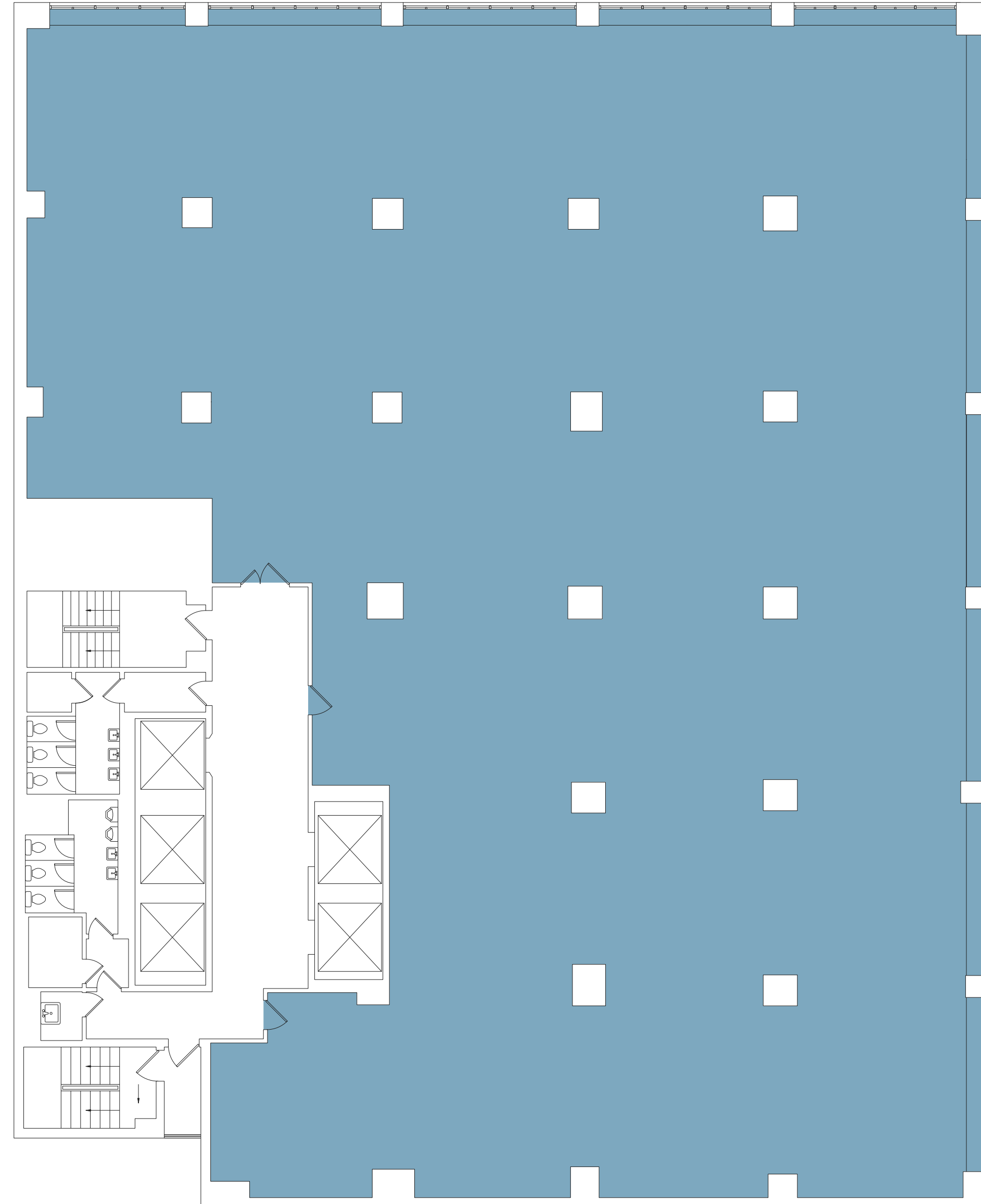
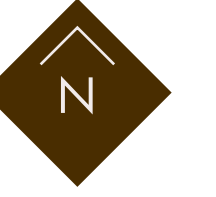


