

777 Third Avenue

A Sage Property

Enriching the lives of people at work since 1924.

“Work” has forever changed, and Sage has redefined the future of the office experience. Sage enriches the lives of people at work by providing beautifully designed spaces, exceptional service and inspiring experiences that elevate and enhance the everyday, so our Tenants and Members can achieve more.

Working in a Sage Property is an experience. The Sage Experience provides a dynamic offering of spaces, services and programming carefully curated to inspire our Tenants and Members and fulfill their evolving needs. As a Sage Tenant, your employees become Sage Members. Members are granted exclusive access to Sage Services, Sage Social, and a Sage Passport to every Oasis amenity space across the entire Sage Collection — all seamlessly accessible via the Sage Connected app.



The Sage Collection consists of iconic Properties designed by renowned architects and built by the William Kaufman Organization. The collection of Properties are strategically located in the most prominent neighborhoods of Manhattan, with close proximity to mass-transit hubs. Covering the Plaza District, Grand Central Business District, and the Meatpacking District, the Sage Collection is made up of some of the most storied Properties and classic Manhattan addresses.

The Sage Collection

437 Madison Avenue	747 Third Avenue
777 Third Avenue	2 Gansevoort Street





A Grand Central Business District Classic

Neighborhood

Grand Central Business District

Highlights

-  24/7 Garage Parking
-  Messenger Center
-  Bicycle Parking
-  LEED Certified
-  Serafina restaurant on-site at the corner of 48th and Third Avenue
-  3 minute walk to Grand Central

Past & Present Major Tenants

HSS, Grey Advertising, Hudson Bay, Starboard Value

Simplicity, balance and elegance — 777 Third Avenue is a forever classic. Its international architecture style, featuring Beverly Pepper and Theodore Ceraldi sculptures, and grand lobby make this Class-A Property a leading destination for employers and their employees. The Property provides inspiring spaces, services, and experiences for blue-chip companies, Fortune 500 and Global 400, to emerging firms, covering financial and professional services, law firms, and more, all aspiring to call 777 Third Avenue their home.

Commute with Ease

 Lincoln Tunnel

Metro-North Railroad
6 minute walk

Long Island Rail Road (LIRR)
4 minute walk

4-7 Subway Lines
7 minute walk

6 Subway Line
4 minute walk

Citi Bike Station
30 second walk

Penn Station
11 minute bike ride
19 minute subway ride

Lincoln Tunnel
13 minute bike ride
26 minute subway ride

East 34th Street Ferry Terminal
8 minute bike ride
22 minute walk

Queensboro Bridge
13 minute bike ride
26 minute subway ride

Port Authority
Bus Terminal

Penn
Station

Grand Central
Terminal

4-7
Subway Lines

Metro-North
Railroad

LIRR

6
Subway Line

777 Third Avenue

E to LIRR

7 to LIRR

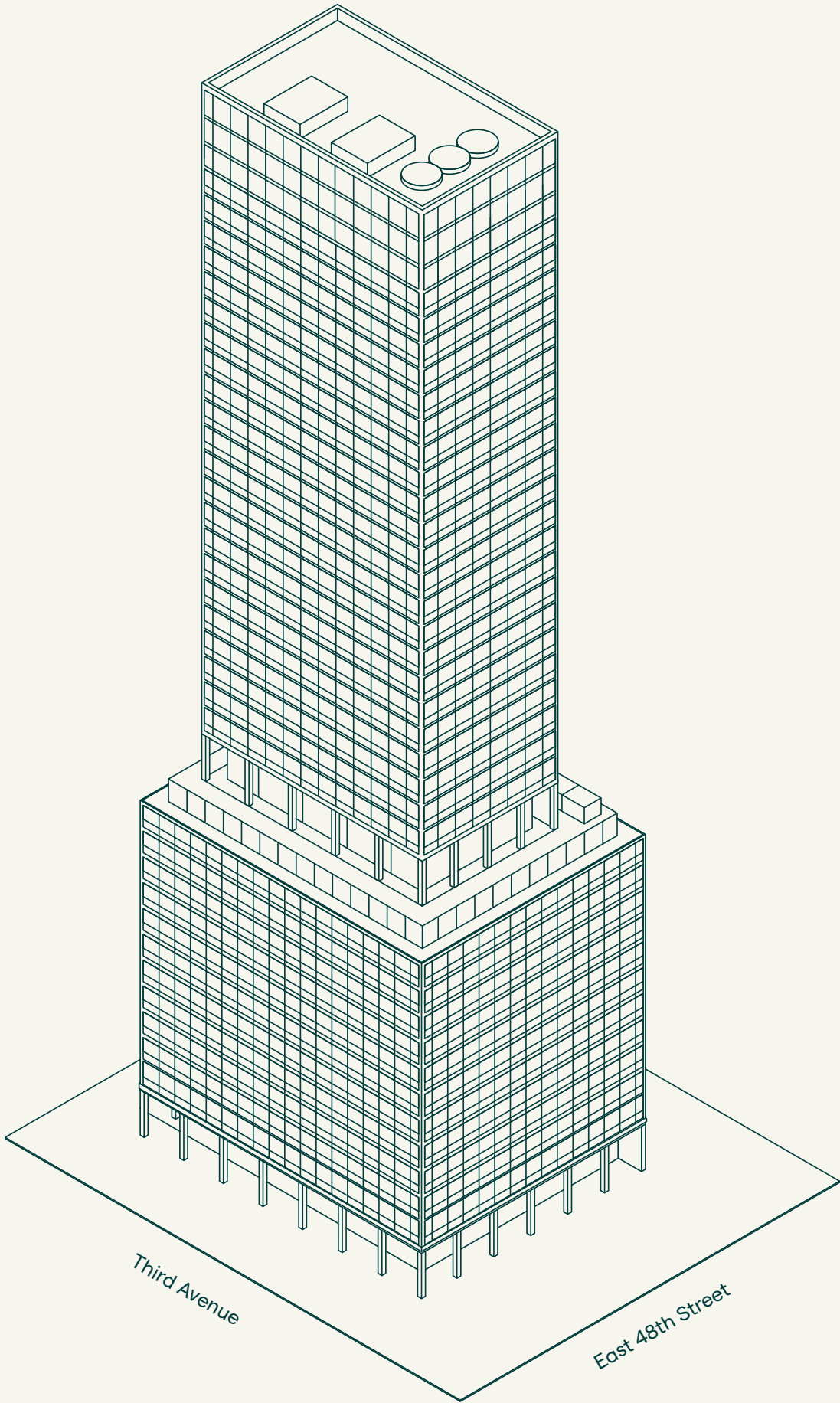
Queensboro
Bridge

 East 34th Street
Ferry Terminal

Elevated Workplace Solutions

At a Sage Property, every step, from initial inquiry and touring through construction and move-in, is designed to feel seamless. We provide thoughtfully curated service and support to our Tenants throughout every stage of the experience.

