

# 733 Third Avenue

**Completed:** 1961

**Architect:** Emery Roth & Sons

**Stories:** 24

**Building Area:** 445,000

**Major Tenants:**

**Office:** Rodale Inc., Rosenberg & Estis, National Multiple Sclerosis Society, UN World Food.

**Retail:** Fidelity, Sparks Steak House

The recently renovated 733 Third Avenue, located between E. 45th and E. 46th streets, is a Class A office tower near Grand Central Terminal. Constructed of steel and reinforced concrete slabs, the building features an aluminum-and-glass curtain-wall façade. The elevators have been renovated both aesthetically and mechanically. Prestigious tenants at 733 include Rodale Inc. and Sparks Steak House. The lobby, reception desk, and elevator cabs were renovated by Perkins Eastman in Fall 2006.



**Durst.org**

One Bryant Park  
New York, NY 10036

212.257.6600  
info@durst.org

# 733 Third Avenue

## SPECIFICATIONS

### Design and Construction

**Architect:** Emery Roth & Sons (1961)

**Lobby:** The dramatic lobby installation is detailed in marble, granite, and stainless steel, and features a formal concierge desk, beautiful artwork, and fresh flowers.

**Building Height:** 286 feet

**Stories:** 24

**Slab Height:** 10 feet, 6 inches

**Floor Plates:**

Low: approx. 30,000 sf

Mid: approx. 16,500 sf

High: approx. 7,400 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 central fan rooms and the perimeter induction units. The air conditioning system is a central-fan variable-air type consisting of one 60-ton steam turbine and one 600-ton electric drive centrifuge. The two central fan rooms are located in the sub-cellar and on the 25th floor. The cooling tower has a capacity of 1,600 tons, of which approximately 350 tons are available for tenant supplementary cooling systems. Conditioned air is distributed through the perimeter induction units and overhead ductwork for interior spaces. Temperatures for these 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, and Cogent provides wired high-speed Internet; 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. 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 Smith Wollensky, Patroon, Capital Grille, Osteria Laguna, Sushi Yasuda, and Sparks Steak House

A number of hotels, such as The Alex Hotel, The UN Plaza Hotel, WHotel, and Waldorf Astoria

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

### Transportation:

Subways: B, D, F, M, 4, 5, 6, 7, E, S  
Grand Central Terminal

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



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