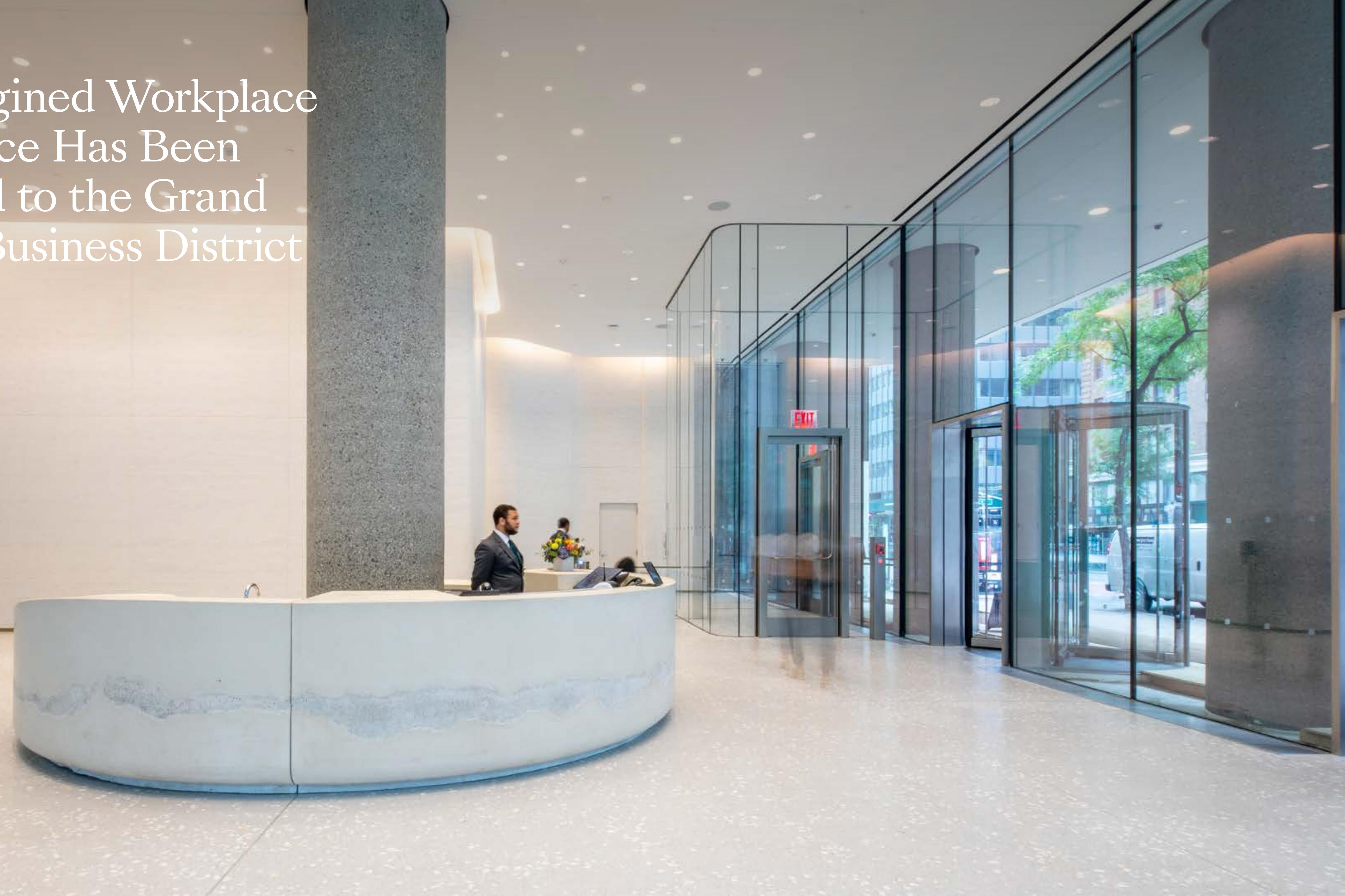


767 THIRD AVENUE

A Sage Property

A Reimagined Workplace
Experience Has Been
Delivered to the Grand
Central Business District



The Property

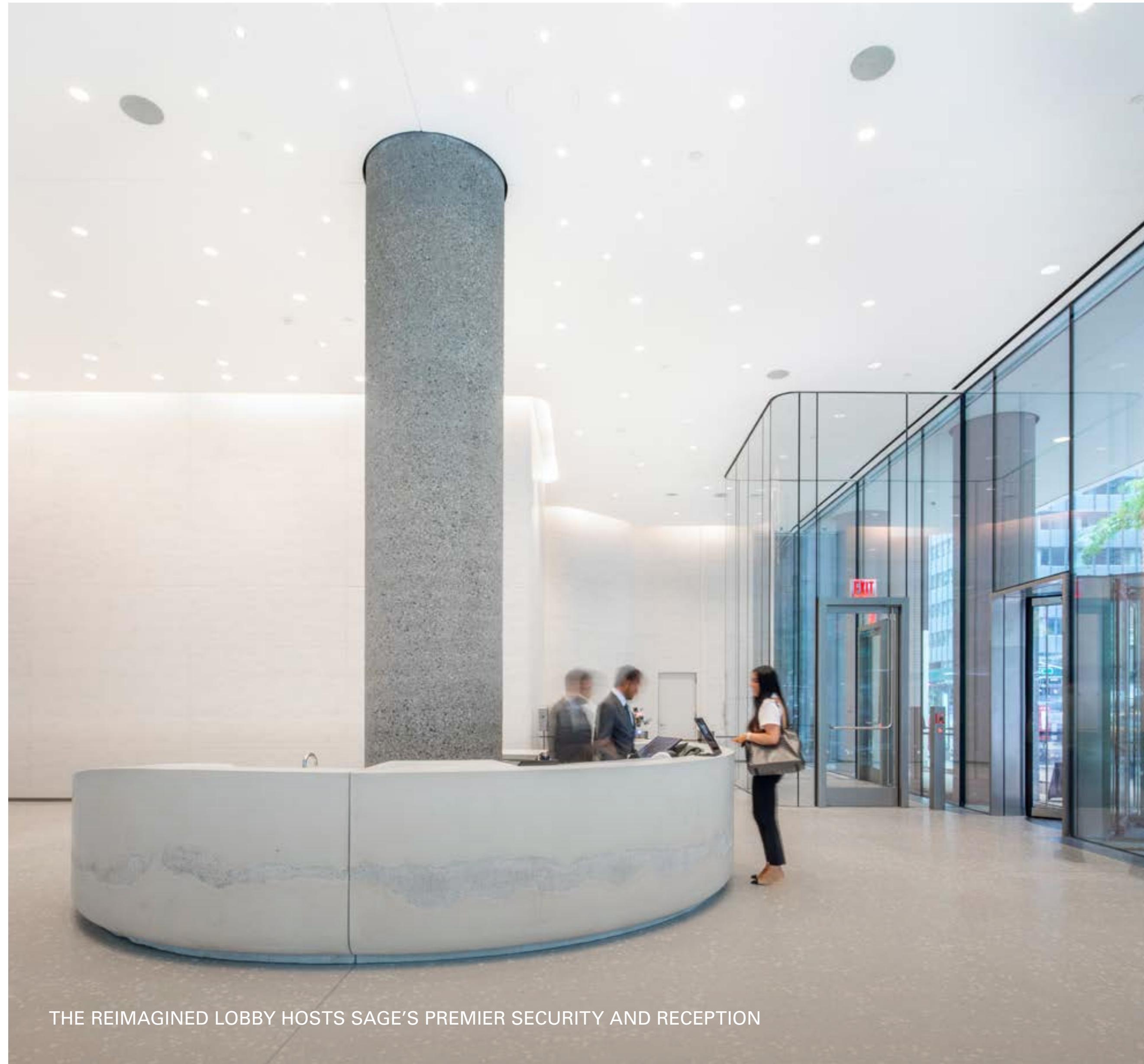


767 THIRD AVENUE

Sage commissioned FXCollaborative and Fogarty Finger to design a dynamic and inspiring work environment at 767 Third Avenue. The property is instilled with flexible spaces that encourage both collaboration and moments of serenity, to create the ideal work-life balance. The \$53 million dollar transformation allows the lobby, Oasis amenity program, and the property as a whole to be entirely reimagined, ultimately enhancing your company's productivity, culture, community, and overall wellness.



