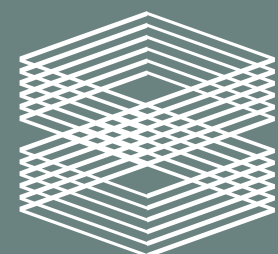


# 666 THIRD



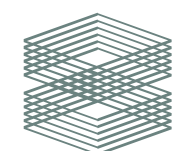
TISHMAN SPEYER

# INTRODUCING THE PERFECT COMBINATION



Unrivaled location. Unparalleled flexibility.

With direct access to Grand Central Terminal, 666 Third offers maximum convenience for companies seeking maximum connection. Our newly renovated lobby and range of pre-built and full-floor opportunities provide the perfect setting for collaboration while offering the services your team needs to hit the ground running and continue to thrive.



| 666 THIRD

666 THIRD

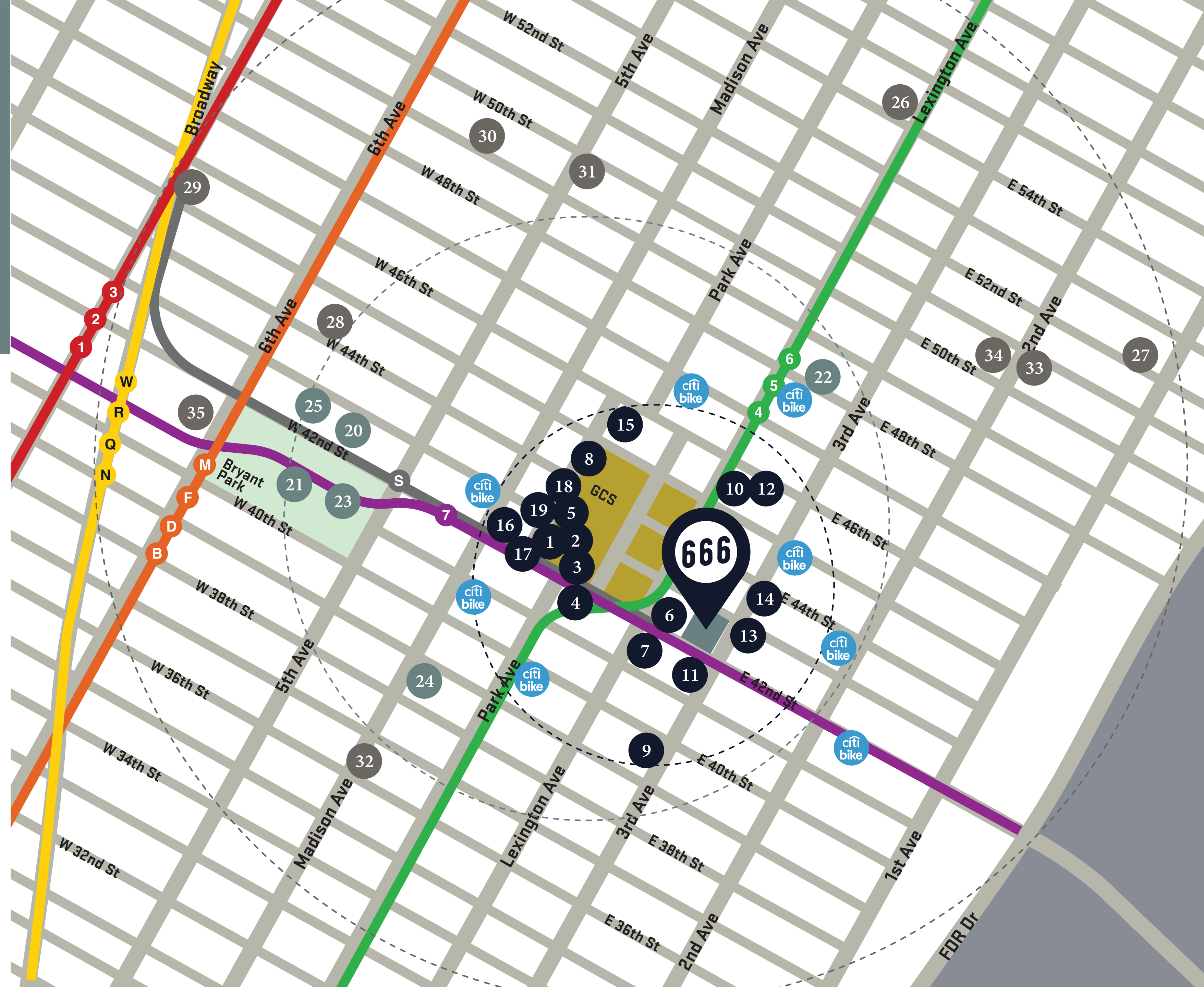


DIRECT ACCESS AND JUST STEPS AWAY FROM GRAND CENTRAL STATION. PLUS, A REVOLUTIONARY ADDITION 20 YEARS IN THE MAKING – THE LONG ISLAND RAILROAD CONNECTION THAT WILL OFFER MORE OPPORTUNITY THAN EVER BEFORE.

Walking distances (in minutes) from 666 Third

- |          |   |  |
|----------|---|--|
| 1 to 5   | <ul style="list-style-type: none"> <li>1 Grand Central Market</li> <li>2 Grand Central Oyster Bar</li> <li>3 Grand Central Apple Store</li> <li>4 Cipriani</li> <li>5 Grand Central Station</li> <li>6 The Capital Grille</li> <li>7 Delmonico</li> <li>8 Ammos Estiatorio</li> <li>9 Shake Shack</li> <li>10 Brick New York</li> </ul> | <ul style="list-style-type: none"> <li>11 CVS</li> <li>12 Aretsky's Patroon</li> <li>13 Sushi Yasuda</li> <li>14 The UPS Store</li> <li>15 Urbanspace</li> <li>16 Le Pavillon at One Vanderbilt</li> <li>17 Andaz Hotel</li> <li>18 Jack's Stir Brew Coffee</li> <li>19 Black Seed Bagels</li> </ul> |
| 6 to 10  | <ul style="list-style-type: none"> <li>20 Amazon Go</li> <li>21 Bryant Park</li> <li>22 Avra</li> <li>23 NYPL</li> <li>24 Zuma</li> <li>25 STK Steakhouse Midtown</li> </ul>  |  |
| 11 to 15 | <ul style="list-style-type: none"> <li>26 Bobby Van's</li> <li>27 Zoomo</li> <li>28 Kellari Taverna</li> <li>29 Times Square</li> <li>30 Rockefeller Center</li> </ul>  | <ul style="list-style-type: none"> <li>31 Saks Fifth Avenue</li> <li>32 The Morgan Library</li> <li>33 The Smith</li> <li>34 Greenacre Park</li> <li>35 Whole Foods Market</li> </ul>  |

