

# 730 THIRD AVENUE

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730 Third Avenue  
New York, 10017

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[730third.com](http://730third.com)

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# UNCOMPROMISING CONVENIENCE, REIMAGINED

Rising from the core of midtown Manhattan, *730 Third Avenue* is an impressive first-in-class development forming a powerful footprint where all modes of public transportation converge. This prime office opportunity features a double-height lobby entrance on Third Avenue, a full-service amenity floor exclusive for building tenants, and plentiful space for productivity and respite with multiple landscaped roof terraces boasting this premium Grand Central locale.

# A COMMANDING MIDTOWN PRESENCE

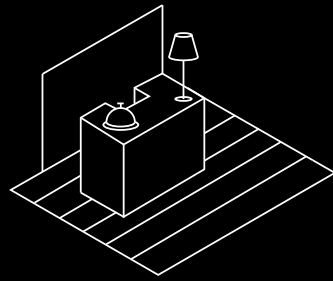
With modern interiors imagined by Gensler's world-renowned design excellence, *730 Third Avenue* is arriving anew with accentuated style and sophistication. Inspired from Third Avenue's timeless advertising culture, Gensler's bespoke mid-century-modern design inspires a warm hospitality approach and ease of access that is scaled for impactful branding and expansive possibilities.

A welcoming arrival of lightness and livability is made possible by outfitting each floor with unique self-tinting, easily-controllable *ViewGlass* windows to integrate the outdoors-in, creating an inspiring space for fresh thinking. *730 Third Avenue* is currently LEED Gold certified and is also becoming Wired Gold and Fitwell certified, which redefines a Midtown-forward future connecting infinite opportunities for top-tier companies to function flawlessly.

# BUILDING AMENITIES

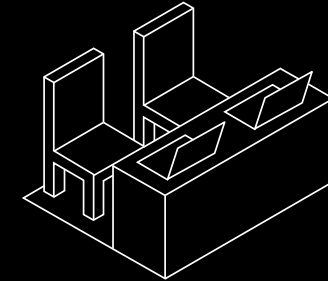
## 2nd Floor Amenity Space

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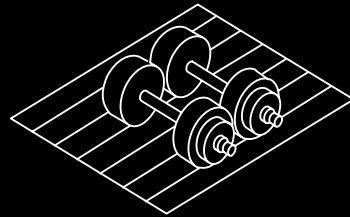
### SKY LOUNGE

A staffed concierge desk greets the 6,000-square-foot sky lounge, featuring touchdown areas, a double-height balcony overlooking the main lobby, and in-house catering for accelerated productivity.



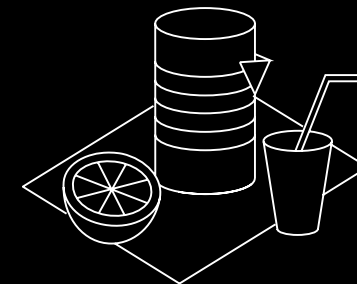
### CONFERENCE

5,000 square feet of modern and modular options with full AV/IT capability. Three large conference rooms can be transformed into five distinct spaces, equally functional for individual use or as a complete meeting center exclusive to building tenants. Two of these rooms can host up to 36 people, and the third can fit up to 26.



### FITNESS CENTER

Energize and rejuvenate in an 8,000 square-foot staffed workout studio and work respite, fully equipped with state-of-the-art equipment, including Peloton bikes, classroom space, and locker rooms with showers.

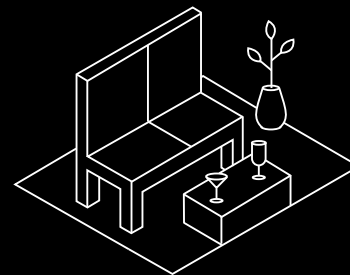


### FOOD HALL

Catering to flexible work schedules, rotating vendors serve this 9,000-square-foot dining experience, which features a central counter staffed with a barista, self-serve stations, and grab-and-go options, as well as a centralized pickup for outside delivery services. Available to all appetites all day, and also for after-hours events.

## 22nd Floor Amenity Space

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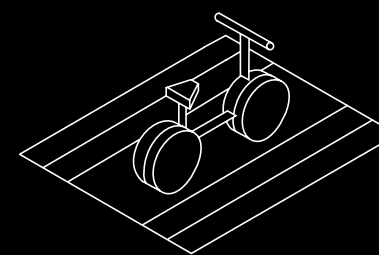


### TERRACE

360-degree views of the city from the 22nd floor with a 7,000-square-foot fully landscaped and artfully furnished terrace are open to tenants all day. With the vitality of green spaces in mind, this set-back terrace can also accommodate events and invite alternate areas of productivity, while other floors offer private roof terraces contiguous of leased spaces.

## Lower Level

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### BIKE ROOM

Encouraging decompression and travel convenience, a fully-built bike room accommodates up to 49 bikes at a time.



Third Avenue Entrance



Lobby Feature Stair



Third Avenue Lobby

Infinite Regress CXIV and Infinite Regress CXV, 2020 Eamon Ore-Giron. Flashe on linen. Courtesy of the artist and Fleisher/Olman, Philadelphia



