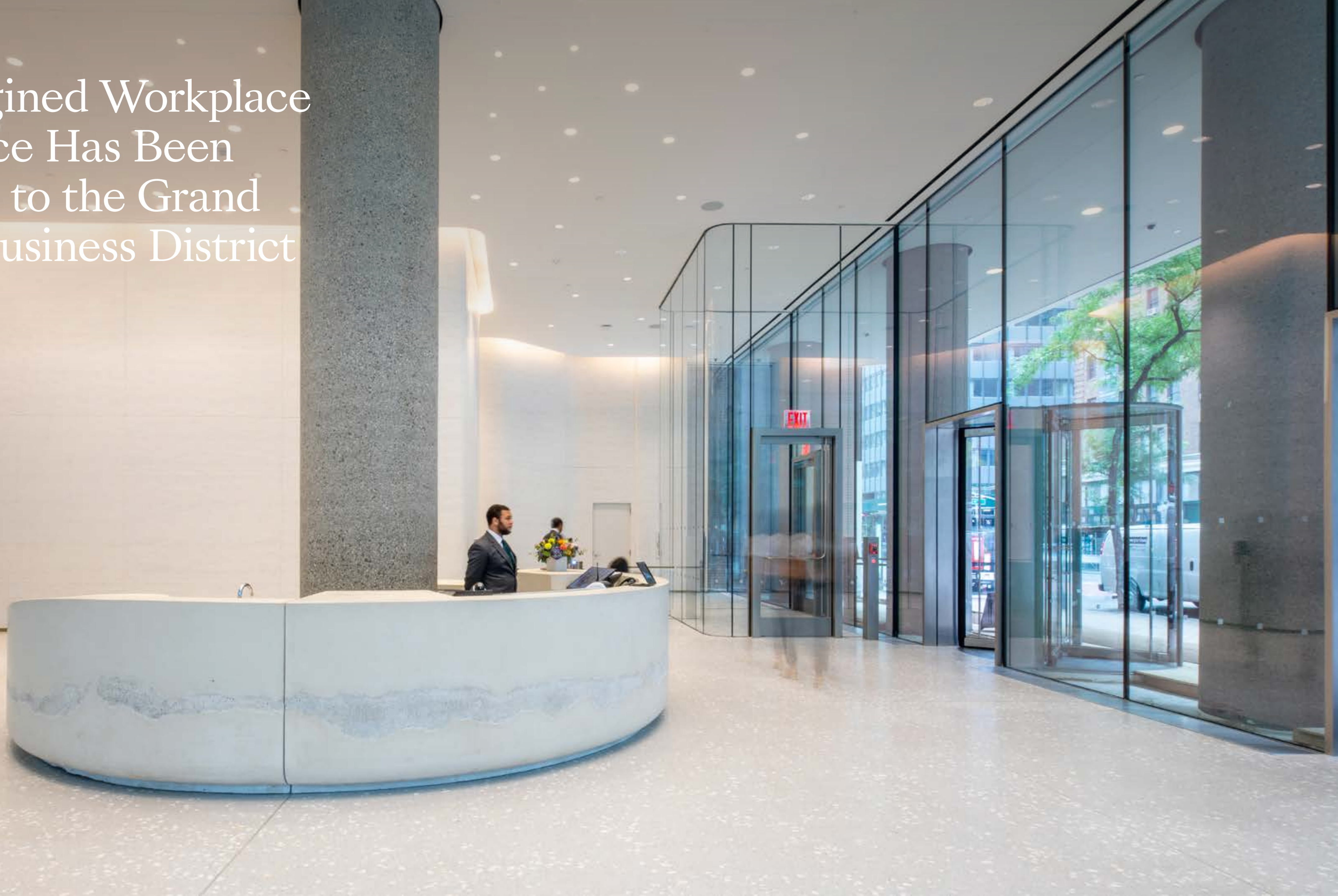


767 THIRD AVENUE

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

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.

THE REIMAGINED LOBBY HOSTS SAGE'S PREMIER SECURITY AND RECEPTION

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.



FLOOR-TO-CEILING CURVED WINDOWED FACADE



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
Year Built	1981
Year Renovated	2023
Owner	William Kaufman Organization
Property Management, Member Experience, and Leasing	Sage
Rentable Building Area	320,000 SF

Number of Floors	40
Elevators	<div><div>+</div>Floors 1 – 17: 3 cabs</div> <div><div>+</div>Floors 18 – Penthouse: 3 cabs</div>
Typical Floor Size	<div><div>+</div>Floors 2 – 6: 13,607 RSF</div> <div><div>+</div>Floors 7 – 19: 7,043 – 7,537 RSF</div> <div><div>+</div>Floors 20 – 38: 7,816 RSF</div> <div><div>+</div>Penthouse Floors: 14,843 RSF</div>
Ceiling Heights Slab-to-Slab	<div><div>+</div>Floors 2 – 6: 11’11”</div> <div><div>+</div>Floors 7 – 39: 10’10”</div> <div><div>+</div>Floor 40: 11’11”</div>
Security	24 hours, 7 days a week. Turnstile access via Sage Connected (or key card).

Attended Lobby	24/7 year-round
HVAC	<div><div>+</div>Monday through Friday 8:00 AM – 6:00 PM.</div> <div><div>+</div>Property contains floor by floor water cooled package units.</div>
Watts	6 watts PSF
Floor Load Capacity	50 pounds PSF

Connectivity

Connectivity	Choice of 8 unique sources of high-speed fiber connectivity.
Number of POEs (Points of Entry)	2
Multiple Riser Pathways	Multiple riser pathways support Tenant diversity requirements and allow for connections from independent locations.

Fiber Providers	<p>The following ISPs fully distribute fiber throughout the property to support ease of Tenant access:</p> <ul style="list-style-type: none">+ Cogent+ Crown Castle+ Lumen Technologies+ Pilot Fiber+ Spectrum+ Standard Internet+ Verizon+ Zayo
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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.

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.



Lounge

Board Room

Catering Kitchen

Salon Meeting Room

Library

Terrace Garden

Cafe Bar



Oasis at 767 Third Avenue



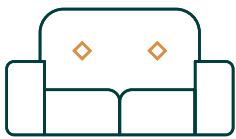
Cafe Bar

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.