 Citi Bike Locations







# MAKE A FRESH ENTRANCE

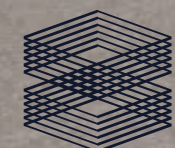
Our newly revitalized lobby offers the warmer welcome you have always been looking for. Our human-focused approach to hospitality provides inspiring energy and the highest level of service for you and your customers. From the moment you walk through our lobby, everything you need to cultivate a new level of inspiration is all around you.



Working with New York-based MdeAS Architects, we recently completed an extensive reimagining of 666 Third Avenue's lobby which includes new ceiling, lighting, reception desk with accent lighting and refinishing of the stone. We created two elevated lounge areas flanking the main entrance, each of which incorporates natural materials and warm finishes along with a curated art program, unique scent and music to cultivate a hospitality-focused environment.

# CAPTIVATING LOUNGE SPACES DESIGNED EXCLUSIVELY FOR OUR CUSTOMERS

We believe hospitality and an eye for detail make all the difference when creating environments for ideas to thrive. With exclusive lounge spaces designed for moments to recharge and inspire, our customers can relax, connect with others or take a second to reflect on a big idea.



AMENITIES

# A GLOBAL PLATFORM DESIGNED FOR THE MODERN WORKPLACE

EXCLUSIVE ACCESS, UNMATCHED SPACES.  
A THRIVING GLOBAL COMMUNITY.

ZO is Tishman Speyer's global amenities network, providing members with access to our world-class spaces, services and experiences. ZO connects our members all over the world to a vibrant and inspiring community that enriches personal and professional networks, fosters collaboration and helps reimagine the role of the workplace beyond the four walls of an office.