KEY

 Available

# LEVEL 2

FULL FLOOR OPPORTUNITY  
CORE AND SHELL  
15,852 RSF

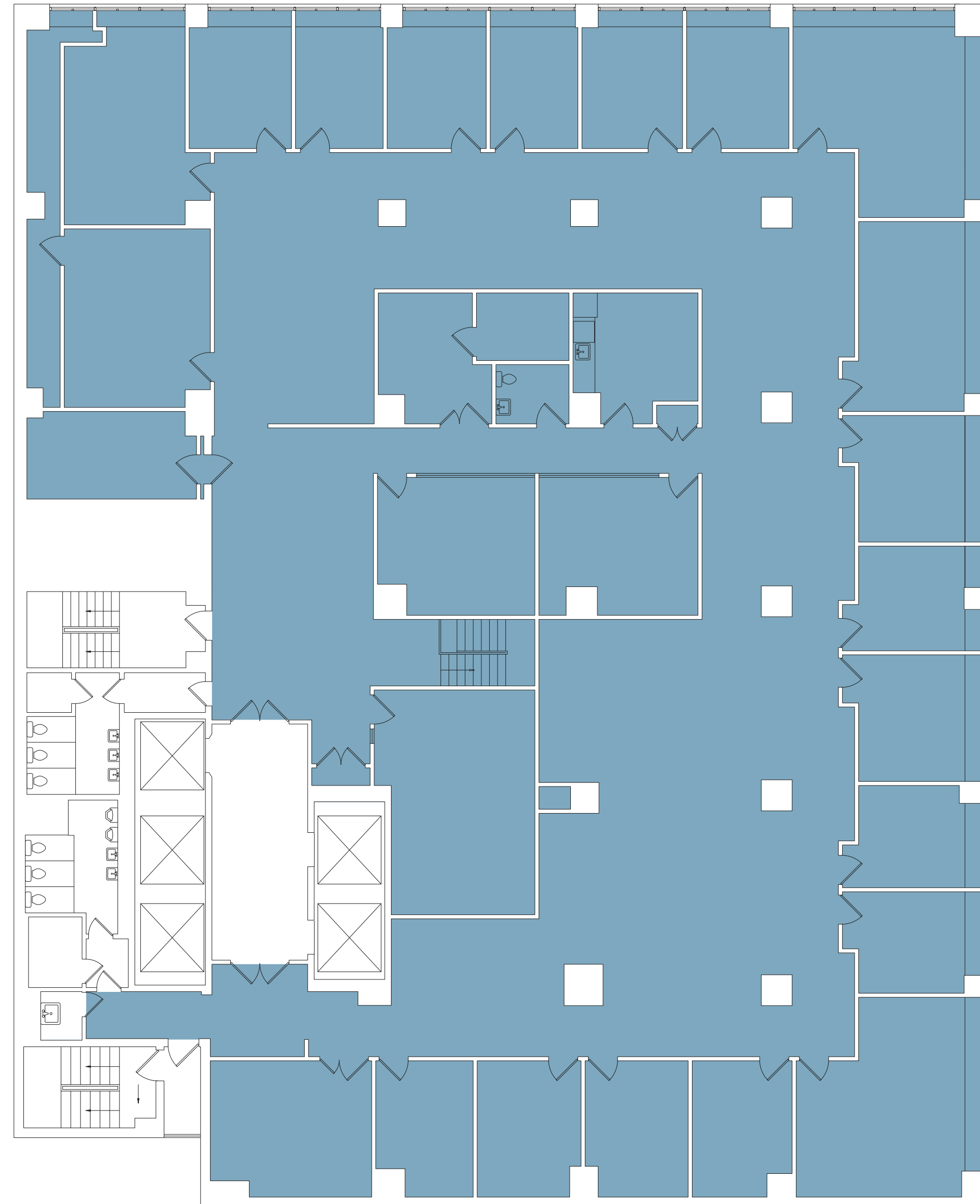


KEY

 Available

# LEVEL 3

FULL FLOOR OPPORTUNITY  
AS-BUILT  
15,852 RSF

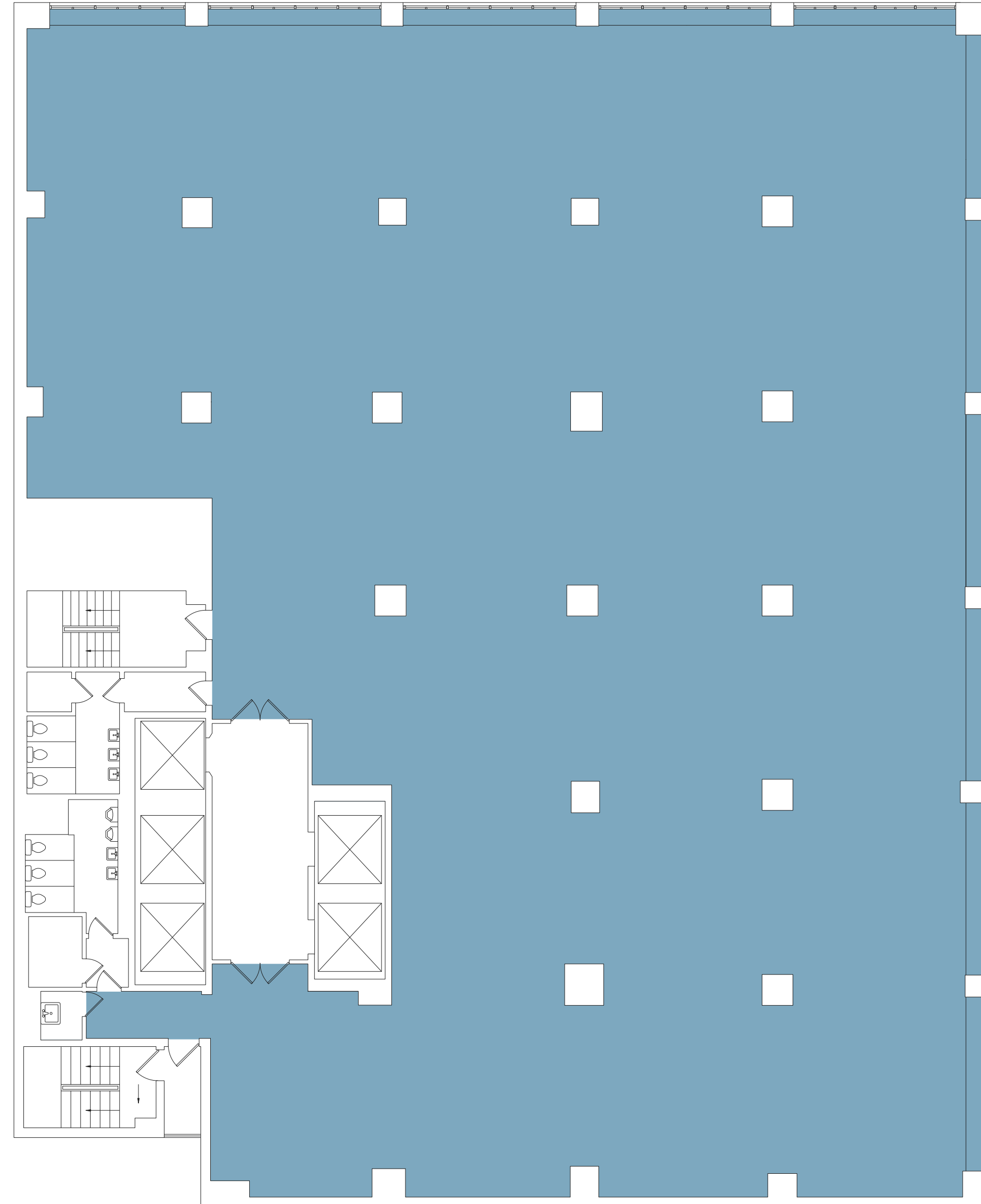


KEY

 Available March 2026

# LEVEL 3

FULL FLOOR OPPORTUNITY  
CORE AND SHELL  
15,852 RSF

