AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>SF Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floors 34-43</td>
<td>29,991–34,185 SF Each</td>
</tr>
<tr>
<td></td>
<td>Contiguous Block of up to 326K SF with 3,000 SF of Outdoor Terrace Space on the 39th Floor.</td>
</tr>
<tr>
<td>Entire Floor 24</td>
<td>37,768 SF</td>
</tr>
<tr>
<td>Partial Floor 22</td>
<td>17,507 SF</td>
</tr>
<tr>
<td>Times Square Retail</td>
<td>886–45,000 SF Each</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 Each</td>
</tr>
<tr>
<td></td>
<td>1,255 SF of Ground Level Space with 21' of 43rd Street Frontage. Ideal for Fitness / Wellness Use. 500K Corporate Employees Within a 1/2 Mile Radius. Up to 45,187 SF with Concourse Level Spaces.</td>
</tr>
</tbody>
</table>

PROPERTY OVERVIEW

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.

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.

MAJOR TENANTS

Ampersand; Analysis Group; BMO Capital Markets; HedgeServ; NASDAQ Marketsite & Corporate Headquarters; RSM; and SS&C Technologies
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
1120’ 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.

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.
PROPERTY HIGHLIGHTS - LOBBIES

42nd STREET LOBBY

43rd STREET LOBBY
PROPERTY HIGHLIGHTS - WELL & BY DURST
PROPERTY HIGHLIGHTS - WELL& BY DURST

THE BRYANT MEETING ROOM

GALLERY

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PROPERTY HIGHLIGHTS – 39TH FLOOR RECEPTION
PROPERTY HIGHLIGHTS – 39TH FLOOR TERRACE
STACKING PLAN
FUTURE FOCUSED WORKSPACE
FOR TODAY’S TENANT

Floors 34-43  325,946 SF

Floor 24  37,768 SF
Partial Floor 22  17,507 SF

WELL& BY DURST
Amenity Floor
CORE & SHELL PLAN
ENTIRE FLOORS 41-43

31,519 SF EACH

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LEGAL TEST FIT – OFFICE INTENSIVE
ENTIRE FLOORS 41-43

Total Usable Area: 31,519 SF
Area Per Person (71 People): 443 SF
*Area Per Attorney (47 Attorneys): 670 SF

*Based on an Approximation of 47 Total Attorneys in Offices only

31,519 SF EACH
LEGAL TEST FIT - OPEN WORK
ENTIRE FLOORS 41-43

Total Usable Area: 31,519 SF
Area Per Person (104 People): 303 SF
*Area Per Attorney 75 Attorneys): 420 SF

*Based on an Approximation of 75 Total Attorneys in Offices and Workstations

31,519 SF EACH
LEGAL TEST FIT - NEIGHBORHOOD
ENTIRE FLOORS 41-43

Total Usable Area: 31,519 SF
Area Per Person (89 People): 354 SF
*Area Per Attorney (72 Attorneys): 438 SF

*Based on an Approximation of 72 Total Attorneys in Offices and Workstations

31,519 SF EACH

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TGrimaldo@durst.org
## Test Fit
### Entire Floor 40

<table>
<thead>
<tr>
<th>Program</th>
<th>Seats</th>
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</thead>
<tbody>
<tr>
<td>Workstations</td>
<td>151</td>
</tr>
<tr>
<td>Large Conference Room (14 PPL)</td>
<td>1</td>
</tr>
<tr>
<td>Medium Conference Room (12 PPL)</td>
<td>2</td>
</tr>
<tr>
<td>Small Conference Room (6 PPL)</td>
<td>2</td>
</tr>
<tr>
<td>Open Collaboration</td>
<td>76</td>
</tr>
<tr>
<td>Quiet Zone</td>
<td>13</td>
</tr>
<tr>
<td>Huddle (2-4 PPL)</td>
<td>5</td>
</tr>
<tr>
<td>Wellness Room</td>
<td>1</td>
</tr>
<tr>
<td>Phone Room</td>
<td>8</td>
</tr>
<tr>
<td>Cafe</td>
<td>36</td>
</tr>
<tr>
<td>Lounge</td>
<td>10</td>
</tr>
<tr>
<td><strong>Total Seats</strong></td>
<td><strong>151</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Support Space</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lockers</td>
<td>214</td>
</tr>
<tr>
<td>Copy Room / Niche</td>
<td>3</td>
</tr>
<tr>
<td>Storage Room</td>
<td>4</td>
</tr>
<tr>
<td>IDF</td>
<td>1</td>
</tr>
<tr>
<td>Coats</td>
<td>2</td>
</tr>
<tr>
<td>Stairs</td>
<td>1</td>
</tr>
<tr>
<td><strong>Support Space QTY</strong></td>
<td><strong>214</strong></td>
</tr>
</tbody>
</table>