STATE-OF-THE-ART TURNSTILES AND ELEVATOR CABS



THE REIMAGINED LOBBY HOSTS SAGE'S PREMIER SECURITY AND RECEPTION

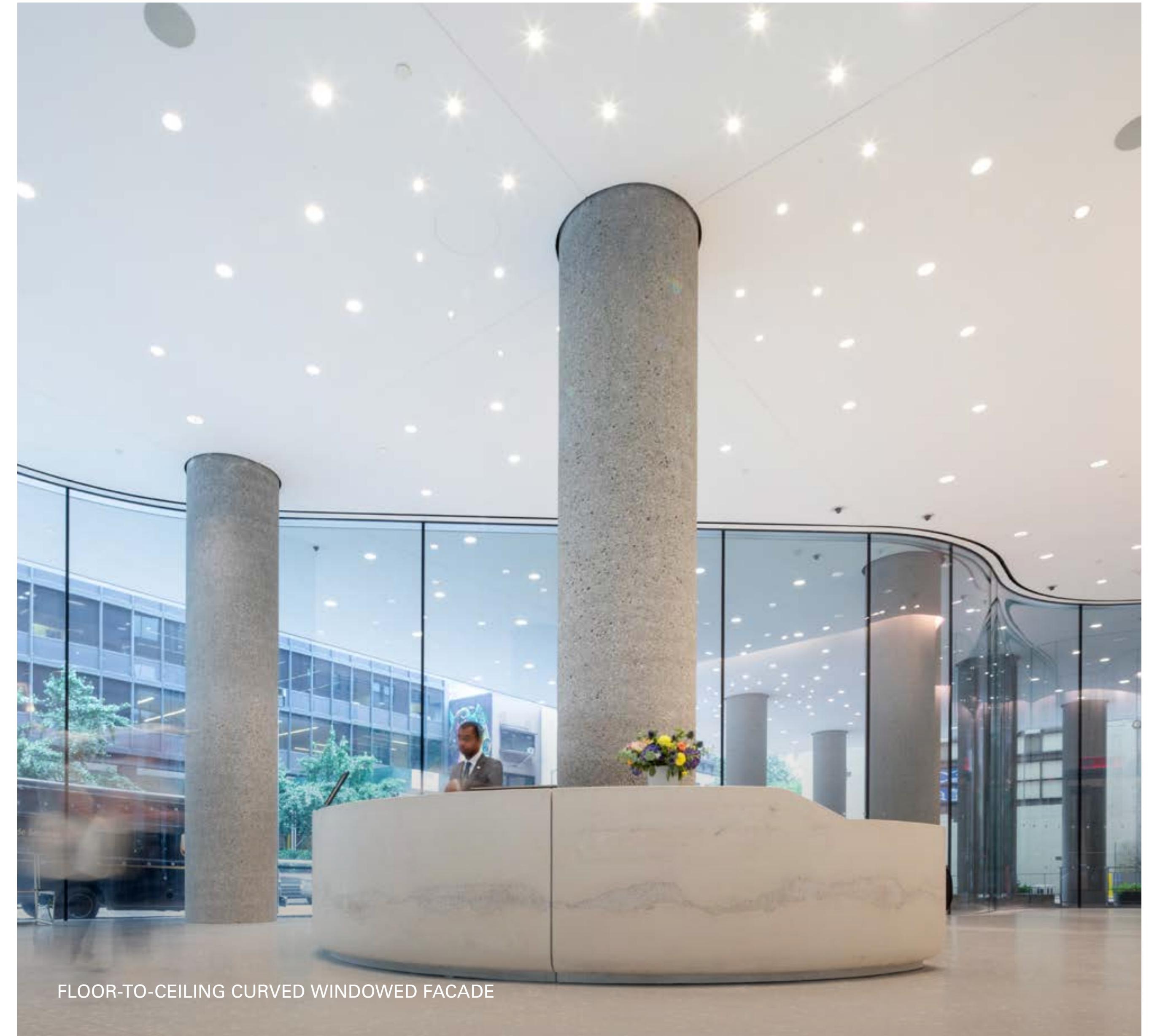
FXCollaborative- Designed Lobby

767 Third Avenue's lobby is a retreat from your commute. The full extension clear glass window facade blurs the lines between interior and exterior, turning your entrance into an immersive experience.

Fox and Fowle, the original FXCollaborative team who designed the property in 1981, were commissioned to revive and reimagine the original concept, enhancing the monolithic feel of the space. The lobby hosts Sage's premier security and reception, sculptured elements, turnstiles, and elevator cabs, all surrounded by the floor-to-ceiling curved glass window facade.

Serenity, Elegance, and Refinement

The lobby's crafted scent has notes of white tea, citrus, thyme, jasmine, and amber. Sage Sound, our thoughtfully curated playlist will be consistently updated by seasons and holidays, creating a welcoming and motivating atmosphere, without any distraction. Additionally, our integrated and robust mobile app, Sage Connected, gives you and your employees touchless access to the property. It allows you to create service requests, utilize the visitor management system, view property information, access news, and view brand partnership discounts.





BRAND NEW ELEVATOR CORRIDORS AND CAB

Highlights

Enhanced Air Quality & Monitoring



MERV-14 filtered HVAC systems (one level higher than the ASHRAE 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



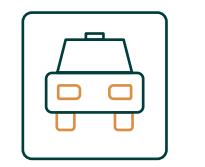
- Selection of 8 unique high-speed fiber connectivity sources available to Tenants.
- Additional riser shaft space available to support future ISPs.
- Property maintains multiple points of entry (POE).

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.

Parking Garage



Located on 49th Street at 777 Third Avenue, a Sage property.

Powered Security



Darktrace Cyber Security (leading cyber- AI company).

KOLO



Smart Restroom Monitoring System.

Specifications

Location	Third Avenue and 48th Street	Number of Floors	40	Attended Lobby	24/7 year-round
Year Built	1981	Elevators	<ul style="list-style-type: none">+ Floors 1 – 17: 3 cabs+ Floors 18 – Penthouse: 3 cabs	HVAC	<ul style="list-style-type: none">+ Monday through Friday 8:00 AM – 6:00 PM.+ Property contains floor by floor water cooled package units.
Year Renovated	2023	Typical Floor Size	<ul style="list-style-type: none">+ Floors 2 – 6: 13,607 RSF+ Floors 7 – 19: 7,043 – 7,537 RSF+ Floors 20 – 38: 7,816 RSF+ Penthouse Floors: 14,843 RSF	Watts	6 watts PSF
Owner	William Kaufman Organization	Ceiling Heights Slab-to-Slab	<ul style="list-style-type: none">+ Floors 2 – 6: 11'11"+ Floors 7 – 39: 10'10"+ Floor 40: 11'11"	Floor Load Capacity	50 pounds PSF
Property Management, Member Experience, and Leasing	Sage	Security	24 hours, 7 days a week. Turnstile access via Sage Connected (or key card).		
Rentable Building Area	320,000 SF				

Connectivity

Connectivity	Choice of 8 unique sources of high-speed fiber connectivity.	Fiber Providers	The following ISPs fully distribute fiber throughout the property to support ease of Tenant access: <ul style="list-style-type: none">+ Cogent+ Crown Castle+ Lumen Technologies+ Pilot Fiber+ Spectrum+ Standard Internet+ Verizon+ Zayo	Telecom	Telecom cables are kept in protected, secure risers throughout the property to minimize risk of damage.
Number of POEs (Points of Entry)	2			Additional Riser Shaft Spaces	Additional riser shaft space available to support future needs of Tenants and ISPs throughout the entire property.
Multiple Riser Pathways	Multiple riser pathways support Tenant diversity requirements and allow for connections from independent locations.			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.

Introducing Oasis: Sage's New Amenity Program



Work and play. Board meeting to happy hour. Oasis defines your ideal work-life balance.

From coffee meetings in the Plaza Sculpture Garden, to client meetings in the Board Room, a martini in the Lounge, to a film screening on the Terrace Garden—Oasis hosts the dynamic and curated spaces needed for productivity and wellness through every touchpoint.

Inspired by the desert, Fogarty Finger designed the Oasis amenity program at 767 Third Avenue using textured plaster, honey maple wood, terracotta perforated elements, and epoxy terrazzo. Deep greens are incorporated throughout the space, including in-wall features, furniture, and the MPFP-designed landscaping.



LIBRARY



Oasis at 767 Third Avenue



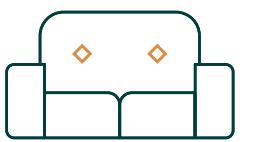
Cafe Bar

Connected to the Lounge, the Cafe Bar is the ideal space to meet with a colleague for coffee or a light snack.



Board Room

The fully appointed Board Room includes AV, conferencing technology, and a coffee/tea bar.



Lounge

Attached to the Cafe Bar, the Lounge provides seating to dine, work, and socialize.



Terrace Garden

The wraparound Terrace Garden, designed by MPFP, features Chesapeake Japanese holly, pink and lavender florals, with luscious English ivy, sweet potato vines, and fountain grass. Planters and florals are featured using MPFP's inset-LED lighting design to further enhancing the garden's atmosphere. Various seating arrangements are available for working, dining, and socializing.



Library

Expansive and filled with light, the Library offers an optimal workspace to inspire individual productivity and small group collaboration.



Catering Kitchen

The back-of-house Catering Kitchen can accommodate private dining experiences.



Salon Meeting Room

Overlooking the Terrace Garden, the Salon Meeting Room features a flexible space that can be transformed into various formats to support town hall meetings, conferences, training sessions, and more.



Plaza Sculpture Garden

The landscaped and revamped Plaza features additional outdoor space and seating, with a view of the world's largest chess board, which has been in use since 1982. The Plaza Sculpture Garden showcases additional planting and sculptures, with extra room for F&B and art activations.



CAFE BAR



LOUNGE



SALON MEETING ROOM





TERRACE GARDEN



PLAZA SCULPTURE GARDEN

Sage Passport

As a Tenant of a Sage property, your employees become a Sage Member. Sage Members are granted access to Oasis amenities offered throughout all Sage properties. Oasis hosts the dynamic and curated spaces needed for productivity and wellness through every touchpoint.

Start your morning meeting at 2 Gansevoort Street. Host a conference meeting in the Board Room at 767 Third Avenue's Oasis, and plan an investor dinner in the Winter Garden at 437 Madison Avenue's Oasis. Oasis provides flexibility in your day-to-day, and allows your employees to work as efficiently and resourcefully as possible.



Office Interiors Palette



Expertly Built with Elevated Design

We build thoughtful office interiors, informed by workplace strategy, and design spaces to enhance your productivity and inspiration.