38 Stories	
620,000 SF RBA	
Entire and Partial Floor Opportunities	
Bespoke Suites	“Built-to-suit” office space, prepped for demolition. Ready to be optimized, built, and specifically designed to meet your needs.
Premier Suites	Brand new “pre-built” suites with modern finishes, optimized for productivity with flexible workspace layouts.
Equip by Sage Suites	Turnkey office spaces that are built, designed, and tech-enabled, with furnishings, decor, botanicals, and installed air-quality sensors, prepped for immediate occupancy.
Furnished+ Suites	Curated workspaces that are built, designed, wired, and entirely furnished. Furnished+ Suites are designed to accelerate your move in, as well as enhance your company's productivity and efficiencies.
Select Suites	Existing “built space” with customizable capabilities, geared to meet your design needs and move-in requirements. Select Suites are ideal for immediate or near-term occupancy with flexible lease terms.



A New Standard for Workplace Design



Workplace Cafe & Lounge with Flexible Seating



Reception & Waiting Area



Workplace Cafe & Lounge with Flexible Seating



Collaborative, Open Workspace



Focus Pods with Acoustic Paneling



Boardroom with Decorative Ceiling Detail



Executive Corner Suite

777 Third Avenue

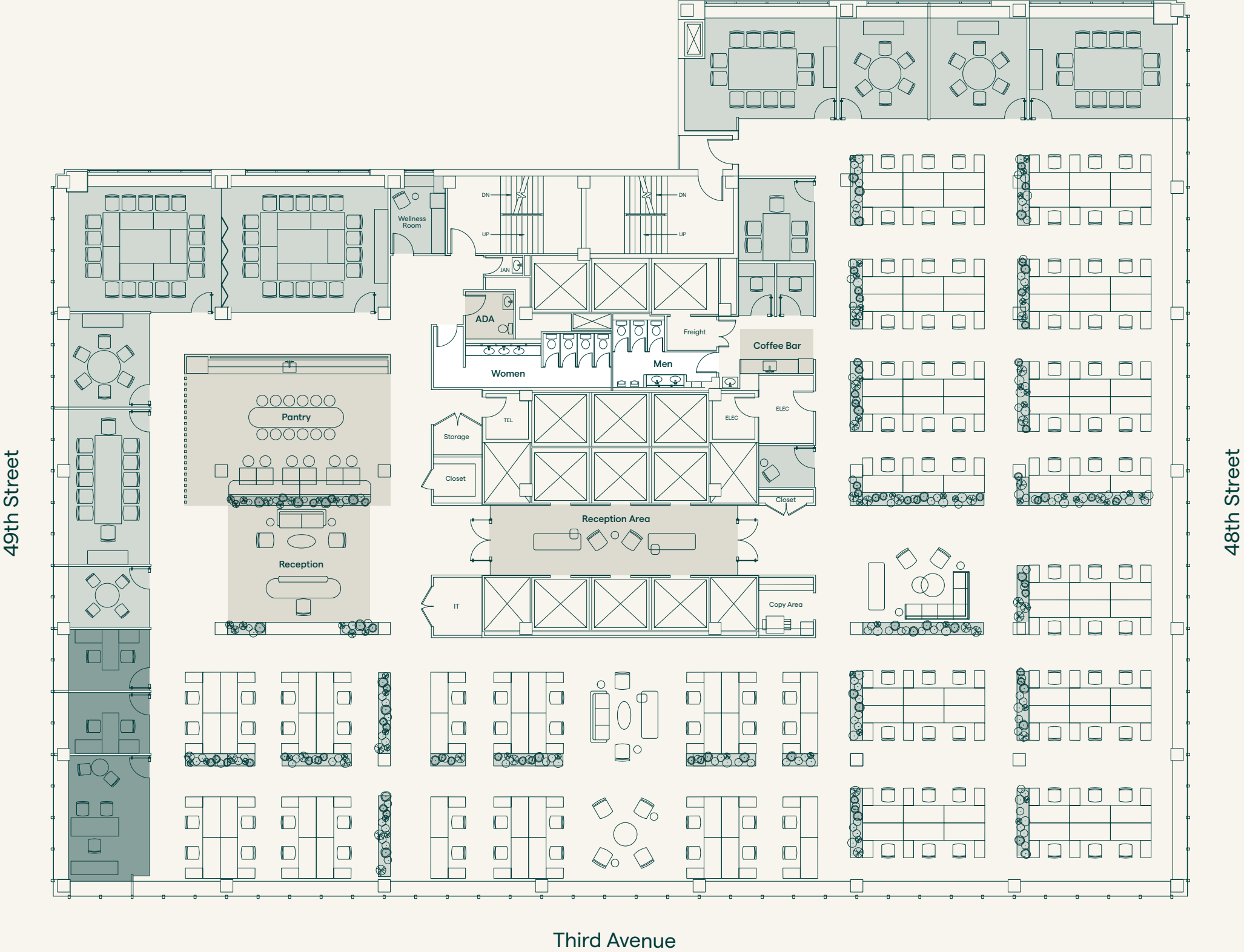
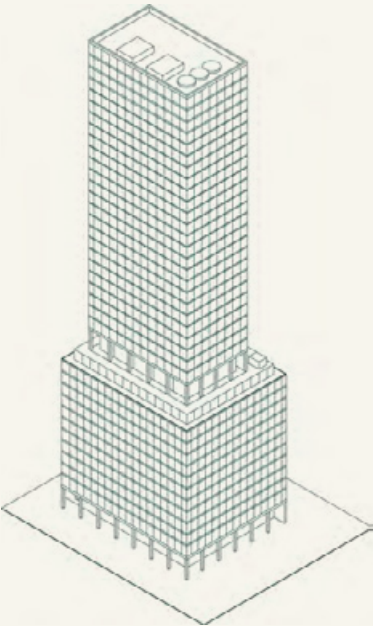
Entire Base Floors | 24,832 RSF

Proposed Open Layout



Bespoke
Built-to-suit office space, prepped for demolition. Ready to be optimized, built, and specifically designed to meet your needs.

Total Headcount	116
Open Spaces	
Workstations	112
Private Spaces	
Offices	3
Collaborative Spaces	
Conference Rooms	5
Meeting Rooms	5
Phone Rooms	3
Wellness Room	1
Communal Spaces	
Pantry	1
Coffee Bar	1
Reception	1
ADA	1