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.



WINTER GARDEN – 437 MADISON AVENUE



BOARD ROOM – 767 THIRD AVENUE



LOUNGE – 2 GANSEVOORT STREET

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.



SAMPLE PANTRY



POLISHED CONCRETE FLOOR



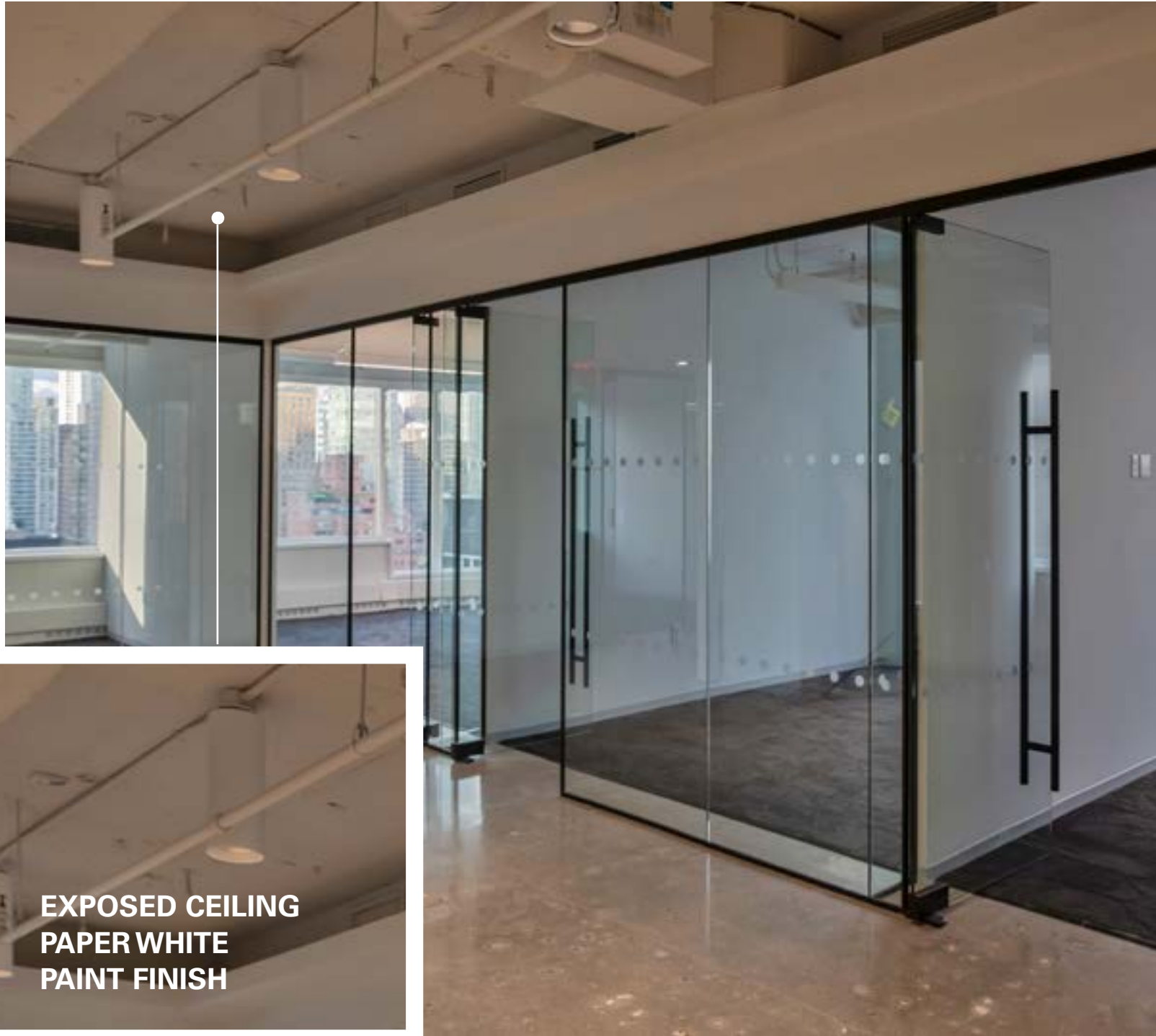
PURE WHITE NASCO TILE COUNTERTOPS



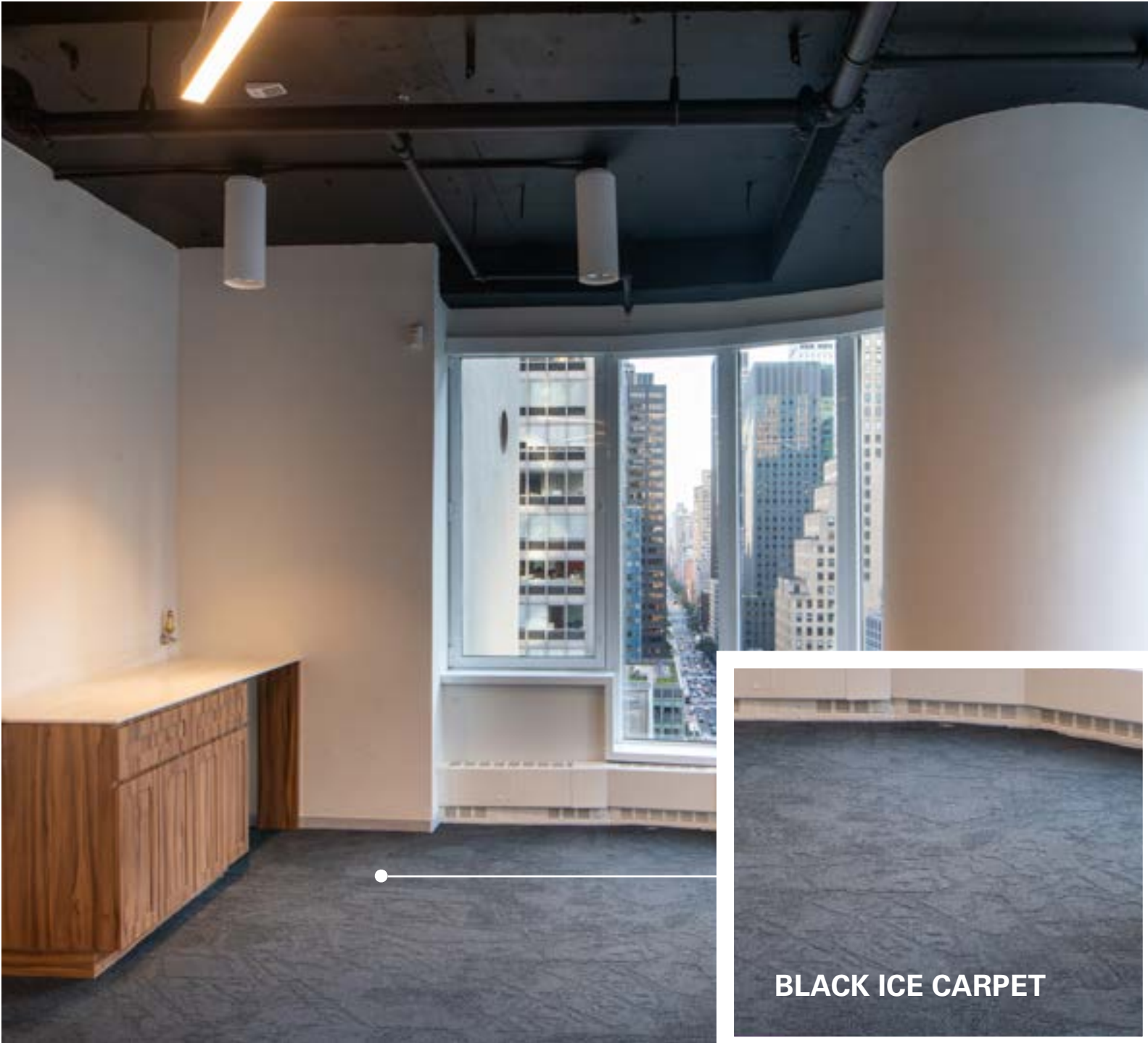
ZEBRINO NASCO TILE COUNTERTOPS