2nd Floor Food Hall



Food Hall

Sky Lounge

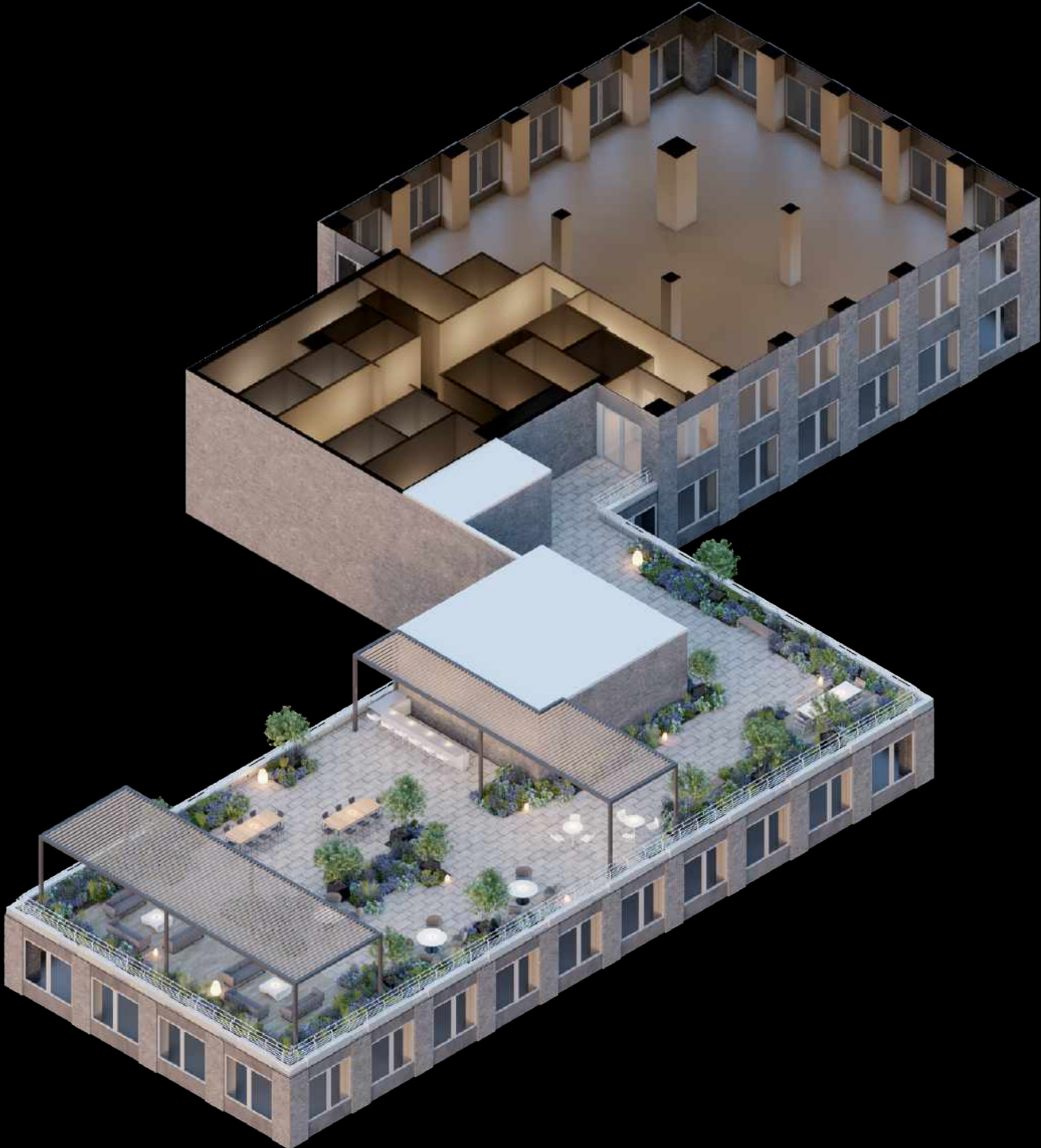
Fitness Center

Conference Center

2nd Floor Amenity Space - AXO View



22nd Floor Terrace

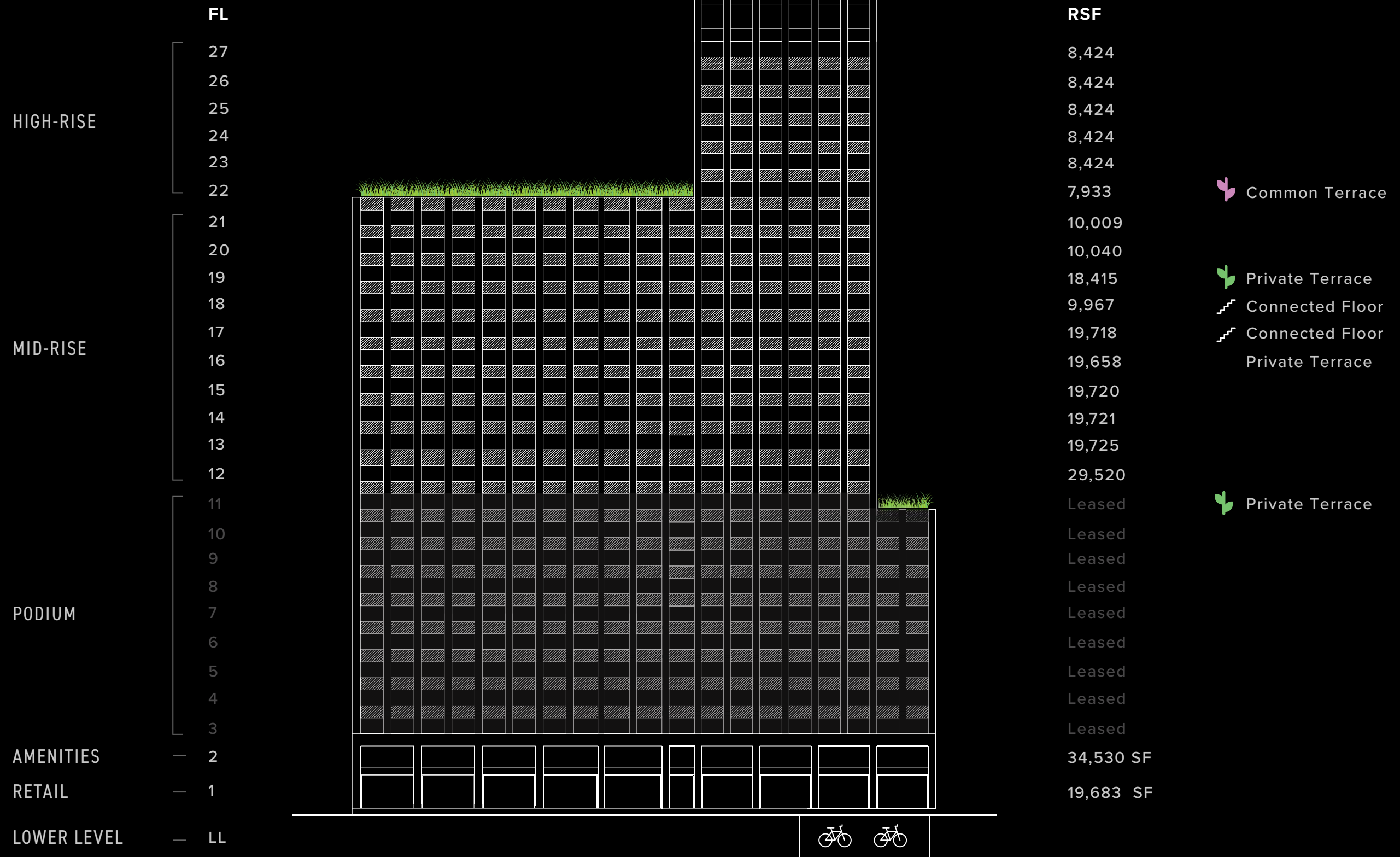


22nd Floor Terrace - AXO view



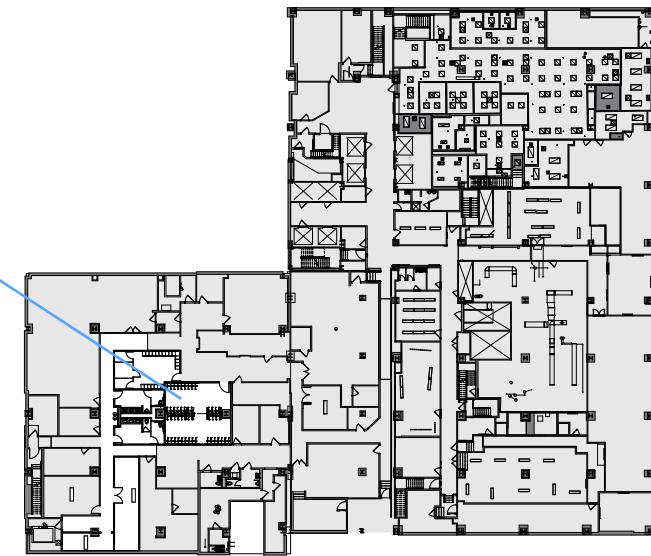
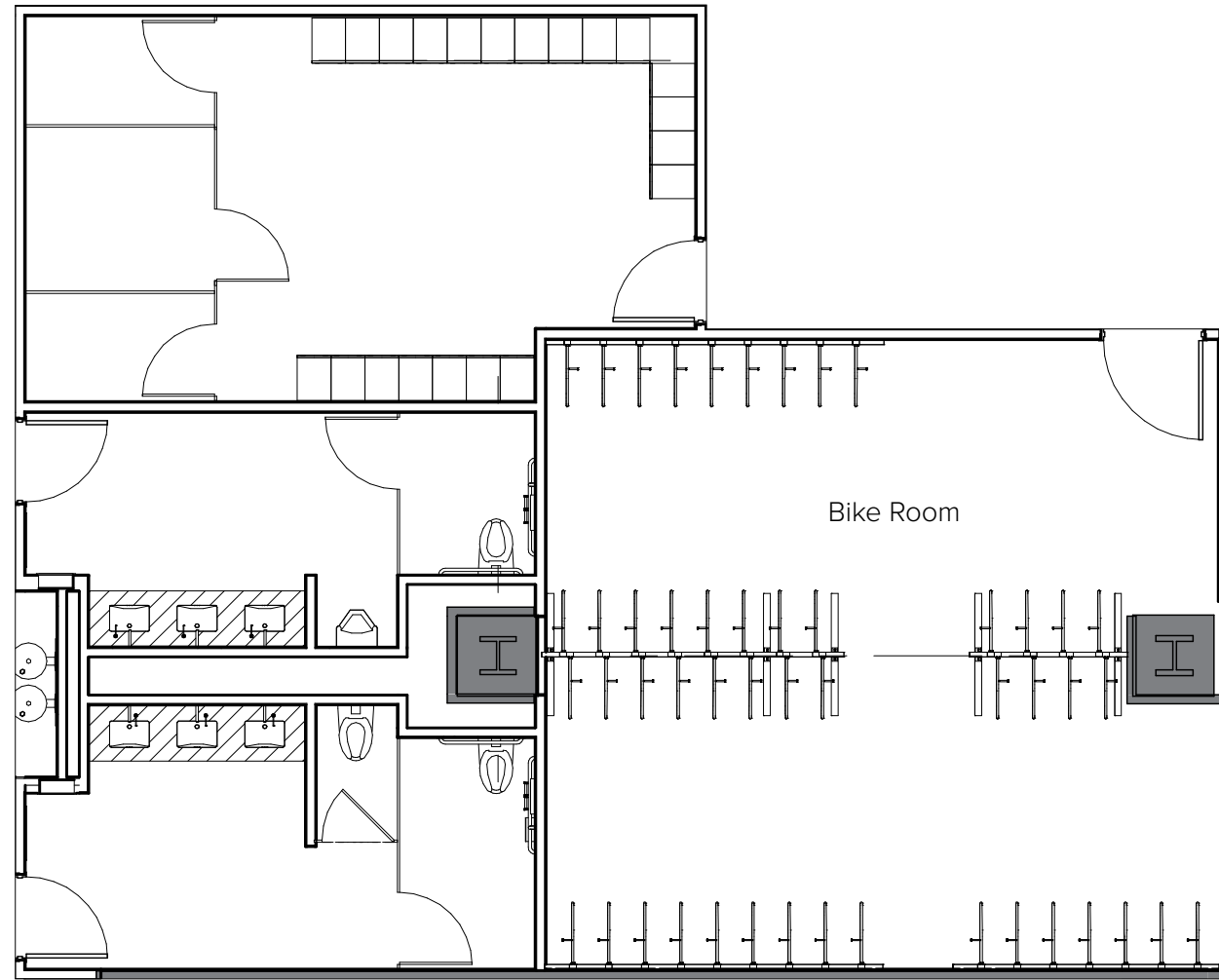
Office Fit-out