777 Third Avenue

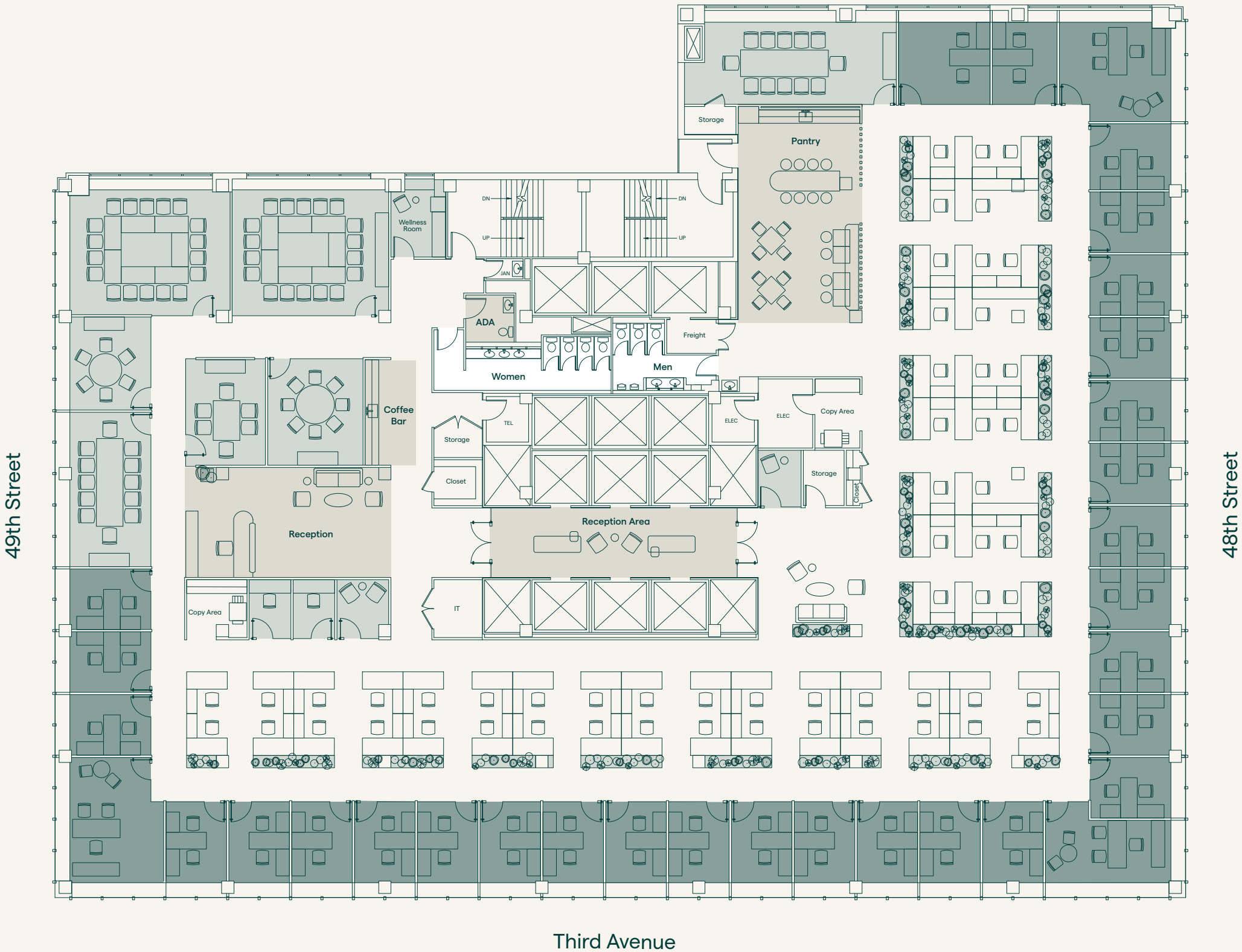
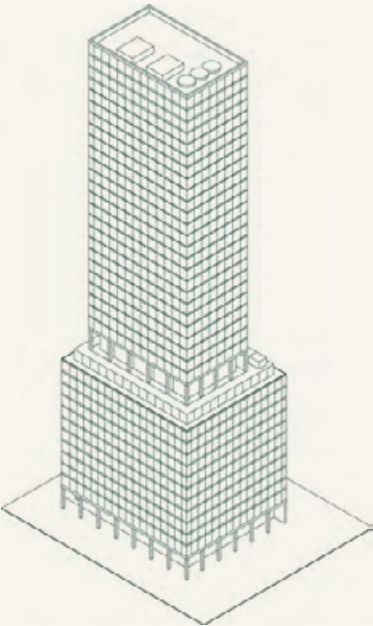
Entire Base Floors | 24,832 RSF

Proposed Office Intensive Layout



Bespoke
Built-to-suit office space, prepped for demolition. Ready to be optimized, built, and specifically designed to meet your needs.

Total Headcount		90
■ Private Spaces		
Offices	33	
■ Collaborative Spaces		
Conference Rooms	5	
Meeting Rooms	2	
Phone Rooms	4	
Wellness Room	1	
□ Open Spaces		
Workstations	56	
■ Communal Spaces		
Pantry	1	
Coffee Bar	1	
Reception	1	
ADA	1	



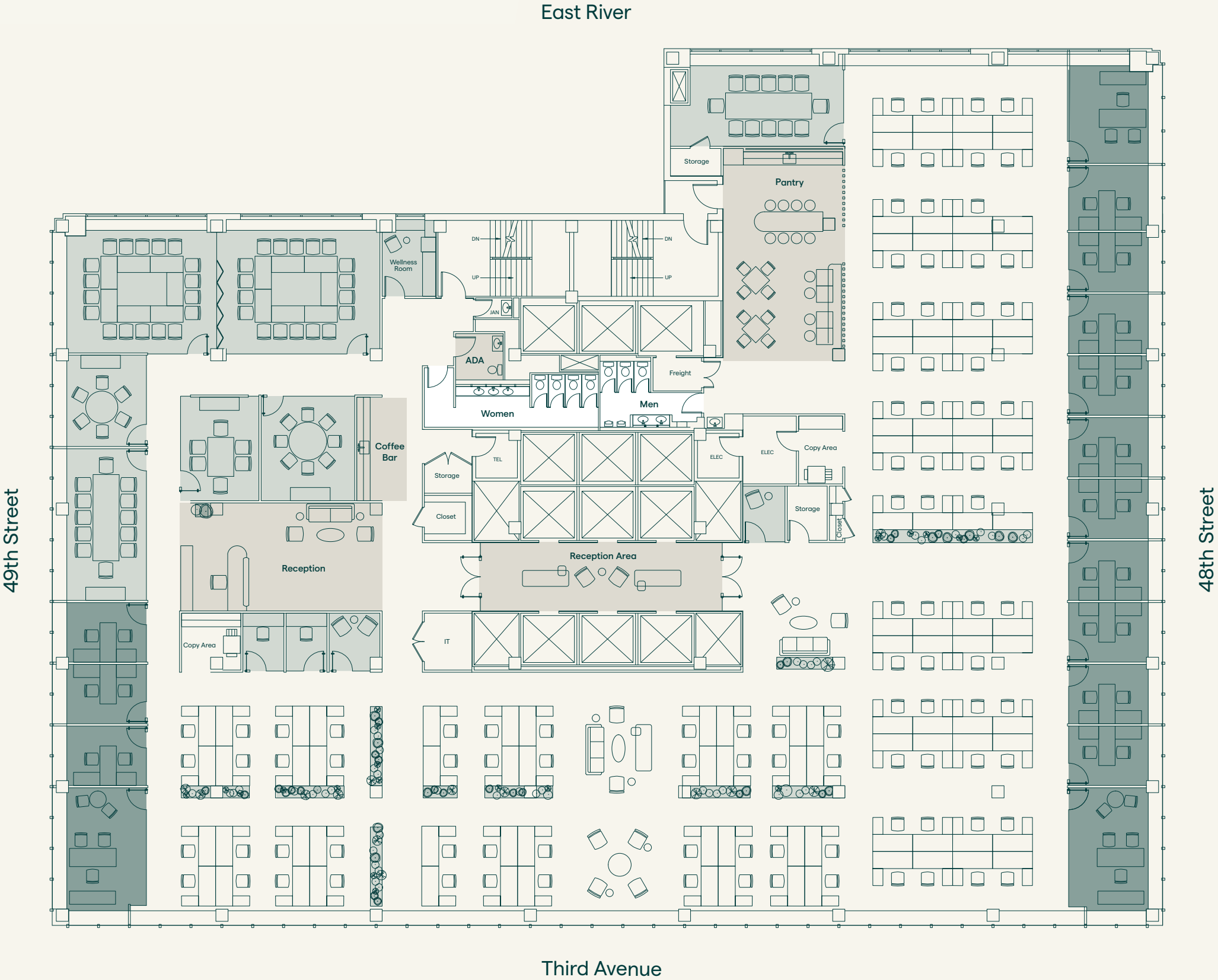
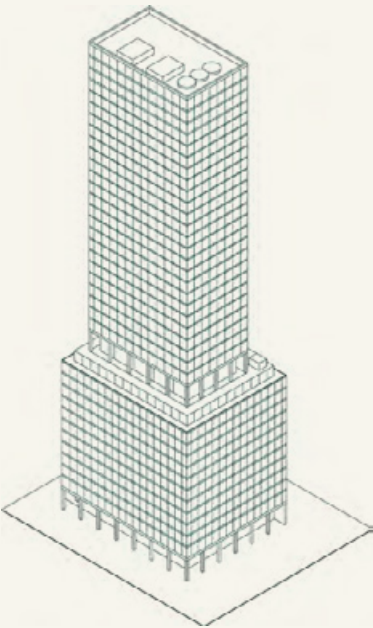
777 Third Avenue

