

# 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.



### PRIMARY LEASING CONTACTS

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# ONE BRYANT PARK

## PROPERTY FACT SHEET

### BUILDING OWNER & MANAGER

The Durst Organization

### YEAR COMPLETED

2008

### ARCHITECT

Cook + Fox

### LOCATION

Avenue of the Americas between 42<sup>nd</sup> Street and 43<sup>rd</sup> 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 42<sup>nd</sup> Street; M42 bus on 42<sup>nd</sup> Street and M5 and M7 bus stops on 43<sup>rd</sup> Street; three blocks from the Port Authority Bus Terminal and Grand Central; nine blocks/one subway stop 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 42<sup>nd</sup> Street and one on 43<sup>rd</sup> 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 43<sup>rd</sup> 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 42<sup>nd</sup> to West 43<sup>rd</sup> 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 contingent, 277/480V, spot networks (one is located in the C1 level sidewalk vault and the other located interior to the building on the 7<sup>th</sup> 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 7<sup>th</sup> 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 drop 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.

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## 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: DirectTV 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<sub>2</sub> emissions, (b) conserve water resources, (c) optimize indoor environmental quality and (d) identify 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.

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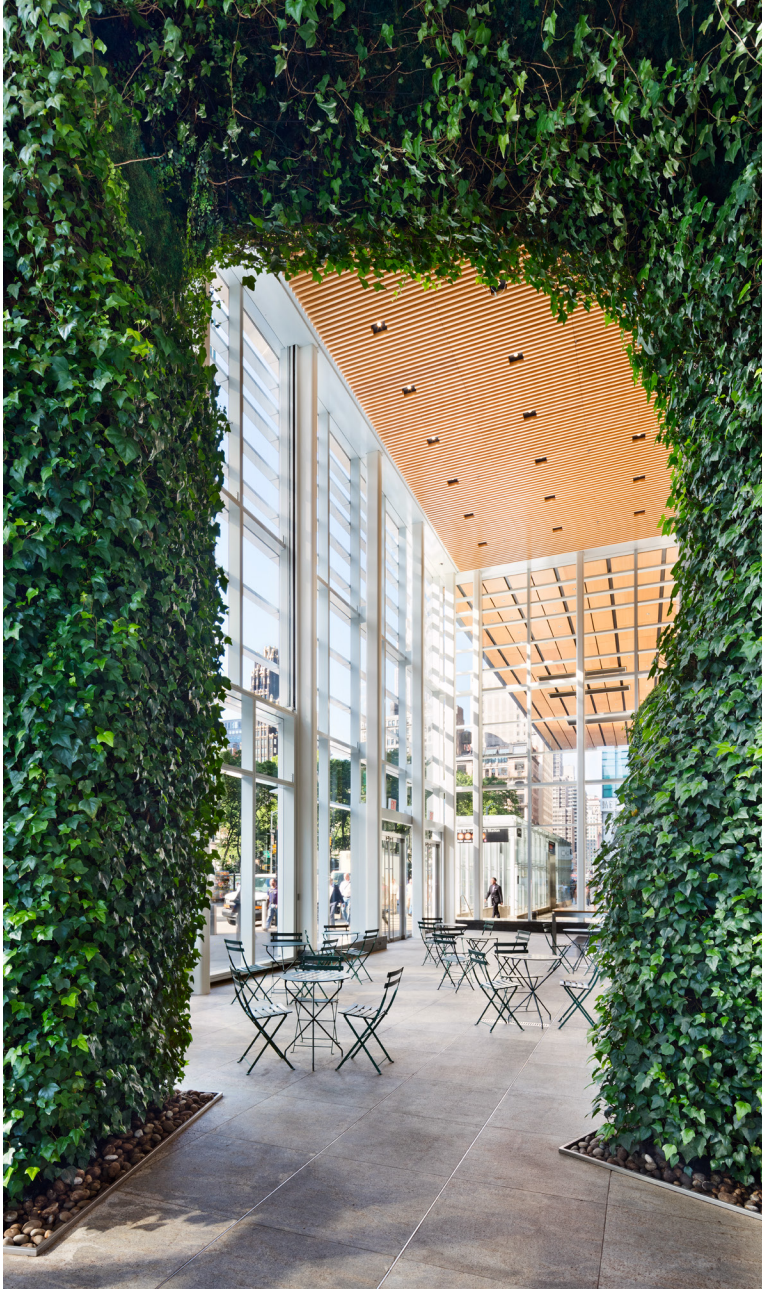


