



## **Cohen Brothers names Colliers International exclusive leasing agent for 622 3rd Avenue**

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Colliers International has been selected by Cohen Brothers Realty Corporation as the exclusive leasing agent for 622 Third Avenue, a one million s/f office building in the heart of the strategic Grand Central District and one of the East Side's toniest buildings. A commuter's dream, the 38-story tower provides a rare Midtown opportunity — six contiguous floors totaling 200,000 s/f - available to a single user, or divisible among several tenants. In addition, tower floors are available with sweeping, unobstructed views. The Colliers International Tri-State team of Vice Chairmen Alex Jinishian and Robert Tunis, and Directors Seth Hecht and Eric Ferriello, lead the building's leasing program. "We are excited to accept this prestige assignment for one of the jewels of the Cohen Brother's portfolio," Tunis said. "This premier property is poised to lease. We have already received interest from a diversity of firms of many sizes and across multiple sectors. The quality of the asset and the ability of the landlord to meet the market has fostered terrific demand. And Marc Horowitz, Cohen's head of leasing, has helped create a truly collaborative environment." "There are several tenants in the market in need of large blocks of space, but very few Class A properties that offer six contiguous floors totaling almost 200,000 s/f of available space," Jinishian said. "This is a prominent building with fine amenities. Tenants are getting Midtown cachet at unsurpassed value." The building's contiguous block — floors 7, 8, 9, 10, and 11 — includes 31,997 s/f floor plates with largely column-free space, ceiling-to-floor windows, and 13-18-foot ceilings. Large tenants have the option of including breakthrough staircases to connect multiple floors. The available tower floors, ranging between 3,859 and 8,821 s/f, include 13-foot exposed ceilings and soaring views, new common corridors and restrooms, high-end finishes, and glass fronts throughout. Smaller tenants have already expressed interest in the building's high-end, creative prebuilt space on the sixth floor. The Class A building is ideally suited for a variety of tenants across multiple disciplines, including tech, advertising, publishing, and other creative companies; as well as legal, accounting, and diversified financial services firms. As added amenities, the property boasts a lovely outdoor courtyard and rooftop patio that will undergo an additional beautification program to further enhance its elegance. Minor cosmetic upgrades are underway on what is already considered one of the most elegant and grand lobbies in New York City. Located at the corner of Third Avenue at East 40th Street to East 41st Street, 622 Third Avenue hosts an exciting community of tenants such as McCann Worldwide, IPG, and Monster.com, among others.

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