Entire Base Floors | 24,832 RSF

Proposed Hybrid Layout

Bespoke
Built-to-suit office space, prepped for demolition. Ready to be optimized, built, and specifically designed to meet your needs.

Total Headcount	117
Open Spaces	
Workstations	100
Private Spaces	
Offices	16
Collaborative Spaces	
Conference Rooms	5
Meeting Rooms	2
Phone Rooms	4
Wellness Room	1
Communal Spaces	
Pantry	1
Coffee Bar	1
Reception	1
ADA	1



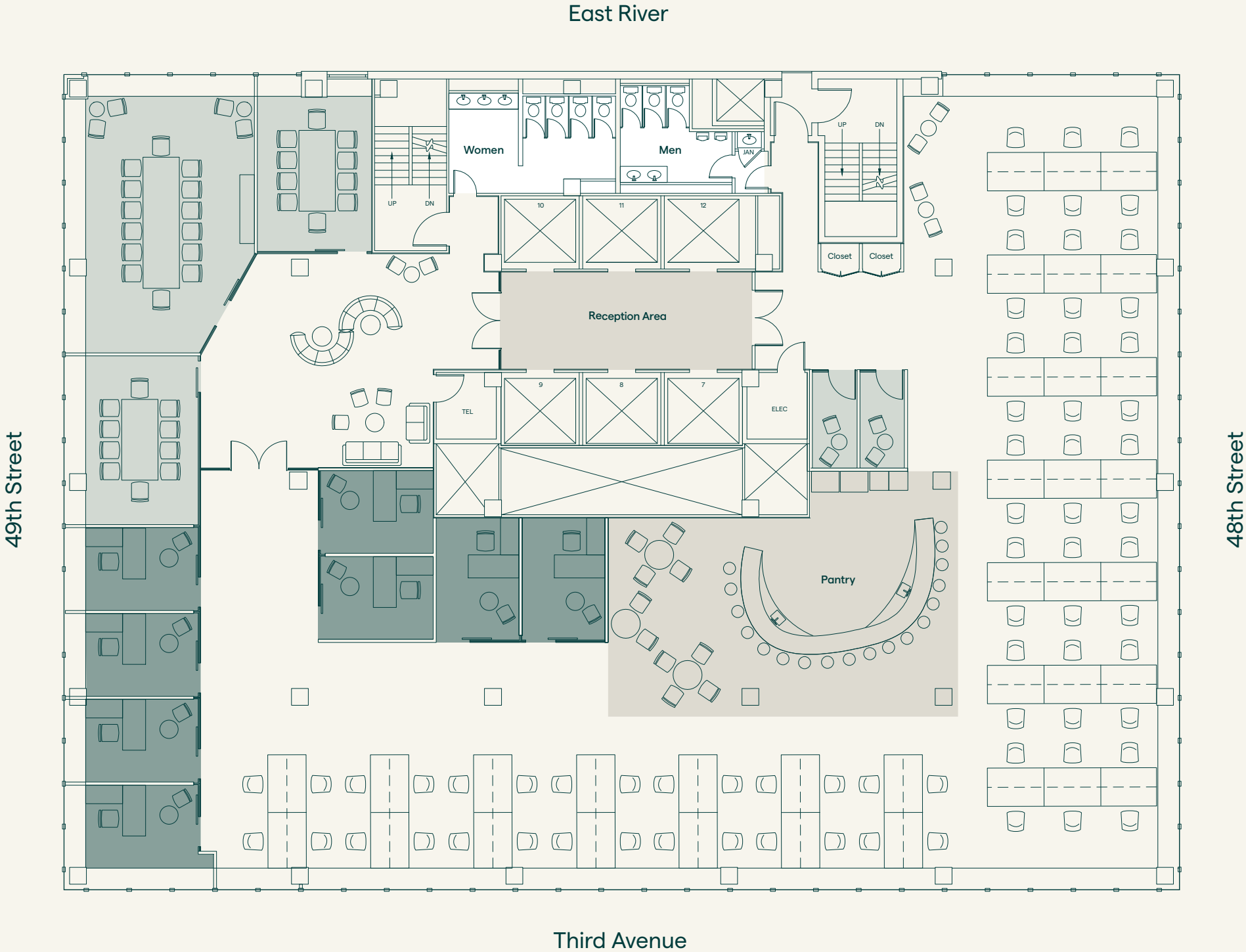
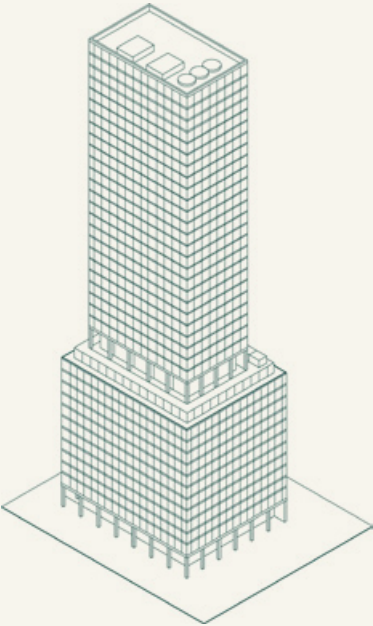
777 Third Avenue

Entire Tower Floors | 13,104 RSF

Proposed Open Layout

Bespoke Suite
Built-to-suit office space, prepped for demolition. Ready to be optimized, built, and specifically designed to meet your needs.