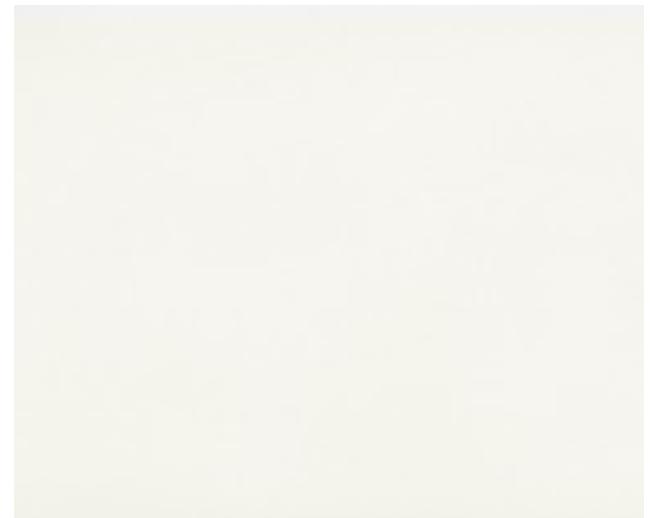
SAMPLE PANTRY LOUNGE



SAMPLE WORKSTATIONS

Innovative

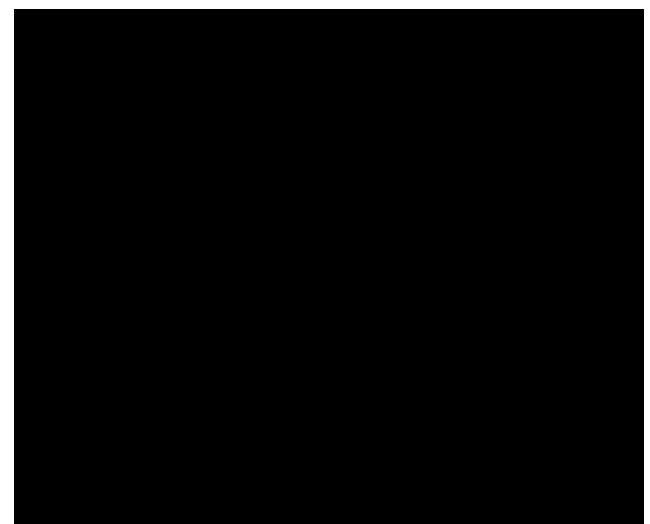
Sage's Innovative design aesthetic is inspired by 767 Third Avenue's entirely repositioned and renovated entry and lobby, as well as the makeup of the property's architectural elements. The Innovative design is minimal, modern, and celebrates the property's unique curvature. The Microdot textured pantry cabinetry is combined with white thassos-inspired countertops, backsplashes with full slab-back painted glass, matte black fixtures, minimal linear lighting, open ceiling, and industrial concrete flooring, to create an innovative and futuristic look and feel in each space.



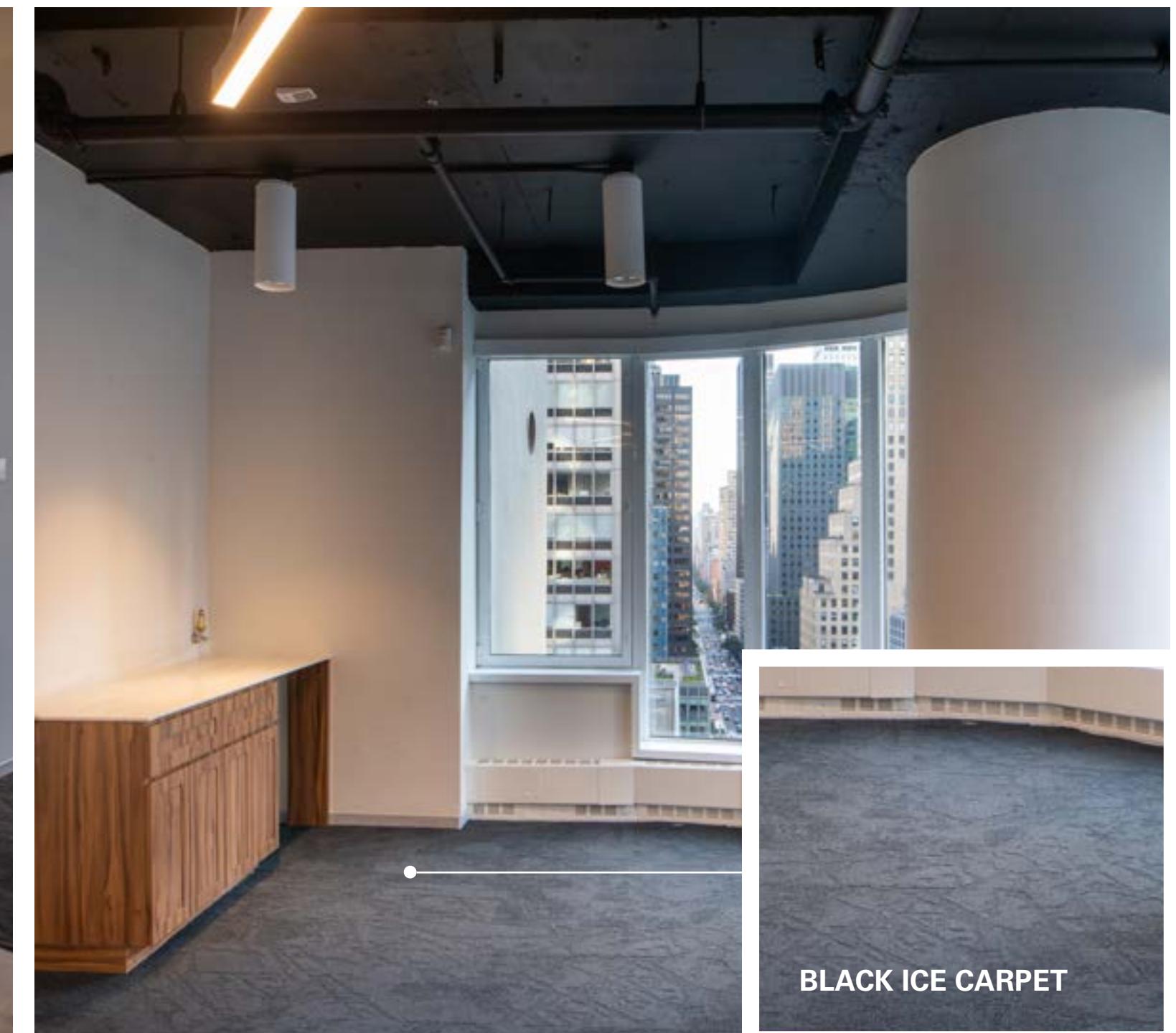
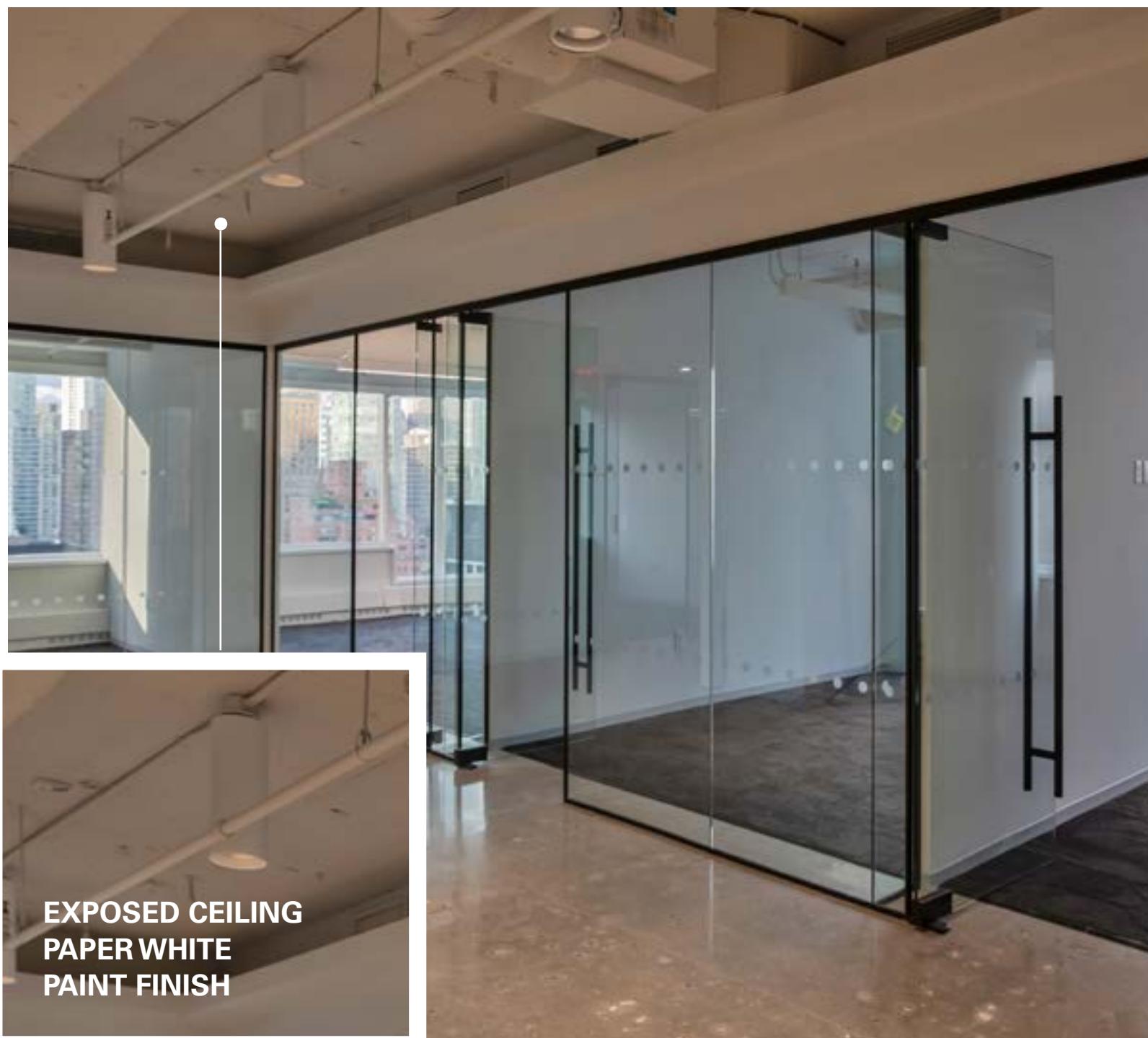
PURE WHITE NASCO TILE
COUNTERTOPS



ZEBRINO NASCO TILE
COUNTERTOPS



BLACK MICRODOT FINISH WITH
BEVELED EDGE CABINETRY



767 Third Avenue

AVAILABILITIES

Whether you're looking for a 2,000 RSF or 15,000 RSF workspace, the entire process from inquiry to touring, from construction to move in, is seamless. We provide curated service and support offerings to our Members at every stage.