ON-SITE FOOD DELIVERY

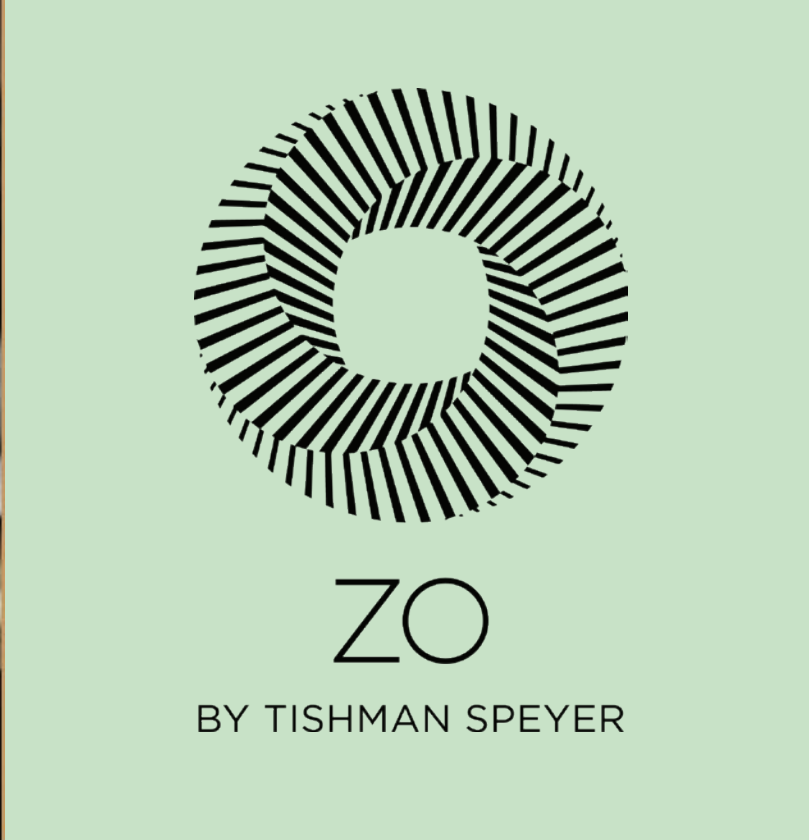
YOGA CLASSES

VIRTUAL WORKSHOPS

WELLNESS SERVICES

COMMUNITY EVENTS

TEAM GIFTING



AMENITIES

# ZO BENEFITS



## CONNECT LIKE NEVER BEFORE

Global Access provides members with exclusive access to more spaces and programming than ever before.



### PERKS & SERVICES

A curated collection of perks & services tailored to each ZO property that leverages local partnerships for unprecedented hospitality and wellness.

### SPACES

ZO Clubhouses are warm, welcoming and expertly designed—exclusively for you. Get inspired while you work, unwind or take meetings at our inspired environments.

### PROGRAMMING

Exclusive experiences that connect our global community. ZO offers one-of-a-kind programming and events that help educate, excite and enrich ZO members through cultural events, speaker panels, happy hours and more.



| 666 THIRD

AMENITIES

# studio

BY TISHMAN SPEYER



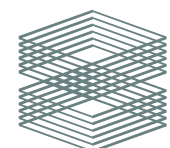
AN EVER-EVOLVING  
PLATFORM FOR YOUR  
EVER-CHANGING NEEDS

ADDITIONAL CONFERENCE SPACE AND  
FLEXIBLE WORKSPACES THAT WORK FOR YOU.

The world's leading companies choose Studio by Tishman Speyer for flexible workspace with no compromises.

Operating over one million square feet of business-class coworking, event space and move-in ready office suites, Studio is the world's largest owner-operated flex space network and a pioneer in delivering holistic real estate solutions from long-term leases to desks on demand. Choose from our variety of office size ranges, detail-rich large configurations with huddle, collaboration rooms and more.

The Studio membership gives your team access to beautifully appointed meeting rooms and boardrooms with cutting-edge technology by Logitech. Plus, access to experience the common areas to foster creativity, productivity and collaboration.



| 666 THIRD

# PRE-BUILT SUITES DESIGNED WITH YOUR BUSINESS IN MIND

From elevated pre-built suites to full floors, we offer high-end, detail-rich, flexible configurations to fit all your needs. Designed to be a notch above, because your company is a notch above.

It's time to make your space work for you.