BLACK MICRODOT FINISH WITH BEVELED EDGE CABINERY



EXPOSED CEILING PAPER WHITE PAINT FINISH



BLACK ICE CARPET

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.

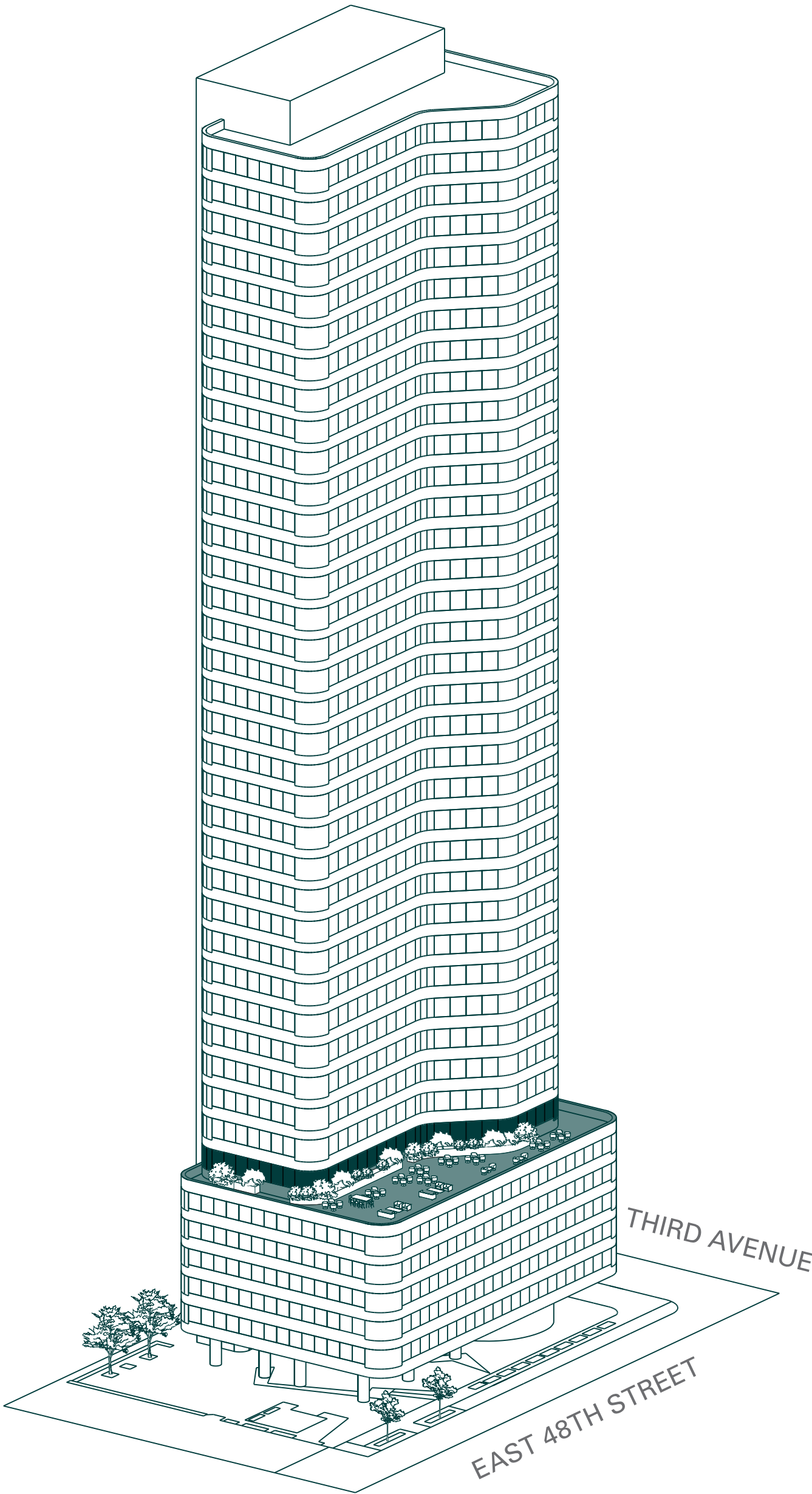
- 40 Stories
- 320,000 SF RBA
- Entire and Partial Floor Opportunities
- Terrace Garden
- Oasis

Premier Suites: 3,000 - 8,000 SF
Brand new “pre-built” suites with modern finishes, optimized for productivity with flexible workspace layouts.

