

805 THIRD AVE

AT 50TH STREET

exclusively leased by

BA BRADFORD
ALLEN



**EXCEPTIONAL PRE-BUILT
174,314 RSF OPPORTUNITY
ENTIRE 23RD-29TH FLOORS**

805
THIRD
AVE

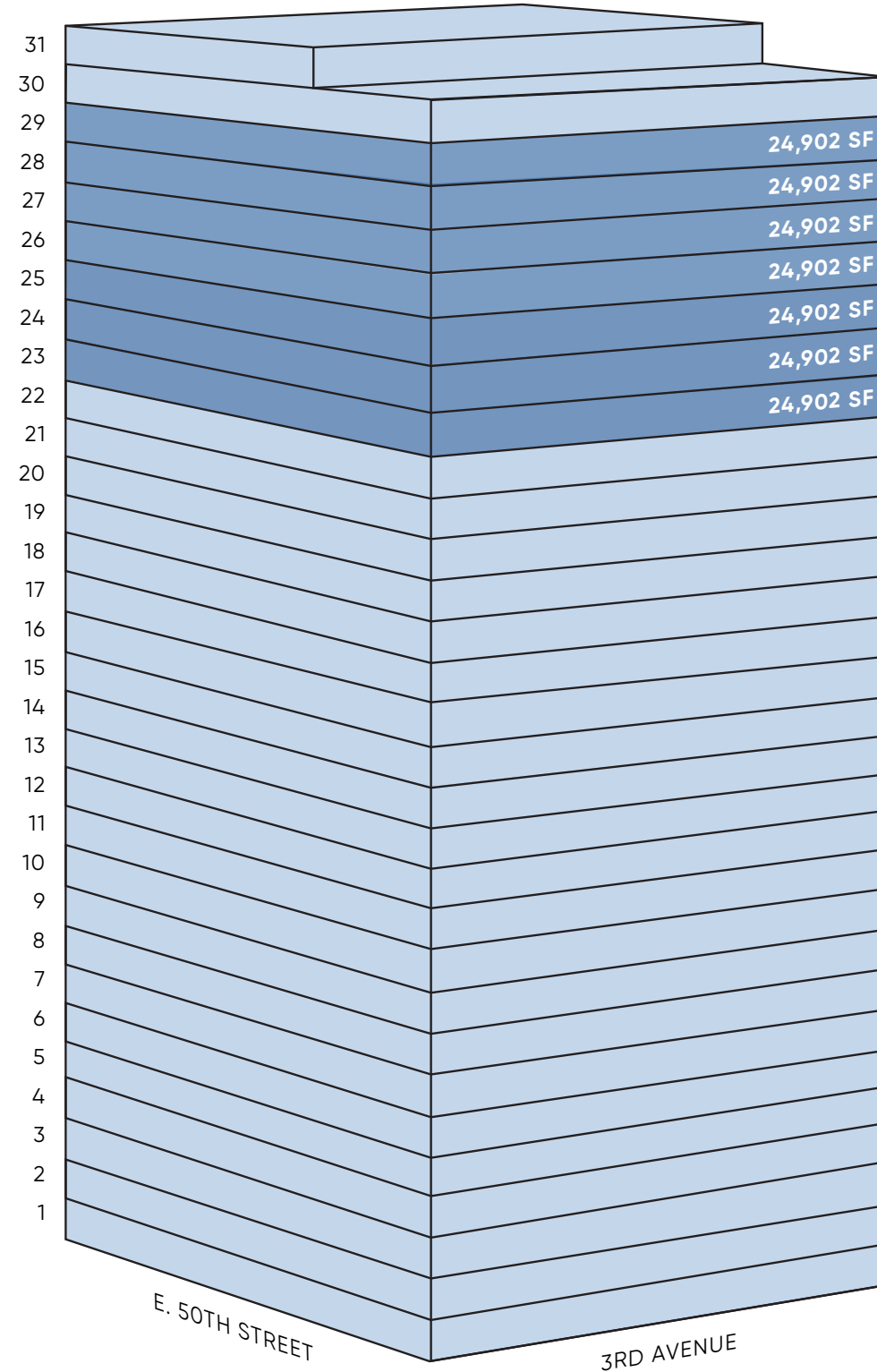
ENTIRE 23RD-29TH FLOORS: 174,314 RSF



EXISTING INSTALLATION: ENTIRE 24TH FLOOR

- 24,902 SF
- 25 offices
- 132 seats
- 4 conference rooms
- 89 open space
- 218 SF per person