# AVAILABILITIES



# LOWER LEVEL

Core & Shell



Third Avenue

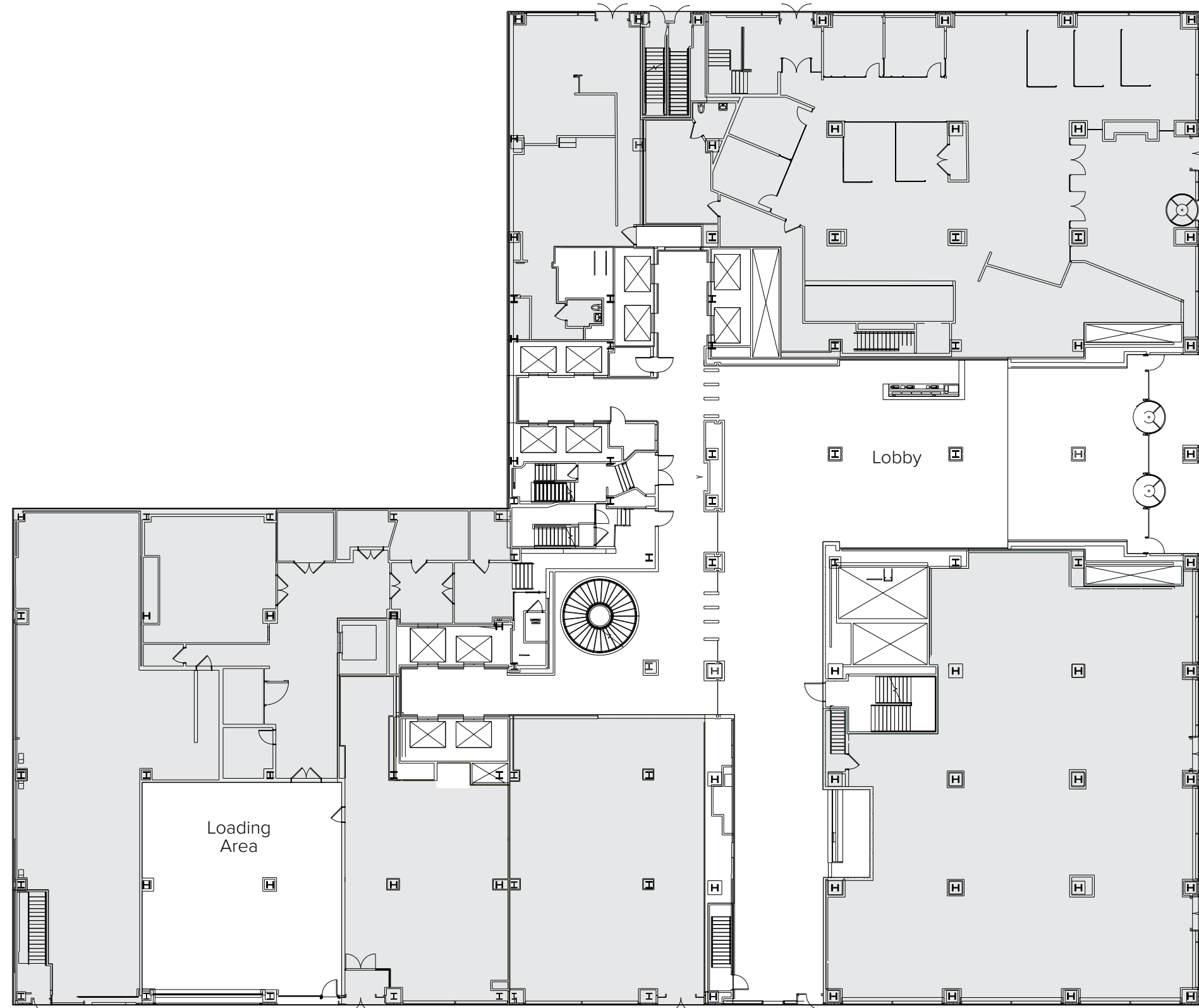
East 45th Street

# LEVEL 1 | LOBBY

Core & Shell



19,683 SF



Third Avenue

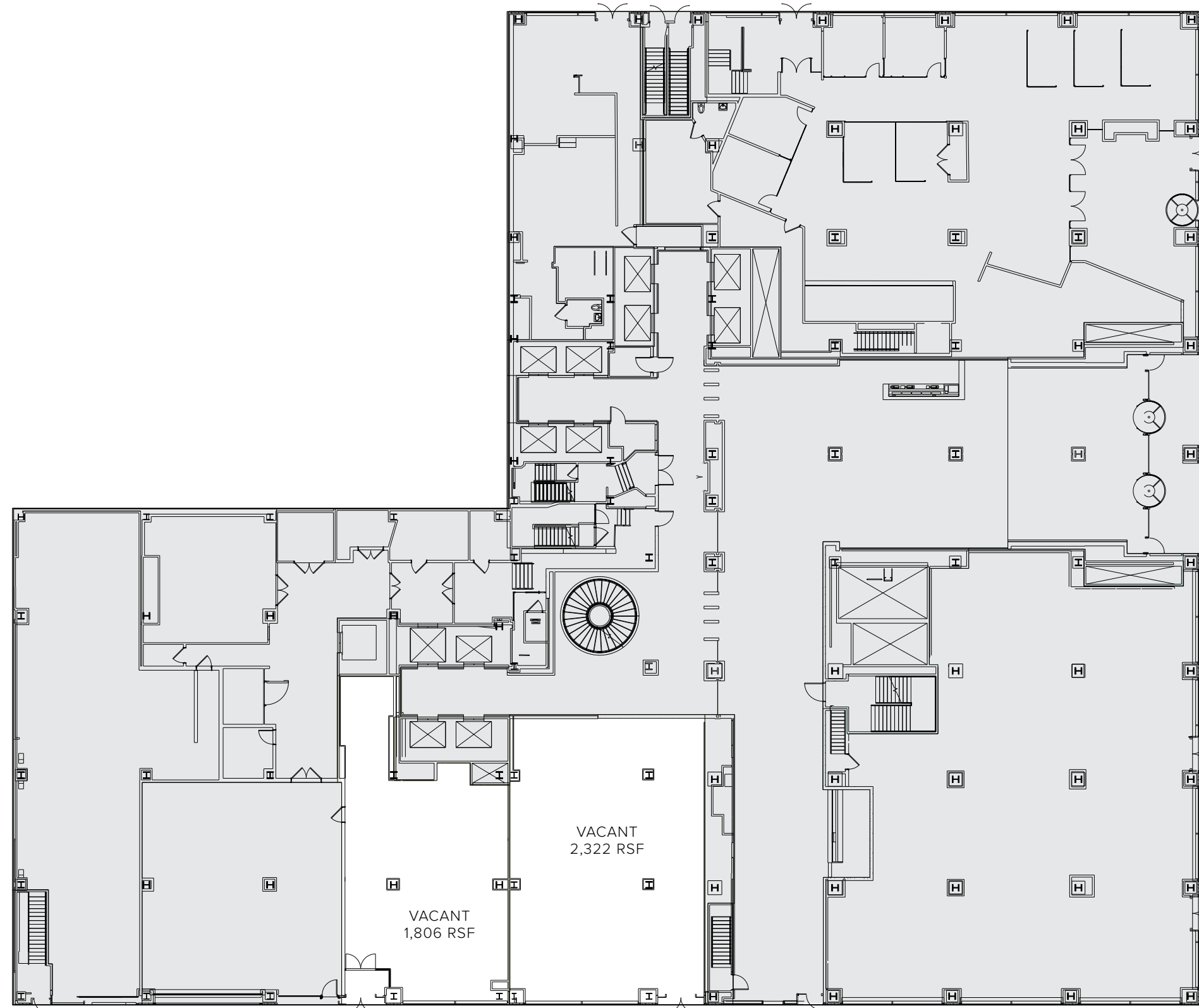
East 45th Street

# LEVEL 1 | RETAIL

Core & Shell



19,683 SF

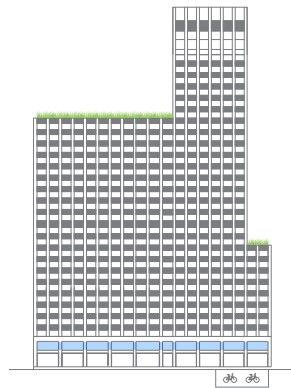


Third Avenue

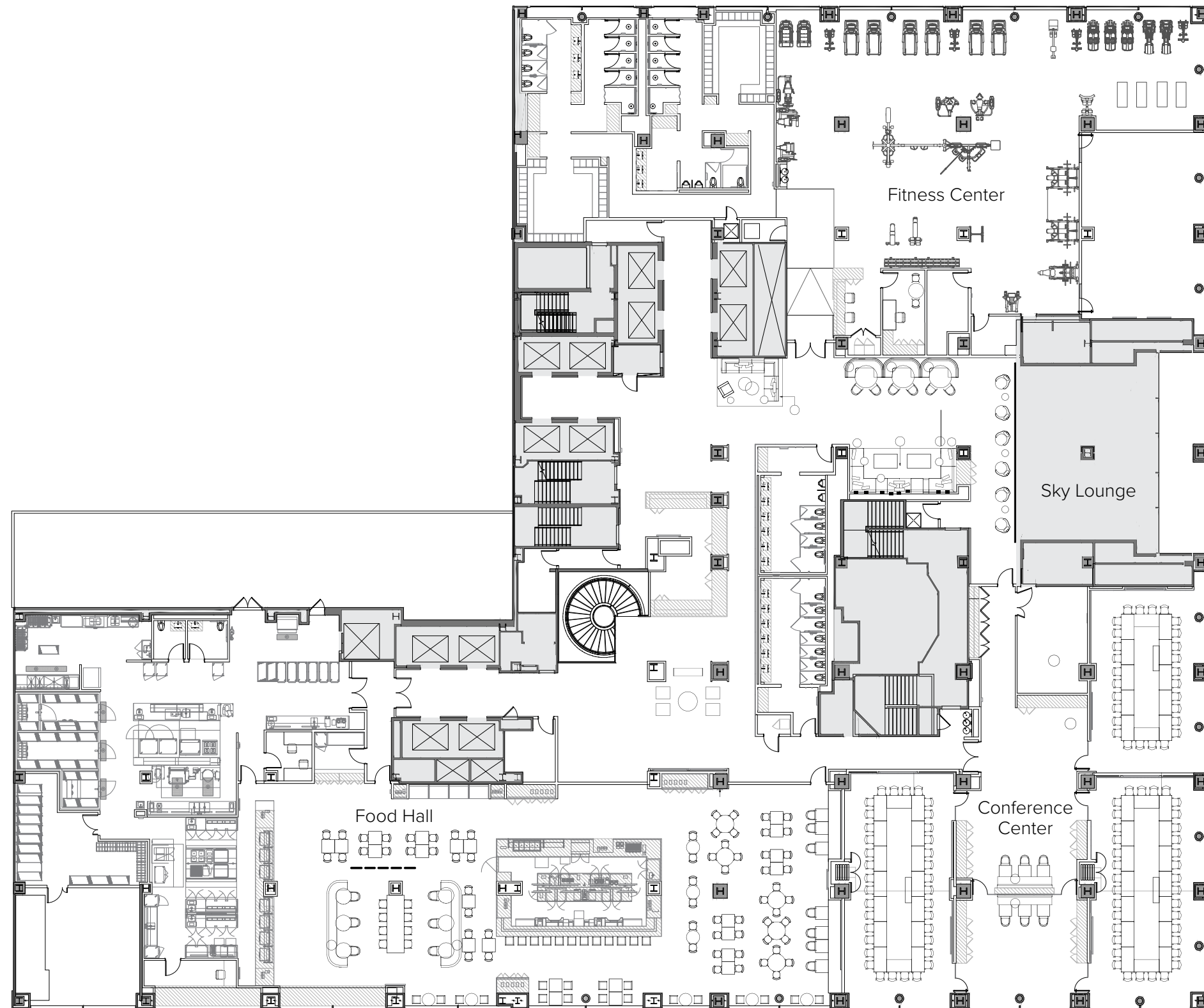
East 45th Street

# LEVEL 2 | AMENITIES

Core & Shell



