ONE BRYANT PARK

AVAILABILITIES

Partial Floor 39  20,856 SF
Deal Pending

PROPERTY OVERVIEW

Setting a new standard in sustainable commercial construction, One Bryant Park was the first skyscraper in North America to achieve LEED Platinum certification and ranks among the most environmentally-advanced skyscrapers in the world. The vision was to create the highest quality modern workplace by emphasizing daylight, fresh air, and an intrinsic connection to the outdoors. Building features include an urban garden room, a 4.6 megawatt combined heat and power plant, an ice cooling system, a building-wide water reclamation system, green roofs that utilize compost from tenant waste, state-of-the-art advanced air filtration for exceptional indoor air quality, destination dispatch elevator controls, and dedicated backup emergency generators.

MAJOR TENANTS

Bank of America; Akin Gump Strauss Hauer & Feld LLP; The Durst Organization; Aureole by Charlie Palmer; and Burger & Lobster.
ONE BRYANT PARK

PROPERTY FACT SHEET

BUILDING OWNER & MANAGER
The Durst Organization

YEAR COMPLETED
2008

ARCHITECT
Cook + Fox

LOCATION
Avenue of the Americas between 42nd Street and 43rd Street

PROXIMITY TO MASS TRANSIT
Adjacent to (15) Subway lines 1, 2, 3, 7, A, B, C, D, E, F, M, N, R, Q and S on 42nd Street; M42 bus on 42nd Street and M5 and M7 bus stops on 43rd Street; three blocks from the Port Authority Bus Terminal and Grand Central; nine blocks/one subway stop away from Penn Station.

LEASING CONTACTS
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BUILDING HEIGHT
1,198 feet to top of spire; 945 feet to top of screen wall

BUILDING AREA
2,354,000 SF

STORIES
1-51 tenant floors
52-55 mechanical

SLAB TO SLAB HEIGHT
14 feet; 6 inches (floors 10-51)
17 feet; 3 inches - 22 feet, 3 inches (variable from ground to 9th floor)

FLOOR PLATES (LOW/HIGH)
Low: Approx. 75,000–98,000 SF
Mid: Approx. 42,100–43,600 SF
Tower: Approx. 30,000–41,000 SF

TENANT ACCESS
The Securitas Electronic Security System utilized at One Bryant Park provides tenants and their visitors’ convenient, secure access to the building, 24 hours a day, 7 days a week, 365 days a year. Tenants are issued Securitas cards to gain entry into the building through the proximity card readers located outside the entrances of One Bryant Park. There are two proximity card readers located near the wing doors: one on Avenue of the Americas at 42nd Street and one on 43rd Street at Avenue of the Americas.

STANDARD HOURS OF OPERATION
The on-site Property Management Office is open 8:30 AM–5:30 PM, Monday–Friday. Building hours are 8:00 AM–8:00 PM, Monday–Friday.

FREIGHT ELEVATORS
3 freight Elevators
11’-8” long x 7’-0” wide x 13’-2” high, door opening 5’-4” wide x 9’-6” high

DELIVERIES/LOADING DOCK
The loading dock is located at 110 West 43rd Street. Deliveries requiring freight elevator service may be made Monday–Friday from 8:00 AM–5:00 PM.

LOBBY
One Bryant Park’s lobby is a blend of simplicity, beauty, and urbanity. The light-flooded public lobby stretches from West 42nd to West 43rd Streets along Avenue of the Americas and features a wall of polished Jerusalem limestone, a granite floor, and bamboo ceiling panels. The 40-foot-high space has glass cable-net walls that provide spectacular views of Bryant Park and weave the lobby into the urban fabric of the famous intersection outside. Paneled in leather tiles with warm accent lights, the private lobby projects the intimacy and luxury of the world’s finest office address.

PASSenger ELEVATORS
32 destination dispatch passenger elevators

POWER & UTILITIES
HEATING, VENTILATION AND AIR CONDITIONING
Heating is provided via Con Edison/Cogeneration steam that is supplied by shell and tube heat exchangers, which heats hot water and is then pumped through perimeter fin-tube radiation units. The air conditioning system consists of centrifugal electric drive refrigeration machines with capacities of 1200, 1000, 800, and 600 tons, one of which provides chilled water to support the ice chiller plant. Condenser water is supplied from five base building cooling towers to the refrigeration machines located in the ice chilled plant. A 4.6MW, 13.8kV natural gas turbine generator supplies power to the Con Edison electrical distribution network. Heating and cooling of the lobby is accomplished via a radiant floor system that distributes hot/chilled water through coils located beneath the stone floor.