[View Availabilities](#)

- 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.



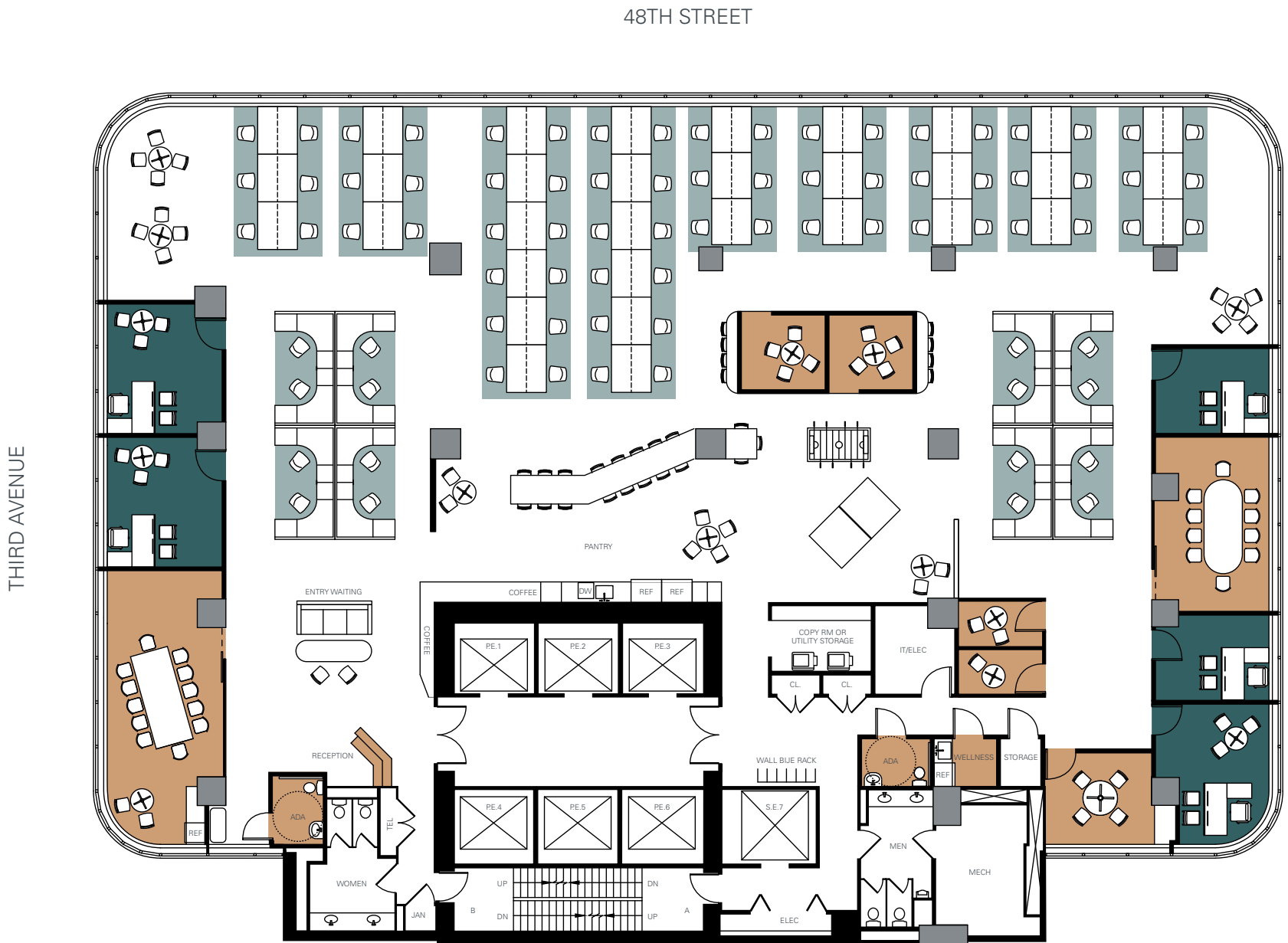
Typical Floors 2-6

13,607 RSF



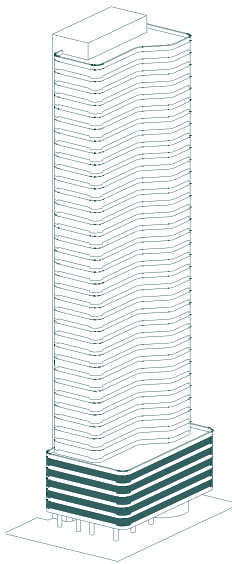
OFFICE INTENSIVE TEST FIT

Total Headcount		58	
Offices	30	Conference Rooms	2
Workstations	27	Meeting Room	1
Reception Desk	1	Wellness Room	1
Additional ADA	1		



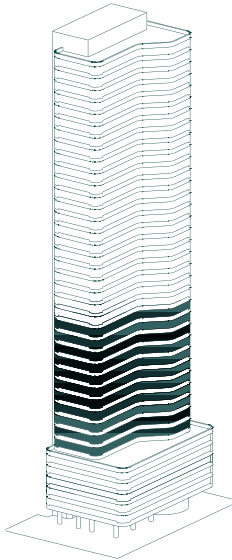
OPEN LAYOUT TEST FIT

Total Headcount		88	
Offices	5	Conference Rooms	2
Workstations	82	Meeting Rooms	3
Reception Desk	1	Wellness Room	1
Additional ADA	2	Phone Rooms	2



Typical Floors 7-17

7,537 RSF



OFFICE INTENSIVE TEST FIT

Total Headcount		20	
Offices	13	Meeting Room	1
Workstations	7	Phone Rooms	2
Conference Room	1		