34,530 SF



Third Avenue

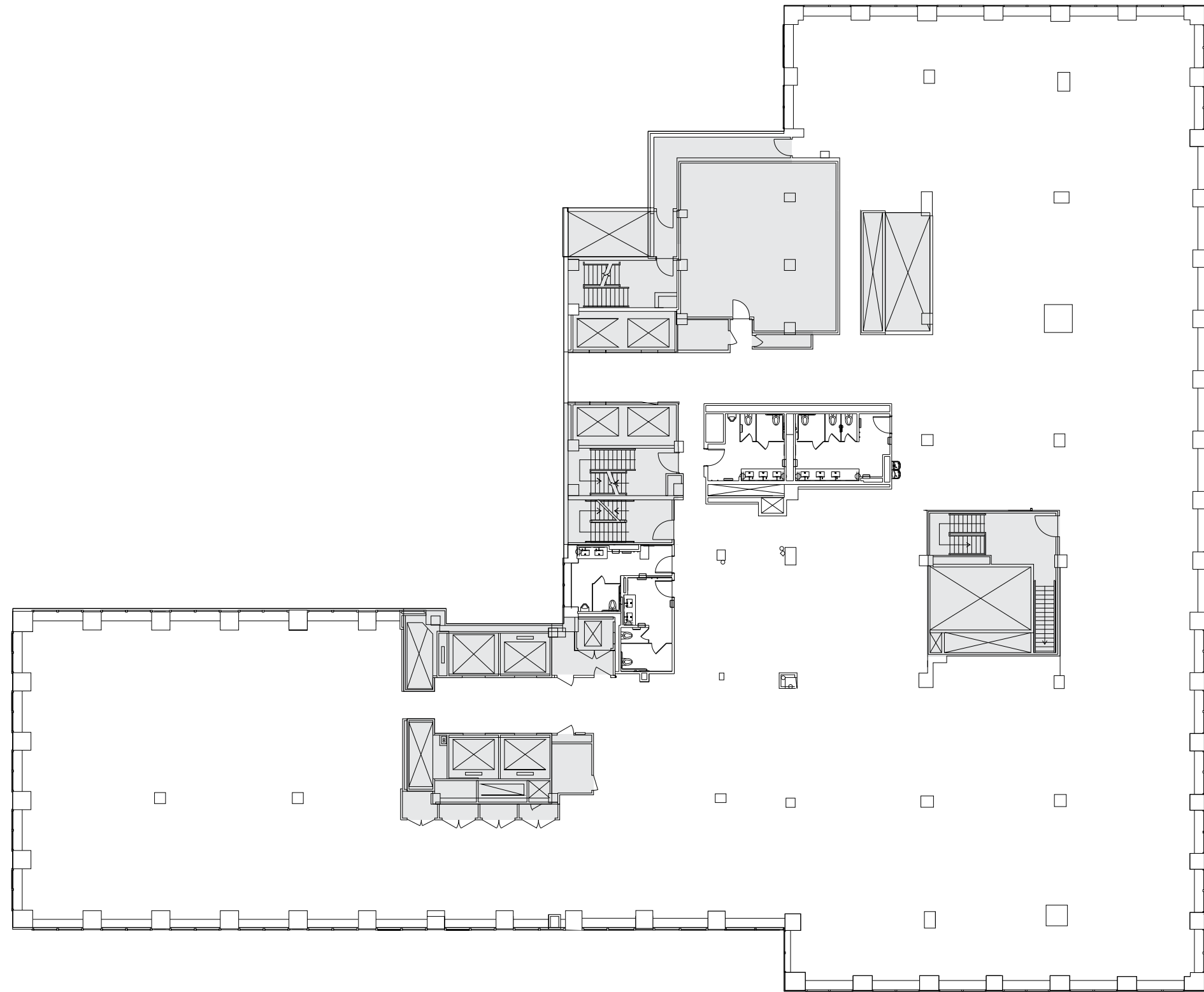
East 45th Street

# FLOOR 12

Core & Shell



29,520 RSF

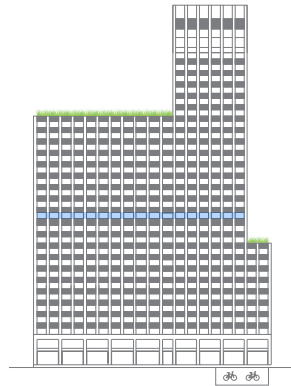


Third Avenue

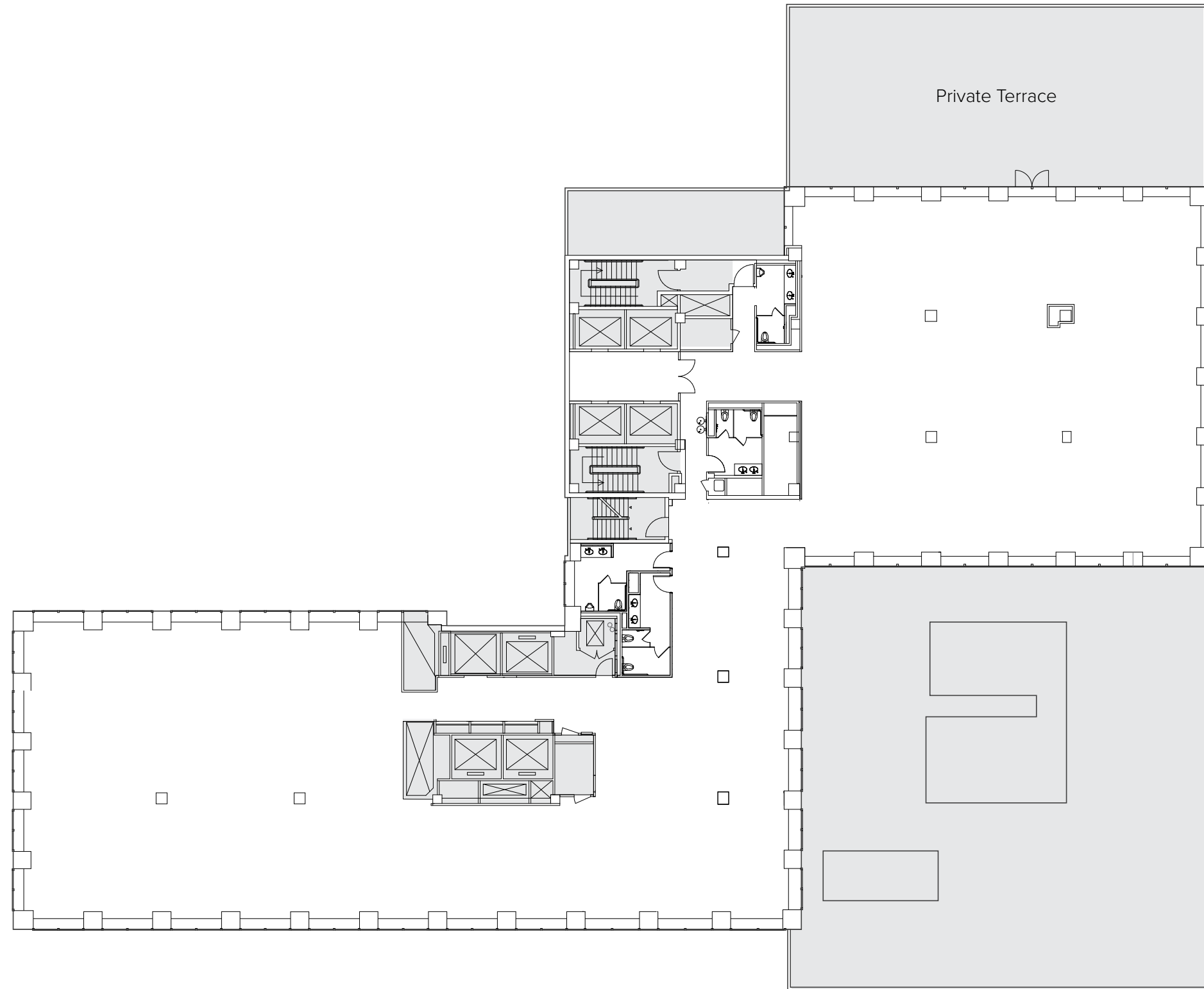
East 45th Street

# FLOOR 13

Core & Shell



19,725 RSF

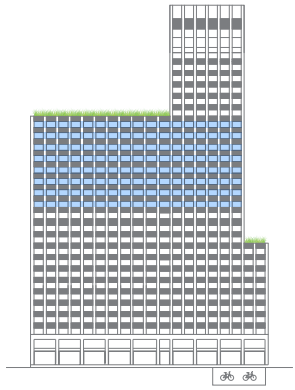


Third Avenue

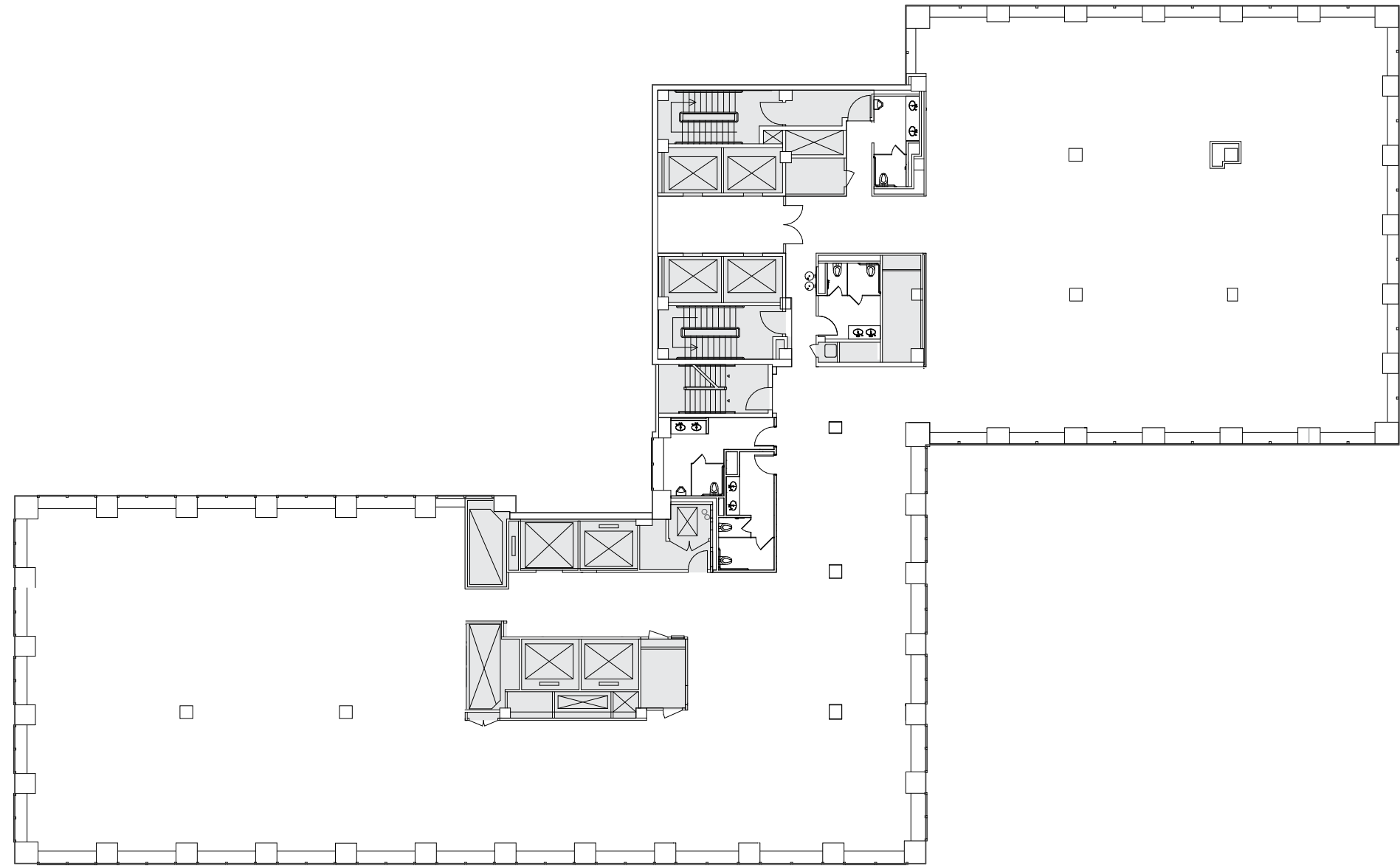
East 45th Street

# FLOOR 14-21

Typical Core & Shell