Total Headcount	78
Open Spaces	
Workstations	70
Private Spaces	
Offices	8
Collaborative Spaces	
Conference Rooms	3
Phone Room	2
Communal Spaces	
Pantry	1



777 Third Avenue

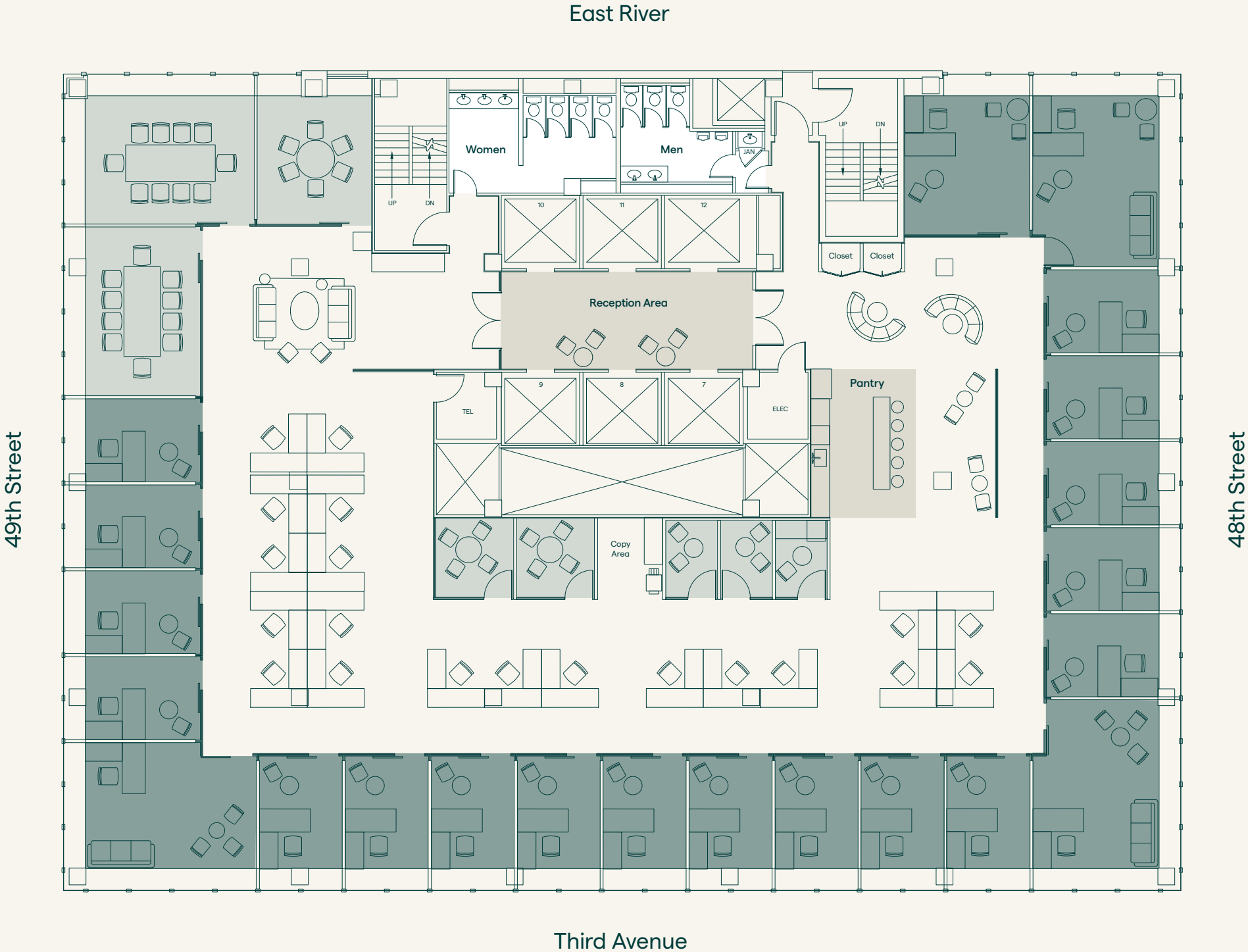
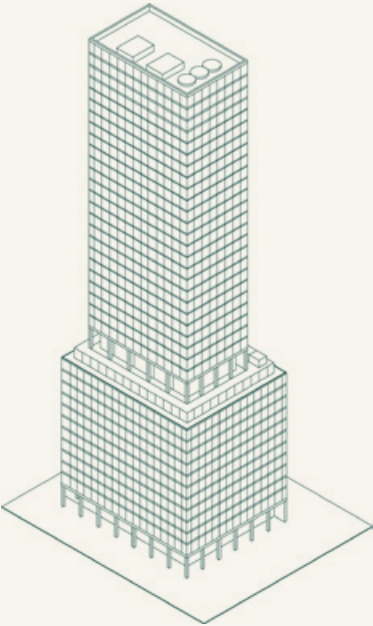
Entire Tower Floors | 13,104 RSF

Proposed Office Intensive Layout



Bespoke Suite
Built-to-suit office space, prepped for demolition. Ready to be optim built, and specifically designed to meet your needs.

Total Headcount	42
Private Spaces	
Offices	22
Collaborative Spaces	
Conference Rooms	3
Meeting Rooms	3
Phone Rooms	2
Open Spaces	
Workstations	20
Communal Spaces	
Pantry	1



