AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>Entire 48th Floor</td>
<td>27,102 SF</td>
</tr>
<tr>
<td>Entire 41st-47th Floors</td>
<td>31,519 SF</td>
</tr>
<tr>
<td>Entire 40th Floor</td>
<td>29,991 SF</td>
</tr>
<tr>
<td>Entire 39th Floor</td>
<td>30,628 SF</td>
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<tr>
<td>Entire 34th-38th Floors</td>
<td>34,185 SF</td>
</tr>
<tr>
<td>Entire 24th Floor</td>
<td>37,768 SF</td>
</tr>
<tr>
<td>Partial 22nd Floor</td>
<td>17,507 SF</td>
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<tr>
<td>Entire 21st Floor</td>
<td>37,768 SF</td>
</tr>
<tr>
<td>Entire 16th Floor</td>
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<tr>
<td>Partial 12th Floor - Deal Pending</td>
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<tr>
<td>Entire 9th Floor - Deal Pending</td>
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<tr>
<td>Times Square Retail - South</td>
<td>2,277 SF</td>
</tr>
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<td>Times Square Retail - North</td>
<td>886 SF</td>
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MAJOR TENANTS

Fross Zelnick Lehrman & Zissuu, PC; H&M Flagship Store; Nasdaq MarketSite; NEX; HedgeServ; RSM; SS&C; Skadden, Arps, Slate, Meagher & Flom LLP
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

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 (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; (3) blocks from the Port Authority Bus Terminal and Grand Central; (9) blocks/(1) 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 Kastle Security System provides tenants and visitors convenient, secure access to the building 24/7/365. Tenants are issued Kastle 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 151 West 42nd Street. 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 WellSaid, its new amenity brand on the 4th floor at 151 W 42nd Street. WellSaid provides sustainable spaces that promote wellness and community where our tenants and their guests can eat, play, work and thrive. WellPlated is the Michelin Star restaurateur Claus Meyer managed food hall with a multitude of artisanal farm-to-table offerings. The Green, a coffee and cocktail bar, is the social heart of the floor. WellSaid, powered by Convene, offers flexible meeting and event spaces to host conferences, town halls, corporate events and more.

SUSTAINABILITY OVERVIEW

• Built in 1999, 151 W 42 (4TS) was recognized as the nation’s first “green skyscraper”

• LEED Gold certification under LEED v4 Existing Buildings: Operations + Maintenance

• Energy STAR® certified

• 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 for tenants to enjoy

POWER AND UTILITIES

ENERGY EFFICIENCY
The mechanical systems at 151 W 42 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 - NEW LOBBY

42nd STREET LOBBY

43rd STREET LOBBY
PROPERTY HIGHLIGHTS - 4TH FLOOR AMENITIES

CAFE

THE GREEN - COFFEE / WINE BAR, EVENT SPACE
PROPERTY HIGHLIGHTS - 4TH FLOOR AMENITIES

The Bryant Meeting Room

GALLERY

THE BRYANT MEETING ROOM
PROPERTY HIGHLIGHTS - TERRACE OPPORTUNITIES

9TH FLOOR TERRACE
Stacking Plan

Future Focused Workspace for Today’s Tenant

Available Summer 2020

Available Immediately

Amenity Floor

Floors 39-48  308,354 SF
Floors 34-38  170,860 SF
Floor 24  37,768 SF
Floor 22  17,763 SF  Partial Floor
Floor 21  37,768 SF
Floor 16  41,192 SF
Floor 4  44,263 SF

Floors 39-48
Floors 34-38
Floor 24
Floor 22
Floor 21
Floor 16
Floor 4
CORE & SHELL PLAN
FLOOR 48

43rd Street

BASE PLAN
27,102 SF
3,302 TERRACE OPPORTUNITY

42nd Street

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CORE & SHELL PLAN
FLOORS 41-47

43rd Street

BASE PLAN
31,159 SF EACH

42nd Street
LEGAL TEST FITS
HIGH-RISE FLOORS 41-47

Total: 71 People

- 33 Type B Offices at Window
- 9 Single Interior Offices
- 5 Double Interior Offices
- 23 Workstations
- 1 Receptionist

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

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

OFFICE INTENSIVE
31,519 RSF EACH
LEGAL TEST FITS
HIGH-RISE FLOORS 41-47

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

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

NEIGHBORHOOD

31,519 RSF EACH
LEGAL TEST FITS
HIGH-RISE FLOORS 41-47

7 Offices at Window
18 Single Interior Offices
79 Workstations
1 Receptionist

Total: 104 People

100 People at Conference Rooms
4 People at 2 Case Rooms
34 People at Pantry
11 People at Tel Rooms & Lounge Seating

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

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

OPEN WORKSPACE

31,519 RSF EACH

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CORE & SHELL PLAN
FLOOR 40

BASE PLAN

29,991 SF

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CORE & SHELL PLAN
FLOOR 39

BASE PLAN
30,625 SF
2,971 TERRACE OPPORTUNITY

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CORE & SHELL PLAN
FLOORs 37-38