Approx 19,721 RSF

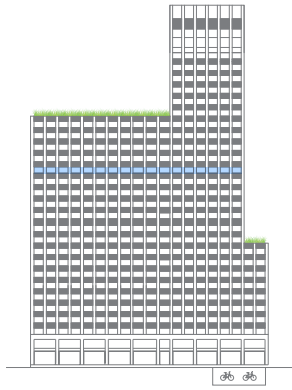


Third Avenue

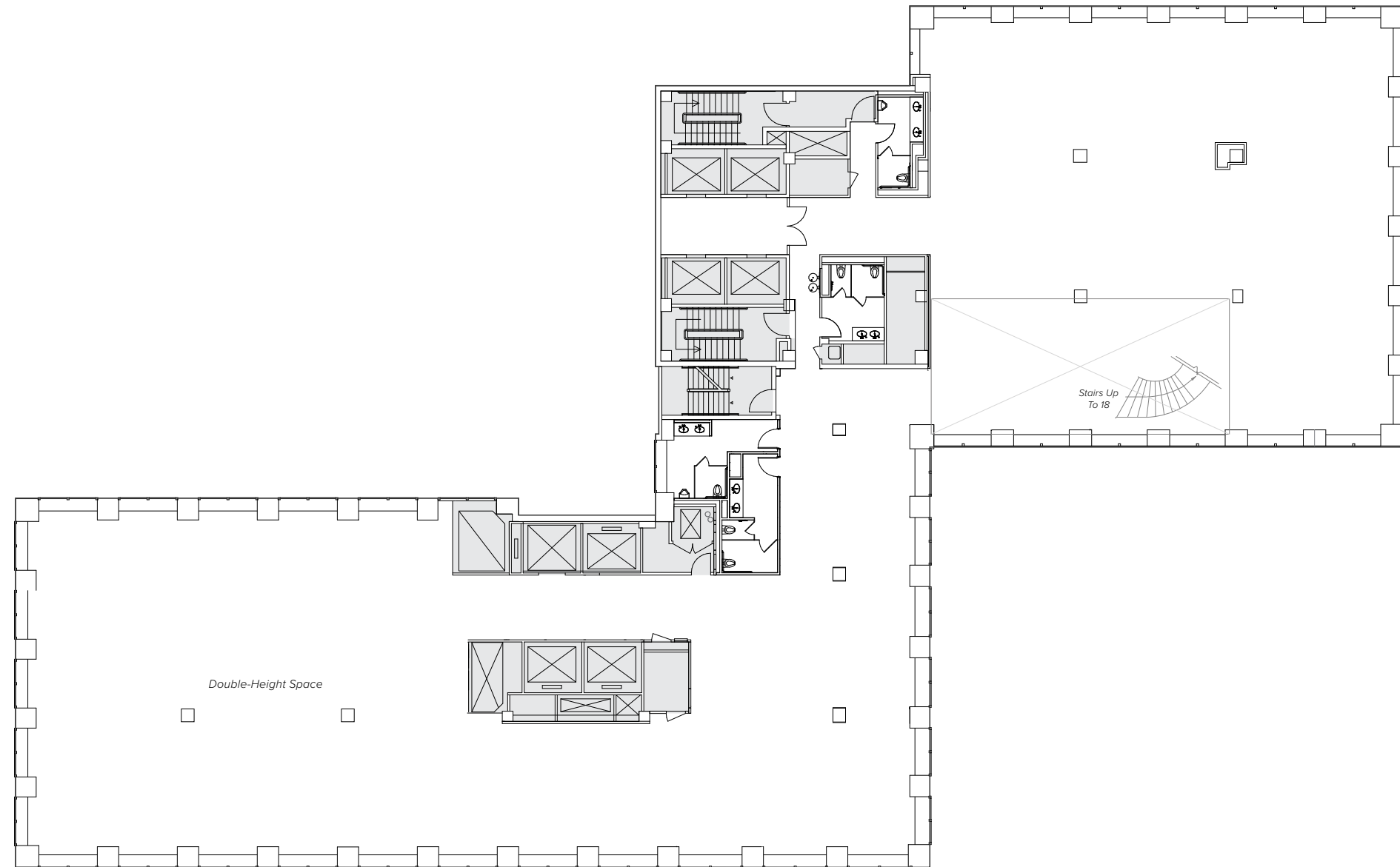
East 45th Street

# FLOOR 17

Core & Shell



Approx 19,718 RSF

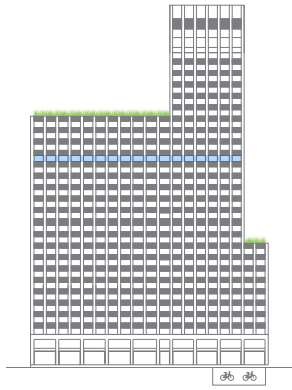


Third Avenue

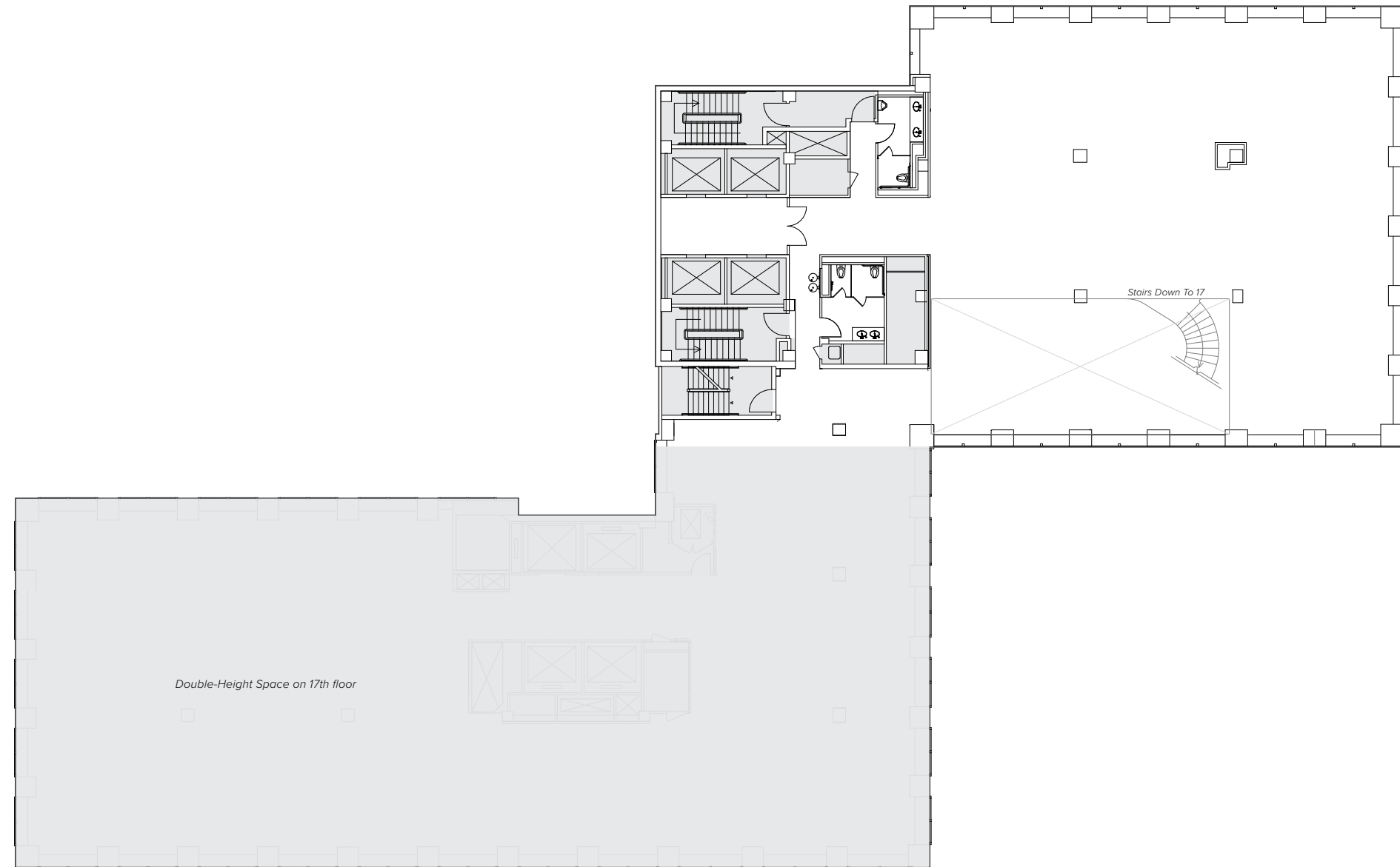
East 45th Street

# FLOOR 18

Core & Shell



Approx 9,967 RSF



*Double-Height Space on 17th floor*

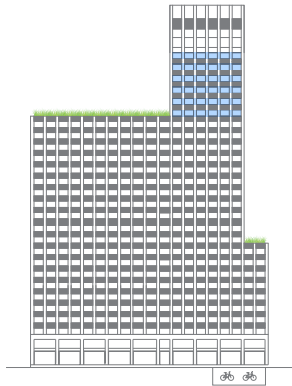
