

ONE FIVE ONE

151 WEST 42 ST

AVAILABILITIES

Entire Floor 43	31,519 SF
Entire Floors 36-37	34,154 - 34,185 SF
Partial Floor 24	18,747 SF
Partial Floor 22	17,507 SF
Times Square Retail	3,163 SF + 9,016 SF Lower Level <i>Prime Bow-Tie Retail Opportunity. Ground Floor Divisions Considered. LED Signage Included. Lower Level Storage / Selling Space Available.</i>
43 rd Street Retail	1,255-45,187 SF <i>1,255 SF of Ground Level Space with 21' Frontage. Ideal for Fitness / Wellness Use.</i>

PROPERTY OVERVIEW

Boasting dramatic views, excellent natural light, inspiring outdoor terraces, generous ceiling heights, and expansive column-friendly floor plates, One Five One offers unrivaled future-focused workspace in an incomparable location.

A recently completed \$150 million capital improvement program introduced a new lobby and entrances, new elevator cabs with destination dispatch controls, state-of-the-art base building upgrades, and energy efficient technological enhancements to this iconic office tower mere steps from Bryant Park.

Home to the Well& By Durst amenity brand, One Five One's 45,600-SF state-of-the-art tenant amenity floor seamlessly blends exceptional design with hospitality and sustainability. In addition to an artisanal food hall curated by Master Chef Charlie Palmer, the floor provides tenants with a coffee and wine bar, event space, and boutique meeting venues.

MAJOR TENANTS

Ampersand; Analysis Group; BMO Capital Markets; HedgeServ; NASDAQ Marketsite & Corporate Headquarters; RSM; SS&C Technologies; TikTok; and Venable.



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ONE FIVE ONE

151 WEST 42 ST

PROPERTY FACT SHEET

OVERVIEW

BUILDING OWNER & MANAGER

The Durst Organization

YEAR COMPLETED

1999

CAPITAL IMPROVEMENTS

In 2018, The Durst Organization completed a \$150 million capital improvement plan to ensure that the best-in-class office tower remains at the forefront of new workspace technology.

BUILDING ARCHITECT

Fox & Fowle

DESIGN ARCHITECT

HOK/BIG (lobby)

STUDIOS Architecture (tenant amenity floor)

LOCATION

151 West 42nd Street, between Avenue of the Americas and Broadway

PROXIMITY TO MASS TRANSIT

Adjacent to fifteen 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/M7 bus on 43rd Street; Three blocks from Grand Central Terminal and Port Authority Bus Terminal; One subway stop from Penn Station.

BUILDING HEIGHT

1,120' to top of spire; 734' to top of steel

STORIES

48

SLAB TO SLAB HEIGHT

Typically 13'-3"

FLOOR PLATES (LOW/HIGH)

Base: Approx. 47,000–55,000 SF

Mid: Approx. 37,200–40,600 SF

Tower: Approx. 31,250–33,700 SF

TENANT ACCESS

The building access control system provides tenants and visitors convenient, secure access to the building 24/7/365. Tenants are issued security cards to gain entry into the building through proximity card readers located outside the main entrance.

STANDARD HOURS OF OPERATION

The on-site Property Management Office is open 9:00 AM–5:00 PM, Monday–Friday. Building hours are 7:00 AM–7:00 PM.

ELEVATORS

30 new destination dispatch passenger elevators with modernized cabs

FREIGHT ELEVATIONS

Two freight elevators:

9'-0" deep x 5'-10" wide x 8'-0" high

DELIVERIES/LOADING DOCK

The loading dock is located at 144 West 43rd Street. Deliveries requiring freight elevator service may be made Monday–Friday during regular freight hours (7:00 am–7:00 pm, excluding holidays). The loading dock measures 70' wide x 25' deep x 20' high.

PROPERTY FEATURES

LOBBY

A dramatic thru-block lobby features a soaring two-story, 30' tall entrance at One Five One. The renovations accentuate greater natural light at the entry and brighten the interior. Features include gray mist granite flooring, a new signature cascading ceiling, new turnstiles and concierge desk, a new destination dispatch elevator system and modernized elevator cabs.

TERRACES

Ten outdoor terrace opportunities, ranging in size from 680 SF–5,760 SF, are available for tenant exclusive use.

CURTAIN WALL WINDOWS

The building envelope is contemporary, energy efficient and provides sweeping views of midtown Manhattan's most iconic locations. Tall expanses of clear view glass allow daylight to permeate deep into both base and tower floors. Thin mullions and a favorable grid layout allow for more unobstructed views and significant layout flexibility. Thermally broken aluminum frames house energy efficient glazing. Typical window heights are 9'-0".

FLOOR PLATES

Clean, open floor plates—ranging from 38,000 to 55,600 SF—allow for flexible user layouts. Raised floors provide for flexible power and data planning. Building systems and infrastructure are centrally located and accessible on each floor, allowing for open space planning as well as access to daylight and views.

DHS SAFETY ACT DESIGNATION

The Durst Organization's One Five One Security Program has been awarded a SAFETY Act Developmental Testing and Evaluation Designation.