BASE BUILDING AND LIFE SAFETY
In 2006, The Durst Organization installed the first-of-its-kind 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, the system is tested regularly by both building personnel and an outside testing service to ensure uninterrupted operation. This is the most advanced system of its kind in the United States.

ELECTRICAL SYSTEM
Con Edison delivers electrical power to the building via two second contingency, 277/480V, spot networks (one is located in the C1 level sidewalk vault and the other located interior to the building on the 7th floor). The C1 level service is made up of the six 3,200-amp service take-offs (four dedicated to serving the major tenants service switchgear and two that serve the building’s service switchgear). The 7th floor interior service is made up of the five 3,200-amp service take-offs (two dedicated to serving the major tenant’s service switchgear and three that serve the building’s service switchgear). Power is distributed to tenant floors via multiple bus duct rises while the distribution to the major mechanical loads is accomplished via pipe and wire risers. All feeders and risers are oversized to limit the voltage drip to a maximum of 2% in accordance with LEED requirements. 100% 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 meeting 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.
PROPERTY FACT SHEET

TELECOM/CATV
The property has a complete state-of-the-art telecommunications system for communication between and among building management, building services, engineers, and security.

Service providers currently available at One Bryant Park include:

- Wireless Carriers: AT&T, Sprint, T-Mobile, and Verizon
- Telephone and Internet: Verizon
- Internet: Cogent Communication
- Internet and TV: RCN Telecom Services and Time Warner Cable
- TV: DirecTV and Dish Network

SECURITY
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 buildings are centrally monitored by our 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.

MESSENGER CENTER
The building has a separate messenger center that manages all inbound and outbound packages. All delivery personnel are directed to a secure location separate from the building lobby. Within this location, all messenger staff utilize an automated delivery tracking system which preserves the integrity of the building’s security procedures while keeping the flow of business moving for our tenants.

SUSTAINABILITY

ENERGY USE
The Durst Organization purchases energy on a portfolio level to secure favorable pricing and service. 100% of energy use for our entire commercial portfolio is offset by local wind power.

SUSTAINABLE BUILDING FEATURES
One of the most environmentally responsible high-rise office buildings in the world, One Bryant Park includes numerous features designed for greater water efficiency, higher indoor air quality, and overall energy conservation.

- First high-rise building to achieve LEED Platinum certification.
- State-of-the-art advanced air filtration filters 95% of the air including custom filters for gases. Air intakes are located at the top of the tower, nearly 1,000 feet above street level.
- Storm-water contribution reduced by 95%.
- State-of-the-art, on-site co-generation plant provides 4.6 megawatts of clean, efficient power.
- Gray-water system captures and re-uses rainwater, saving millions of gallons of water annually.
- Low-flow fixtures greatly decrease the use of water
- Thermal storage system at cellar level produces ice in the evening when electricity rates are lowest to reduce daytime peak-demand loads on the city.

The Durst Organization utilizes established internal sustainability criteria for building design and construction, which informs future base building work, building standards, and other tenant fit-out work. Such standards are designed to: (a) reduce CO$_2$ emissions, (b) conserve water resources, (c) optimize indoor environmental quality and (d) identity sources of materials to minimize any negative impact on human and broader environmental health.

FOUR-BIN RECYCLING PROGRAM
The Durst Organization offers a unique four-bin recycling program for all of its tenants, both commercial and residential. This includes recycling for metal, glass, plastic, paper, trash and organic waste, which we send to an affiliated local organic farm for composting.

The goal of our organic waste collection program is to reduce the amount of greenhouse gas emissions released into the atmosphere during the transportation, landfill and incineration processes associated with conventional organic waste disposal.
PROPERTY HIGHLIGHTS

URBAN GARDEN

DURST HONEY

PRIMARY LEASING CONTACTS

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CORE & SHELL PLAN
PARTIAL FLOOR 39

20,856 SF
ROOFTOP VIEWS