



# 633 THIRD AVENUE

## OFFICE CONDOMINIUMS FOR SALE

Availabilities from 4,322 RSF to 19,774 RSF



**Rudder**  
Property Group





RUDDER PROPERTY GROUP IS PLEASED TO OFFER  
OFFICE CONDOMINIUMS FOR SALE AT

## 633 THIRD AVENUE NEW YORK, NY

(BETWEEN 40TH AND 41ST STREETS)

### Available:

Unit 9C: 8,761 RSF

Unit 9D: 6,691 RSF

Unit 9E: 4,322 RSF

**Total: 19,774 RSF**

Price: \$975/RSF

Annual Common Charges: \$8.49/RSF

Annual Real Estate Taxes: \$13.55/RSF

### Unit Highlights

- Extremely efficient center-core layout with four sides of windows
- Excellent light and air
- High ceiling heights
- Units are delivered in clean “shell” condition
- Brand new, beautifully renovated common corridors and bathrooms

### Building Highlights:

- Rare, Class A office condominium
- Steps from Grand Central and the United Nations
- Prestigious owner/tenant roster including Memorial Sloan-Kettering, New York State Governor’s Office, UNICEF, The Fresh Air Fund, Consulate General of Switzerland and China Airlines
- Dramatic contemporary two-story lobby, attended 24/7
- Modern building systems and first-class management
- Dock’s Oyster Bar & Seafood Grill, New York Sports Club and Chase Bank all conveniently accessed through the building lobby

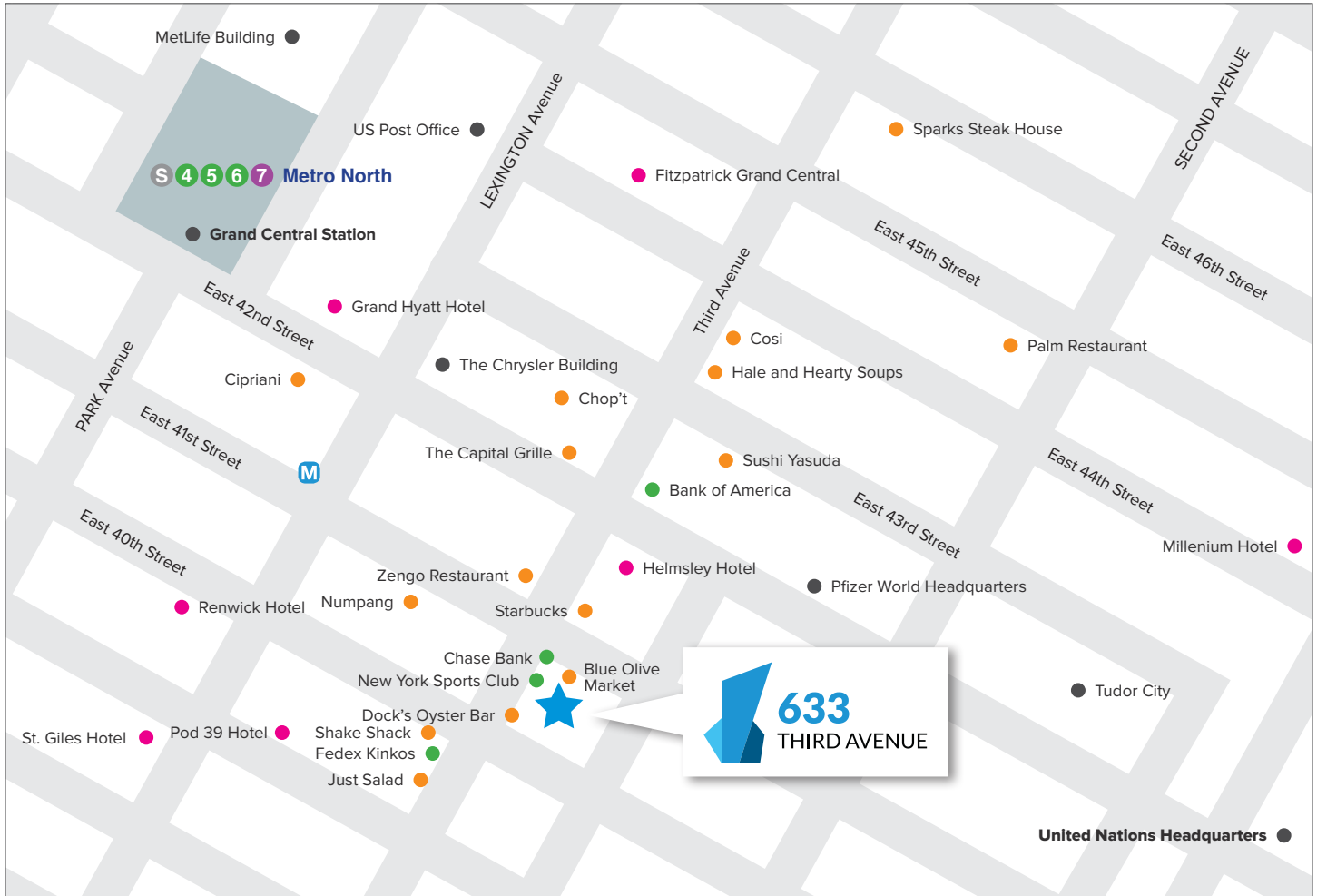


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# 633 THIRD AVENUE



## Michael Rudder

Office: (212) 966-3611  
Mobile: (646) 483-2203  
mrudder@rudderpg.com

## Michael Heller

Office: (212) 966-3622  
Mobile: (917) 439-2198  
mheller@rudderpg.com



**Rudder Property Group**  
866 United Nations Plaza  
Suite 207  
New York, NY 10017  
www.rudderpg.com