40 Stories

320,000 SF RBA

Entire and Partial Floor Opportunities

■ Terrace Garden

■ Oasis

Premier Suites: 3,000 - 8,000 SF

Brand new "pre-built" suites with modern finishes, optimized for productivity with flexible workspace layouts.

Bespoke Suites: 2,000 - 15,000 SF

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

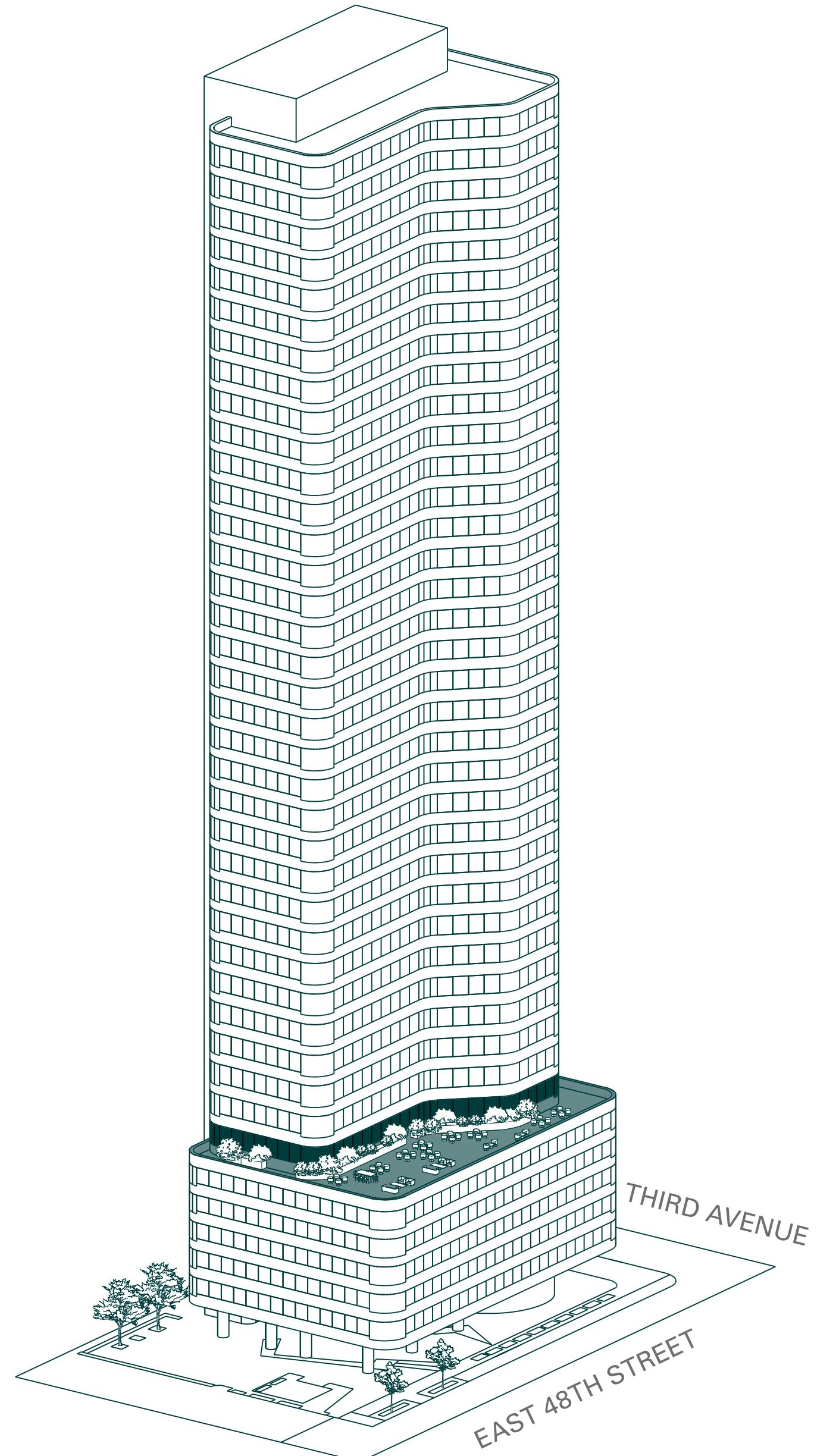
Select Suites: 2,000 - 15,000 SF

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.

Furniture + Suites: 7,000 - 8,000 SF

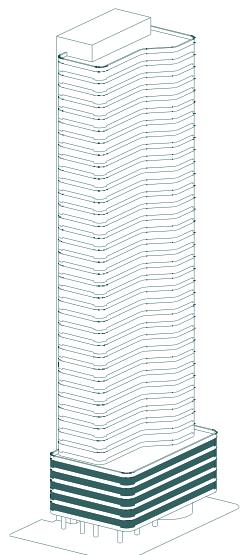
Curated workspaces that are built, designed, wired, and entirely furnished. Furniture + Suites are designed to accelerate your move in, as well as enhance your company's productivity and efficiencies.

[View Availabilities](#)



Typical Floors 2-6

13,607 RSF



48TH STREET

THIRD AVENUE



OFFICE INTENSIVE TEST FIT

Total Headcount

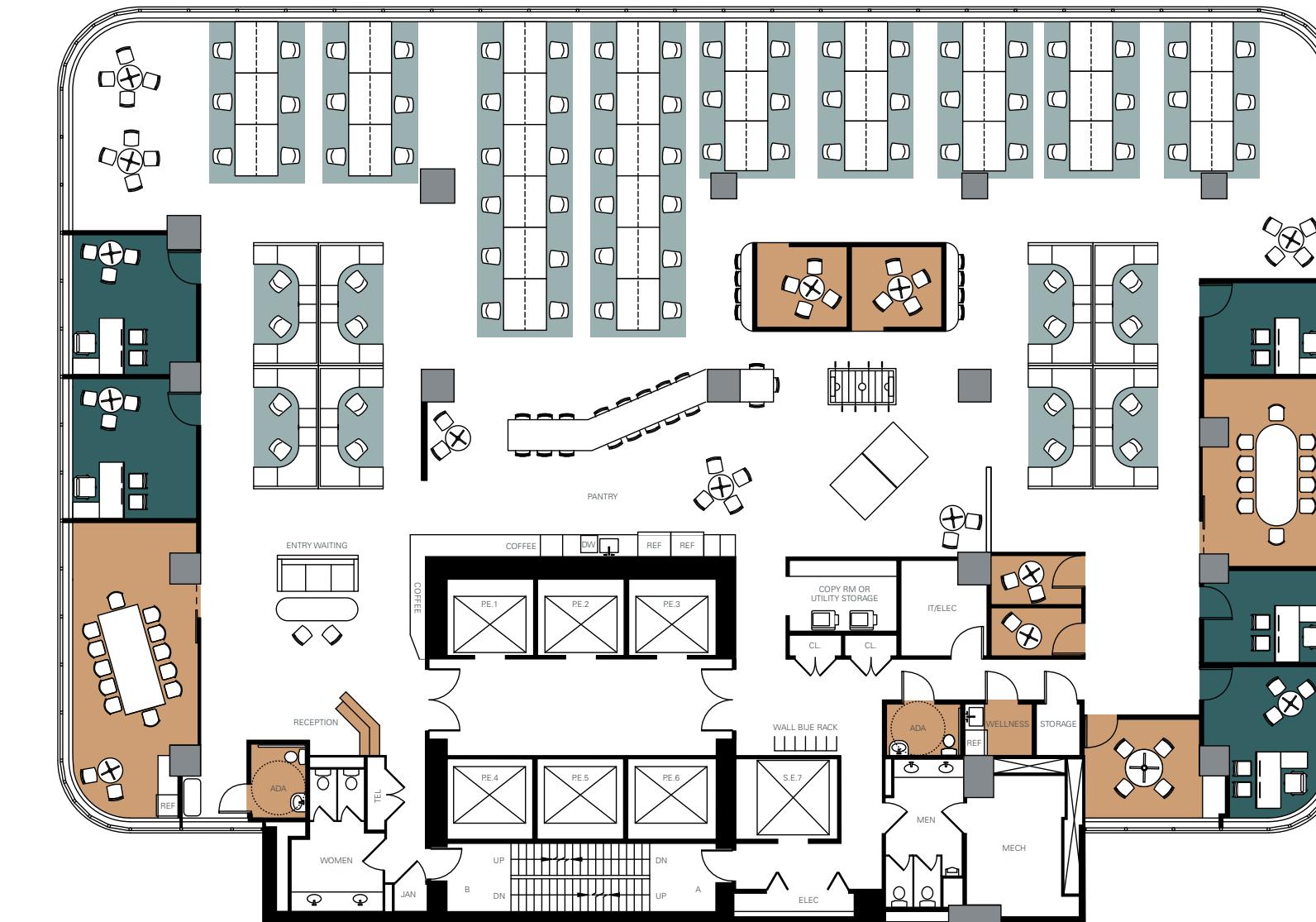
Offices	30
Workstations	27
Reception Desk	1
Additional ADA	1

