

# 205 East 42nd Street

**Completed:** 1927 (acquired by The Durst Organization in 1944)

**Architect:** Starrett and Van Vleck

**Stories:** 21

**Building Area:** 532,000

**Major Tenants:**

**Office:** Pfizer, The Weather Channel, Douglas Elliman.

**Retail:** Osteria al Doge, Pret A Manger, Sushi Yasuda.

A classic Midtown office building, 205 East 42nd Street has recently undergone an elaborate renovation. Beautifully restored Art Deco bronze elevators and cabs provide the finishing touches on this corporate gem, making 205 the peer of its surrounding landmarks. Anchor tenant Pfizer occupies most floors, while the remaining units house various nonprofit organizations, real estate companies and The Weather Channel.



**Durst.org**

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# 205 East 42nd Street

## SPECIFICATIONS

### Design and Construction

**Architect:** Starrett & Van Vleck (1927)

**Lobby:** In 1996, the building entrance and lobby were fully renovated to restore the original Art Deco design and detailing, and to add a black granite and cherry wood concierge desk.

**Building Height:** 342 feet

**Stories:** 21

**Slab Height:** 11 feet, 4 inches

**Floor Plates:**

Low: approx. 27,500–31,200 sf

High: approx. 17,000–27,500 sf

### Heating, Ventilation and Air Conditioning

Heating is provided by Con Edison steam. Heat exchangers convert the steam to hot water, which is supplied to the coils in the floor air-handling units. The air conditioning is provided by a chilled-water system with individual floor air-handling units. The three new steam-turbine refrigeration machines, with a total capacity of 1,150 tons, were installed in 1994. The cooling towers, refurbished in 1994, have a total capacity of 500 tons, of which 1,500 tons are available for tenants' supplementary cooling systems. Temperatures for the perimeter and interior zones are controlled by thermostats.

### Base Building and Life Safety

Since 2006, The Durst Organization has had the only First-Responder In-Building Communications System that enables first responders (FDNY, EMS, and NYPD) to communicate within the building. Under the control of the respective responder agency (FDNY controls FDNY, etc.), the system is tested regularly by both building personnel and an outside testing service to ensure uninterrupted operation.

### Telecommunications

The property has a complete state-of-the-art telecommunications system for communication between and among building management, building services, engineers, and security. Wireless services are provided by one or more carriers, depending on the tenant requirements and carrier participation. Telecommunications are being constantly updated and modernized. Time Warner Cable provides cable TV, Cogent provides wired high-speed Internet, and Rainbow Broadband provides wireless high-speed Internet and telephone; the building has T-3 capacity.

### Electrical System

Con Edison delivers electrical power to the building via a second contingent, 120/208V, spot network located in the sidewalk vault. The service is made up of the three 4,000-amp service take-offs, which feed the building's service switchgear and is shared with the adjacent building, 675 3rd Avenue (also owned and operated by The Durst Organization). Power is then distributed via pipe and wire risers throughout the building. 10% of the total energy utilized by the building consists of wind power, which is purchased from a third-party energy supplier. The building's electrical distribution system is continuously maintained in accordance with national testing standards and applicable codes to provide the highest level of reliability. It is equipped with a sophisticated, web-enabled electrical metering system, which is used for tenant billing as well as allowing our in-house experts to monitor system performance in real-time. Our in-house electrical engineers analyze new tenant designs and requirements to ensure that sufficient electrical distribution is provided in accordance with lease terms and building rules and regulations.

### Security

Electronic Security Systems provide security for the building, proximity key cards for all tenants, and CCTV cameras. The lobby is staffed by licensed security personnel 24/7. All buildings are centrally monitored from our security control command center.

### Cleaning

High-caliber green cleaning is provided, which helps tenants achieve and maintain optimal efficiency and professionalism. Our recycling program ensures an environmentally responsible workplace in keeping with The Durst Organization's corporate philosophy.

### Messenger Center

The building has a separate messenger center, which directs daily packages, food deliveries, and delivery personnel to a secure location separate from the building lobby.

### Area Amenities

Several high-end restaurants, including Sparks Steak House, Capital Grille, Cipriani Dolci, Osteria Laguna, and Sushi Yasuda

A number of hotels, including The Alex Hotel, The UN Plaza Hotel, Waldorf Astoria, and Grand Hyatt

A variety of other destinations, including the United Nations, Grand Central Marketplace, and the Ford Foundation

### Transportation:

Subways: 4, 5, 6, 7, E, S  
Grand Central Terminal

**Corporate Neighbors:** Mitsubishi International Corporation, TIAA-CREF, Neuberger & Berman, Avon



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