AMENITIES

The Durst Organization launched amenity brand Well& By Durst on the 4th floor at One Five One. Well& By Durst provides sustainable spaces that promote wellness and community where our tenants and their guests can eat, play, work, and thrive. The Well& By Durst food hall is managed by Master Chef Charlie Palmer and offers a multitude of artisanal farm-to-table offerings. The Green, a coffee and cocktail bar, is the social heart of the floor. Flexible meeting and event space is powered by Convene to host conferences, town halls, corporate events, and more.

SUSTAINABILITY

- Built in 1999, One Five One was recognized as the nation's first "green skyscraper"
- LEED Gold certification under LEED v4 Existing Buildings: Operations + Maintenance
- Pre-packaged LEED v4 Commercial Interiors Certification guidelines for tenant use
- New Building Management System, Natural Gas Condenser Boiler, and Chilled-Water Air Conditioning System with Individual Air Handling Units to ensure tenant comfort while allowing for individualized control
- EPA Water Sense-labeled new plumbing fixtures to promote high-performance and water efficiency
- 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 & UTILITIES

The mechanical systems at One Five One have undergone extensive upgrades. High efficiency chillers, boilers, motors, and variable frequency drives improve the efficiency of building systems. Upgraded Building Automation and Temperature Control Systems allow for accurate temperature delivery. Demand Controlled Ventilation through the installation of CO2 sensors at each air handling unit allow monitoring of ventilation rates in accordance with ASHRAE 62.1. Advanced monitoring and controllability allows building engineers to minimize potentially wasted energy from over-ventilating and/or uncalibrated heating or cooling efforts.



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PROPERTY HIGHLIGHTS - LOBBIES



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PROPERTY HIGHLIGHTS – WELL& BY DURST



CAFÉ



THE GREEN – COFFEE / WINE BAR, EVENT SPACE



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PROPERTY HIGHLIGHTS - WELL& BY DURST



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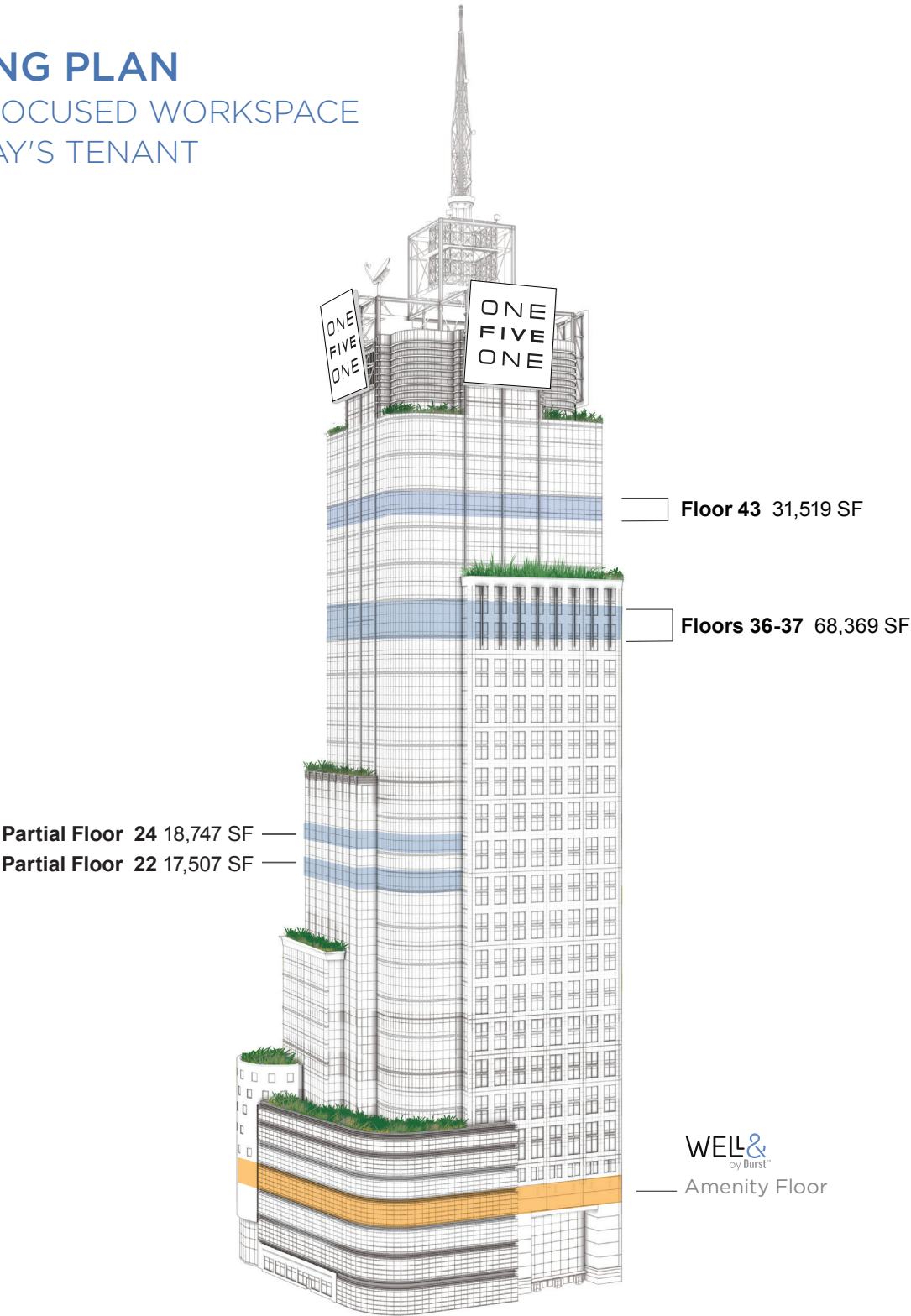
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ONE FIVE ONE