58

Conference Rooms	2
Meeting Room	1
Wellness Room	1

48TH STREET

THIRD AVENUE



OPEN LAYOUT TEST FIT

Total Headcount

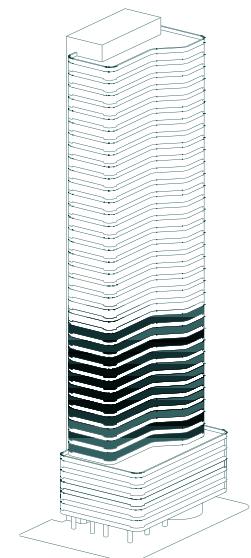
Offices	5
Workstations	82
Reception Desk	1
Additional ADA	2

88

Conference Rooms	2
Meeting Rooms	3
Wellness Room	1
Phone Rooms	2

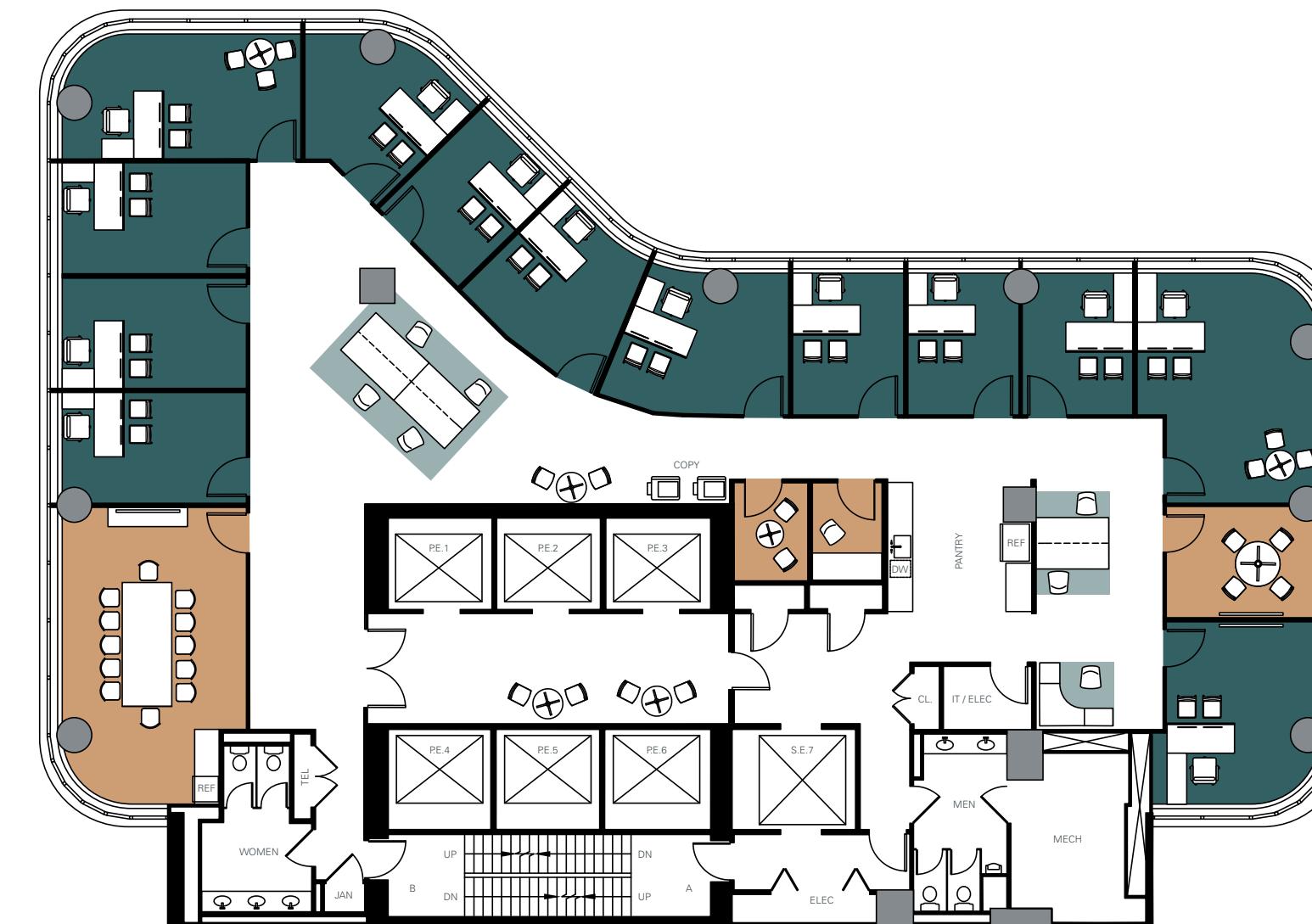
Typical Floors 7-17

7,537 RSF



48TH STREET

THIRD AVENUE



OFFICE INTENSIVE TEST FIT

Total Headcount

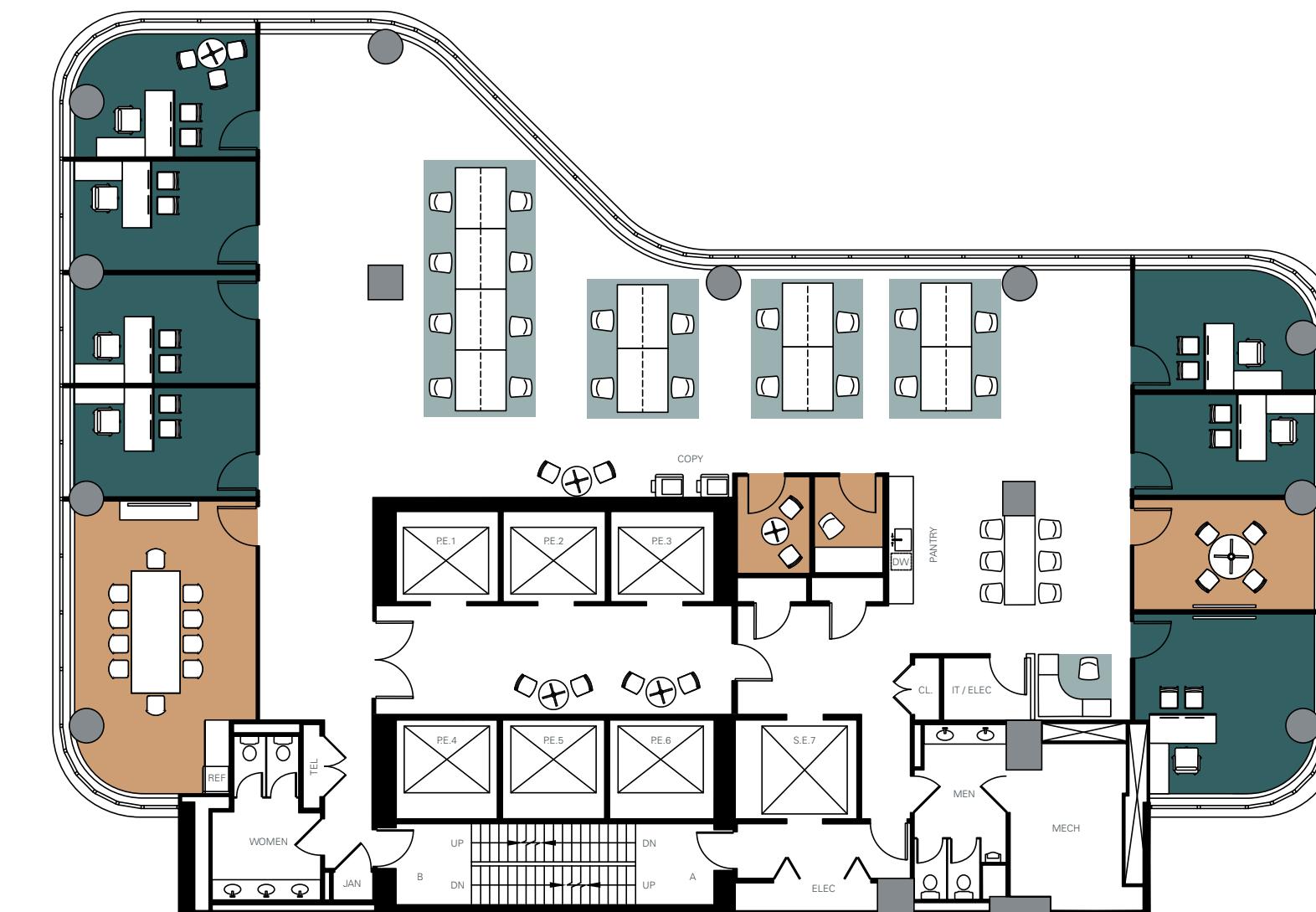
Offices	13
Workstations	7
Conference Room	1

20

Meeting Room	1
Phone Rooms	2

48TH STREET

THIRD AVENUE



OPEN LAYOUT TEST FIT

Total Headcount

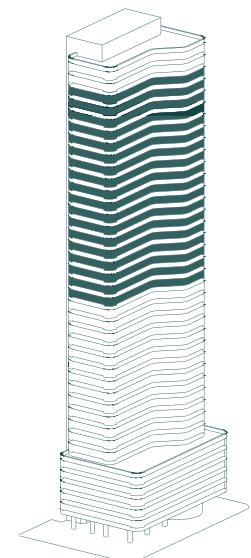
Offices	7
Workstations	21
Conference Room	1