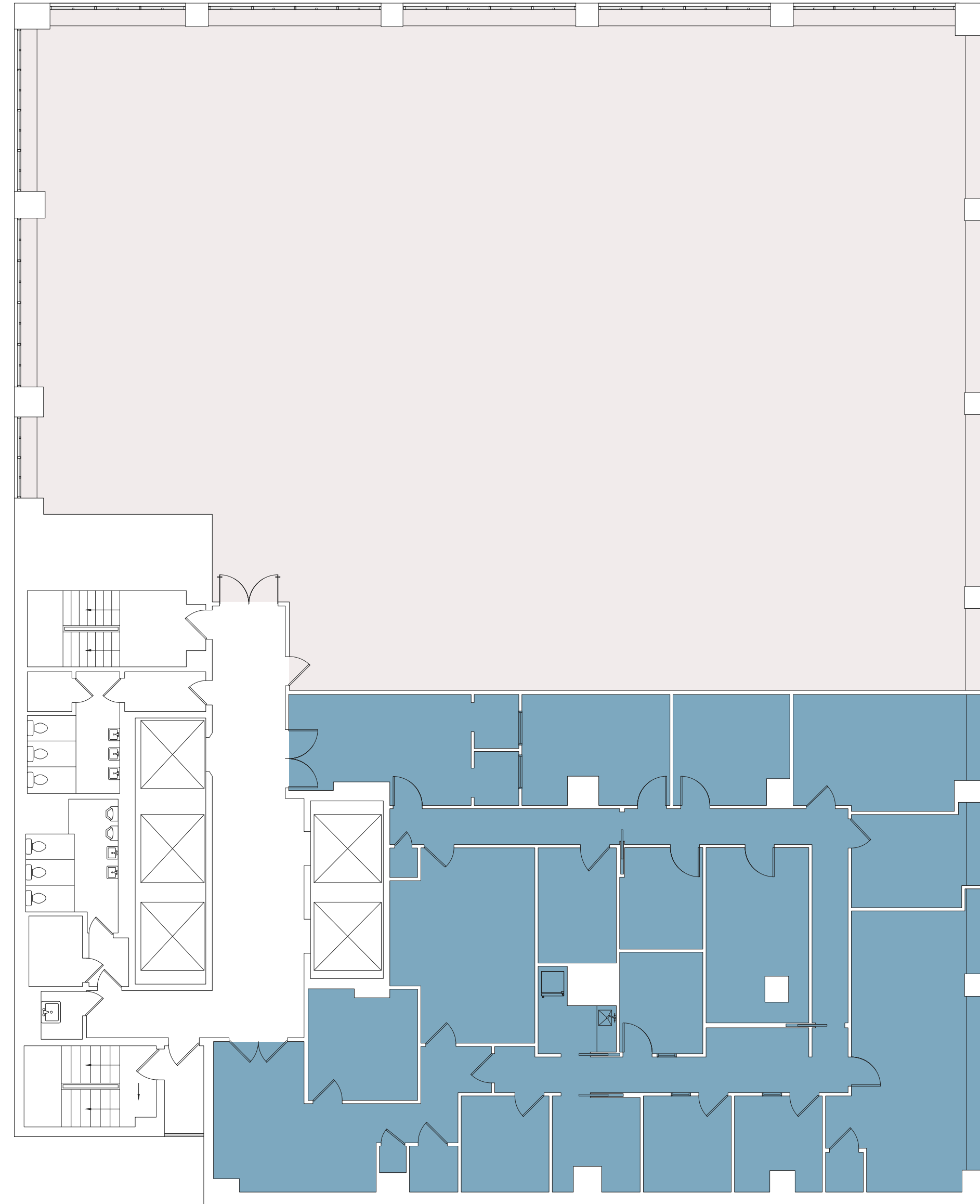


KEY



 Available March 2026

# LEVEL 5

AS-BUILT  
5,724 RSF

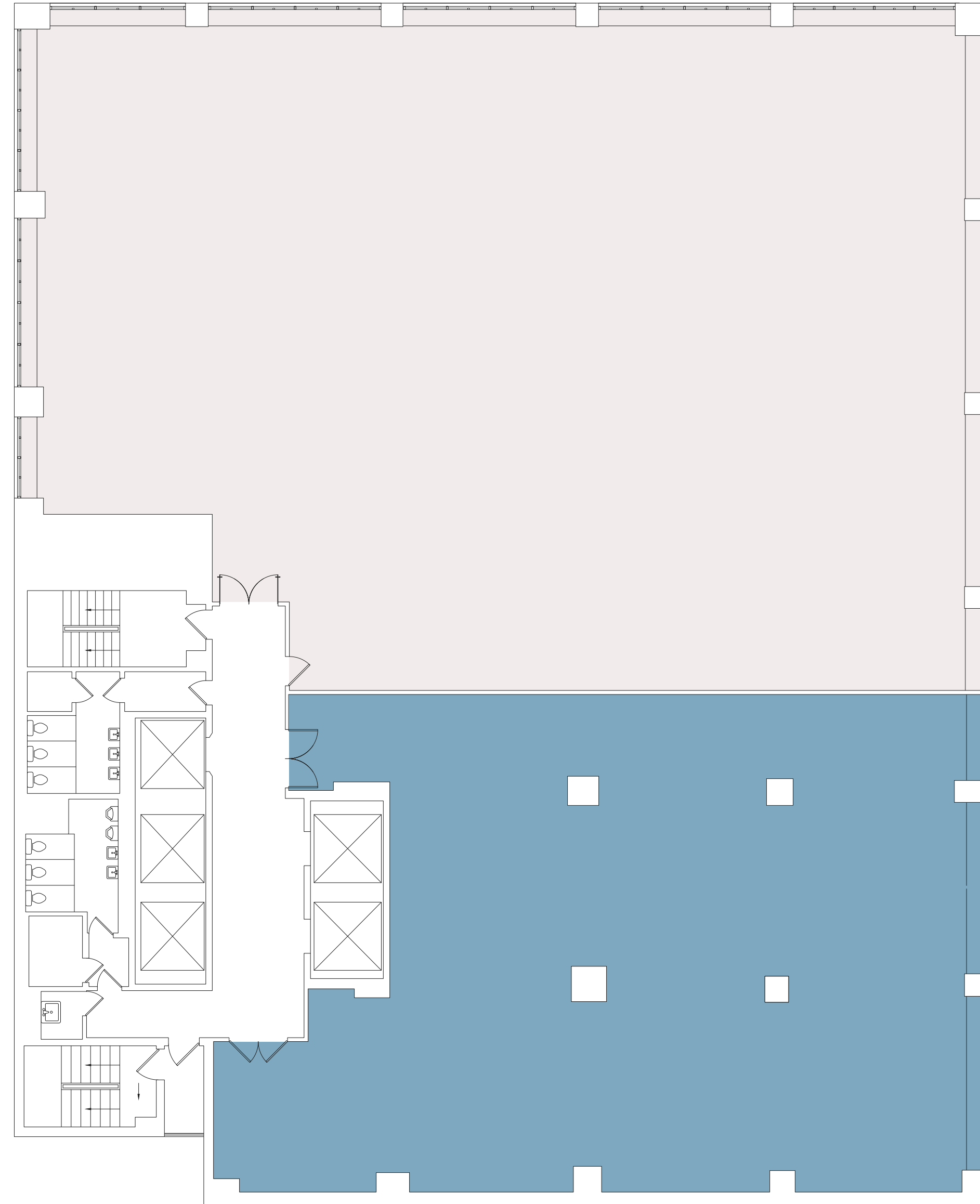


## KEY

-  Available
-  Leased

# LEVEL 5

CORE AND SHELL  
5,724 RSF



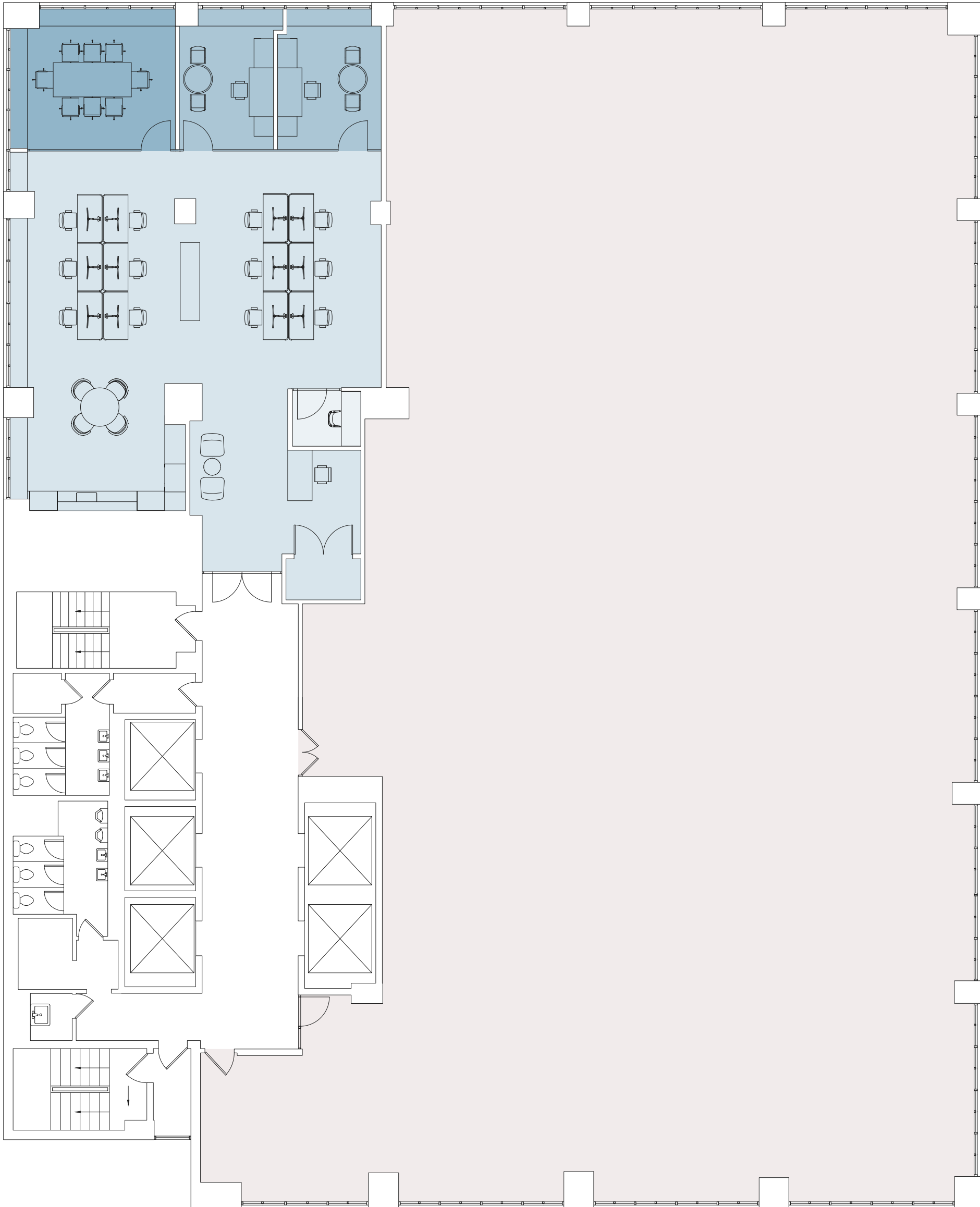
## KEY

 Available







 Leased

# LEVEL 6

PRE-BUILT  
3,314 RSF