151 WEST 42 ST

STACKING PLAN

FUTURE FOCUSED WORKSPACE
FOR TODAY'S TENANT



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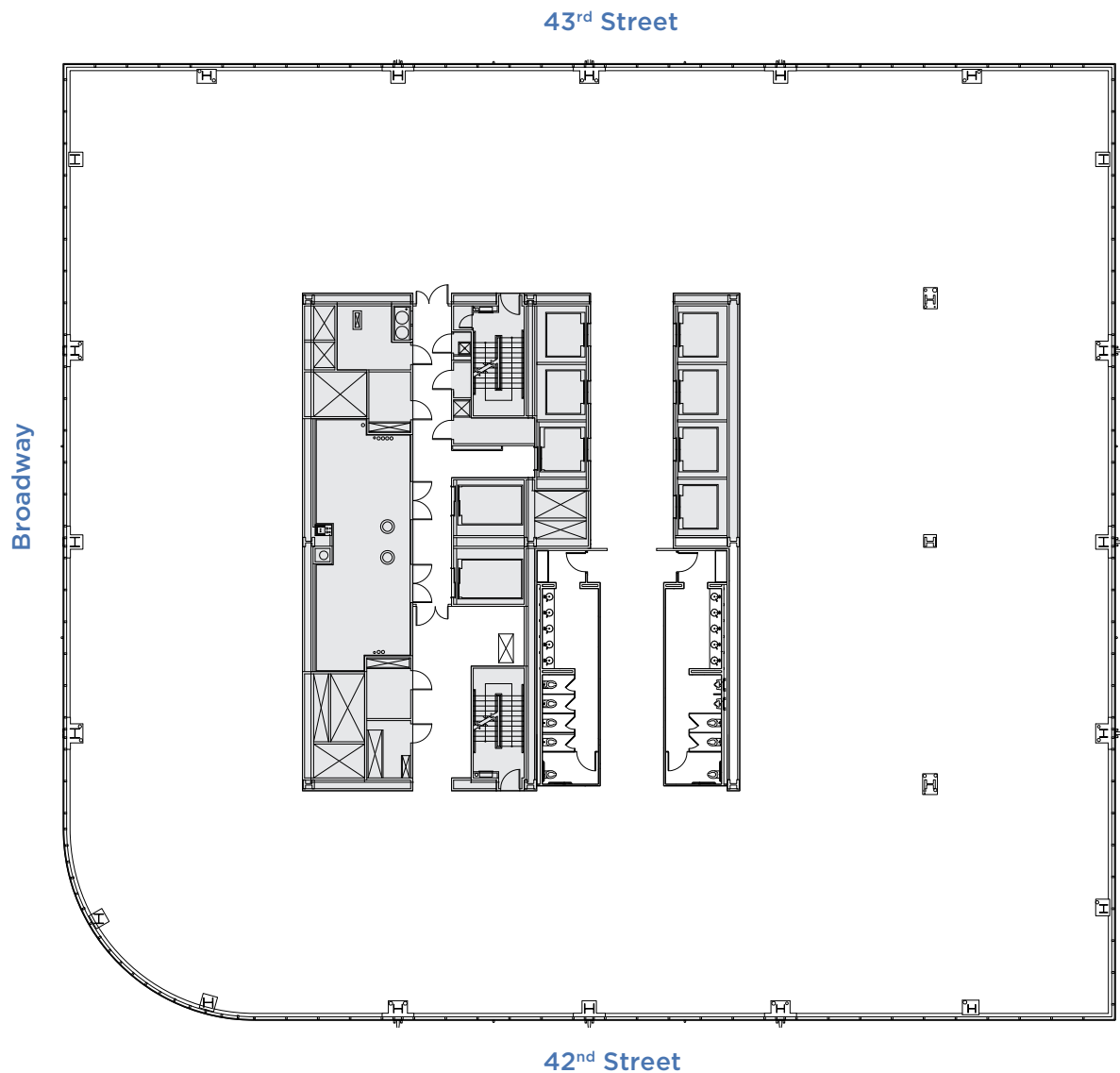
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ONE FIVE ONE

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CORE & SHELL PLAN ENTIRE FLOOR 43



31,519 SF



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ONE FIVE ONE

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CORE & SHELL PLAN ENTIRE FLOOR 36-37