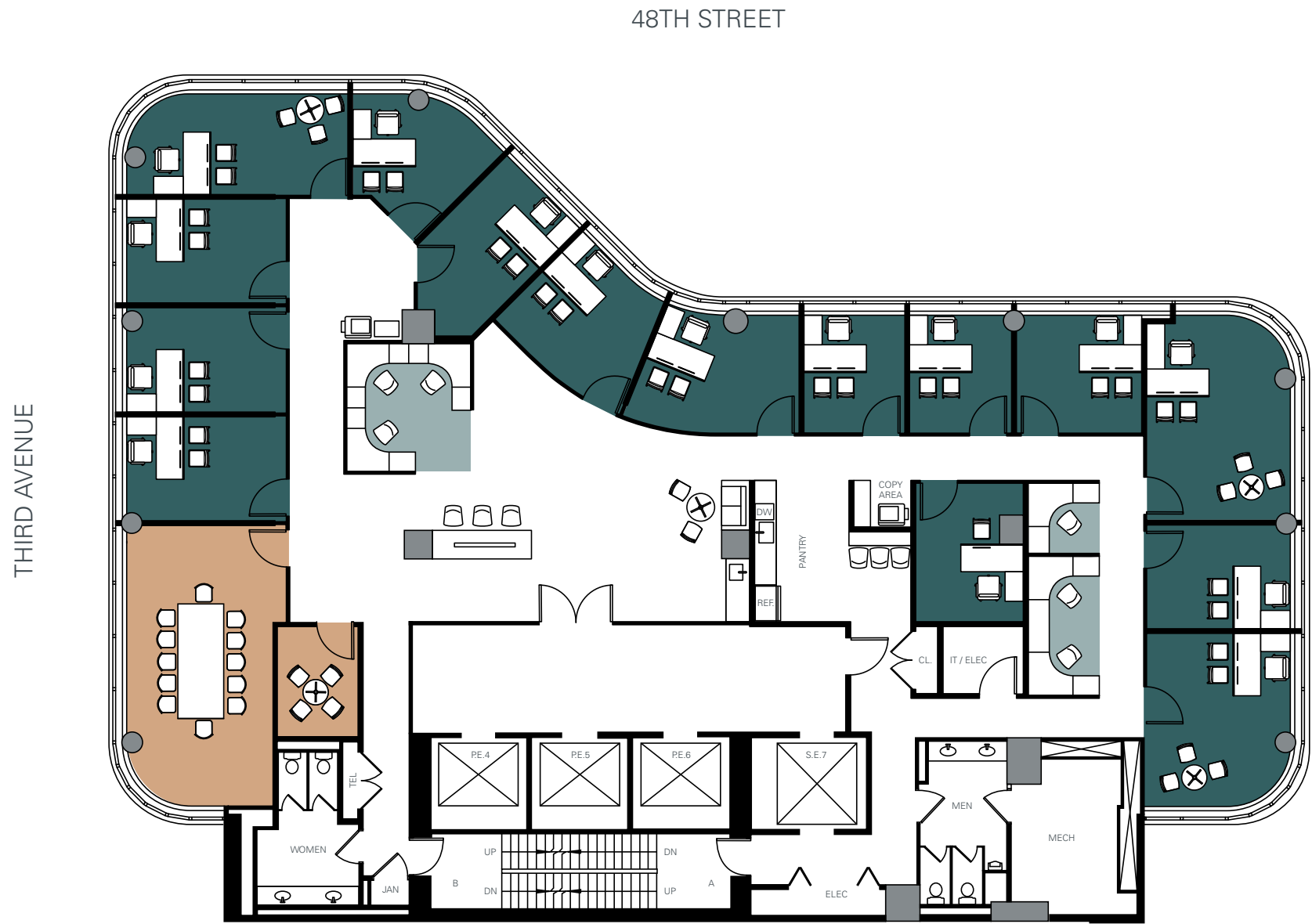
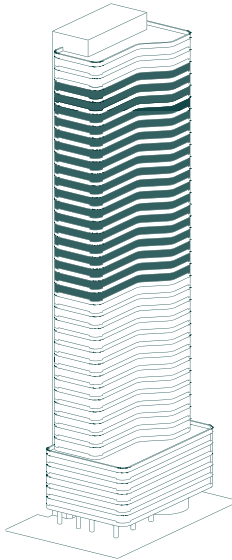


OPEN LAYOUT TEST FIT

Total Headcount		28	
Offices	7	Meeting Room	1
Workstations	21	Phone Rooms	2
Conference Room	1		