## KEY

-  Conference
-  Private Office
-  Office Space
-  Phone Room
-  Leased
-  Core

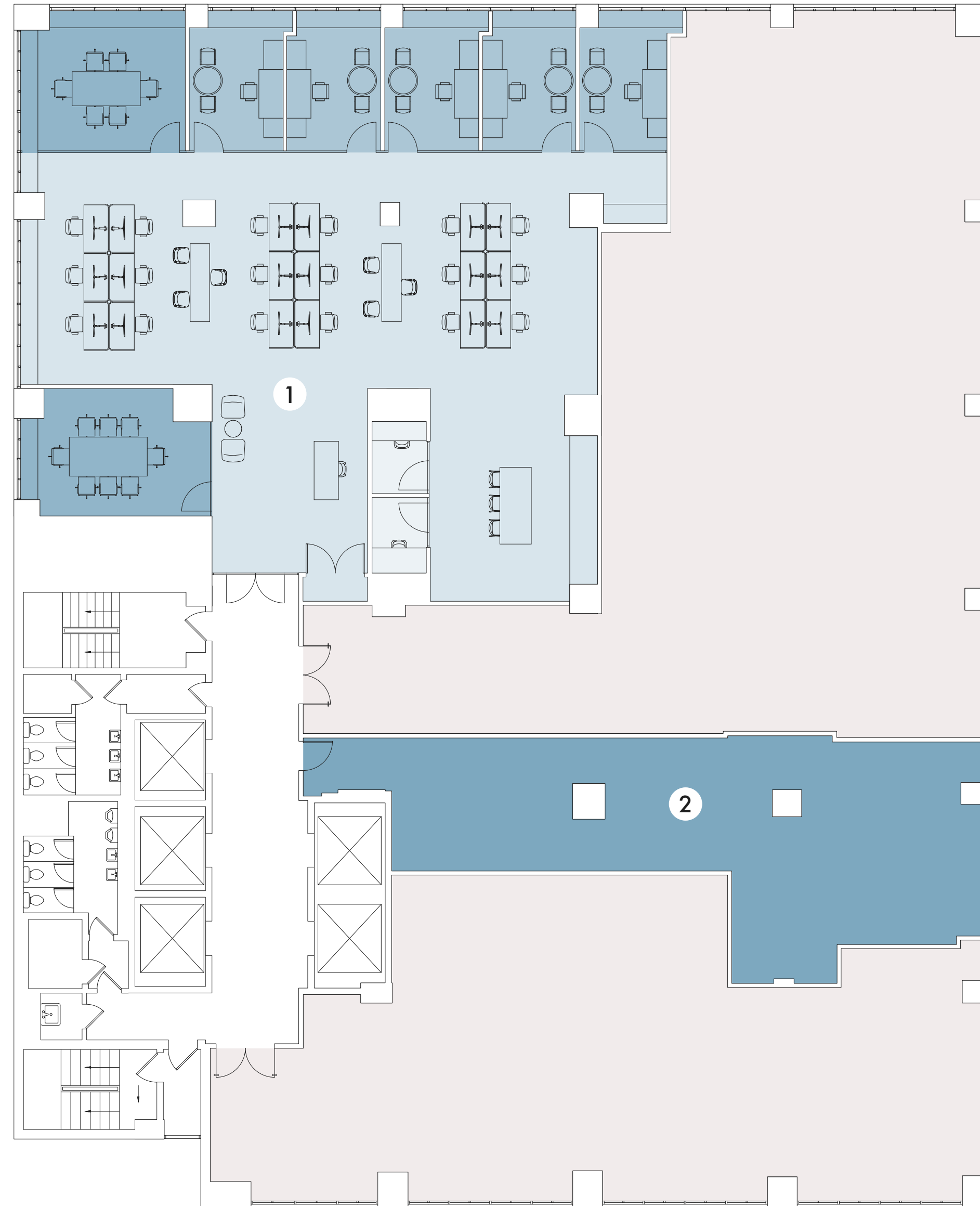
# LEVEL 7

1: PRE-BUILT  
5,665 RSF

2: CORE AND SHELL  
1,791 RSF

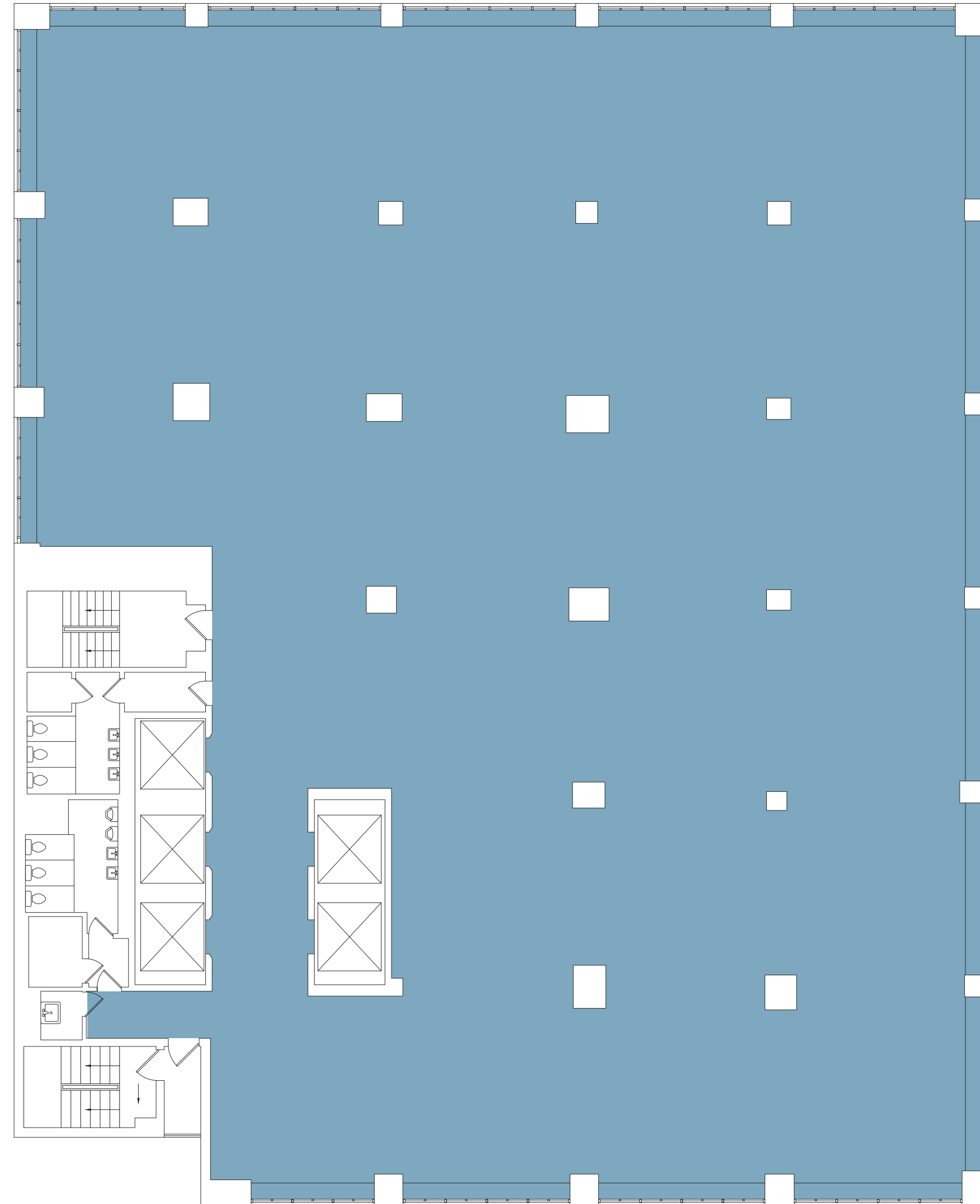
## KEY

- Available
- Conference
- Private Office
- Office Space
- Phone Room
- Leased
- Core