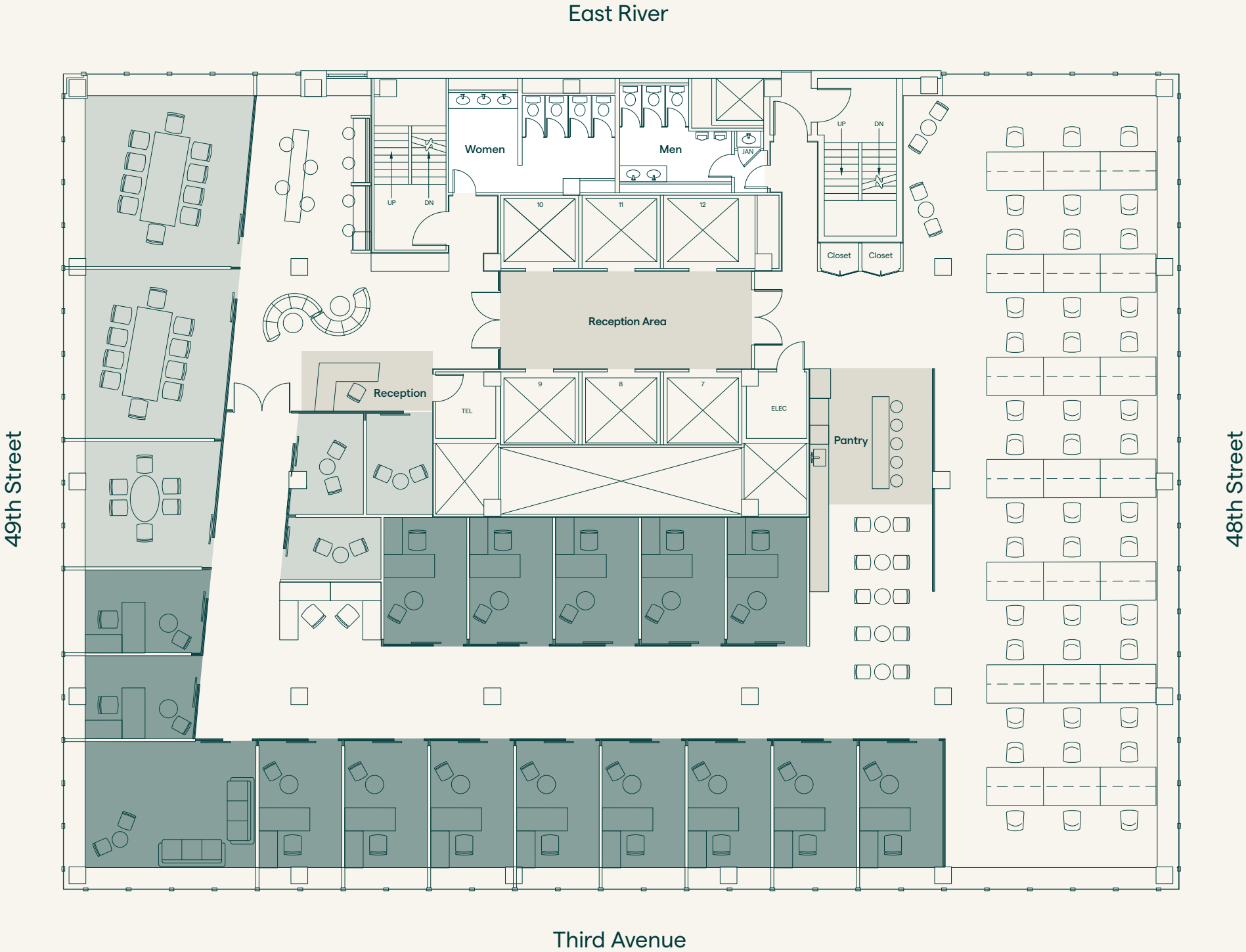
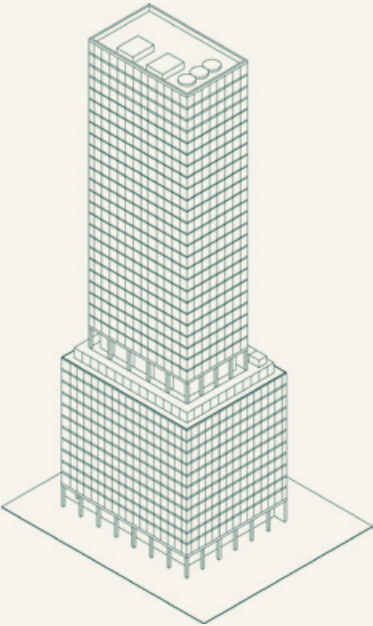
777 Third Avenue

Entire Tower Floors | 13,104 RSF

Proposed Hybrid Layout

Bespoke Suite
Built-to-suit office space, prepped for demolition. Ready to be optimized, built, and specifically designed to meet your needs.

Total Headcount	61
Open Spaces	
Workstations	44
Private Spaces	
Offices	16
Collaborative Spaces	
Conference Rooms	2
Meeting Room	1
Phone Rooms	3
Communal Spaces	
Pantry	1
Reception	1



Property Highlights

Ongoing capital improvements and operational investments continue to enhance the Property’s infrastructure, performance, and workplace experience.

	LEED	LEED Certified. This certification ensures electricity cost savings, lower carbon emissions and healthier environments where people live, work, learn, play. LEED buildings and communities save money, improve efficiency, lower carbon emissions and create healthier places for people.
	BOMA 360	BOMA 360 Performance Building.
	GBAC Star	GBAC Star accreditation. Sage is the first commercial real estate owner / operator to earn the GBAC STAR accreditation for its entire portfolio of properties.
	Enhanced Air Quality	MERV-14 filtered HVAC systems (one level higher than the ASHRAE and Monitoring recommendation). Indoor air quality sensors installed, with a live dashboard accessible on Sage Connected.
	Cleaning Solutions / Enhanced Cleaning Procedures	Chemical-free, non-toxic disinfecting solutions and cleaning protocols, backed by Tersano, are used throughout the Property. Tersano works using water and stabilized aqueous ozone, a highly effective cleaning agent that breaks down dirt, grease, and other contaminants.
	Connectivity / Telecom	+ Selection of 4 unique high-speed fiber connectivity sources available to Tenants. + Additional riser shaft space available to support future ISPs. + Property maintains multiple points of entry (POE).
	Messenger Center from 8:00 AM - 8:00 PM.	Inbound and outbound services, open Monday through Friday
	Bicycle Room	Secured Bicycle Room with 13 racks, and a bike pump.
	On-Site Parking	On-site parking garage with 92 parking spaces.
	AI Powered Security	Avigilon AI-powered video analytics designed to detect, verify, and respond to critical events in real time.
	Building Infrastructure	Recent capital improvements include a new 500-ton supplemental cooling tower, upgraded cooling plant systems, modernized building automation controls, and digital steam distribution upgrades designed to enhance operational efficiency and long-term performance.
	Back-Up Generator	Two powered back-up generators supporting Fire and Life Safety systems.





Property Specifications

Location	Third Avenue between 48th and 49th Streets.
Year Built	1963
Year Renovated	2010
Owners	William Kaufman Organization and The Travelers Companies, Inc.
Property Management, Member Experience, and Leasing	Sage
Rentable Building Area	620,000 SF
Number of Floors	38
Elevators	+ Floors 2–12: 6 cabs + Floors 14–39: 5 cabs
Typical Floor Size	+ Floors 2–12: 24,832 RSF + Floors 14: 17,459 RSF + Floors 17–38: 13,104 RSF
Ceiling Heights Slab-to-Slab	+ Floors 2–12: 10'7" + Floor 14: 11'7" + Floor 17–38: 10'7"
Security	24 hours, 7 days a week. Turnstile access via Sage Connected (or key card).
Attended Lobby	24/7 year-round
HVAC	+ Monday through Friday 8:00 AM – 8:00 PM. + Enhanced with MERV-14 filters.
Watts	6 watts PSF
Floor Load Capacity	50 pounds PSF

Property Connectivity

Connectivity	Choice of 8 unique sources of high-speed fiber connectivity.	
Fiber Providers	+ AT&T + Cogent + Crown Castle + Lumen Technologies	+ Pilot Fiber + Standard Internet + Verizon + Zayo
Coaxial	Spectrum	
Number of POEs (Points of Entry)	3	
Fiber ISPs	The following ISPs fully distribute fiber throughout the Property to support ease of Tenant access: + AT&T + Cogent + Crown Castle + Pilot Fiber + Standard Internet + Verizon + Zayo	
Multiple Riser Pathways	Multiple riser pathways support Tenant diversity requirements and connections from independent locations.	
Telecom	Telecom cables are kept in protected, secure risers throughout the Property to minimize risk of damage.	
Additional Riser Shaft Spaces	Additional riser shaft space available to support future needs of Tenants and ISPs throughout the entire Property.	
Seamless Service	Sage has documented agreements in place with carriers to support seamless and timely provision of services to Tenants.	
ISP Flexibility	Sage offers capability to bring in new ISPs if requested by Tenants.	