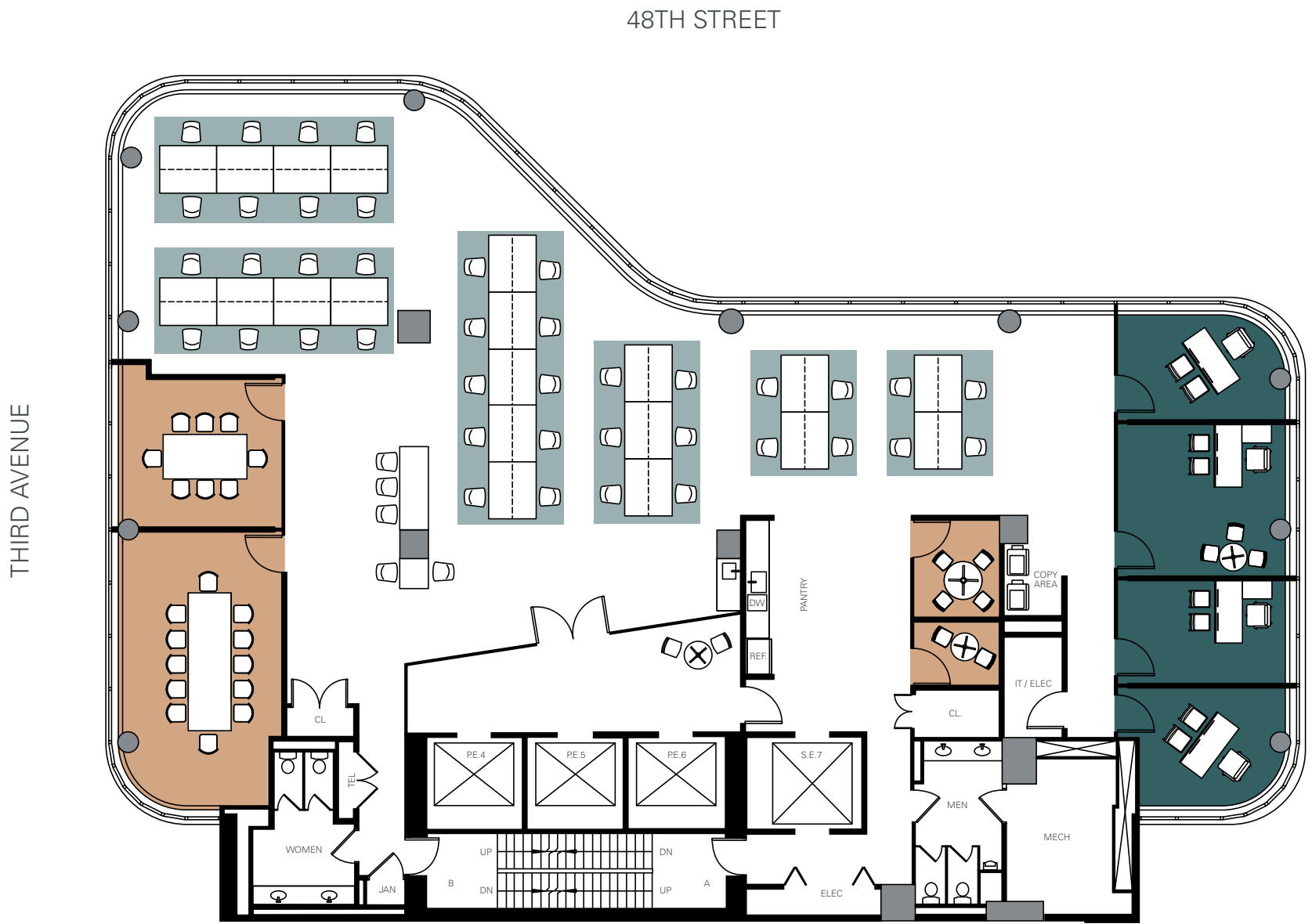
Typical Floors 20-38

7,816 RSF



OFFICE INTENSIVE TEST FIT

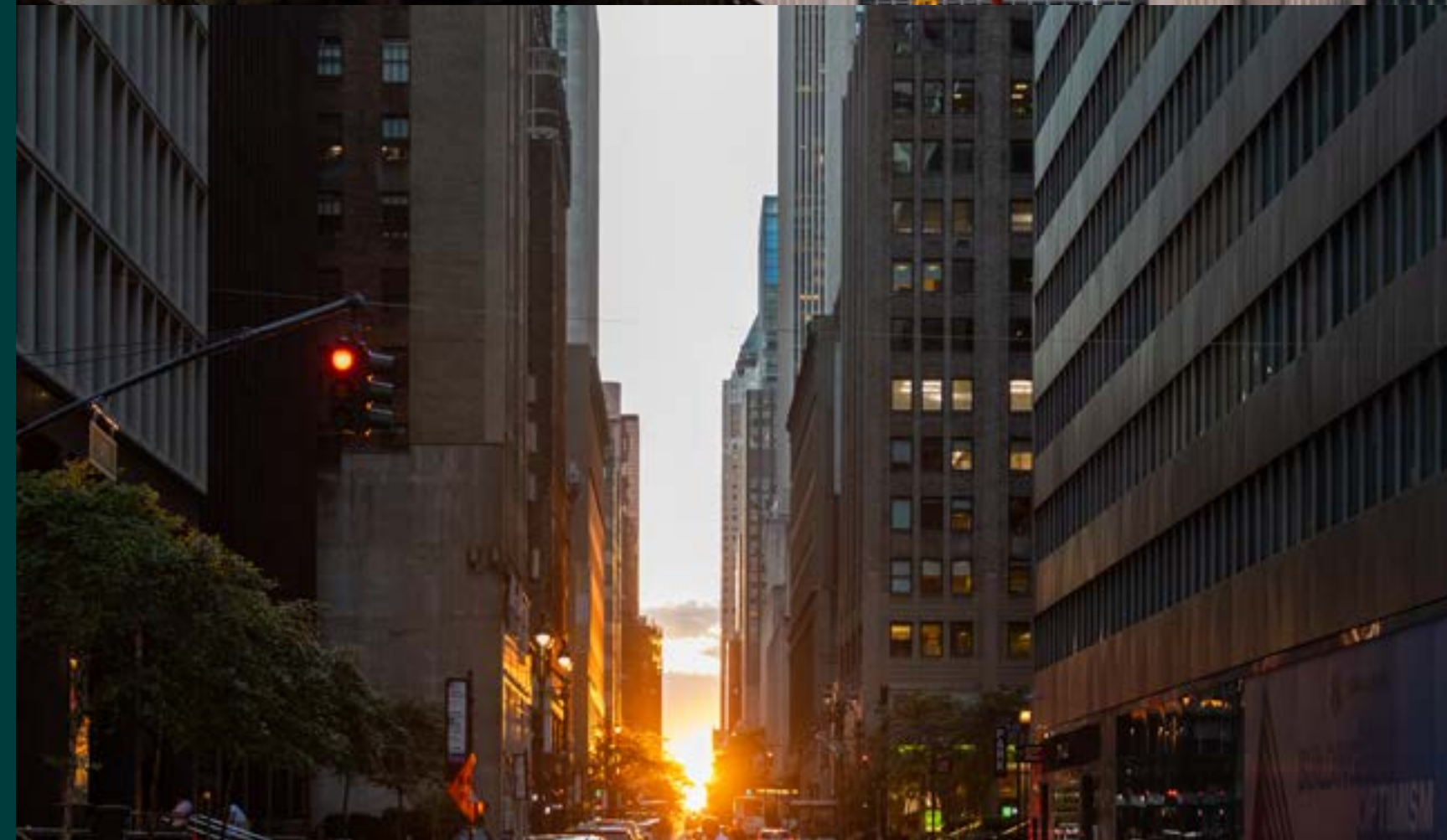
Total Headcount		21	
Offices	15	Conference Room	1
Workstations	6	Meeting Room	1