*Stairs Down To 17*

*Third Avenue*

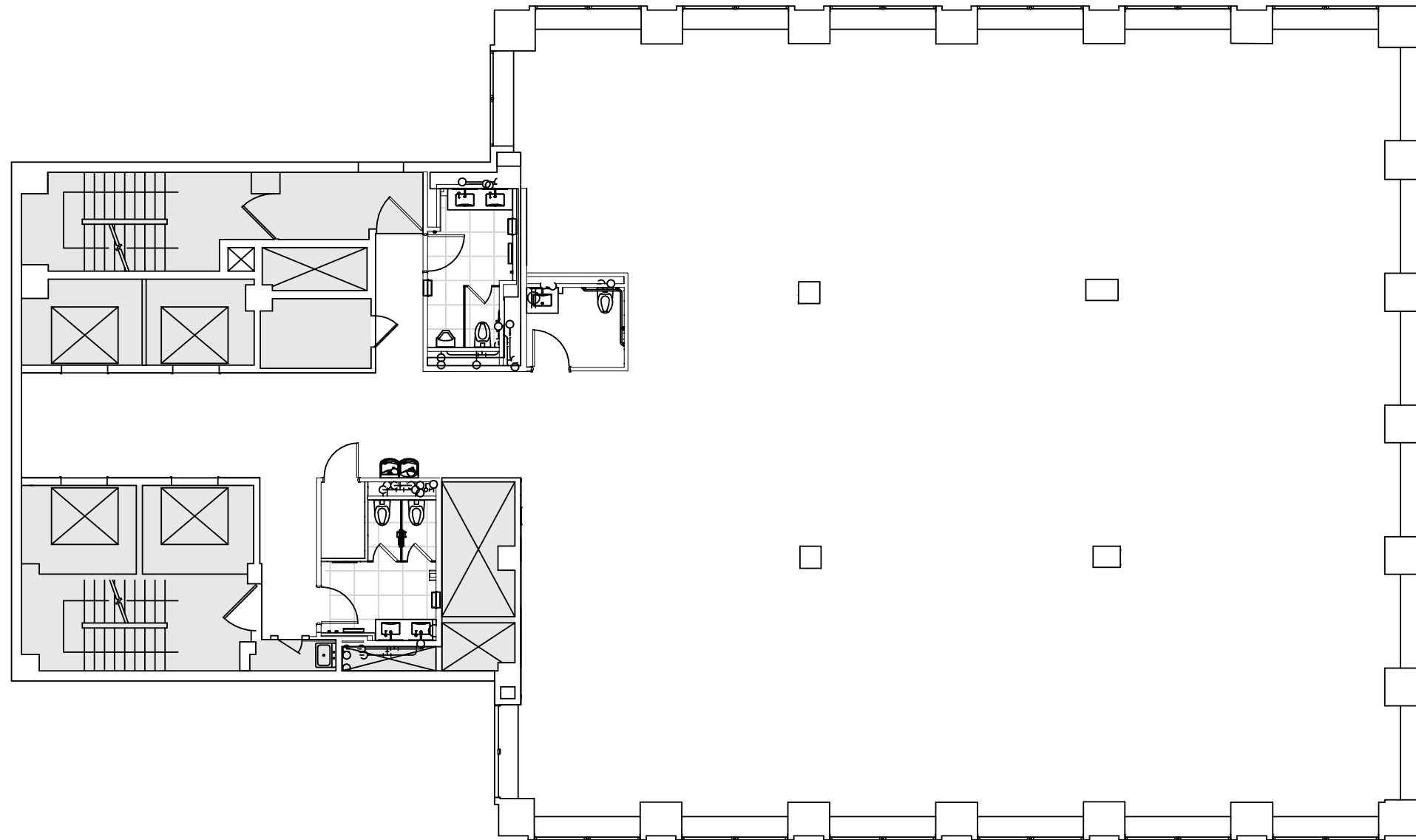
*East 45th Street*

# FLOORS 22-27

Typical Core & Shell



Approx 8,424 RSF

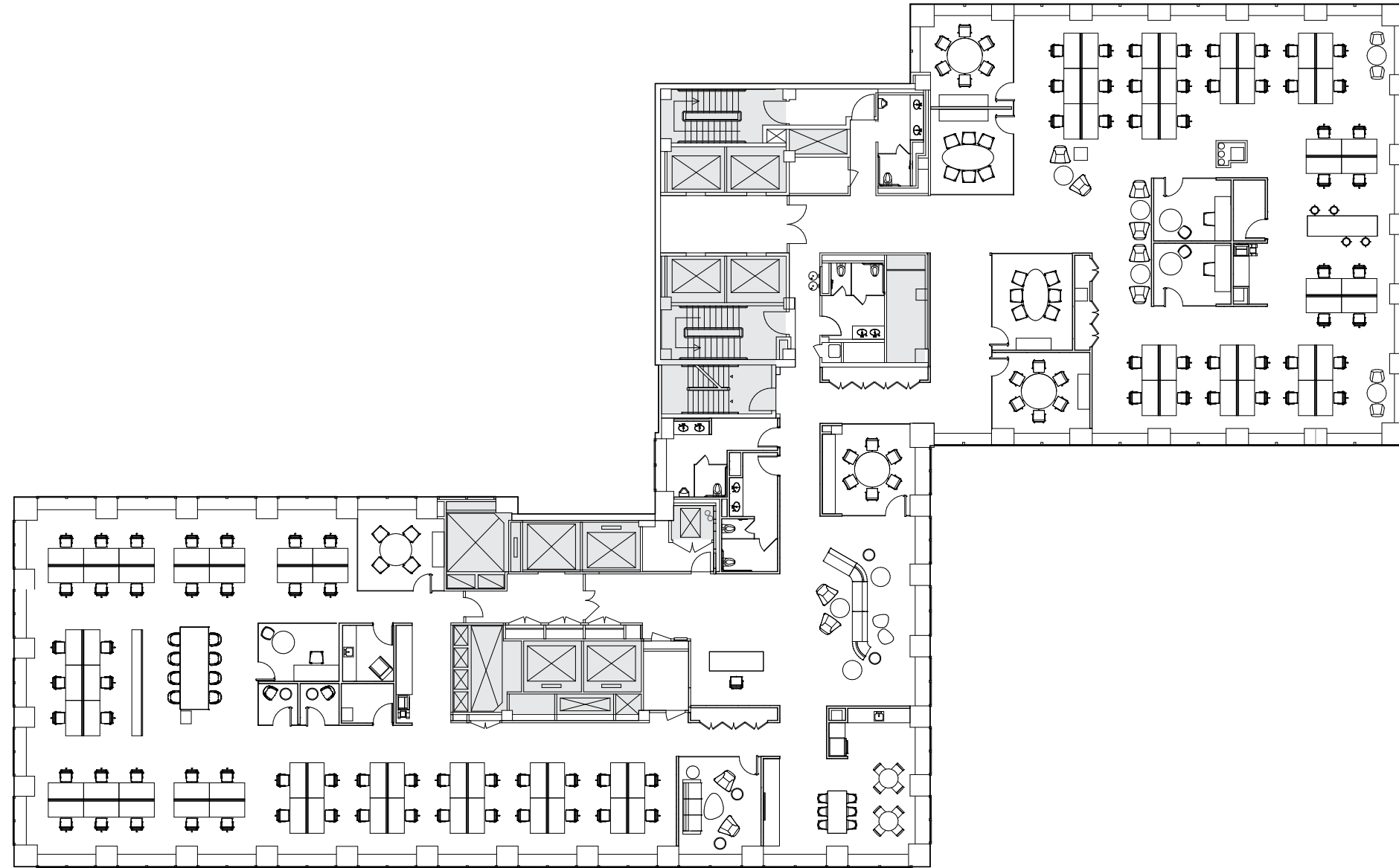
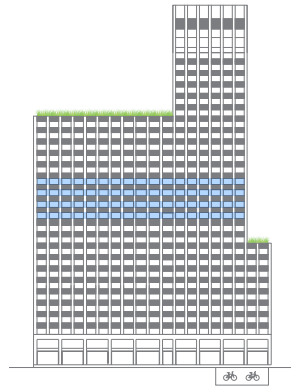


Third Avenue

East 45th Street

# MID-RISE (13-16)

Typical High Density Open Work



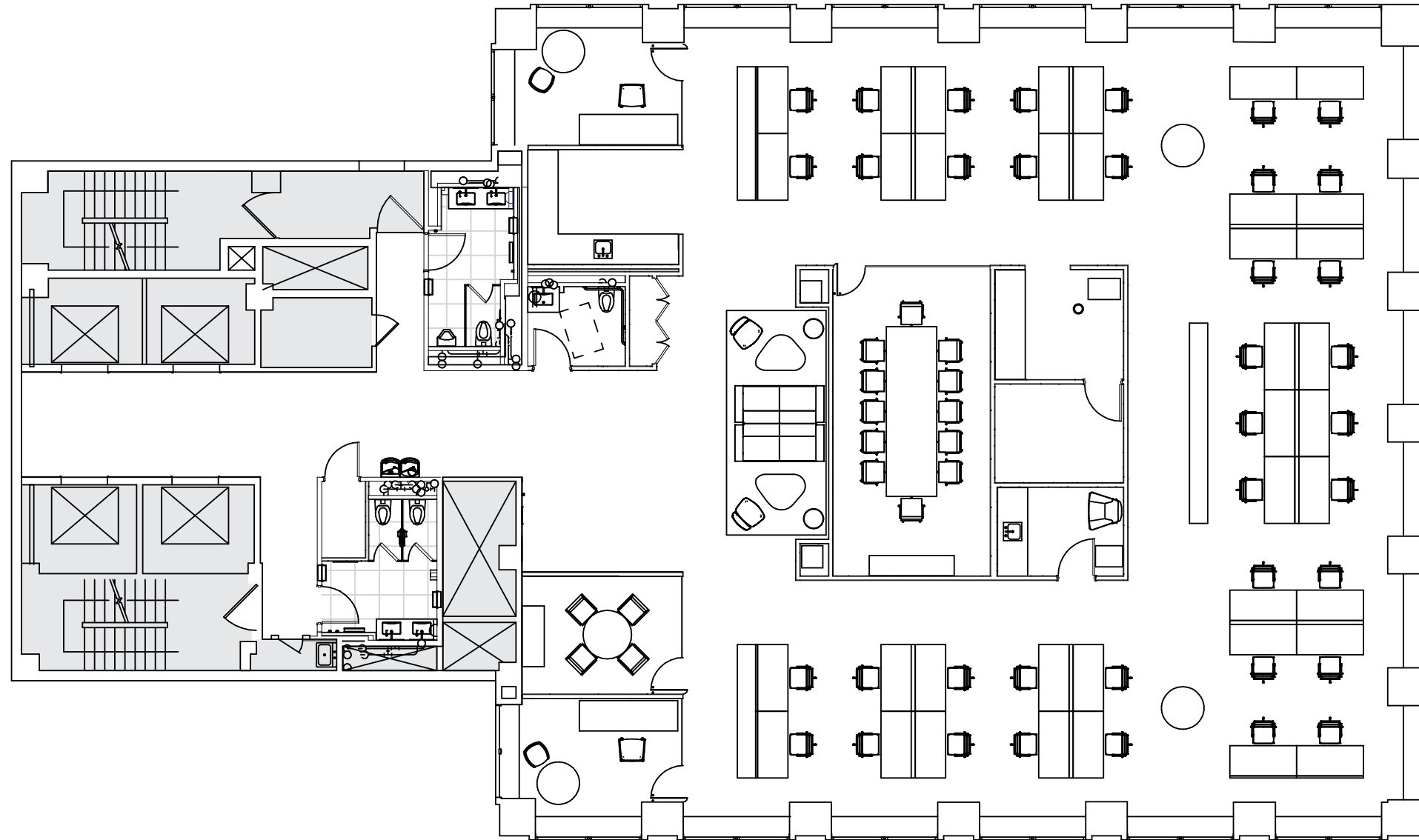
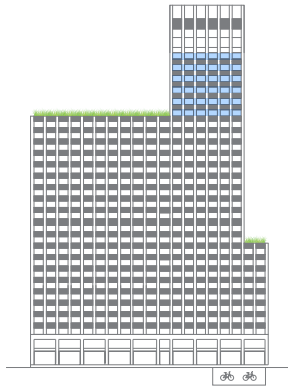
Third Avenue