34,154 - 34,185 SF



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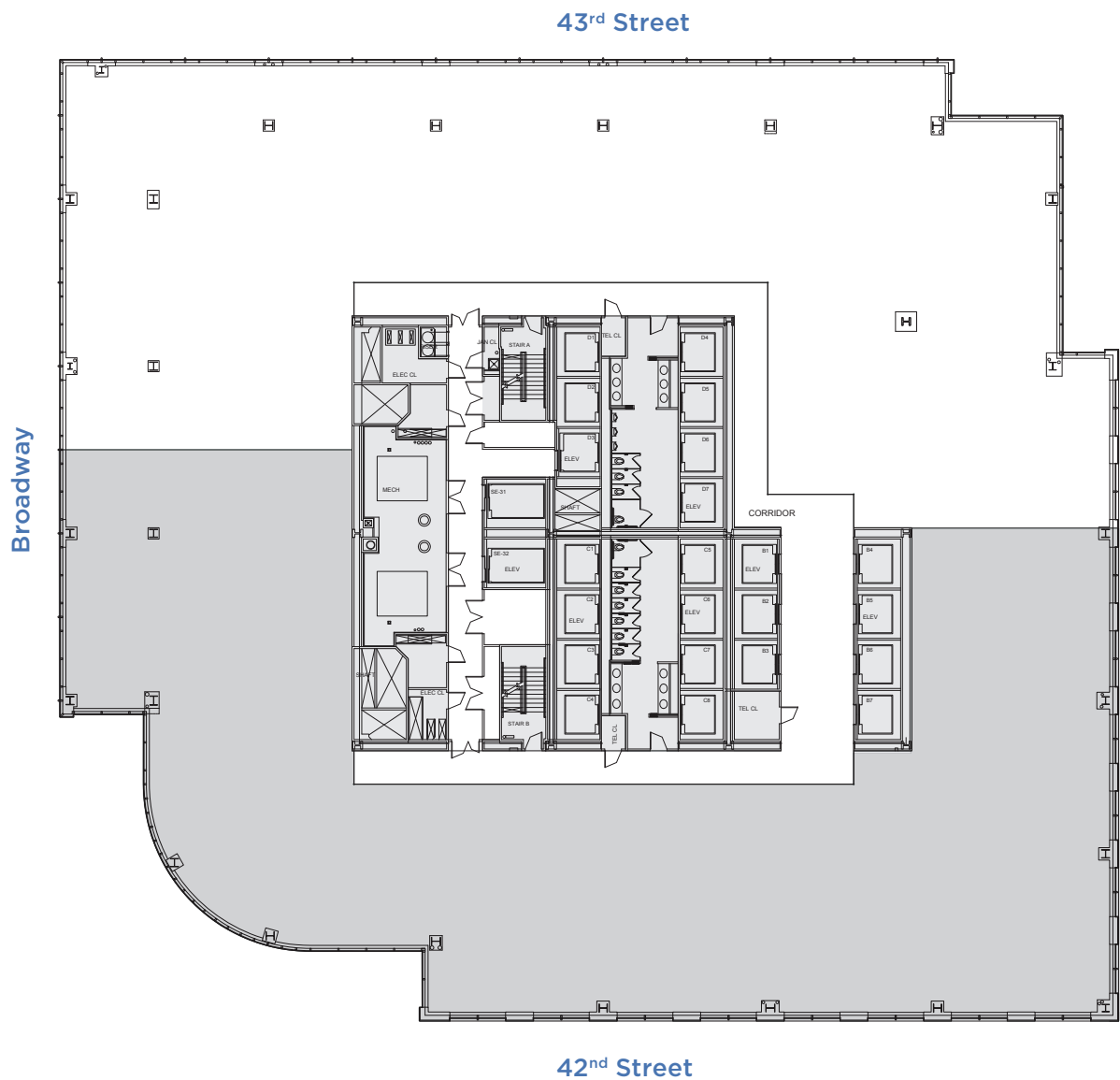
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CORE & SHELL PLAN PARTIAL FLOOR 24



18,747 SF



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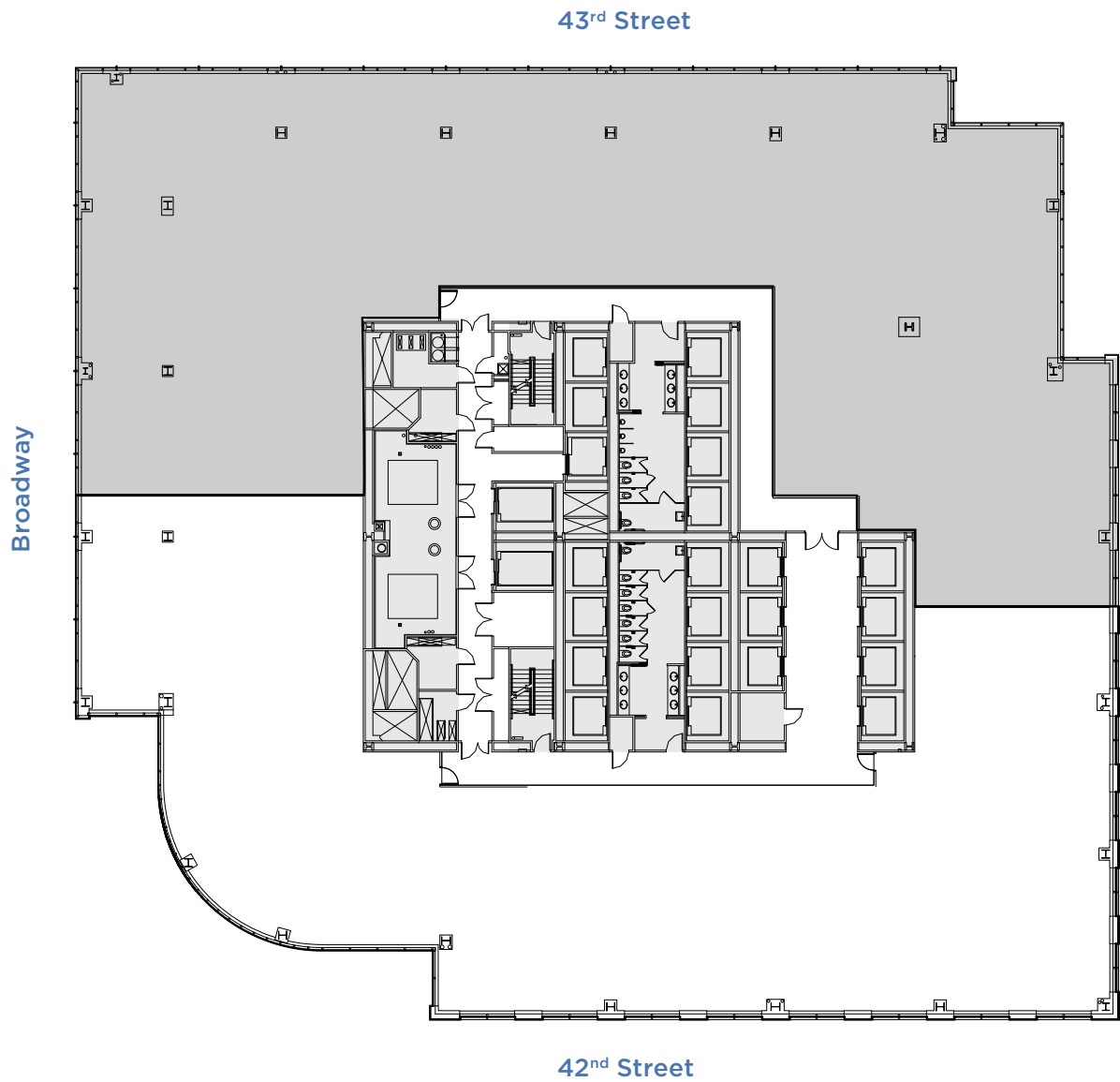
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ONE FIVE ONE