666 THIRD

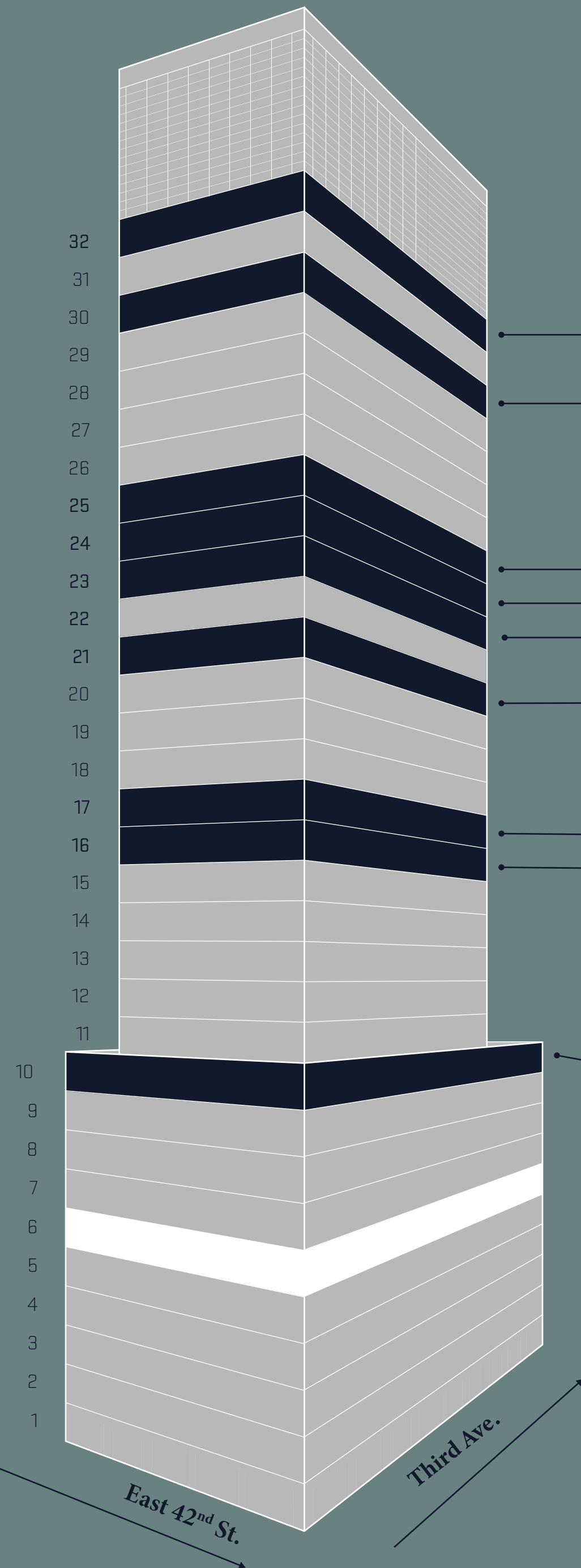


# COMMON AREA FINISHES





# AVAILABILITY



FLOOR

RSF

AVAILABLE

FLOOR	RSF	AVAILABLE	
32	9,689	MARCH 2024	PRE-BUILT
32	4,743	MARCH 2024	PRE-BUILT
32	4,186	MARCH 2024	PRE-BUILT
30	6,605	FEBRUARY 2024	PRE-BUILT
25	6,058	IMMEDIATE	PRE-BUILT
24	18,691	IMMEDIATE	
23	18,735	IMMEDIATE	
21	12,606	FEBRUARY 2024	
17	5,834	IMMEDIATE	PRE-BUILT
17	3,401	IMMEDIATE	PRE-BUILT
16	2,242	IMMEDIATE	PRE-BUILT
16	4,136	IMMEDIATE	PRE-BUILT
16	6,256	IMMEDIATE	PRE-BUILT
16	4,220	IMMEDIATE	PRE-BUILT
10	35,443	IMMEDIATE	

studio



# 666 THIRD

LEASING OPPORTUNITIES

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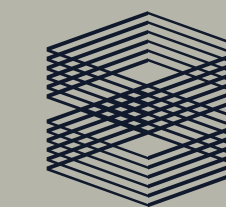


TRANSFORMING PLACES  
SINCE 1978

**We're in the business of unlocking human potential.**

At Tishman Speyer, our architecturally and culturally significant spaces total more than 170M SF across four continents, a portfolio valued at more than \$89B.

For more than 40 years, we've brought people together to build lasting relationships. We understand that real estate is about thinking big and making lives better.



TISHMAN SPEYER