A Workplace That Works For Your People

Working in a Sage Property is different by design.

Inspired by the principles of great hospitality, Sage anticipates the needs of employees before they arise, creating a workplace experience that feels seamless, supportive, and thoughtfully considered at every touchpoint.

From the technology that simplifies the day, to the services that remove friction, to the programming, amenities, and experiences that bring people together, Sage functions as an extension of your organization, creating a workplace where people feel supported, connected, and empowered to do their best work.

Sage Connected

The Operating System Behind the Sage Experience

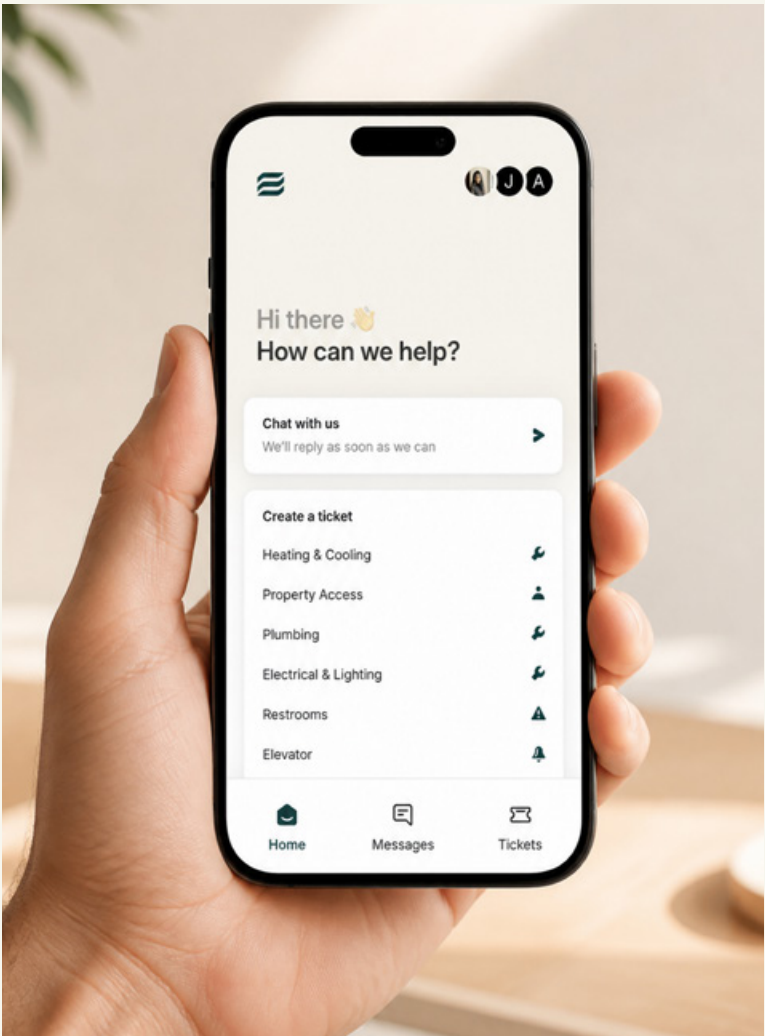


Sage Connected brings every aspect of the workplace experience into one intuitive platform. From accessing the Property and communicating with the Property Services and Member Experience teams, to registering for events, redeeming rewards, and ordering from Sage Marketplace, everything is seamlessly connected in one place.

By simplifying everyday interactions and reducing friction throughout the day, Sage Connected helps employees stay informed, engaged, and supported while providing organizations with a more connected workplace experience.

Sage Chat

Support, When and Where You Need It



Sage Chat provides Members with a direct connection to the Member Experience and Property Services teams, ensuring support is always within reach. Powered by both human expertise and AI-driven assistance, Sage Chat helps Members quickly access information, coordinate requests, reserve spaces, and navigate day-to-day workplace needs.

Whether seeking assistance, making a reservation, or submitting a service request, support is available through Sage Connected, email, text, and web.



Sage Social

Programming That Brings People Together

A stronger workplace culture is built through shared experiences. Sage Social delivers a dynamic calendar of events and programming designed to foster connection, strengthen engagement, and create meaningful opportunities for employees to come together.

From wellness experiences and networking events to curated food and beverage activations, Sage Social helps transform the workplace into a more vibrant and connected environment.

Sage Services

Workplace, Lifestyle, and Event Services to enhance the everyday.



Sage Services brings together Workplace, Lifestyle, and Event Services into a unified offering designed to support both your organization and your employees. Through curated service partners, dedicated coordination, and a hospitality-driven approach, Sage helps remove friction from the workday while creating a more seamless and rewarding workplace experience.

Whether supporting office operations, simplifying everyday needs, or helping bring people together through meetings and events, Sage functions as an extension of your organization, delivering meaningful support both within the office and beyond the Property itself.

Workplace Services

From office design and construction to technology infrastructure, furniture, connectivity, and workplace operations, Sage helps organizations create, manage, and optimize their workplace environment. Through our in-house design and construction capabilities and trusted service partners such as PlantShed, Standard Internet, and TurningArt, we simplify the complexities of running an office so your team can stay focused on its core business.

Lifestyle Services

Lifestyle Services extend beyond the workplace, providing employees with preferred access to fitness, wellness, dining, storage, and personal convenience offerings. From preferred benefits at Equinox to curated local partnerships and everyday services, Sage helps employees spend less time managing errands and more time focusing on what matters most.

Event Services

Whether hosting a client presentation, employee celebration, wellness activation, networking event, or team gathering, Sage provides end-to-end planning and coordination support. From programming and catering to room setup, logistics, and on-site execution, our team helps create seamless experiences that bring people together and strengthen workplace culture.





Sage Member Rewards

Everyday Engagement, Rewarded

Participation matters. Sage Member Rewards recognizes and rewards everyday engagement throughout the workplace experience, encouraging Members to connect more deeply with the community around them.

Whether attending a Sage Social event, participating in a Lifestyle Service, or making a purchase through Sage Marketplace, Members earn points that can be redeemed for curated products, experiences, and exclusive perks.

Sage Marketplace

Everyday Essentials, Elevated



Sage Marketplace offers a thoughtfully curated mix of fresh food and beverage selections, packaged favorites, workplace essentials, wellness products, accessories, gifts, and last-minute necessities, all conveniently located in the Lobby.