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CORE & SHELL PLAN PARTIAL FLOOR 22



17,507 SF



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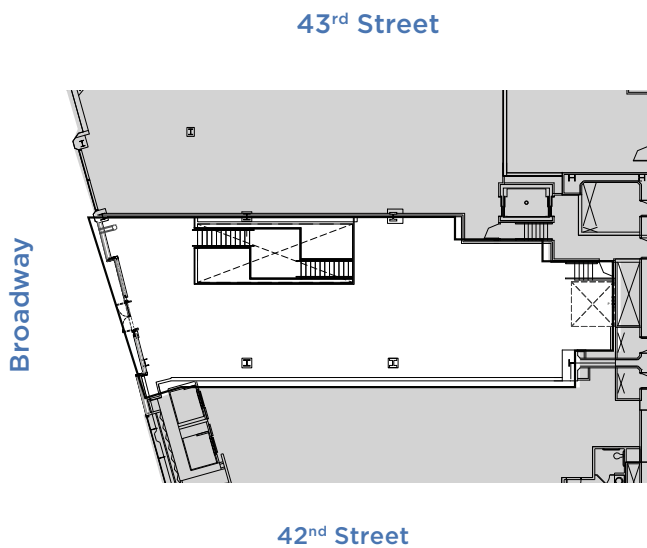