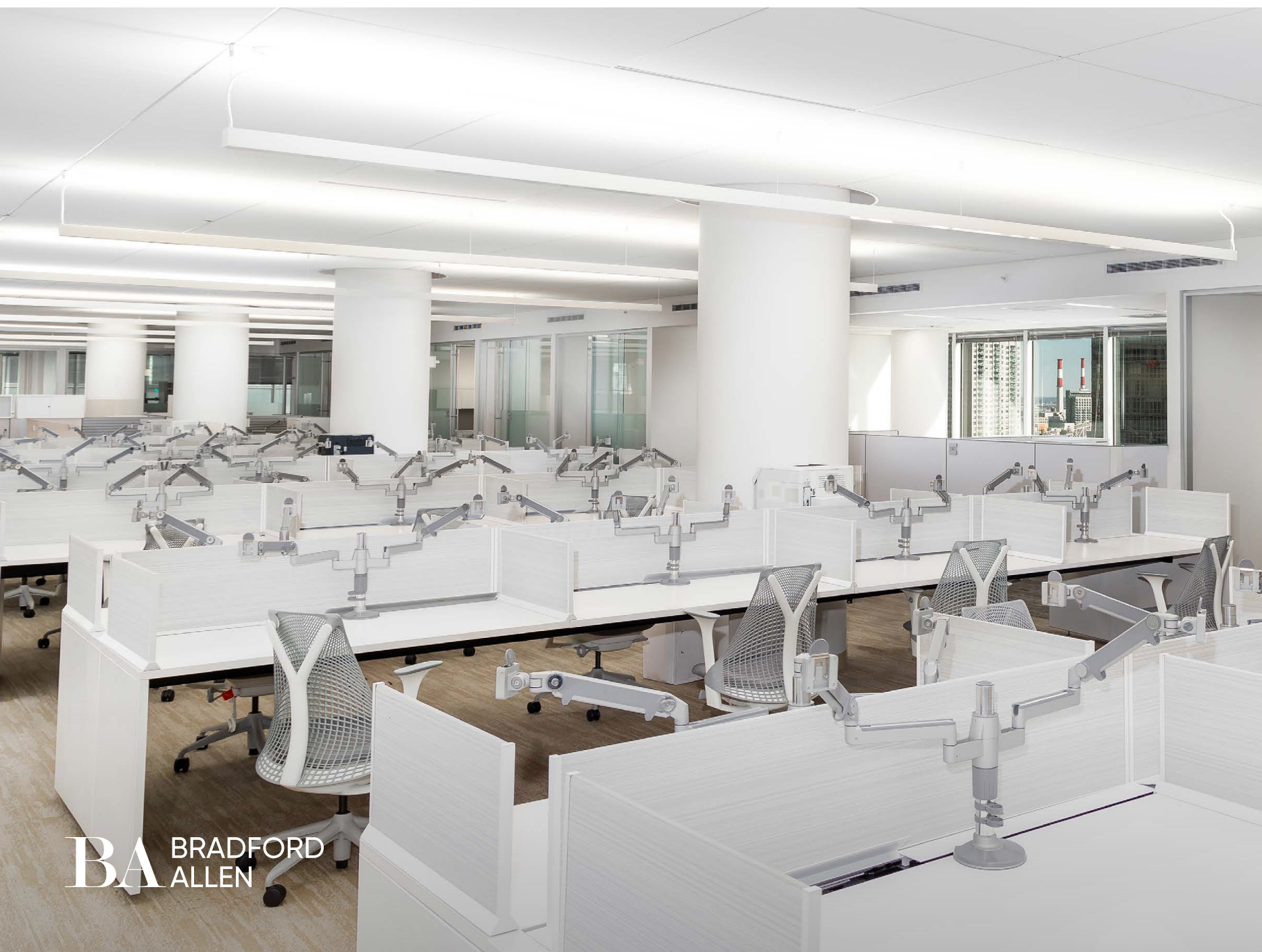
VIRTUAL TOUR



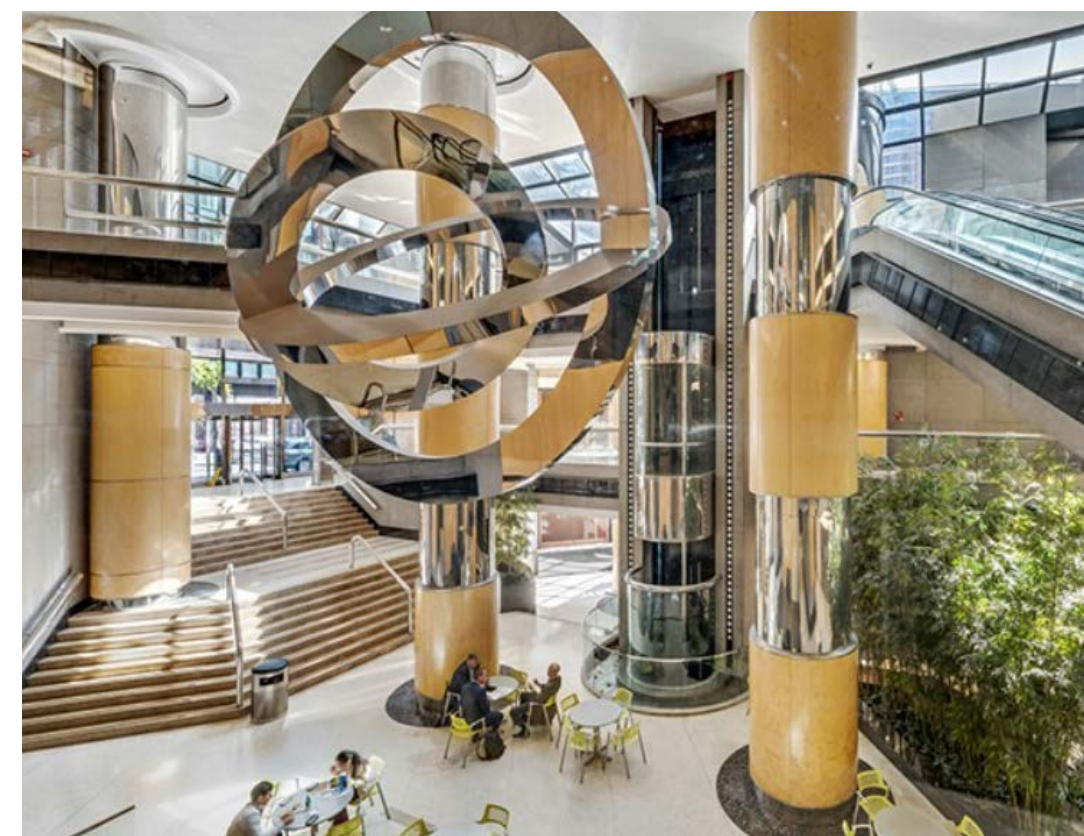
ENTIRE 23-29 MOVE-IN CONDITION

DETAILS

- Available January 2027.
- Delivered fully furnished and wired.
- Features great natural light and East River views.
- Floors can be leased individually.
- Ownership will consider reasonable modifications.