29,991 SF
CORE & SHELL PLAN
ENTIRE FLOORS 34-38

34,154 – 34,185 SF EACH

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ONE FIVE ONE  
151 WEST 42 ST

TEST FIT – OFFICE INTENSIVE
ENTIRE FLOORS 34-38

10 TYPE A OFFICES AT WINDOW
24 TYPE B OFFICES AT WINDOW
9 SINGLE INTERIOR OFFICES
6 DOUBLE INTERIOR OFFICES
19 WORKSTATIONS
2 RECEPTIONISTS

TOTAL: 66 PEOPLE
74 PEOPLE AT CONFERENCE ROOMS
6 PEOPLE AT 3 CASE ROOMS
42 PEOPLE AT PANTRY
13 PEOPLE AT TEL ROOMS & LOUNGE SEATING

TOTAL USABLE AREA: 34,105 SF
AREA PER PERSON (66 PEOPLE): 516 SF
*AREA PER ATTORNEY (43 ATTORNEYS): 793 SF

*BASED ON AN APPROXIMATION OF 43 TOTAL ATTORNEYS IN OFFICES ONLY.

34,154 – 34,185 SF EACH
TEST FIT - OPEN WORK
ENTIRE FLOORS 34-38

14 OFFICES AT WINDOW
14 SINGLE INTERIOR OFFICES
69 WORKSTATIONS
2 RECEPTIONISTS

TOTAL: 99 PEOPLE
70 PEOPLE AT CONFERENCE ROOMS
8 PEOPLE AT 4 CASE ROOMS
44 PEOPLE AT PANTRY
13 PEOPLE AT TEL ROOMS & LOUNGE SEATING

TOTAL USABLE AREA: 34,105 SF
AREA PER PERSON (99 PEOPLE): 344 SF
*AREA PER ATTORNEY (67 ATTORNEYS): 509 SF

34,154 – 34,185 SF EACH

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TEST FIT – NEIGHBORHOOD
ENTIRE FLOORS 34-38

16 INTERIOR OFFICES
39 WORKSTATIONS TYPE A
63 WORKSTATIONS TYPE B
2 RECEPTIONISTS

TOTAL: 120 PEOPLE
66 PEOPLE AT CONFERENCE ROOMS
10 PEOPLE AT 5 CASE ROOMS
46 PEOPLE AT PANTRY
17 PEOPLE AT TEL ROOMS & LOUNGE SEATING

TOTAL USABLE AREA: 34,105 SF
AREA PER PERSON (120 PEOPLE): 285 SF
*AREA PER ATTORNEY (94 ATTORNEYS): 363 SF

34,154 – 34,185 SF EACH
CORE & SHELL PLAN
ENTIRE FLOOR 24

37,768 SF
CORE & SHELL PLAN
PARTIAL FLOOR 22

17,507 SF
CORE & SHELL PLAN
GROUND FLOOR RETAIL – TIMES SQUARE BOWTIE

3,163 SF – Divisions Considered
9,016 SF Lower Level
CORE & SHELL PLAN
LOWER LEVEL RETAIL – TIMES SQUARE BOWTIE

3,163 SF – Divisions Considered
9,016 SF Lower Level
CORE & SHELL PLAN
GROUND FLOOR RETAIL – 43RD STREET

1,255 SF
CORE & SHELL PLAN
RETAIL STORAGE SPACE – CONCOURSE 1

Up to 23,559 SF

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CORE & SHELL PLAN
RETAIL STORAGE SPACE – CONCOURSE 2

Up to 20,373 SF
FLOOR 32
VIEWS

NORTH

EAST

SOUTH

WEST
FLOOR 39
VIEWS

NORTH

EAST

SOUTH

WEST
FLOOR 48 VIEWS

NORTH

EAST

SOUTH

WEST