CORE & SHELL PLAN

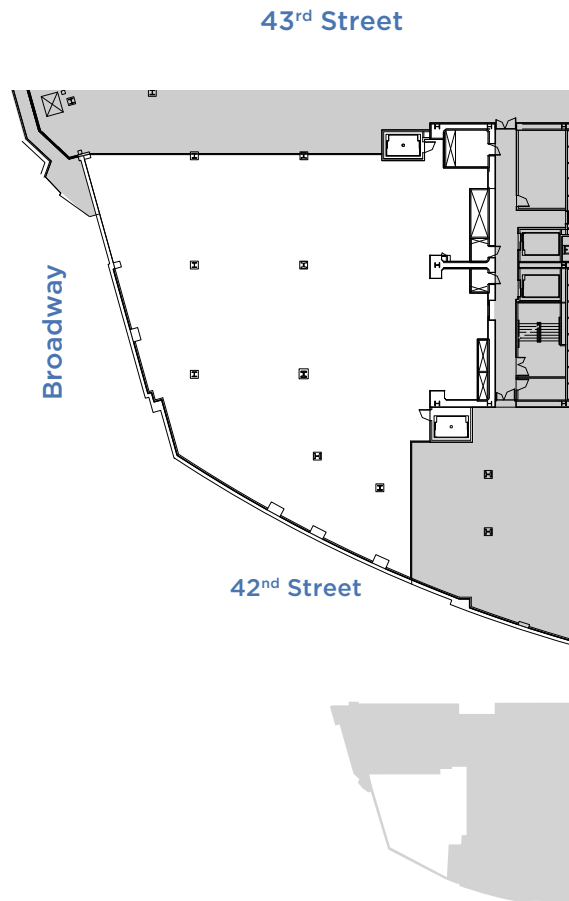
GROUND FLOOR & LOWER LEVEL RETAIL

TIMES SQUARE BOWTIE

GROUND FLOOR



LOWER LEVEL



3,163 SF – Divisions Considered
9,016 SF Lower Level



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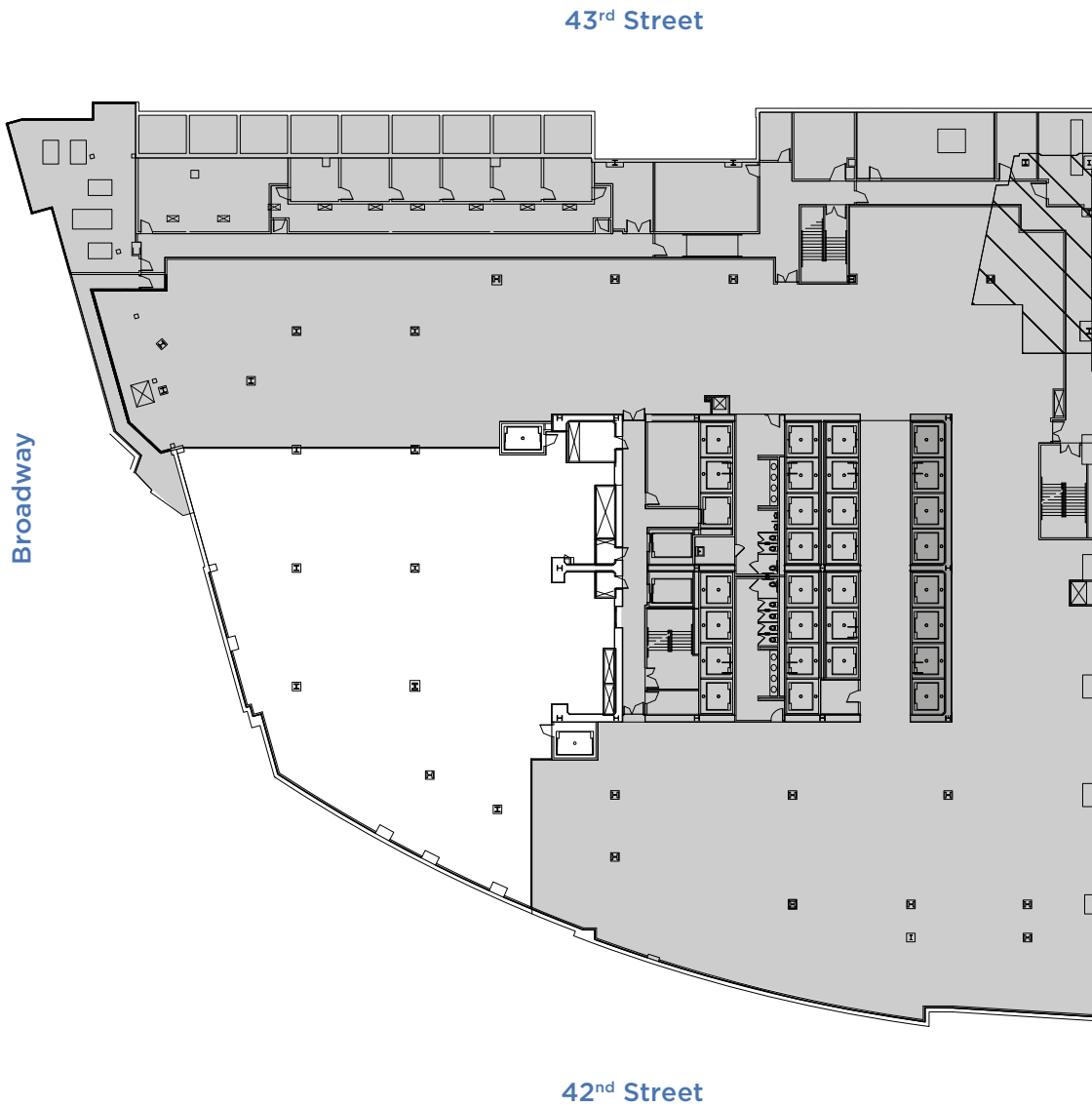
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CORE & SHELL PLAN