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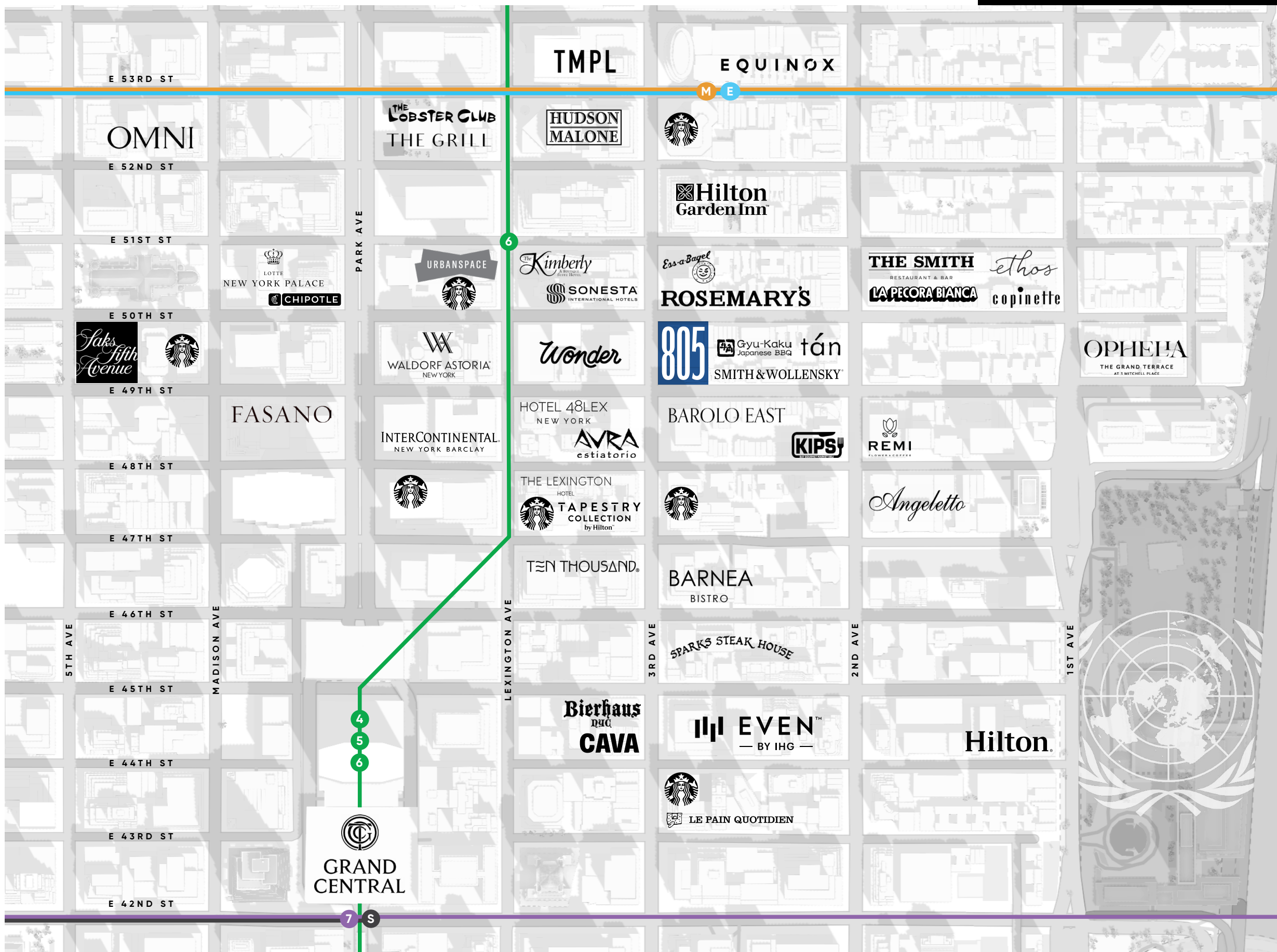
**805
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EXISTING INSTALLATION –
ENTIRE 24TH FLOOR

OFFERING EXCELLENT VALUE IN MIDTOWN

- 805 Third Avenue is a premier 31-story office tower designed by Emery Roth & Sons.
- The building features a three-level public atrium lined with fine restaurants and retail options, providing convenience and elegance.
- Offers abundant natural light and stunning East River and city views.
- Steps from Grand Central Terminal.
- A 174,314 SF block of contiguous space presents a great opportunity for expansion.

805
THIRD
AVE



CONVENIENT ACCESS, TOP RESTAURANTS, PRIME LOCATION

805 Third Avenue boasts exceptional commuter convenience with easy access to multiple transportation options. The Third Avenue subway station (E, M lines) is just three blocks away, while the 51st Street 6 train stop is only two blocks away. Several nearby bus lines (M101, M103, M15-SBS, M42, M5) further enhance connectivity. Its close proximity to Grand Central Terminal provides seamless access for Metro-North commuters and multiple subway lines. Additionally, the surrounding area features top hotels and renowned restaurants, making it a premier destination for both business and leisure.

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