Available in the Lobby and through Sage Connected, Marketplace brings convenience, variety, and thoughtful curation together in one seamless workplace offering.

Sage Sundries

The Little Things Matter



Sage Sundries provides complimentary everyday essentials designed to support unexpected needs throughout the day. From last-minute meeting necessities to other small but important items, Sundries helps ensure employees are always prepared.

Located within Sage Marketplace in the Lobby, Sage Sundries is available whenever those unexpected needs arise.



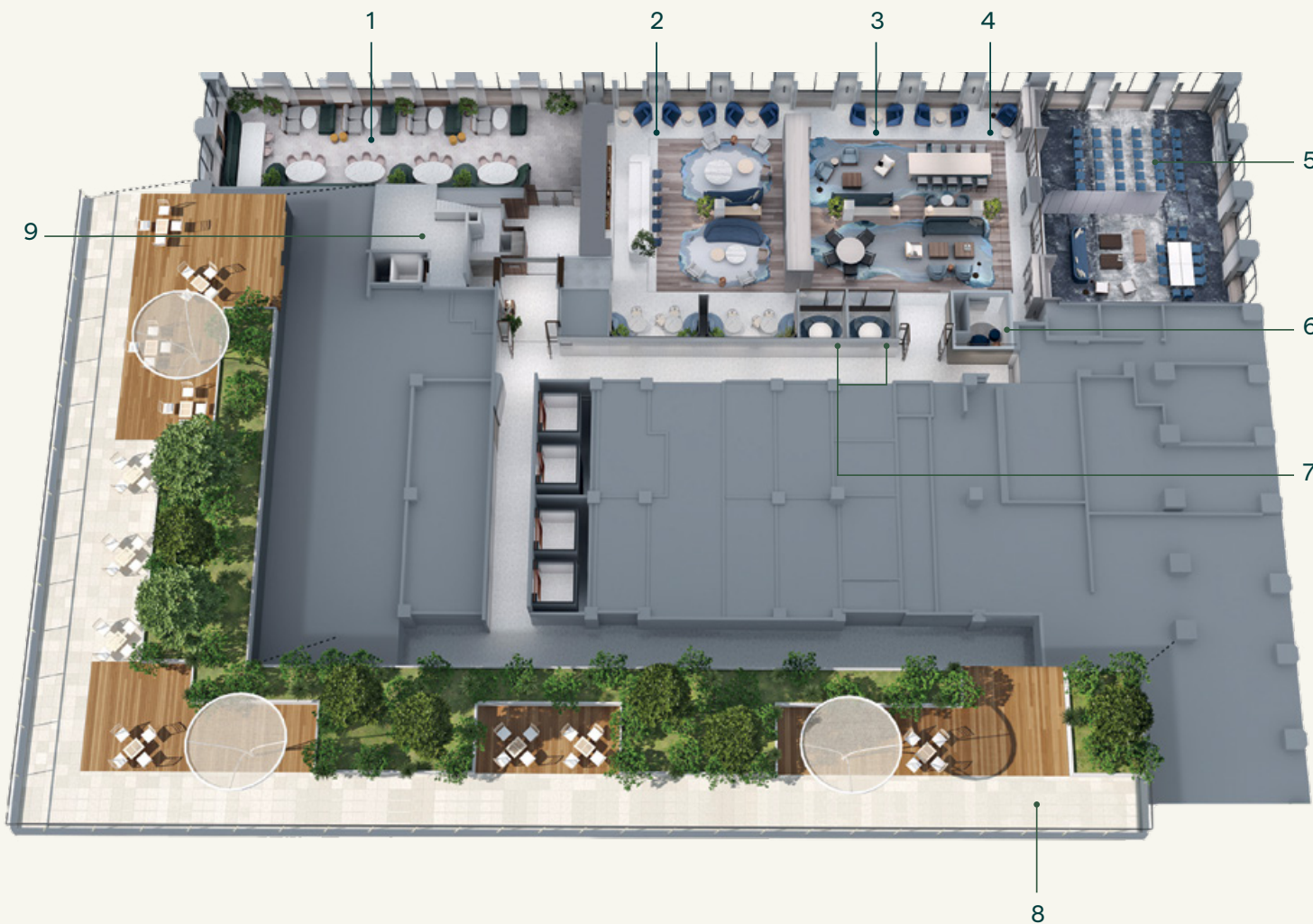
Oasis

An Extension of Your Workplace

Oasis, located at 437 Madison Avenue, is Sage's reservable amenity destination designed to support the many ways companies gather, collaborate, and connect. Whether hosting a client presentation, training session, team gathering, board meeting, or private event, Oasis provides beautifully designed environments that extend the capabilities of the workplace beyond the office suite.

Supported by in-house catering, hospitality-driven service, and a variety of flexible settings, Oasis allows companies to host memorable experiences in an elevated and professionally managed environment.

Spaces Designed for Every Occasion



- 1. Winter Garden
- 2. Cafe Bar
- 3. Lounge
- 4. Library
- 5. The Forum
- 6. Meditation Studio
- 7. Breakout Studios
- 8. Terrace Garden
- 9. Access to 5,630 SF wraparound Terrace Garden

From focused meetings to large-scale gatherings, Oasis offers a collection of thoughtfully designed environments that adapt to a wide range of business and social needs. Flexible, reservable,

and fully supported by the Sage team, Oasis provides companies with access to exceptional spaces without requiring additional leased square footage.



Library



Oasis Cafe



The Forum



Breakout Studios



Terrace Garden

Quick Bites to Finer Dining in the Neighborhood

Quick Bites

- 1. Dos Toros Taqueria
- 2. Ess-a-Bagel
- 3. Slate Cafe
- 4. Inday
- 5. Juice Generation
- 6. The Hugh
- 7. Vanderbilt Market
- 8. Grand Central Market



Aretsky's Patroon Rooftop
160 East 46th Street

Happy Hour

- 9. La Cava
- 10. Sofia Wine Bar
- 11. Upstairs
- 12. Karaoke Duet 48
- 13. Foxy John's Bar & Kitchen
- 14. Sinigual
- 15. Bierhaus NYC
- 16. Aretsky's Patroon Rooftop



Nerai 55 East 54th Street

Business Lunch and Dinner

- 17. Serafina (home to 777 Third Avenue)
- 18. Sea Fire Grill
- 19. Avra Estiatorio
- 20. The Smith
- 21. Sparks Steak House
- 22. Toscana 49
- 23. Smith & Wollensky
- 24. Wolf & Lamb
- 25. Empellón
- 26. Aretsky's Patroon
- 27. The Lobster Club
- 28. The Grill
- 29. Casa Lever
- 30. Nerai
- 31. La Pecora Bianca
- 32. Rosemary's



The Lobster Club 98 East 53rd Street



Serafina 777 Third Avenue



Get in Touch

For the latest availabilities at 777 Third Avenue, please visit [sagerealty.com](https://www.sagerealty.com) or contact one of our leasing agents.

Leasing Contacts

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