East 45th Street

<b>Work Seats</b>	
Offices:	3
Workstations:	90
Receptionist	1
<b>Total</b>	<b>94</b>
<b>Collaborative Seats</b>	
Large Conference:	0
Medium Conference:	30
Small Conference:	8
Open Collaboration:	22
<b>Total</b>	<b>60</b>
<b>Support</b>	
Phone Rooms	2
Cafe/Pantry	1
Mothers Room	1
Print/Copy	2
IDF	2
Coats/Storage	3
Approximate RSF	<b>19,429</b>
Approximate RSF/Seat	<b>207</b>

# HIGH-RISE (22-27)

Typical High Density Open Work



Third Avenue

East 45th Street

<b>Work Seats</b>	
Offices:	2
Workstations:	38
<b>Total</b>	<b>40</b>
<b>Collaborative Seats</b>	
Small Conference:	4
Large Conference:	12
<b>Total</b>	<b>16</b>
<b>Support</b>	
Phone Rooms	0
Cafe/Pantry	1
Mothers Room	1
Print/Copy	1
IDF	1
Coats/Storage	2
Approximate RSF	<b>8,341</b>
Approximate RSF/Seat	<b>209</b>

# NEIGHBORHOOD

## FOOD

- 1 CIPRIANI 42ND STREET
- 2 THE CAPITAL GRILLE
- 3 SUSHI YASUDA
- 4 LUKE'S LOBSTER MIDTOWN EAST
- 5 SHAKE SHACK
- 6 ARETSKY'S PATROON
- 7 THE PERFECT PINT
- 8 GRIFONE
- 9 BIERHAUS NYC
- 10 THE SEA FIRE GRILL
- 11 SMITH AND WOLLENSKY
- 12 THE PALM TOO
- 13 PATSY'S PIZZERIA
- 14 OSTERIA LAGUNA
- 15 SINIGUAL
- 16 ZENGO
- 17 DOCKS OYSTER BAR
- 18 DOS TOROS TAQUERIA
- 19 FRESH&CO
- 20 UDON IZAKAYA WEST 46
- 21 BLACKWELLS
- 22 PRET A MANGER
- 23 PICKLER & CO
- 24 POTBELLY SANDWICH SHOP
- 25 LEXINGTON BRASS
- 26 SCHNIPPERS
- 27 GRAND CENTRAL OYSTER BAR
- 28 GRK
- 29 URBAN SPACE
- 30 GREAT NORTHERN FOOD HALL
- 31 NAYA
- 32 THE SMITH

## DRINKS

- 1 HENRY'S ROOFTOP BAR
- 2 LILY'S BAR
- 3 BIERHAUS NYC
- 4 MULDOON'S IRISH PUB
- 5 THE CAMPBELL

## CITIBIKE

## COFFEE

- 1 MACARON CAFE
- 2 COCO FRESH TEA & JUICE
- 3 DR SMOOD
- 4 BENTON CAFE
- 5 LE PAIN QUOTIDIEN
- 6 MAISON KAYSER
- 7 JOE & THE JUICE
- 8 CAFE GRUMPY
- 9 FINANCIER PATISSERIE
- 10 IRVING FARM NEW YORK
- 11 MANHATTAN ESPRESSO CAFE
- 12 GREGORY'S COFFEE
- 13 OLE & STEEN
- 14 JOE & THE JUICE
- 15 BLUE BOTTLE COFFEE

## FITNESS

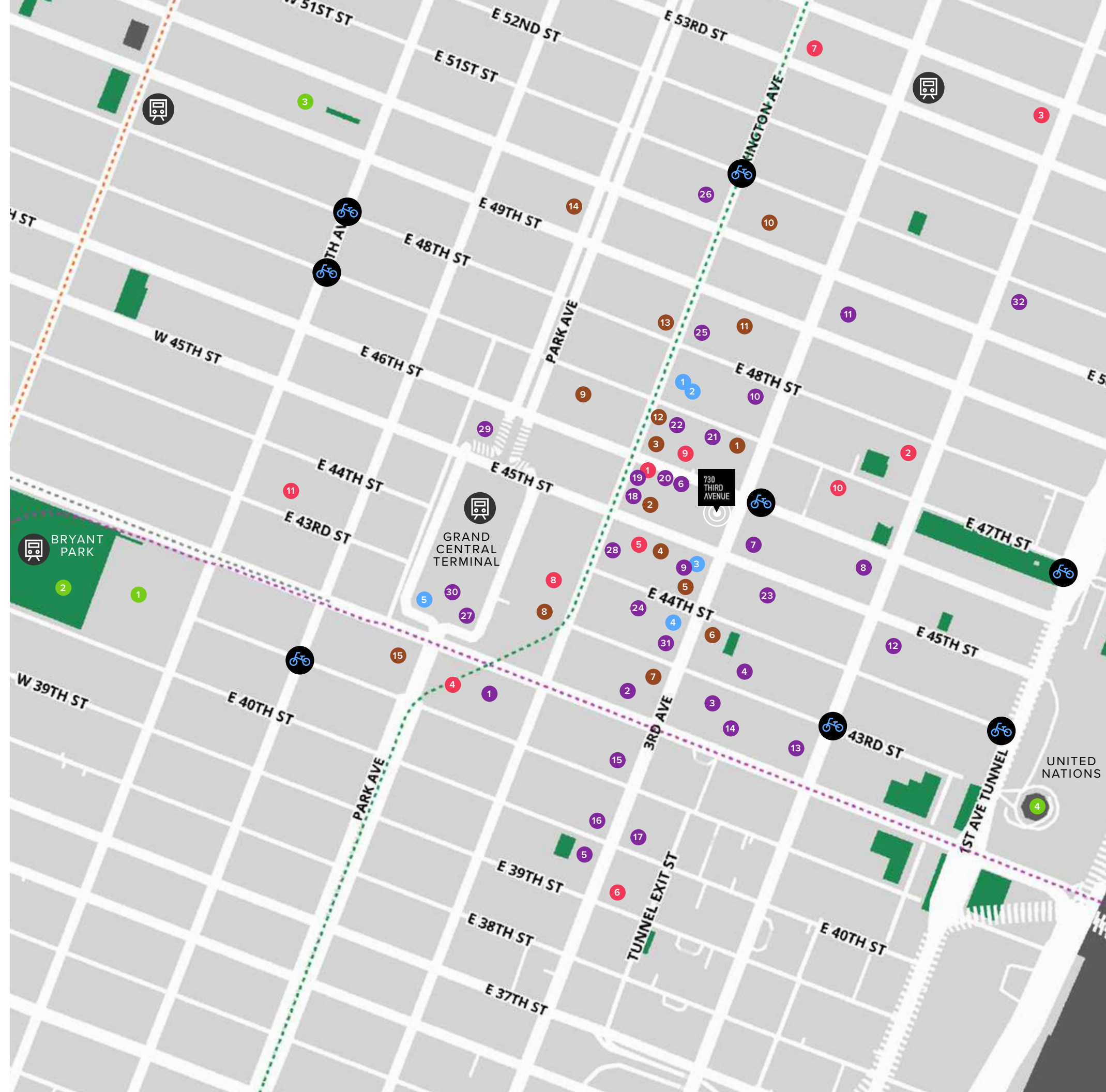
- 1 BRICK NEW YORK
- 2 NEW YORK SPORTS CLUBS
- 3 EQUINOX EAST 54TH STREET
- 4 BLINK FITNESS
- 5 NEW YORK HEALTH & RACQUET
- 6 ORANGETHEORY FITNESS
- 7 24 HOUR FITNESS
- 8 EQUINOX EAST 44TH STREET
- 9 SOULCYCLE
- 10 YMCA
- 11 EQUINOX EAST 43RD STREET