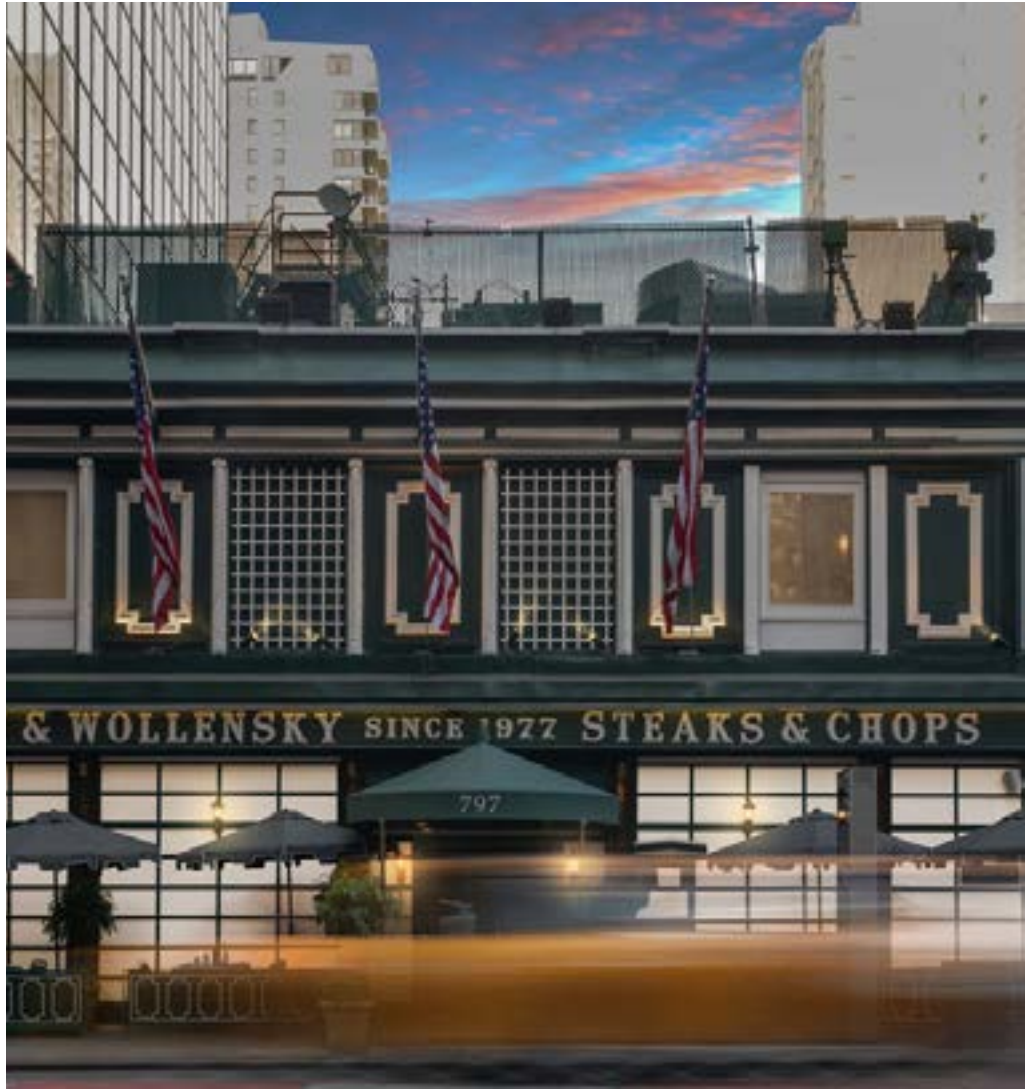
OPEN LAYOUT TEST FIT

Total Headcount		44	
Offices	4	Meeting Room	1
Workstations	40	Phone Room	1
Conference Rooms	2		

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

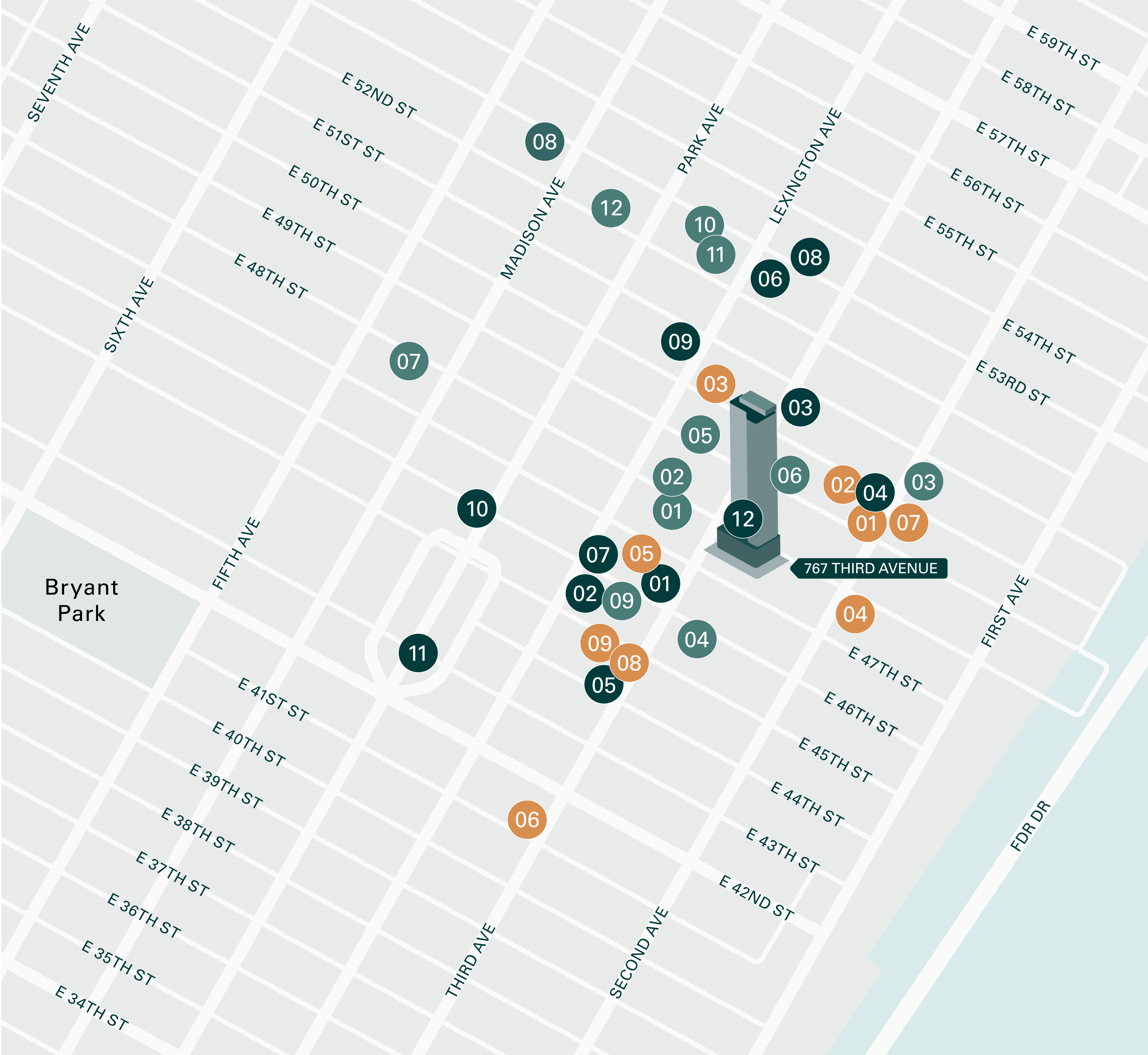
- 01 Sea Fire Grill
- 02 Avra Estiatorio
- 03 The Smith
- 04 Sparks Steak House