# LEVEL 8

FULL FLOOR OPPORTUNITY  
CORE AND SHELL  
15,984 RSF

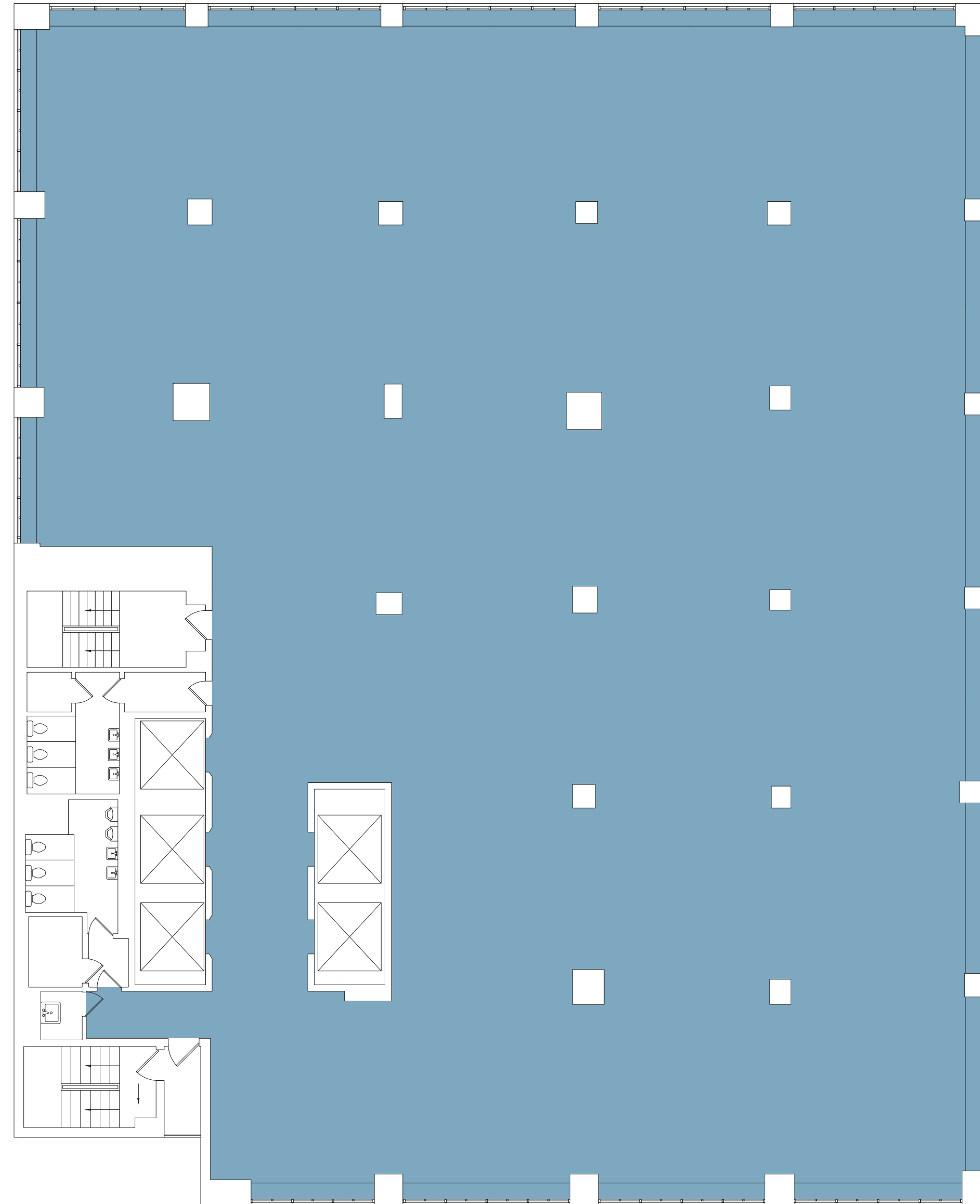


KEY

 Available

# LEVEL 9

FULL FLOOR OPPORTUNITY  
CORE AND SHELL  
15,970 RSF

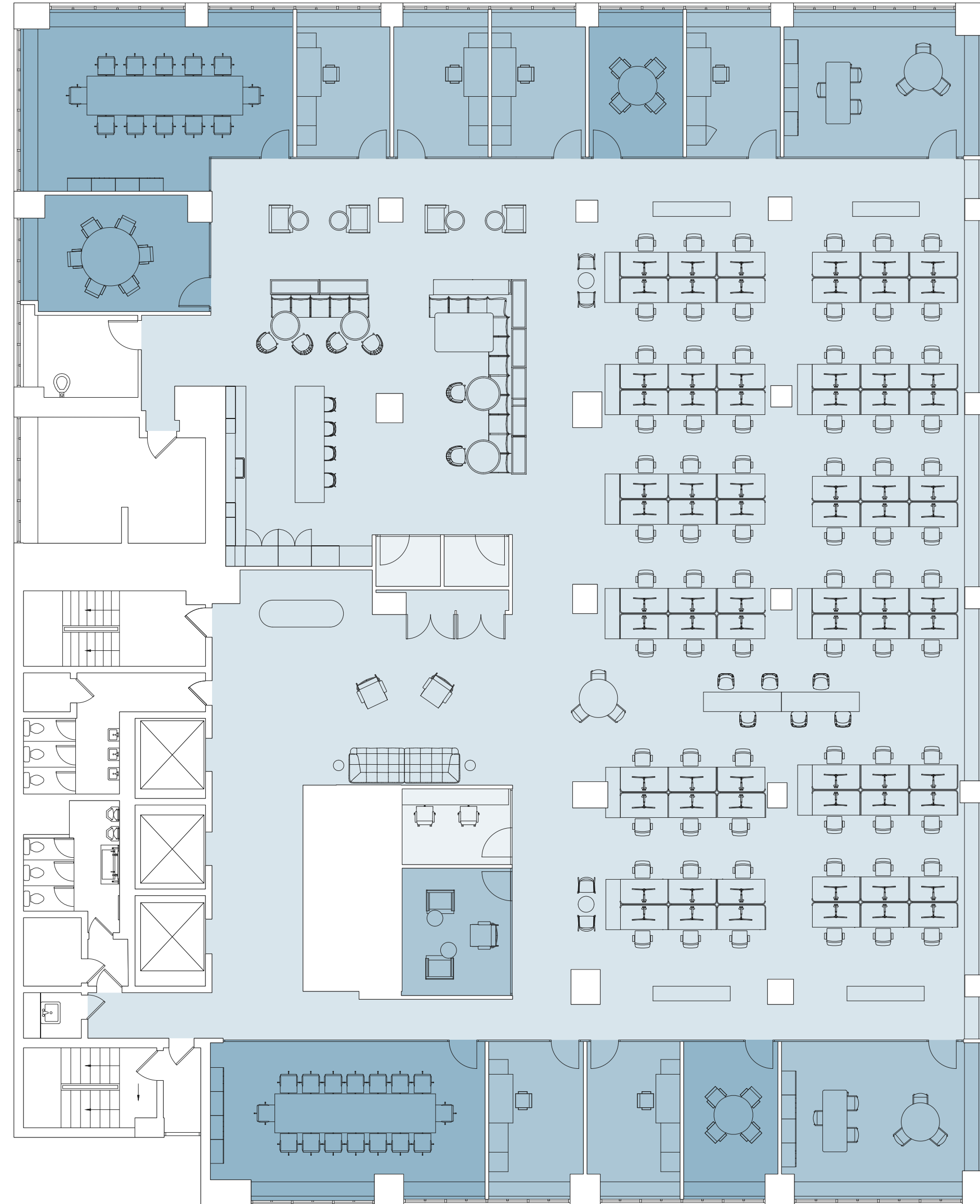


KEY






 Available

# LEVEL 10

FULL FLOOR OPPORTUNITY  
PRE-BUILT  
15,943 RSF

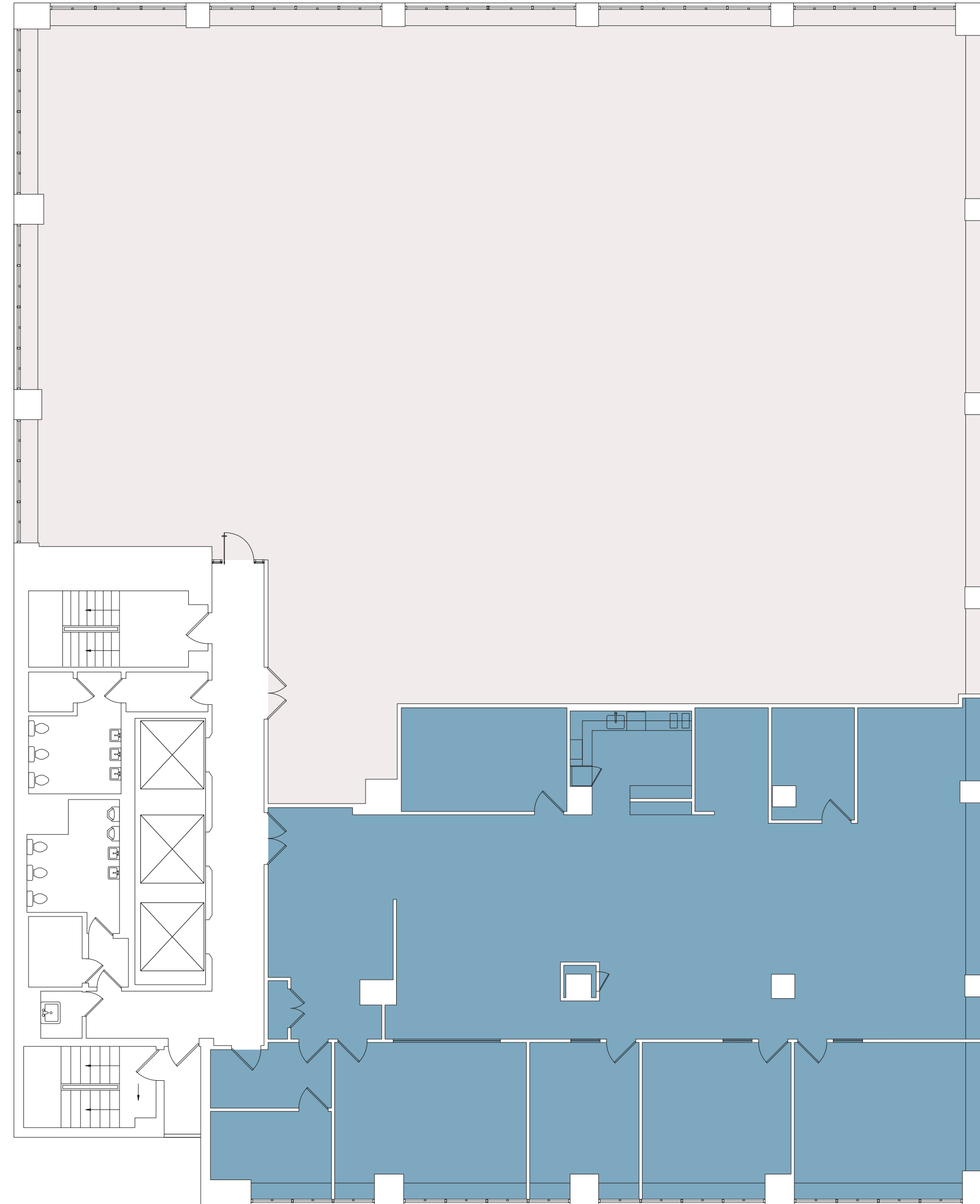


## KEY

-  Conference