## LANDMARKS

- 1 NEW YORK PUBLIC LIBRARY
- 2 BRYANT PARK
- 3 ROCKEFELLER
- 4 UNITED NATIONS

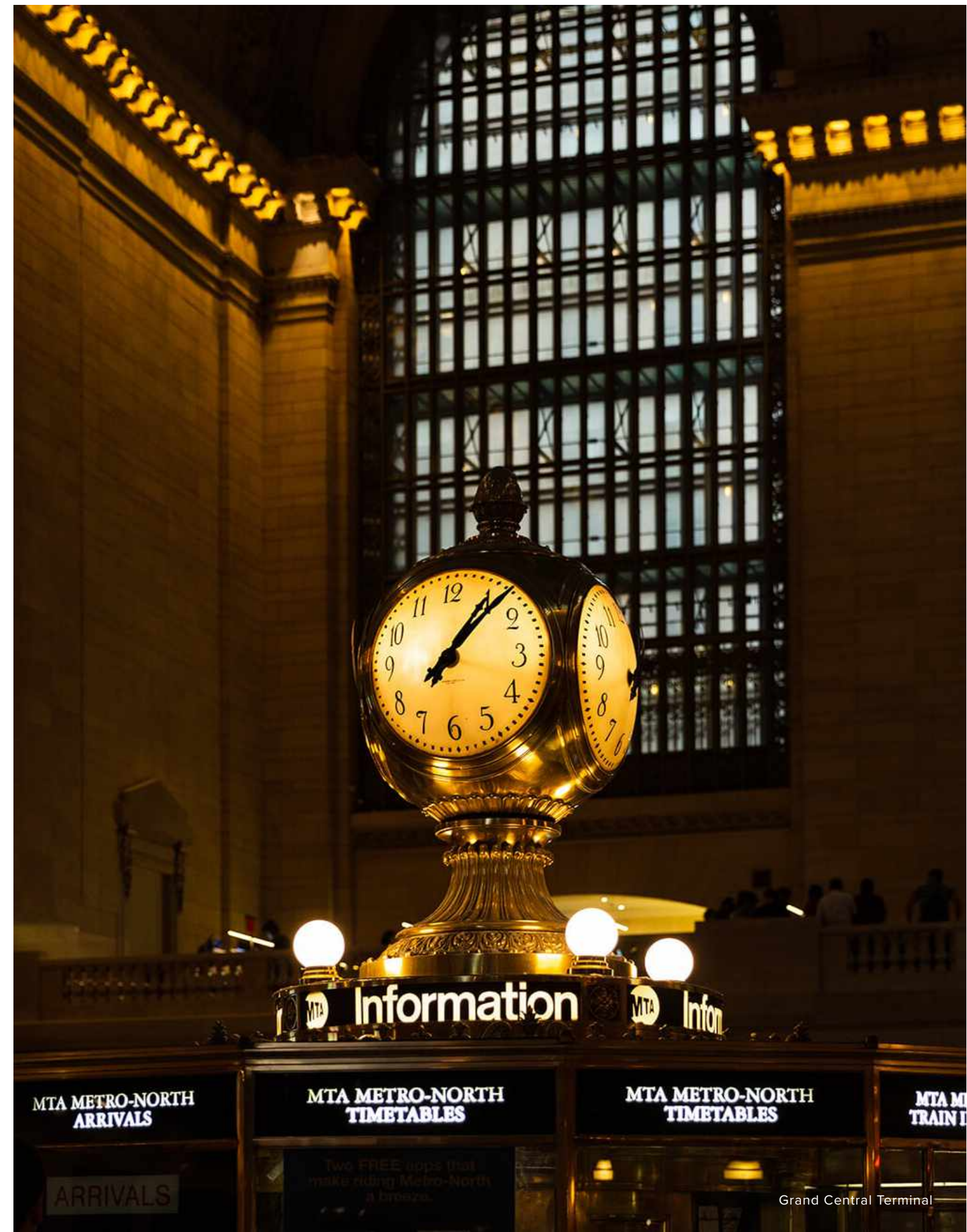
## SUBWAY

- 1 GRAND CENTRAL STATION
- 2 47-50TH ST ROCKEFELLER
- 3 LEXINGTON AVENUE - 53RD ST
- 4 42ND ST BRYANT PARK



# A UNIQUE MIDTOWN OPPORTUNITY

*730 Third Avenue's* proximity to 42nd Street and Grand Central Terminal gives this unique commercial opportunity prime of place in a neighborhood where this type of plentiful space comes at a premium. Within 2 blocks of the building, amenities are abundant and convenience is infinitely available. Global power centers like the United Nations are as equally accessible as iconic Manhattan landmarks like Bryant Park and the New York Public Library. Restaurant, cafe, fitness, and all forms of public transportation including and extending beyond Grand Central, which will be enhanced by the addition of LIRR service in 2022.



Grand Central Terminal



CitiBike Station



Grand Central Terminal



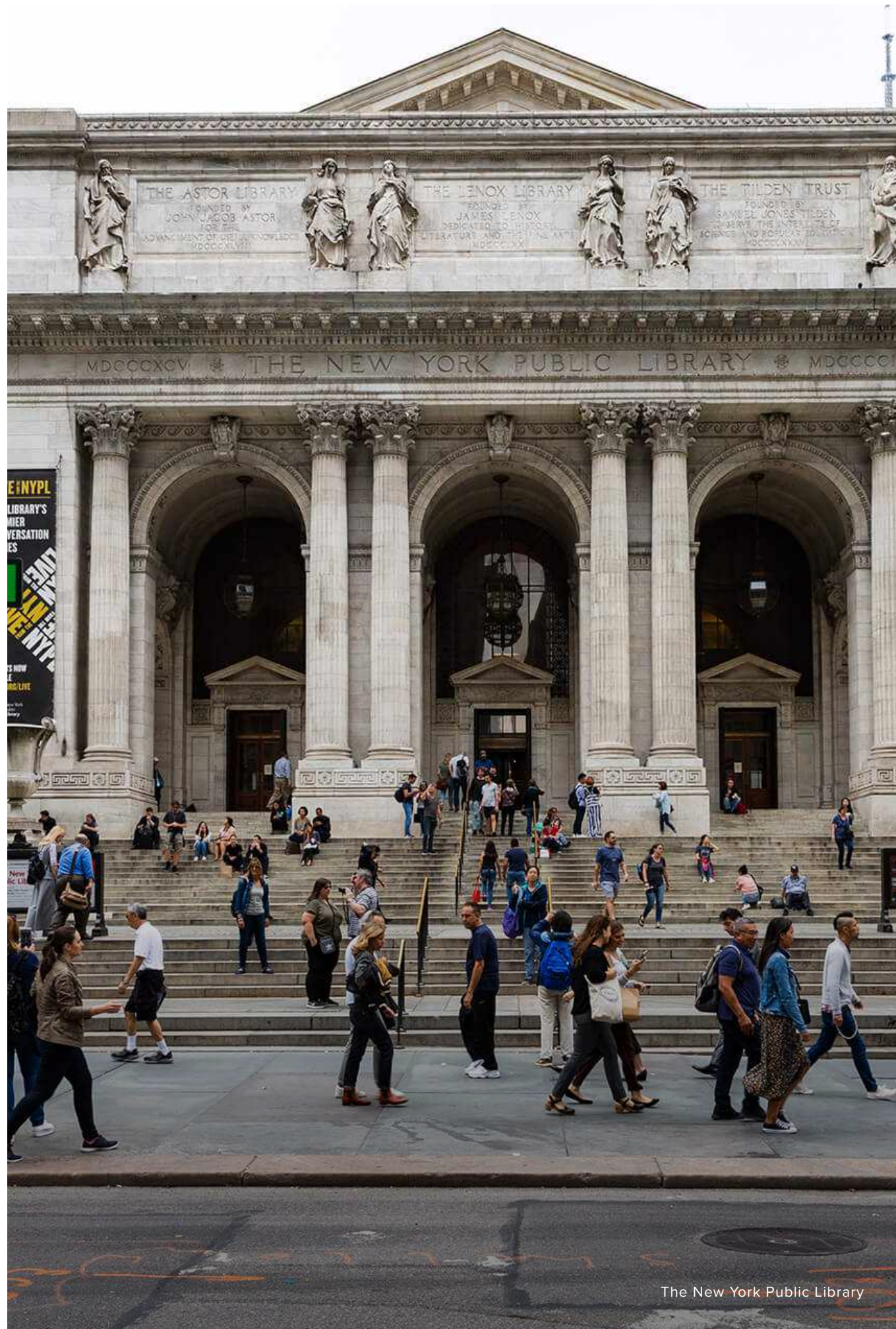
Aretsky's Patroon



Bryant Park



Greenacre Park



The New York Public Library



United Nations



The Smith on 2nd Avenue



Blue Bottle Coffee

# TEAM

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## Ownership

**nuveen**  
REAL ESTATE

Nuveen, the investment manager of TIAA, offers a comprehensive range of outcome-focused investment solutions designed to secure the long-term financial goals of institutional and individual investors. Nuveen has more than \$1 trillion in assets under management as of 30 June 2019 and operations in 23 countries. Its affiliates offer deep expertise across a comprehensive range of traditional and alternative investments through a wide array of vehicles and customized strategies.

Nuveen Real Estate is one of the largest investment managers in the world with \$130 billion of assets under management. Managing a suite of funds and mandates, across both public and private investments, and spanning both debt and equity across diverse geographies and investment styles, we provide access to every aspect of real estate investing. With over 80 years of real estate investing experience and more than 600 employees\* located across over 25 cities throughout the United States, Europe and Asia Pacific, the platform offers unparalleled geographic reach, which is married with deep sector expertise.

For more information, visit [nuveen.com](http://nuveen.com)

\*Includes 314 real estate investment professionals, supported by a further 290+ Nuveen employees.

## Development Advisor

**TACONIC**  
PARTNERS

Taconic is a fully integrated owner, operator, and developer of commercial and residential real estate. From adaptive reuse and urban revitalization to luxury office and residential development, our team leverages proven expertise, a diverse set of capabilities, and a visionary approach to maximize our investment returns. We invest in high-quality assets that offer significant value-add potential, targeting both ground-up development and repositioning opportunities.

For more information, visit [taconicpartners.com](http://taconicpartners.com)

## Architect

**Gensler**

Gensler is a global architecture, design, and planning firm with 46 locations and more than 6,000 professionals networked across Asia, Europe, Australia, the Middle East, and the Americas. Gensler New York is the firm's largest office with over 650 design professionals operating at 1700 Broadway. Founded in 1979, Gensler New York has been recognized as a leading source for architectural design and strategy. As part of a firm with an exemplary history of design excellence, the New York office upholds this reputation through its commitment to community, sustainability, and innovation.

For more information, visit [gensler.com](http://gensler.com)

**CBRE**

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# BUILDING SPECIFICATIONS

## Built

Original	1957
First addition	1961
Second addition	1991

## Architect

Carson & Lundin

## Modernized

2019

## Architect

Gensler

## Structure

1957 construction:

A. Cellar-11th floor - combination of concrete and concrete encased steel columns with concrete waffle slab floors.

B. 11th-13th floor - combination of above and below

C. Encased and non-encased steel columns with composite concrete slab with encased steel framing  
 1961: concrete encased steel columns with composite concrete slab with encased steel framing  
 1991: Steel columns with concrete on metal deck over steel framing

## Facade

The facade is a 1950s style modern curtain wall with brick infill piers. Existing window mullions are being removed to maximize views out, and all vision glass is being upgraded with the innovative View Glass automatic tinting technology. There is a striking new storefront with oversized glass framed by stone piers made of a unique European marble at the first two levels.



## Ceiling heights

1st Floor	16'- 4"
All Typical Floors	10'-10"



## Floor Loads

Cellar	120 PSF
1st Floor	100 PSF
2nd-5th	50 PSF
6th Floor	100 PSF
7th-27th	50 PSF

Roofs:	
57'	40 PSF
91'	30 PSF



## Columns

Average is 22'-24' with some additional anomalies



## Bike Room

In building Lower Level



## Rooftop Terrace

4,000 SF with WiFi and unmatched 360° views  
 6,000 SF with wet bar



## Sprinkler

Fully sprinkled



## Security

24/7 attended lobby with full access control and surveillance systems



## 2nd Floor Amenity

~30,000 SF Amenity Floor comprised of a Food Hall, Conference Center, and Fitness Center.



## Lobbies & Elevators

Fully modernized lobby on 45th Street with 12' ceilings and 12 passenger elevators, 4 of which serves the roof terrace on the 22nd floor. Service lobby on 45th Street with a dedicated service car.



## Electrical

Cellar and 1st Floor	20 Watts/USF
3rd through 27th Floor	6 W/USF



## Fire Safety

Upgraded Class 'E' System.



## HVAC

Perimeter induction units served by building chilled water/heating water systems and perimeter air handling units. Perimeter fan coil units at the Annex served by the building chilled water and heating water systems. Interior air is provided by central building air handling units with chilled water and steam coils. Supply air is delivered to each floor through interior air shafts configured for variable air volume distribution



## Certifications



LEED Gold  
 Fitwell  
 Wired Gold

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