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# ONE BRYANT PARK

## PROPERTY HIGHLIGHTS



URBAN GARDEN



DURST HONEY

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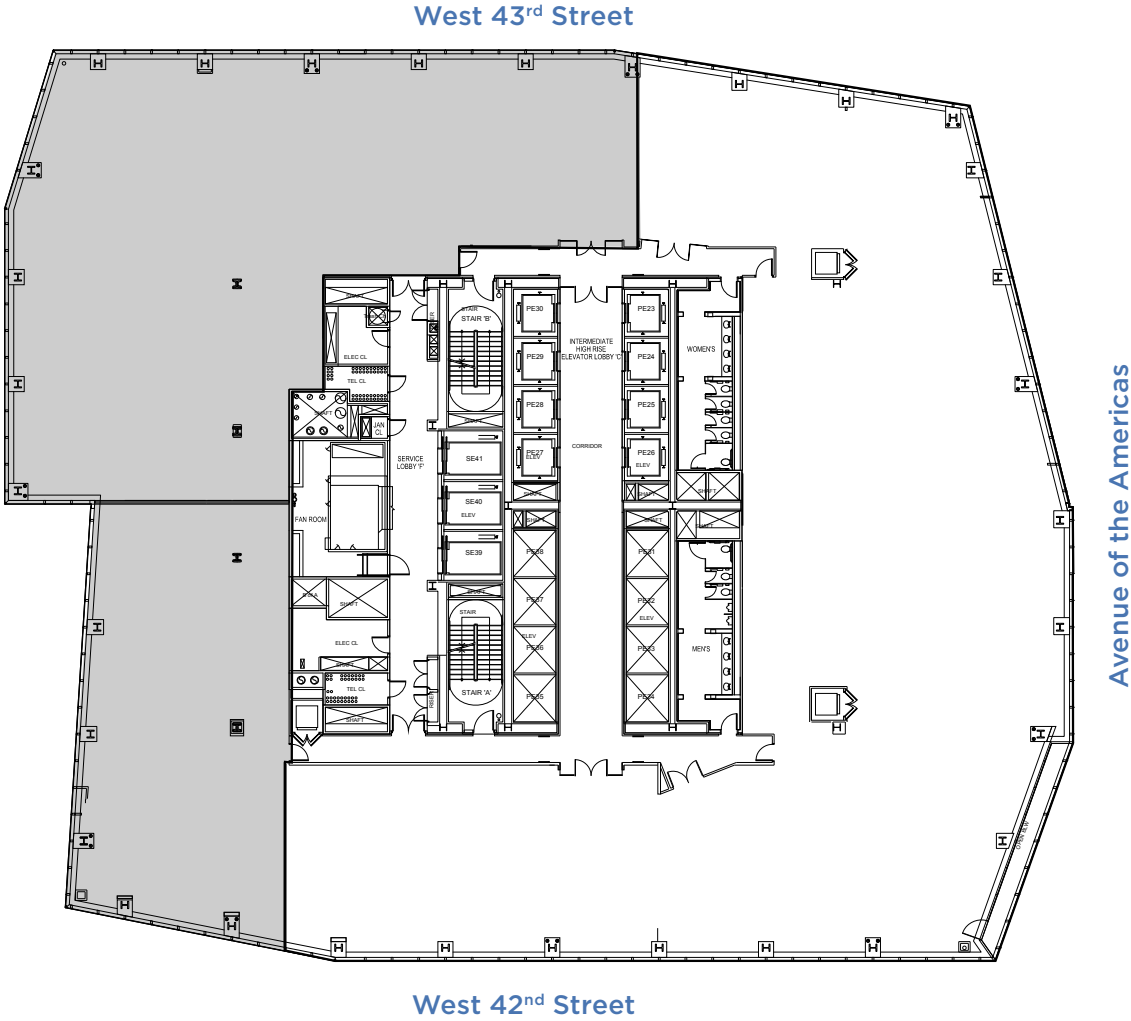


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# ONE BRYANT PARK

## CORE & SHELL PLAN PARTIAL FLOOR 39



20,856 SF

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# ONE BRYANT PARK

## ROOFTOP VIEWS



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