-  Private Office
-  Office Space
-  Phone Room
-  Core

# LEVEL 12

AS-BUILT  
5,711 RSF



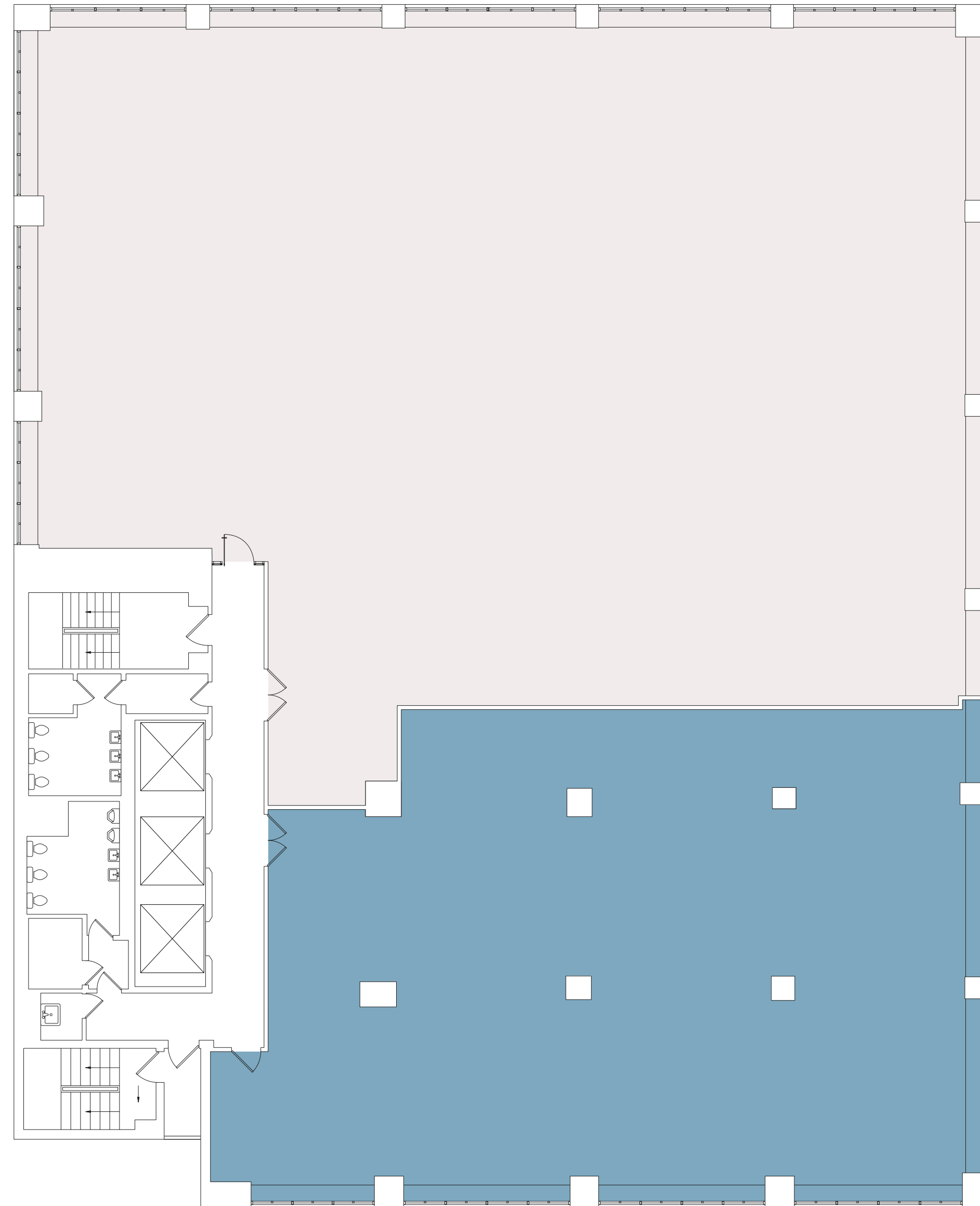
KEY

 Available

 Leased

# LEVEL 12

CORE AND SHELL  
5,711 RSF



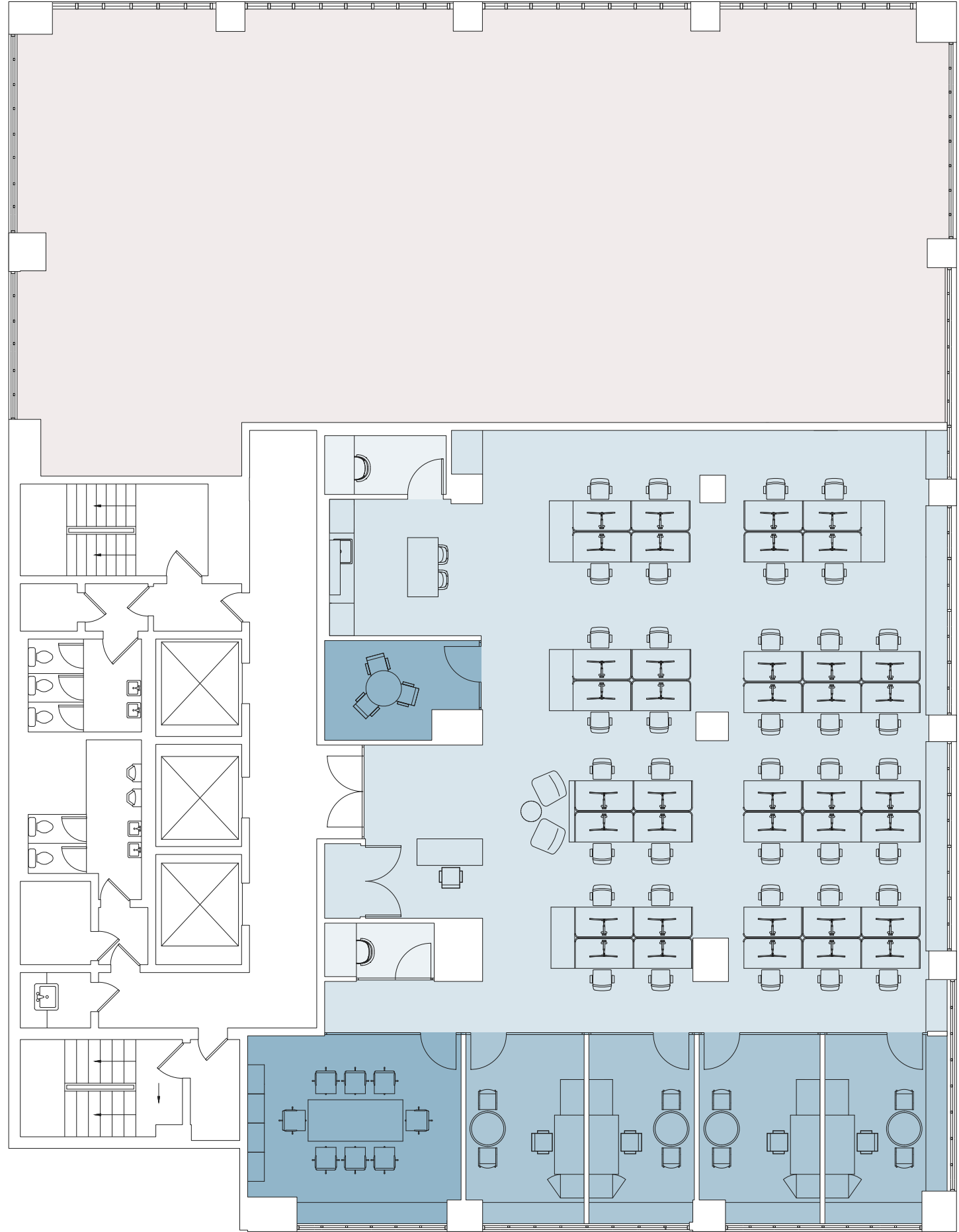
## KEY

 Available







 Leased

# LEVEL 16

PRE-BUILT  
5,937 RSF

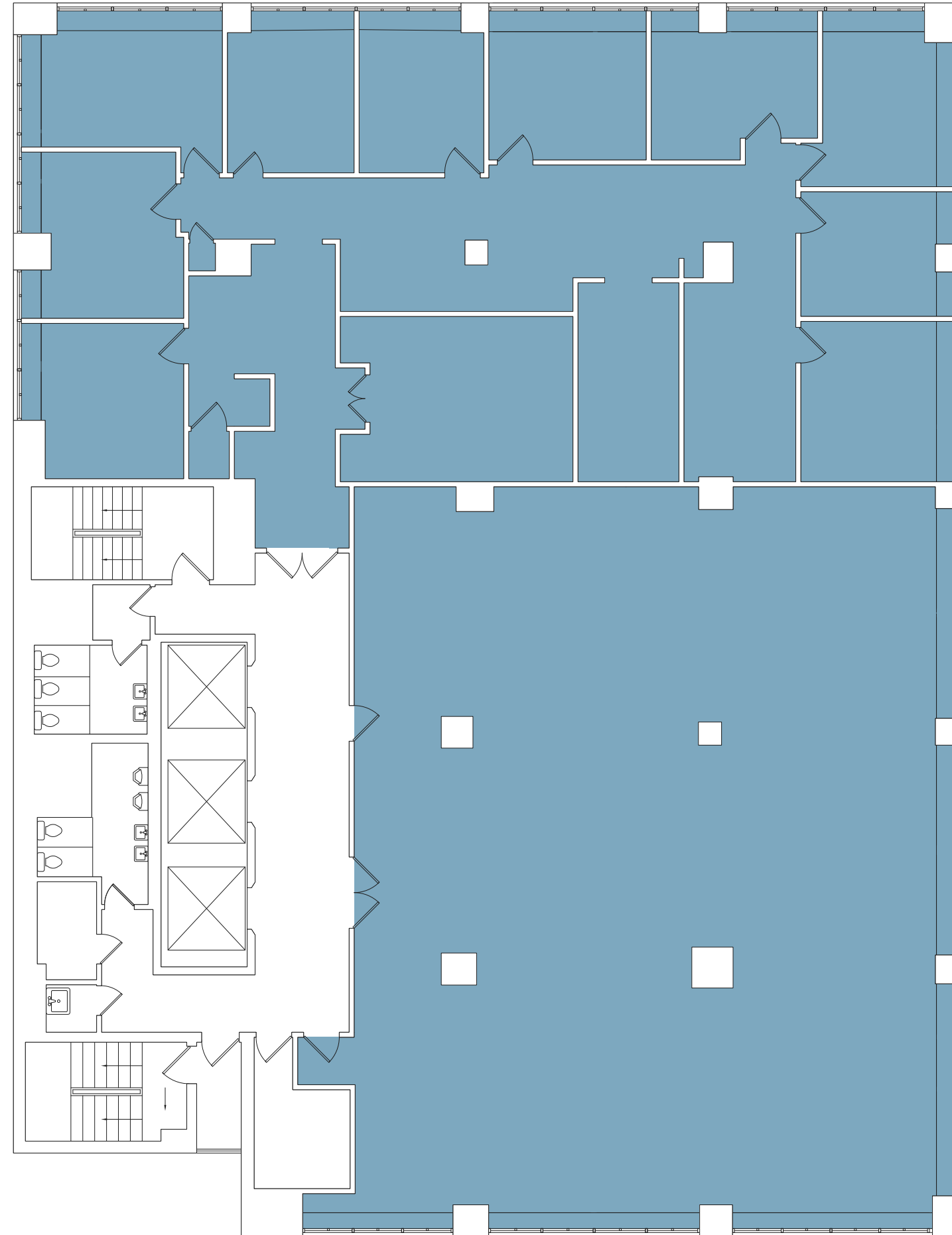
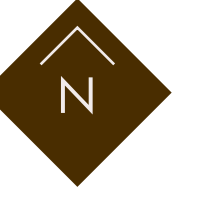


