AVAILABILITIES

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

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.
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; Three blocks from Penn Station.

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, excluding holidays. The loading dock measures 70’ wide x 25’ deep x 20’ high.

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.

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

DELIVERIES/LOADING DOCK

100% of the building’s electricity use

GREEN ROOFS AND EXCLUSIVE OUTDOOR TERRACES

Rocco Romeo
212.257.6630
 RRomeo@durst.org

Thomas Bow
212.257.6610
TBow@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

ADDITIONAL LEASING CONTACTS

THE ONE FIVE ONE TEAM

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.

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PROPERTY HIGHLIGHTS – WELL& BY DURST

THE GREEN – COFFEE / WINE BAR, EVENT SPACE

Durst

durst.org

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org
PROPERTY HIGHLIGHTS - WELL& BY DURST

THE BRYANT MEETING ROOM

GALLERY
STACKING PLAN
FUTURE FOCUSED WORKSPACE
FOR TODAY’S TENANT

Floor 43  31,519 SF
Floors 36-37  68,369 SF
Partial Floor  24  18,747 SF
Partial Floor  22  17,507 SF
Amenity Floor
ONE FIVE ONE
151 WEST 42 ST

CORE & SHELL PLAN
ENTIRE FLOOR 43

31,519 SF

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org
Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org
CORE & SHELL PLAN
PARTIAL FLOOR 24

43rd Street

42nd Street

18,747 SF
CORE & SHELL PLAN
GROUND FLOOR & LOWER LEVEL RETAIL
TIMES SQUARE BOWTIE

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

GROUNDFLOOR

43rd Street
42nd Street

LOWER LEVEL

43rd Street
42nd Street

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6650
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org
Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org
CORE & SHELL PLAN
LOWER LEVEL RETAIL – TIMES SQUARE BOWTIE

3,163 SF – Divisions Considered
9,016 SF Lower Level
43rd Street Retail
Partial Ground Floor
1,255 - 45,187 SF
CORE & SHELL PLAN
RETAIL STORAGE SPACE – CONCOURSE 1

Up to 23,559 SF

43rd Street

42nd Street

Primary Leasing Contact
Rocco Romeo
212.257.6610
RRomeo@durst.org

Additional Leasing Contacts
Thomas Bow
212.257.6610
TBlow@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

Durst
durst.org
CORE & SHELL PLAN
RETAIL STORAGE SPACE – CONCOURSE 2

Up to 20,373 SF

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
T Bow@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org