28

Meeting Room	1
Phone Rooms	2

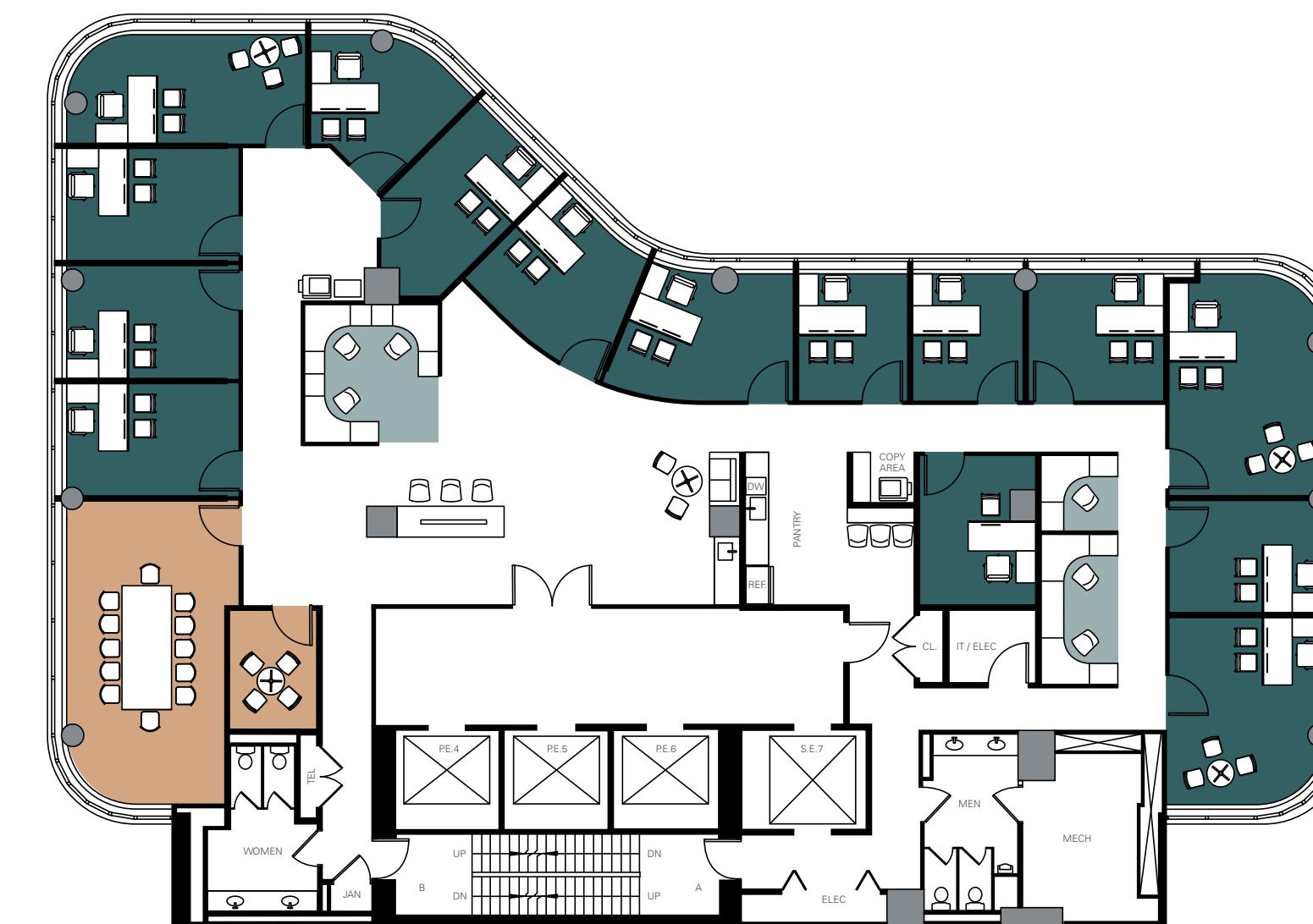
Typical Floors 20-38

7,816 RSF



48TH STREET

THIRD AVENUE



OFFICE INTENSIVE TEST FIT

Total Headcount

Offices

15

Workstations

6

Conference Room

1

Meeting Room

1

21

48TH STREET

THIRD AVENUE



OPEN LAYOUT TEST FIT

Total Headcount

Offices

4

Workstations

40

Conference Rooms

2

Meeting Room

1

Phone Room

1

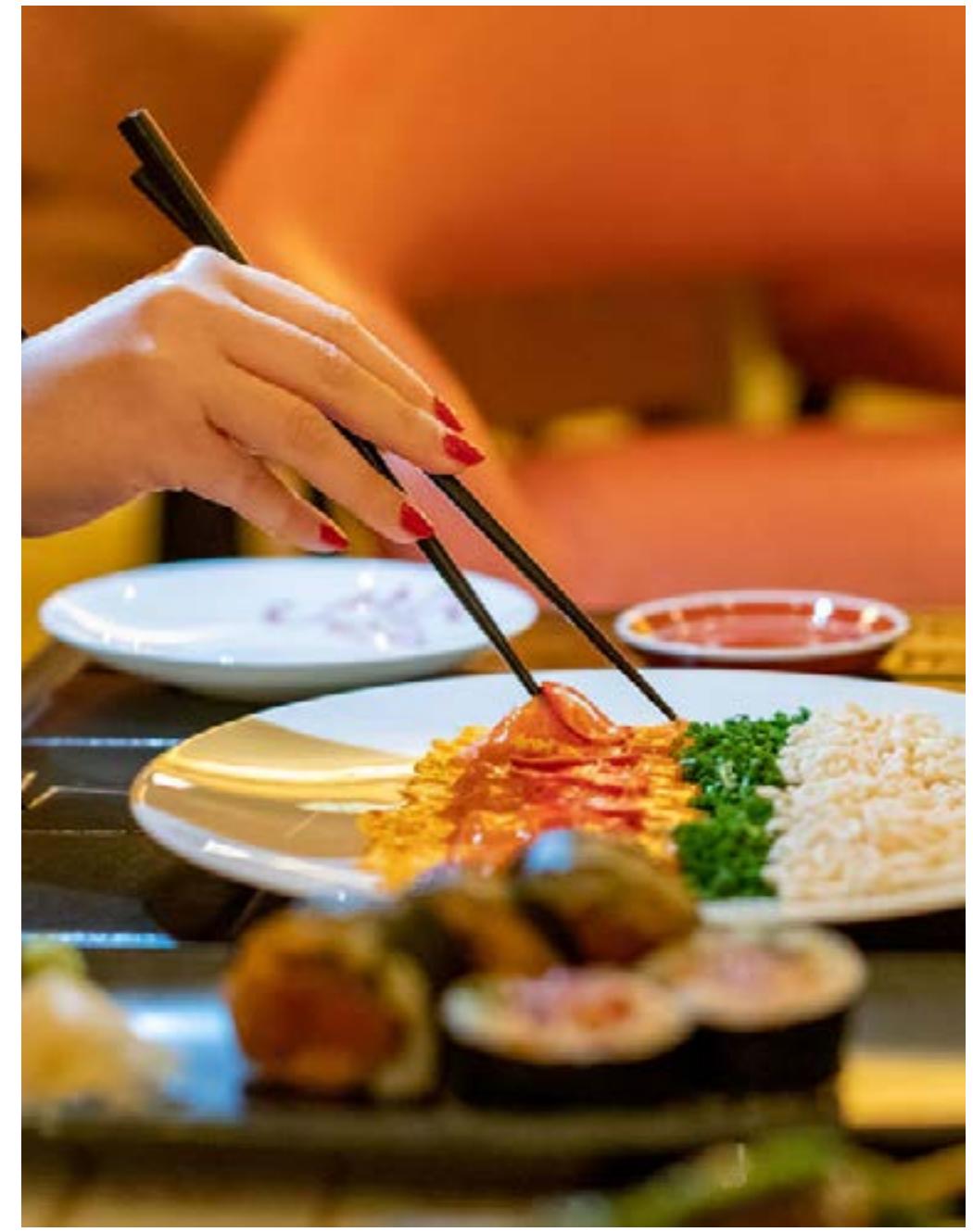