### KEY

-  Conference
-  Private Office
-  Office Space
-  Phone Room
-  Leased
-  Core

# LEVEL 18

FULL FLOOR OPPORTUNITY  
AS-BUILT  
10,602 RSF



KEY

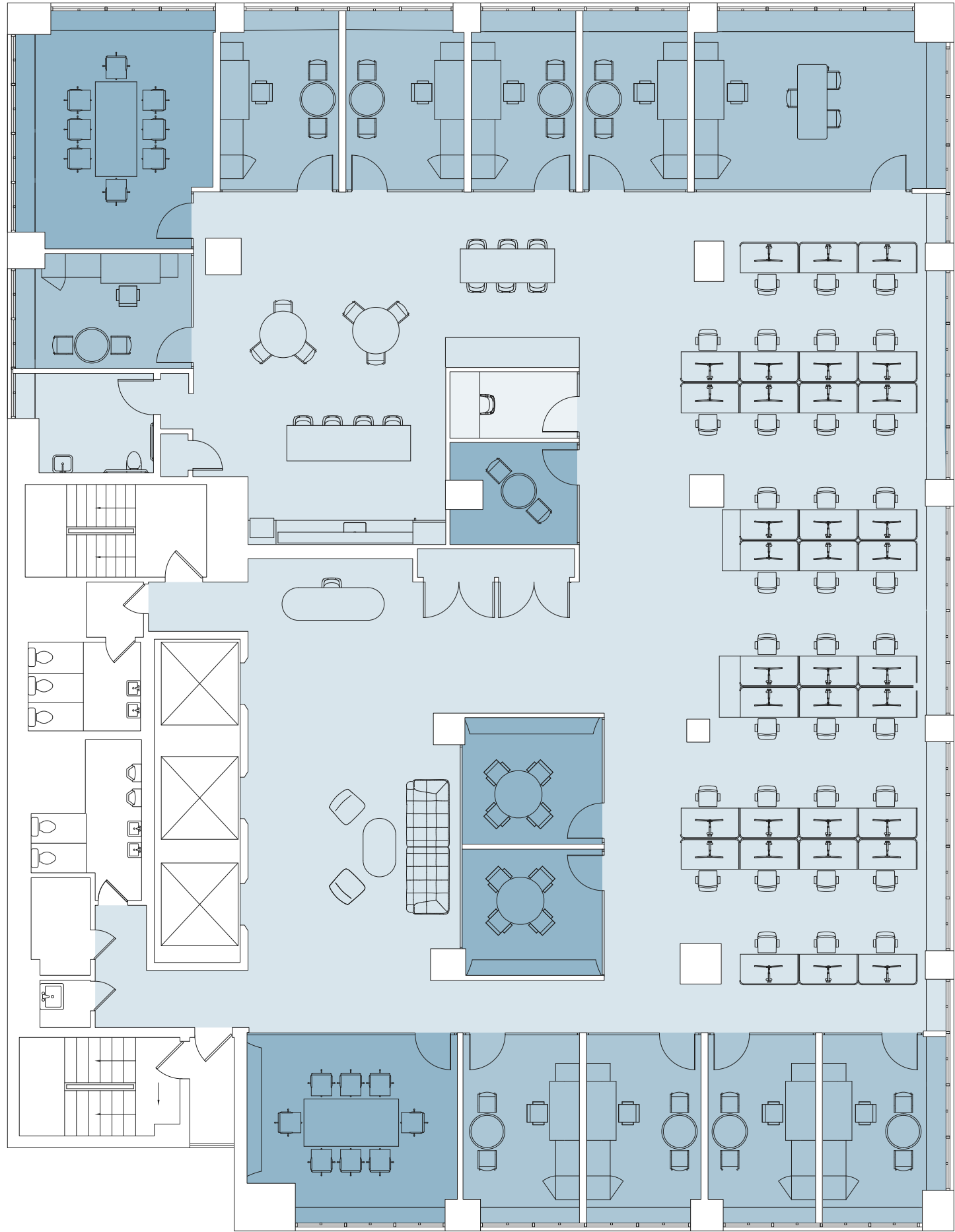
 Available

# LEVEL 18

FULL FLOOR OPPORTUNITY

TEST-FIT

10,602 RSF

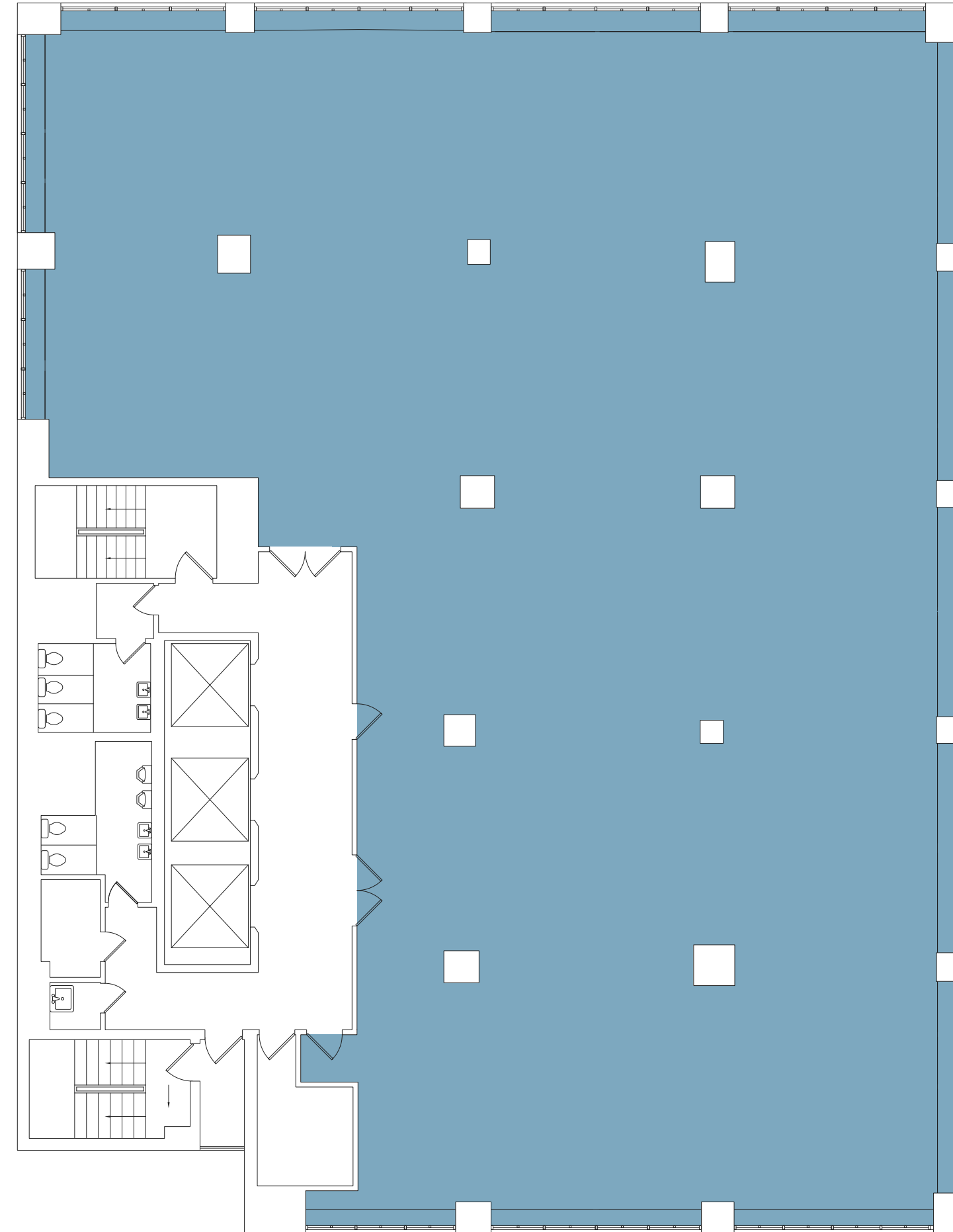


KEY

- Conference
- Private Office
- Office Space
- Phone Room
- Core

# LEVEL 18

FULL FLOOR OPPORTUNITY  
CORE AND SHELL  
10,602 RSF



KEY





 Available

# LEVEL 19

FULL FLOOR AMENITY

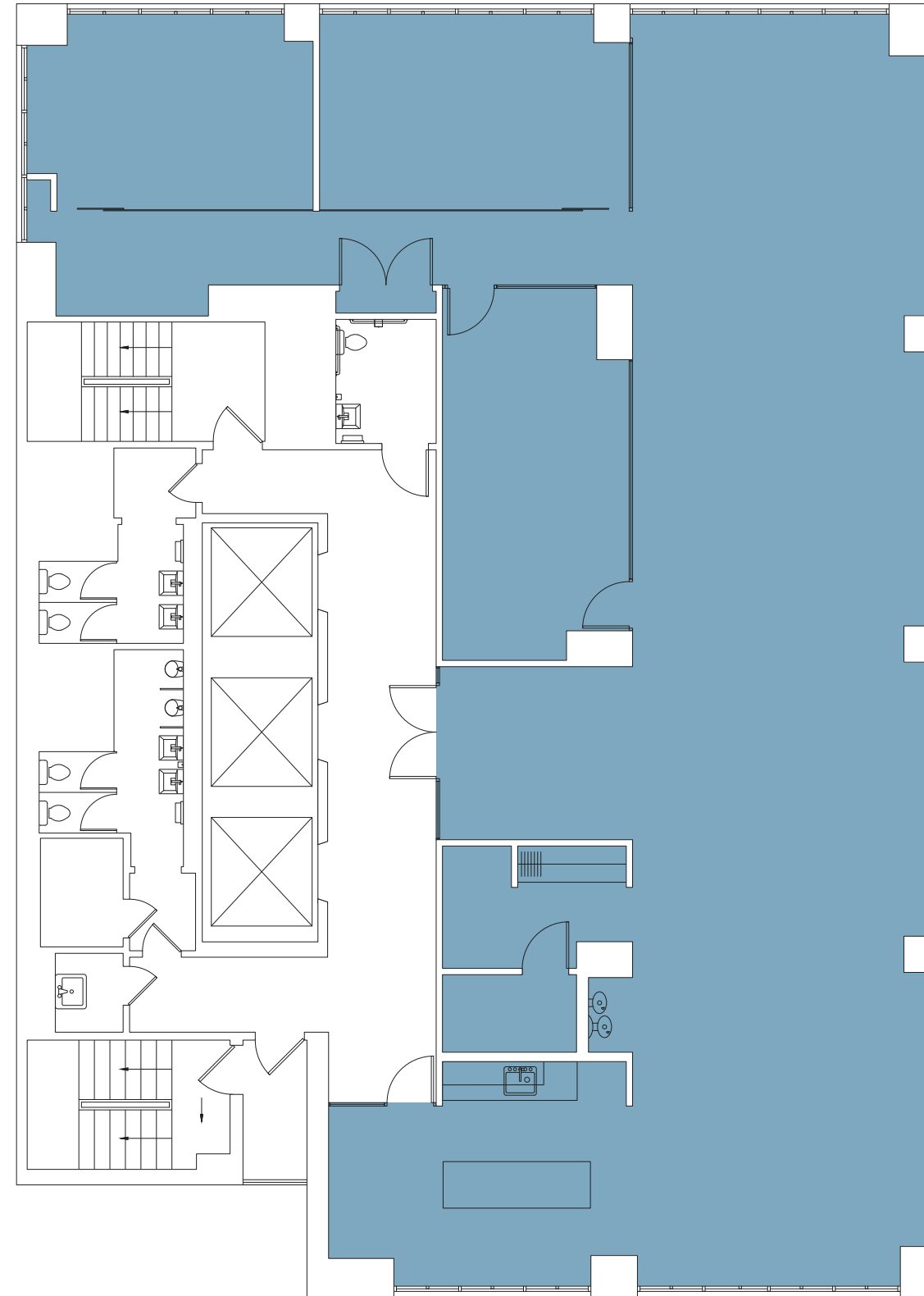


KEY

-  Conference
-  Office Space
-  Terrace
-  Core

# LEVEL 22

FULL FLOOR OPPORTUNITY  
AS-BUILT  
5,915 RSF

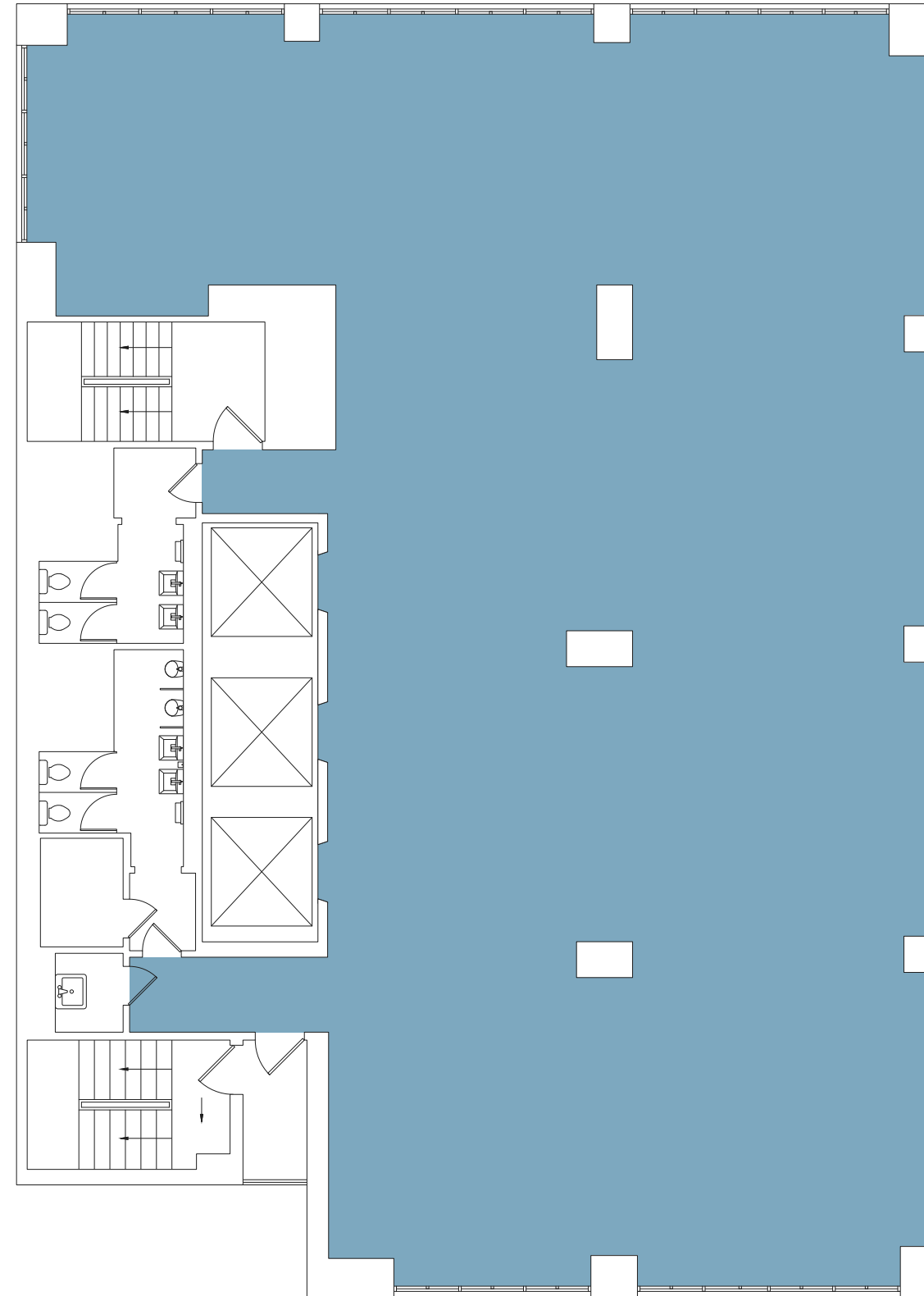


KEY

 Available

# LEVEL 22

FULL FLOOR OPPORTUNITY  
CORE AND SHELL  
5,915 RSF

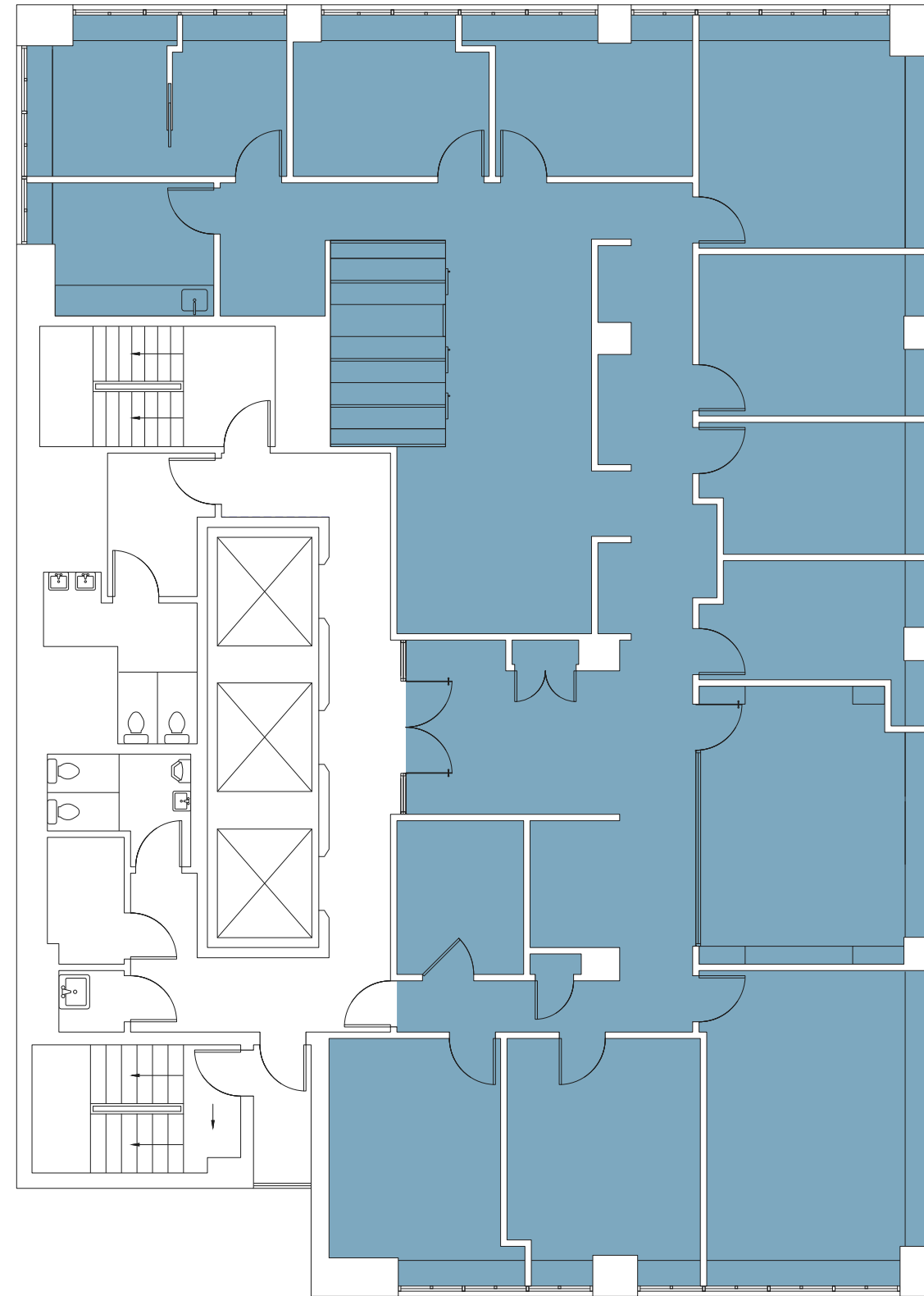
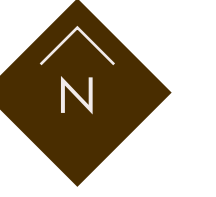


KEY

 Available

# LEVEL 23

FULL FLOOR OPPORTUNITY  
AS-BUILT  
6,026 RSF

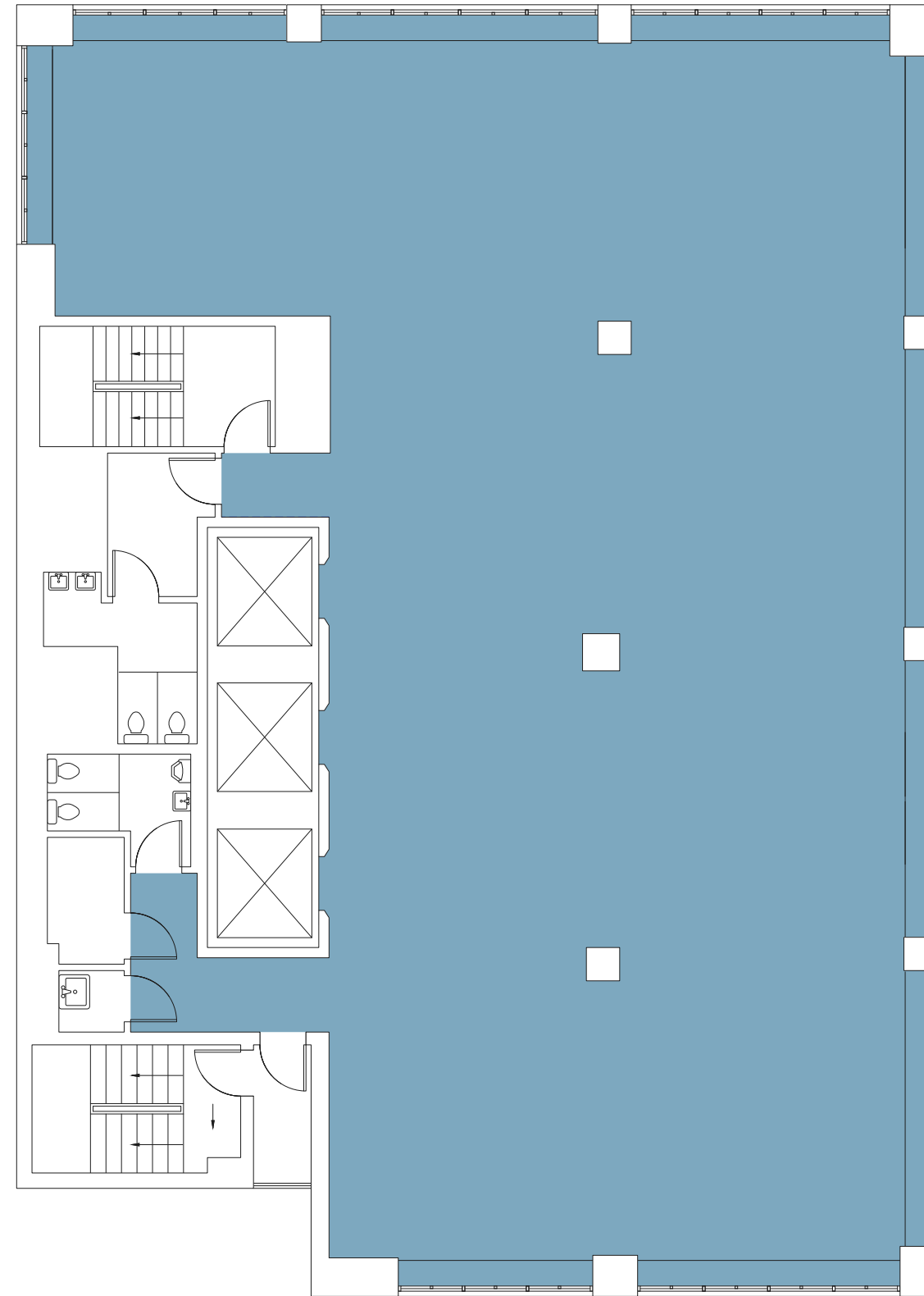


KEY

 Available

# LEVEL 23

FULL FLOOR OPPORTUNITY  
CORE AND SHELL  
6,026 RSF



KEY

 Available

# SPECIFICATION

BUILT	1958	ARCHITECTURAL STYLE TYPOLOGY	Mid Century Modern	LIFE SAFETY	Sprinklered. Class E Fire Alarm System, with battery backup stairwell lighting
HEIGHT	23-story building	FACADE/ STRUCTURE	Existing black granite piers, black framed storefront, painted limestone. Structure is concrete slabs, steel columns and beams, encased in concrete	ELEVATORS	Elevator Weights: – Low Rise Floors – 3,500LB – Upper Stack Floors (Freight included) – 3,000LB – Service Elevator – 4,200LB – All Low Rise & Upper Stack elevators have card control access
