205 EAST 42ND STREET

AVAILABILITIES

<table>
<thead>
<tr>
<th>Floor</th>
<th>SF</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floor 13</td>
<td>22,264 SF</td>
<td>Full-floor leasehold condo ideal for 501(c)(3) organizations. Pristine, built, and furnished with potential to create accessible outdoor space. 48,836 SF contiguous when paired with 12th Floor.</td>
</tr>
<tr>
<td>Entire Floor 12</td>
<td>26,572 SF</td>
<td>Full-floor leasehold condo ideal for 501(c)(3) organizations. Pristine, built space. Only available in conjunction with the 13th floor for a contiguous total of 48,836 SF.</td>
</tr>
</tbody>
</table>

PROPERTY OVERVIEW

The acquisition of 205 East 42nd Street by Joseph Durst in 1944 signaled the first step in The Durst Organization’s monumental transformation of Third Avenue into the highly coveted office submarket it is today. Surrounded by restaurants, hotels, corporate headquarters, and countless transit options, this stately 1927 brick-clad Class A office property recently underwent extensive capital improvements to even better serve its diverse tenant base.

Located a mere block from Grand Central Terminal, 205 E 42nd Street most notably features a masterfully restored Art Deco lobby, new windows, new life safety systems, 3,625 SF of green roofs, and tenant terrace opportunities punctuated by sweeping Midtown East views.

MAJOR TENANTS

CUNY; Fedcap Rehabilitation Services; Residential Management Group; United Way of New York City; and WeWork.
OVERVIEW

BUILDING OWNER & MANAGER
The Durst Organization

YEAR COMPLETED
1927 (acquired by The Durst Organization in 1944)

CAPITAL IMPROVEMENT
A $15 million renovation was completed in 2013. Updates included modernized elevators, MEP and BMS upgrades, as well as a restoration of the art deco lobby.

ARCHITECT
Starrett and Van Vleck

LOCATION
North side of East 42nd Street between Third and Second Avenues.

LEASING CONTACTS
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Ashley Mays
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Ashlea Aaron
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Lindsey Ravesloot Cullen
lravesloot@durst.org, 212.257.6518

PROXIMITY TO MASS TRANSIT
Grand Central Terminal: 4, 5, 6, 7, E, and S subways. Metro North trains; M42, M101, M102, M103, M15, SBS busses

BUILDING HEIGHT
253 feet

STORIES
21

SLAB TO SLAB HEIGHT
11 feet, 4 inches

FLOOR PLATES (LOW/HIGH)
Reinforced cast-in-place concrete
Low: 27,500 SF - 31,200 SF
High: 17,000 SF - 27,500 SF

TENANT ACCESS
Security for the building is provided by electronic security systems, proximity cards for building access control and CCTV. The lobby is staffed 24/7 by either a licensed security guard and/or a building staff member. All Durst buildings are centrally monitored by security Command Center, which is staffed 24/7 by licensed security personnel. All loading docks are staffed by security personnel whenever they are in operation.

STANDARD HOURS OF OPERATION
The on-site property management office is open 8:30 AM to 5:30 PM, Monday through Friday. Building hours are 8:00 AM to 6:00 PM, Monday through Friday.

ELEVATORS
10 modernized passenger elevators
Two freight elevators

FREIGHT ELEVATORS
#12 freight elevator serves loading dock, basement, and floors 2-10
(6’8” deep x 6” wide x 8’8” high)

DELIVERIES/LOADING DOCK
The loading dock is located at 208 East 43rd Street. Freight hours are Monday through Friday, 9:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. The loading dock is 5’ wide x 6’6” deep x 7’2” high. Any deliveries requiring more than two trips is considered a bulk delivery and must be scheduled before or after normal building hours.

SUSTAINABILITY
• EPA Water Sense-labeled new plumbing fixtures promote water efficiency
• LEED Gold certified under the LEED v4 Existing Buildings: Operation and Maintenance
• ENERGY STAR® certified
• Tenant recycling program and organics collection program for composting
• Use of green cleaning products, equipment, and strategies to promote a healthier work environment
• Renewable wind power is purchased to offset 100% of the building’s electricity use
• Green roofs and exclusive outdoor terraces

POWER AND UTILITIES

HVC
Heating is provided by Con Edison steam. Heat exchangers convert the steam to hot water, which is supplied to coils in the central fan rooms and perimeter induction units. Perimeter heat is supplied by steam radiation. Air conditioning is provided by a chilled-water system with individual floor air-handling units. Three steam-turbine refrigeration machines have a total capacity of 1,150 tons. The cooling towers have a total capacity of 1,500 tons, of which 500 tons are available for tenants' supplementary cooling systems. Temperatures for the perimeter and interior zones are controlled by thermostats.

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 Third Avenue (also owned and operated by The Durst Organization). Power is then distributed via pipe and wire risers throughout the building. 100% of the energy utilized by the building is supplied by 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 that is used for tenant billing as well as in-house monitoring. In-house electrical engineers analyze new tenant designs and requirements to ensure sufficient electrical distribution is provided in accordance with lease terms and building rules and regulations.

TELECOMMUNICATIONS
The Durst Organization offers its tenants a wide range of telecommunications providers. Service providers currently available at 205 East 42nd Street:
• Wireless: AT&T and Verizon Wireless
• Telephone: Verizon
• Internet: Cogent Communication, Lightower, RCN, and Spectrum
• Television: RCN and Spectrum

CONTACTS
Tanya Grimaldo
tgimaldo@durst.org
212.257.6515

ADDITIONAL LEASING CONTACT
Thomas Bow
tbow@durst.org
212.257.6610
PROPERTY HIGHLIGHTS

13TH FLOOR TERRACE

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AS-BUILT PLAN
ENTIRE FLOOR 13

205 East 42nd Street

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22,264 SF
205 EAST 42ND STREET

SAMPLE TEST FIT
ENTIRE FLOOR 13

HEADCOUNT

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<tbody>
<tr>
<td>PRIVATE OFFICE</td>
<td>14</td>
</tr>
<tr>
<td>BENCHING STATION</td>
<td>83</td>
</tr>
<tr>
<td>RECEPTION</td>
<td>1</td>
</tr>
<tr>
<td>TOTAL HEADCOUNT</td>
<td>98</td>
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GENERAL SPACES

<table>
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<tbody>
<tr>
<td>CONF. ROOM / MEETING AREA</td>
<td>12</td>
</tr>
<tr>
<td>PANTRY</td>
<td>2</td>
</tr>
<tr>
<td>COPY/ STORAGE</td>
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</tr>
<tr>
<td>TELEPHONE ROOMS</td>
<td>6</td>
</tr>
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<td>IT ROOMS</td>
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