LOWER LEVEL RETAIL – TIMES SQUARE BOWTIE



3,163 SF – Divisions Considered
9,016 SF Lower Level

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4 TIMES SQUARE

43RD STREET RETAIL
PARTIAL GROUND FLOOR
1,255 - 45,187 SF

NY FITNESS



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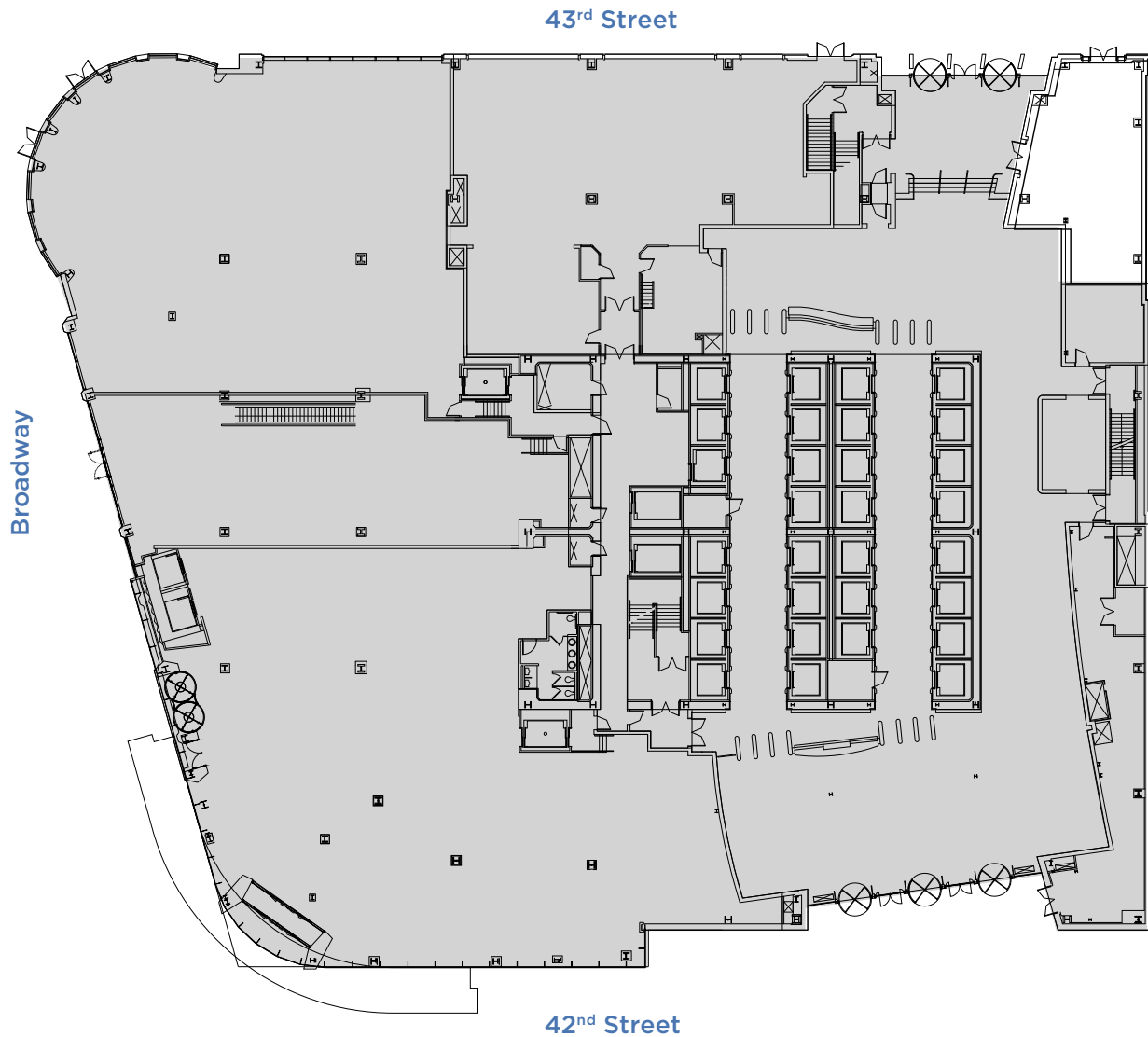
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CORE & SHELL PLAN

GROUND FLOOR RETAIL - 43RD STREET



1,255 SF

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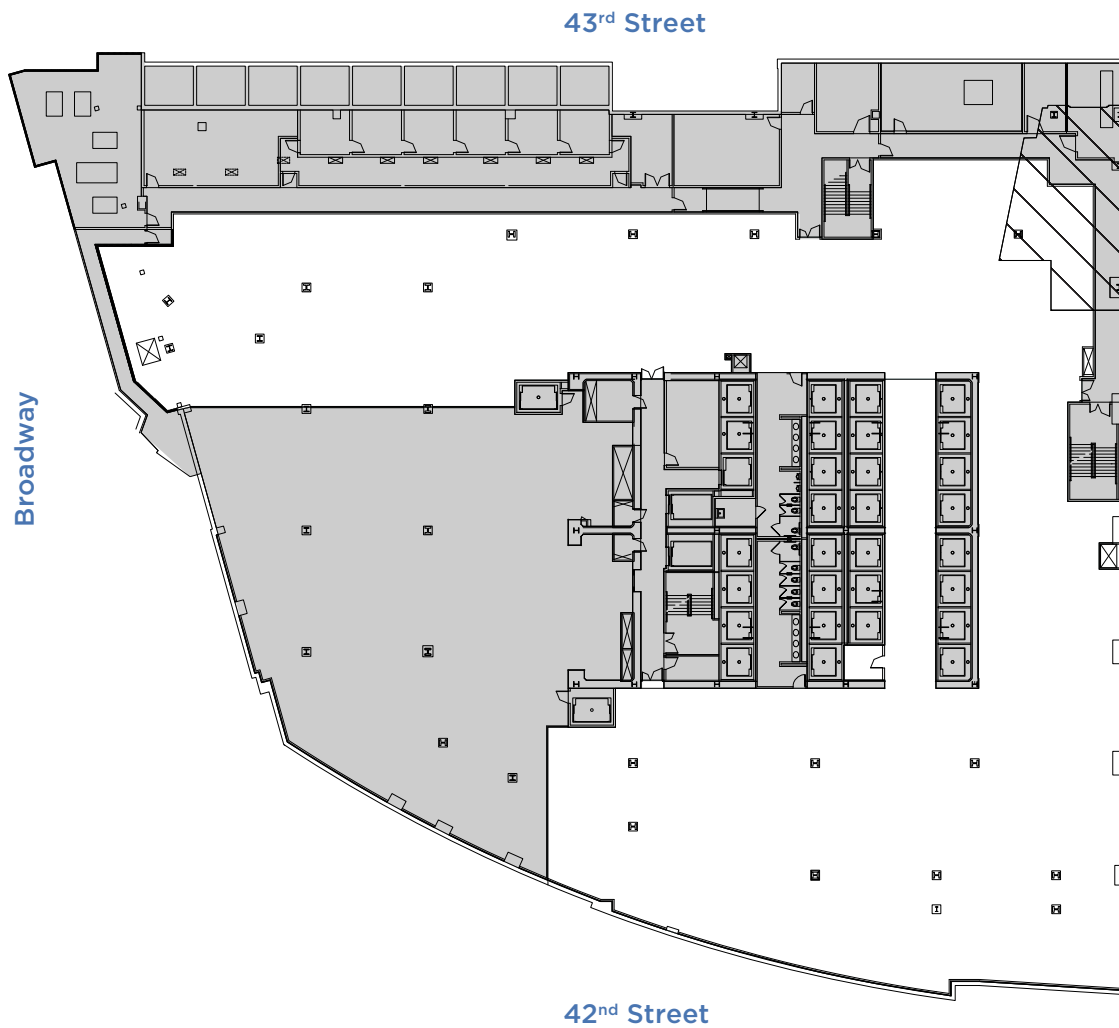
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CORE & SHELL PLAN