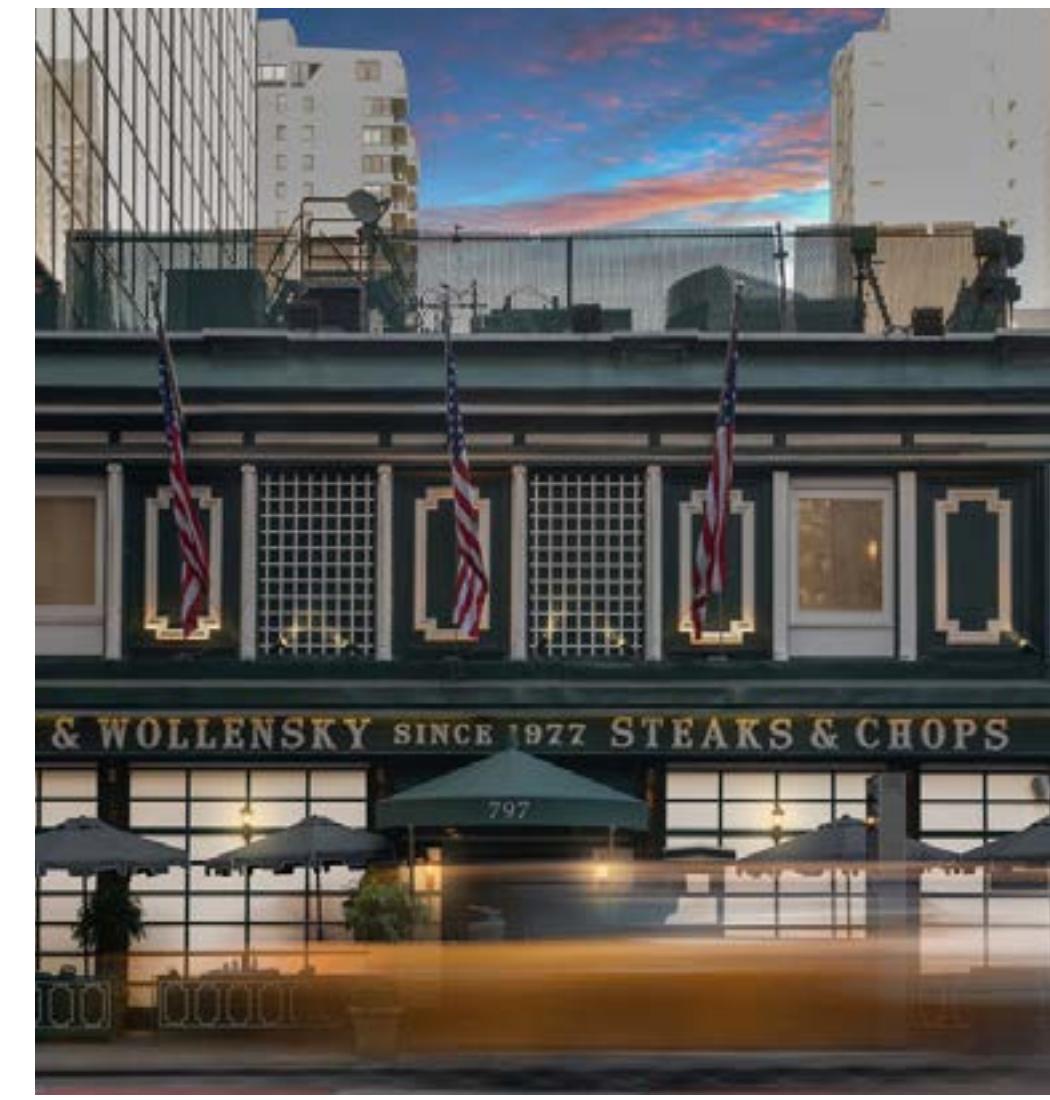
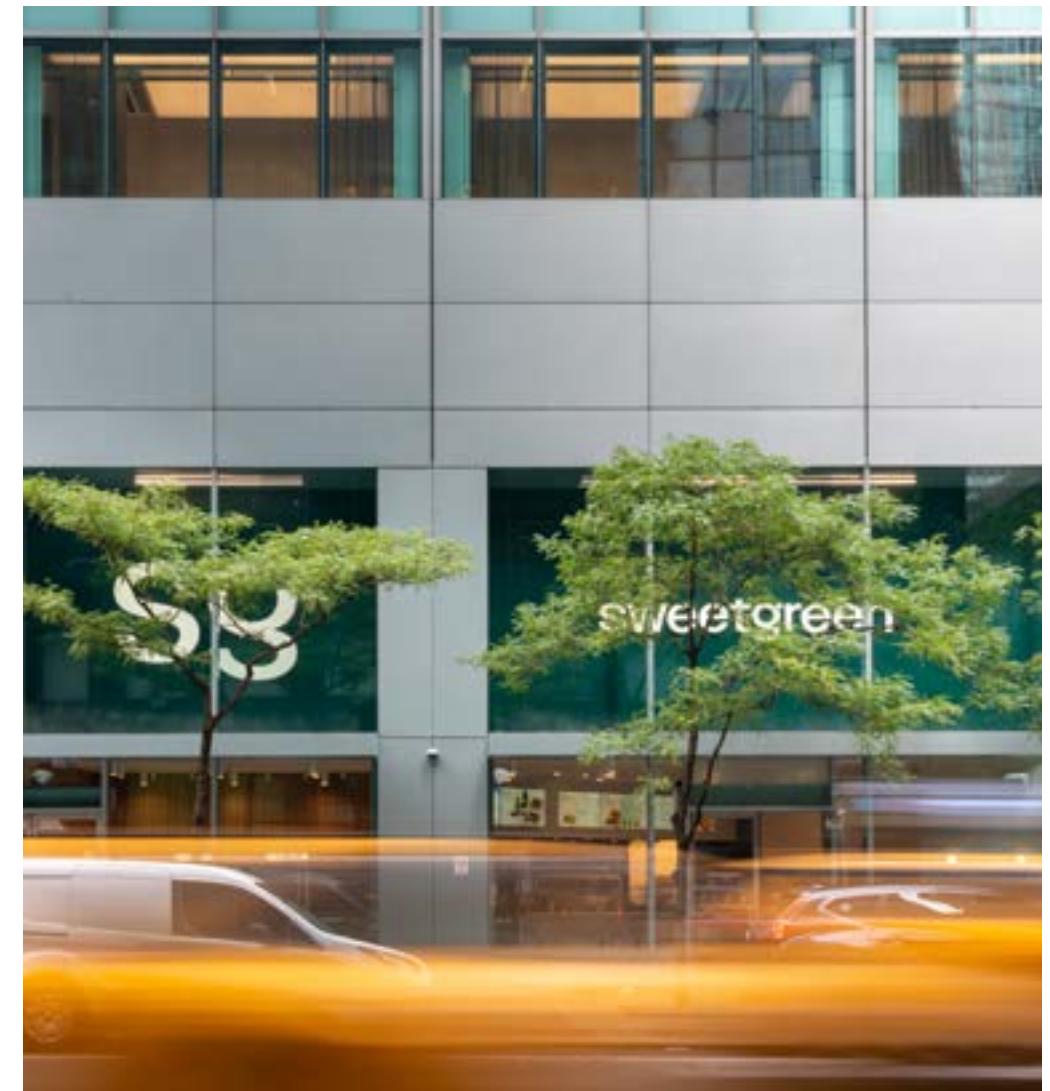
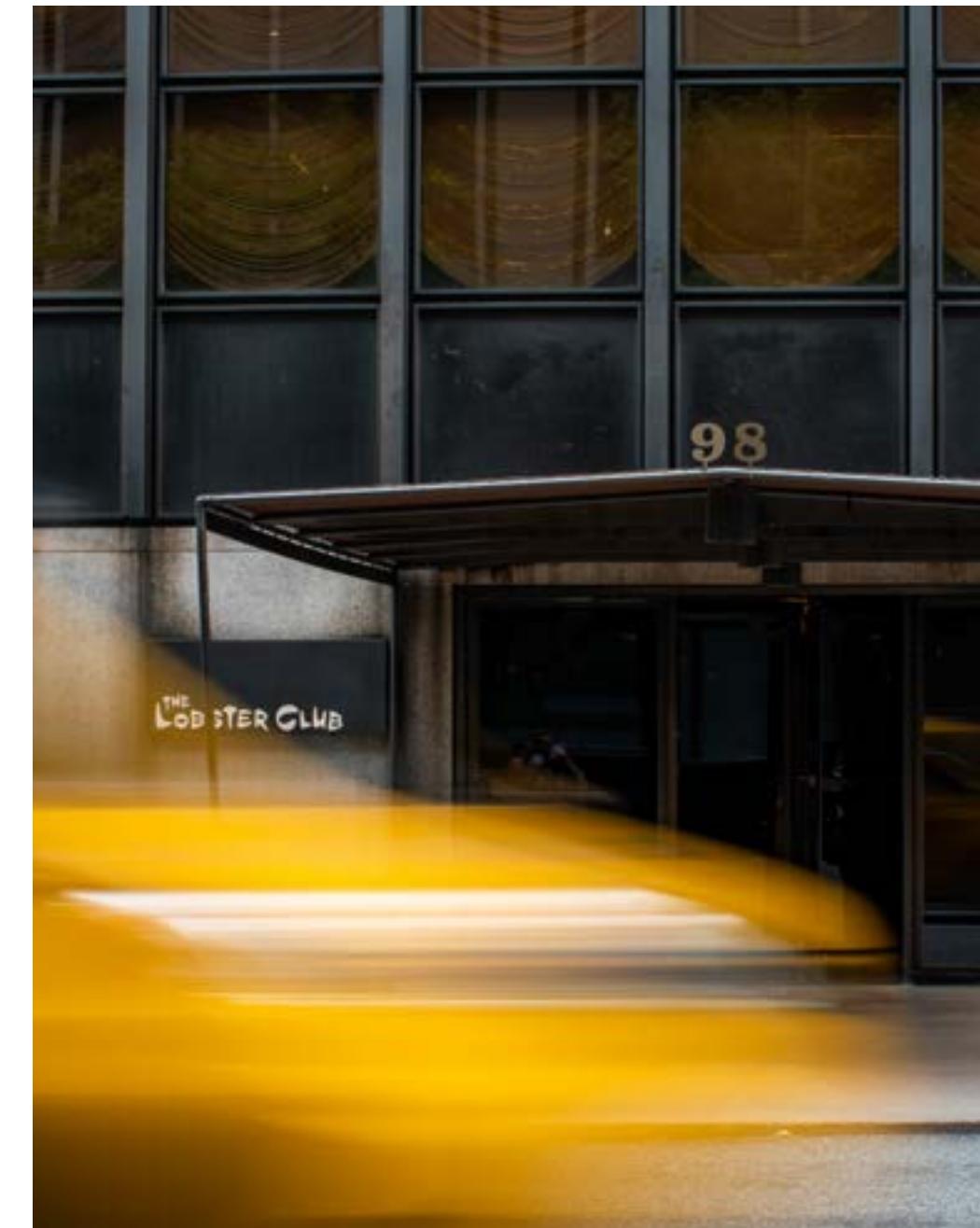
44

Prime Manhattan: Grand Central Business District



THE NEIGHBORHOOD

Situated in the heart of the transit-rich Grand Central Business District, 767 Third Avenue is surrounded by business lunch hot spots, cafes, and happy hour bars, with a multitude of transportation options.