- 05 Toscana49
- 06 Smith & Wollensky
- 07 Wolf & Lamb
- 08 Empellón
- 09 Aretsky’s Patroon
- 10 Lobster Club
- 11 The Grill
- 12 Casa Lever



Happy Hour

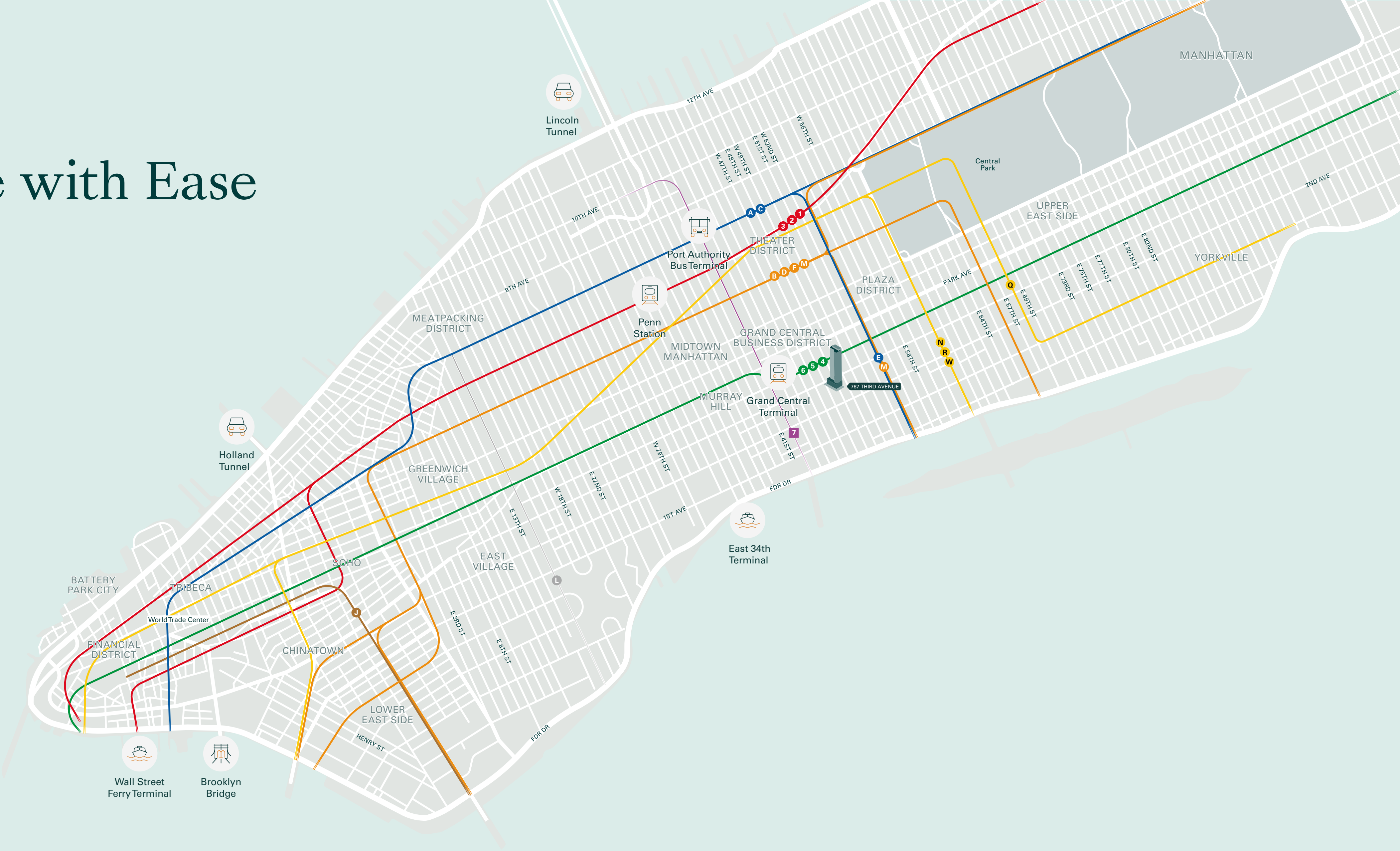
- 01 La Cava
- 02 Sofia Wine Bar
- 03 Upstairs
- 04 Karaoke DUET 48
- 05 Foxy John’s Bar & Kitchen
- 06 Sinigual
- 07 The Press Box
- 08 Bierhaus NYC
- 09 Aretsky’s Patroon Rooftop



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



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