RETAIL STORAGE SPACE - CONCOURSE 1



Up to 23,559 SF

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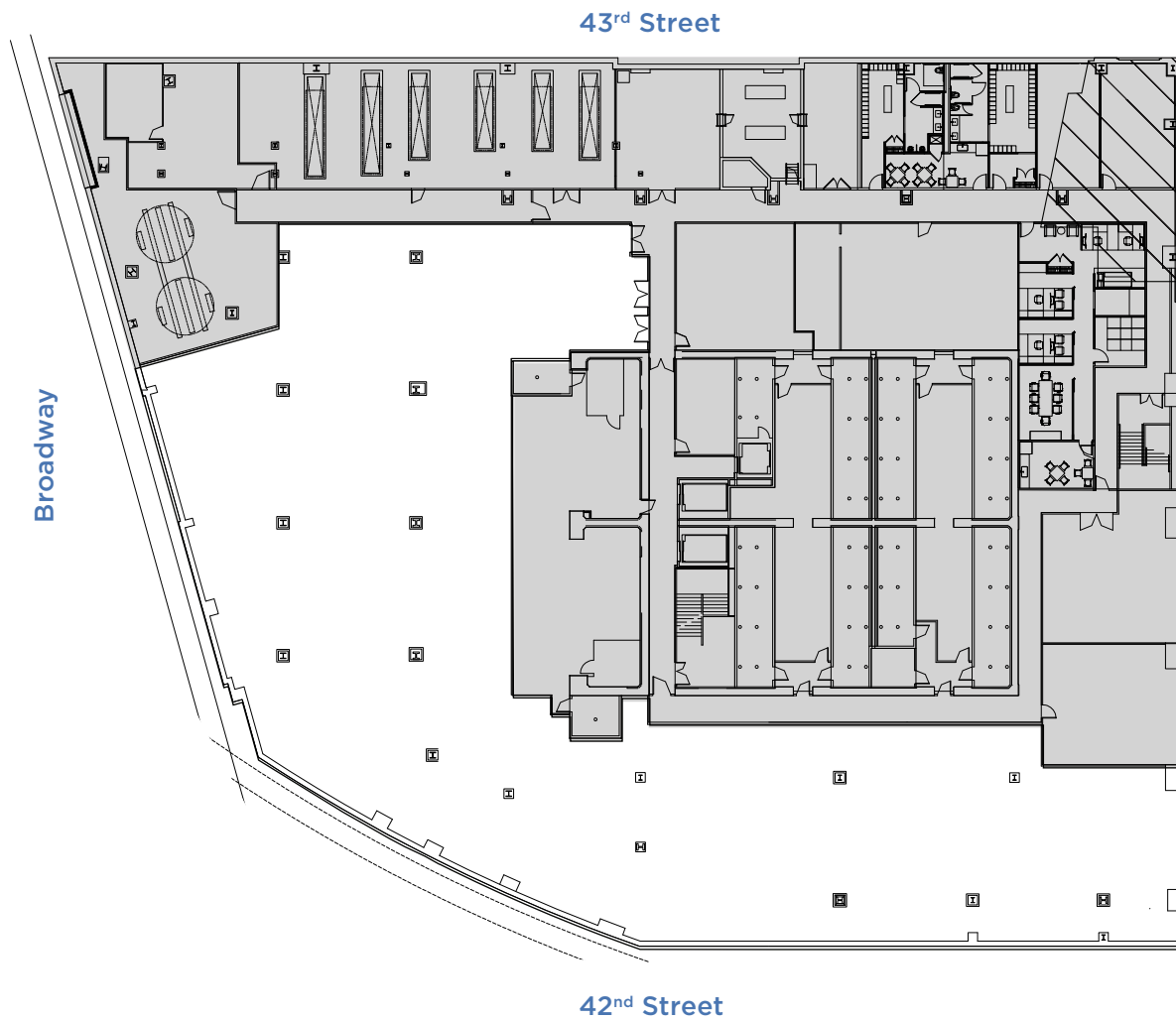
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CORE & SHELL PLAN

RETAIL STORAGE SPACE - CONCOURSE 2



Up to 20,373 SF

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