THE NEIGHBORHOOD

Around Town

Quick Bites

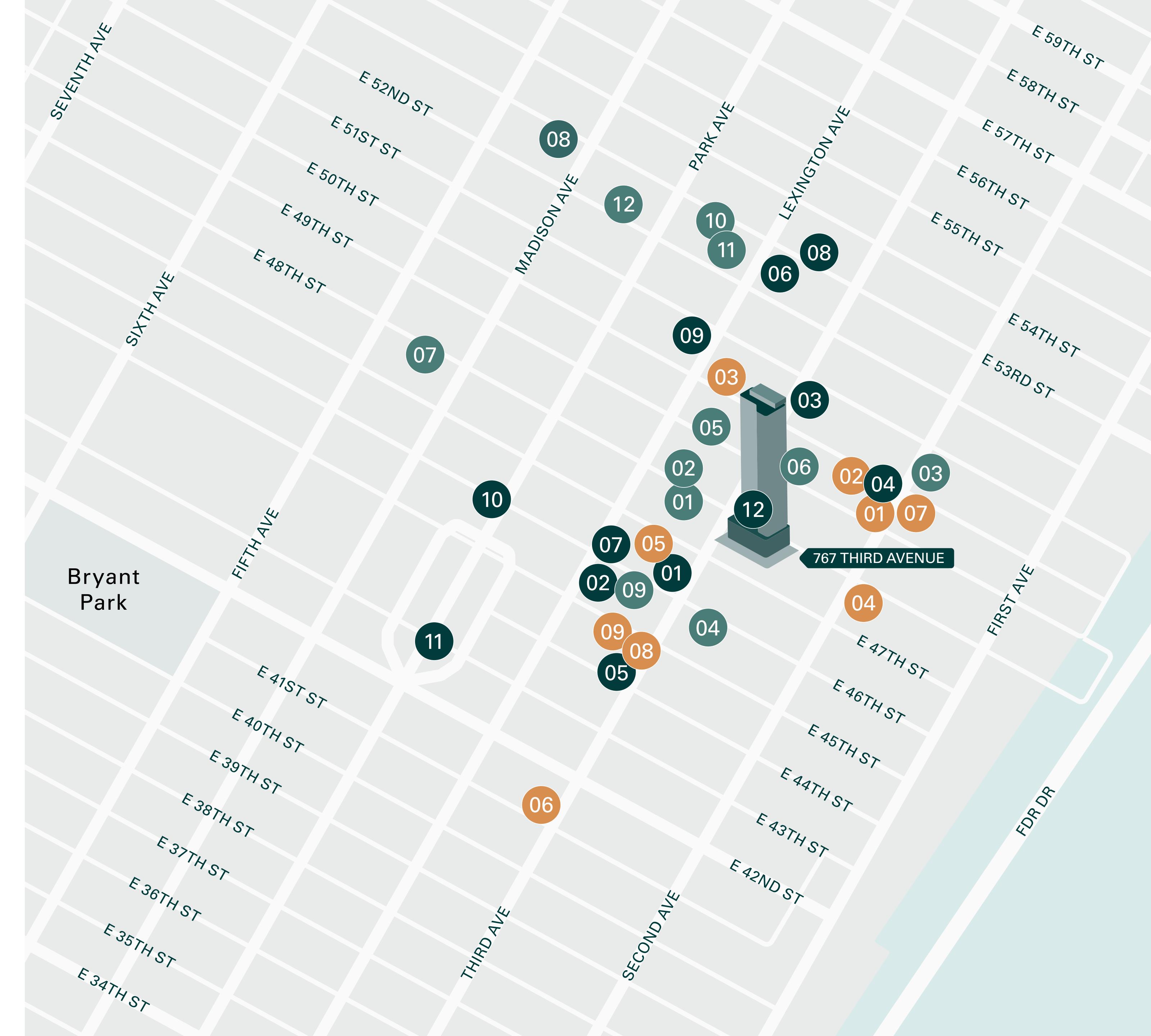
- 01 Just Salad
- 02 Dos Toros Taqueria
- 03 Ess-a-Bagel
- 04 Blank Slate Coffee & Kitchen
- 05 Inday
- 06 Juice Generation
- 07 Dr Smood
- 08 Hugh Food Hall
- 09 Urbanspace Lexington Food Hall
- 10 Urbanspace Vanderbilt Food Hall
- 11 Grand Central Market
- 12 Cafe Serafina

Business Lunch & Dinner

- 01 Sea Fire Grill
- 02 Avra Estiatorio
- 03 The Smith
- 04 Sparks Steak House

Happy Hour

- 01 La Cava
- 02 Sofia Wine Bar
- 03 Upstairs
- 04 Karaoke DUET 48
- 05 Foxy John's Bar & Kitchen
- 06 Sinigual
- 07 The Press Box
- 08 Bierhaus NYC
- 09 Aretsky's Patroon Rooftop



TRANSPORTATION

Commute with Ease

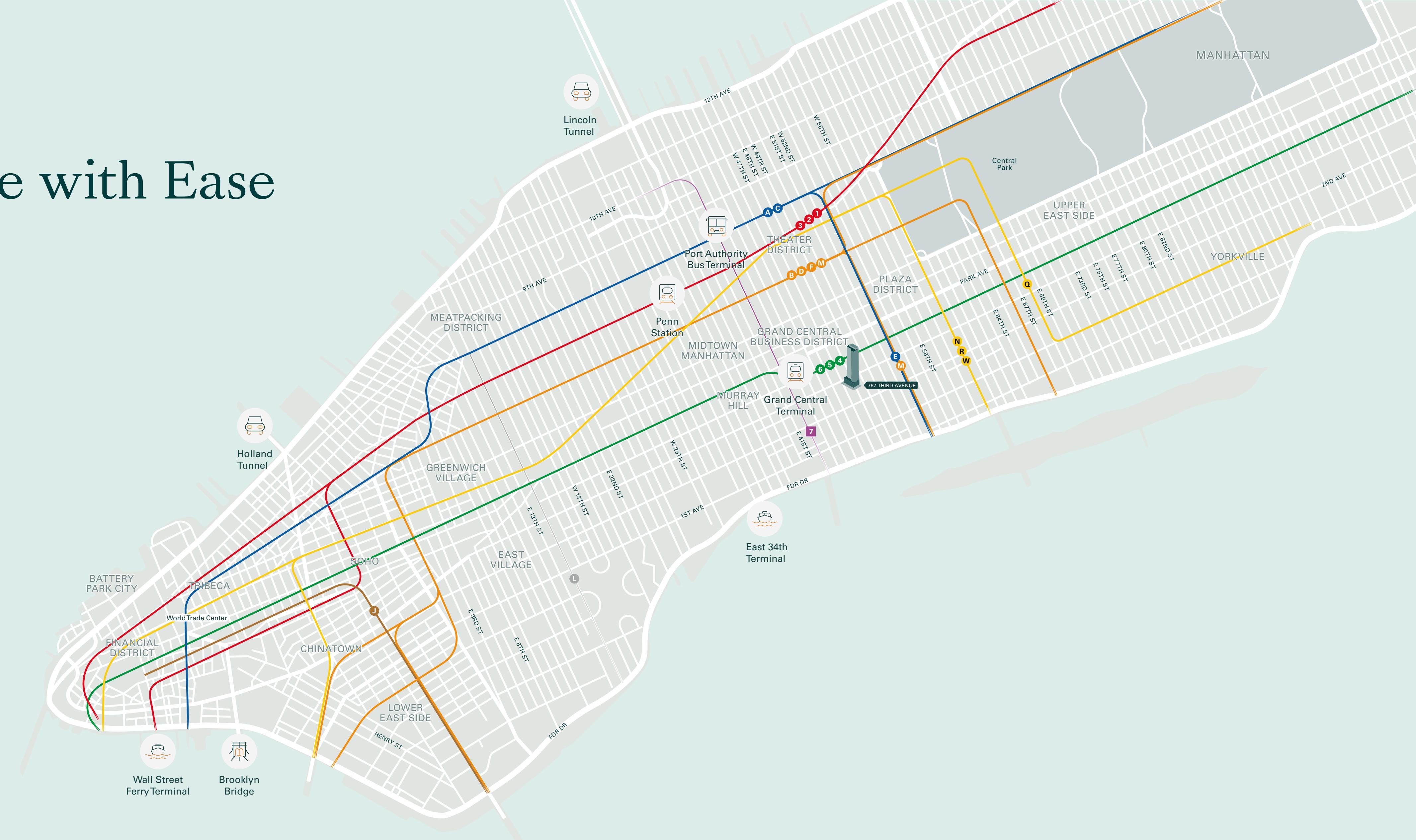
Grand Central
3 minute walk

Penn Station
11 minute bike ride
18 minute train ride

Lincoln Tunnel
14 minute bike ride
25 minute train ride

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

Queensboro Bridge
12 minute bike ride
26 minute train ride



767 THIRD AVENUE

A Sage Property



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