BUILDING SIZE	262,791 RSF	WINDOWS	Operable windows ~5'–6" H windows (8'–6" overall, with ~3'H perimeter convectors)	TENANT ACCESS	Building attended 24hrs a day with Electronic Access Control with integrated visitor management system
FLOOR SIZES	2–12: 15,800 RSF 14–18: 10,600 RSF 19–23: 6,000 RSF	SLAB HEIGHTS	10'–0" Slab to slab, typ 9'–6" clear to underside of slab, typ Ground floor: 13'–3" to UOS		
BUILDING RENOVATION	<ul style="list-style-type: none"><li>– Building repositioning</li><li>– Entry canopy, signage &amp; ground floor expression</li><li>– Lobby renovation and upgrades</li><li>– Elevator design upgrades</li><li>– New building amenity floor, including terrace</li><li>– Elevator design upgrades with card access</li><li>– Prebuilt office floors</li><li>– Exterior repaint of first two floors</li></ul>	FLOOR LOADING	50lbs per square foot		
		SECURITY	24-7 CCTV with Electronic Access Control		
		TELECOM	Providers include – Pilot Fiber, Cogent, Verizon Fios, Spectrum, Broadview, AT&T		
FLOOR LAYOUT	Side Core with windows on 4 sides, approx 1 - 2 bays, two on base floors, one on upper.	HVAC	Perimeter units with integrated fan system for heating and cooling supplied by 600 Ton Chiller. ConEd Steam		
ARCHITECT	Emery Roth Studios Architecture (2026)				

# TEAM

STUDIOS



HARRISON GREEN  
NEW YORK

*Cosentini*  
A TETRA TECH COMPANY

wordsearch

CBRE

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SMALL BUT MIGHTY

630

**CBRE**

630 THIRD AVENUE  
NEW YORK