



## **Ciraulo, Waggner and Blankrot of Cushman & Wakefield selected to market sale of two office condos at 633 Third Avenue**

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NEW YORK, NY Cushman & Wakefield has been retained on an exclusive basis to arrange the sale of two full floor office condominiums located on the 18th and 19th floors at 633 Third Ave., a class A office condominium.

A team led by vice chairman John Ciraulo, with senior director Craig Waggner and associate director Doug Blankrot, will represent the seller, The National Center on Addiction and Substance Abuse (CASA), in all marketing efforts.

“633 Third Ave. is located in one of the most highly sought out neighborhoods in New York City, so we’re excited to bring these assets to the market,” said John Ciraulo of Cushman & Wakefield. “Given the flexible open layouts, the floors cater to a wide range of owner-occupiers and tenants, including government, legal, consulting, Not-For-Profits, TAMI (technology, advertising, media and information) and FIRE (financial services, insurance and real estate) uses,” added Craig Waggner.

The two floors are connected via an internal staircase, contain approximately 38,478 rentable square feet of office space and will be delivered vacant and ready for occupancy after May 2019. Each floor in 633 Third Avenue is a separate condominium unit. The 18th floor measures approximately 18,680 rentable s/f while the 19th floor measures approximately 19,798 rentable s/f.

Located on the easterly block front of Third Avenue between 40th and 41st Sts. in the Grand Central office district of Manhattan, 633 Third Avenue is located within one of the most highly desired submarkets. Through the lobby, the property offers access to Dock’s Oyster Bar & Seafood Grill, NY Sports Club and Chase Bank. Additionally, the property is conveniently located near Grand Central Terminal, offering multiple subway lines and the Hudson, Harlem, and New Haven lines on Metro North.

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