BASE PLAN
34,154 SF
LEGAL TEST FITS
MID-RISE FLOORS 34-38

Total: 119 People
- 15 Interior Offices
- 39 Workstations Type A
- 63 Workstations Type B
- 2 Receptionists

- 78 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 RSF
Area Per Person (119 People): 287 RSF
*Area Per Attorney (94 Attorneys): 363 RSF

*Based on an Approximation of 94 Total Attorneys in Offices and Workstations

OFFICE INTENSIVE
34,105 RSF EACH
MID-RISE FLOORS 34-38

OPEN WORKPLACE

34,105 RSF EACH

13 Offices at Window
13 Single Interior Offices
69 Workstations
2 Receptionists

Total: 97 People

94 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 RSF
Area Per Person (97 People): 352 RSF

*Area Per Attorney (67 Attorneys): 509 RSF
Based on an Approximation of 67 Total Attorneys in Offices and Workstations
LEGAL TEST FITS
MID-RISE FLOORS 34-38

Total Usable Area: 34,105 RSF
Area Per Person (66 People): 516 RSF
*Area Per Attorney (43 Attorneys): 793 RSF
*Based on an approximation of 43 total attorneys in offices only

OFFICE INTENSIVE
34,105 RSF EACH
CORE & SHELL PLAN
SUITE 2250

17,507 SF EACH
CORE & SHELL PLAN
FLOOR 21

43rd Street

42nd Street

TYPICAL TOWER FLOOR

37,768 SF EACH

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OPEN TEST FIT
FLOOR E21

37,768 SF

<table>
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<tr>
<td>Private Offices</td>
<td>17</td>
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<tr>
<td>Workstations (30” x 60”)</td>
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<th>Collaboration Space</th>
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<tr>
<td>Open Collaboration (6-16 PPL)</td>
<td>4</td>
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<tr>
<td>Boardroom (20 PPL)</td>
<td>1</td>
</tr>
<tr>
<td>Large Conference Room (12-14 PPL)</td>
<td>2</td>
</tr>
<tr>
<td>Medium Conference Room (10 PPL)</td>
<td>1</td>
</tr>
<tr>
<td>Small Conference Room (8 PPL)</td>
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<tr>
<td>Huddle (3-4 PPL)</td>
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<table>
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<tbody>
<tr>
<td>Booth (5 PPL)</td>
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<tr>
<td>Breakout (0-7 PPL)</td>
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<tr>
<td>Phone Room</td>
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<td>Super Lounge (40 PPL)</td>
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<tr>
<td>Café / All Hands (30 PPL)</td>
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<tr>
<td>Copy Rooms / Storage</td>
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<tr>
<td>Storage Room</td>
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<tr>
<td>LT. / Server Room</td>
<td>1</td>
</tr>
<tr>
<td>Coats</td>
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</table>

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OFFICE TEST FIT
FLOOR E21

Workspace
Executive Private Offices 4
Private Offices 42
Workstations (30”x60”) & Admin 134
Assignable Seats 180

Collaboration Space
Open Collaboration (15-16 PPL) 2
Boardroom (10 PPL) 1
Large Conference Room (12 PPL) 2
Medium Conference Room (8-10 PPL) 1
Small Conference Room (6 PPL) 2
Huddle (4 PPL) 11

Shared Support
Breakout (10 PPL) 2
Phone Rooms (1 PPL) 2
Lounge (25 PPL) 1
Café (25 PPL) 1
Copy Rooms / Storage Niche 4
Storage Room 2
I.T. / Server Room 1
Coats 1

37,768 SF
CORE & SHELL PLAN
FLOOR 16

TYPICAL TOWER FLOOR
41,192 SF
OPEN TEST FIT
FLOOR 16

41,192 SF

Workspace
- Private Offices: 10
- Workstations (30"x66") 313
- Assignable Seats 223

Collaboration Space
- Open Collaboration (8 PPL) 4
- Boardroom (20 PPL) 1
- Large Conference Room (12-14 PPL) 1
- Medium Conference Room (10 PPL) 1
- Small Conference Room (6 PPL) 6
- Huddle (3-4 PPL) 9

Shared Support
- Booth (4-6 PPL) 5
- Breakout 3
- Phone Room 5
- Lounge 4
- Café / All Hands 1
- Copy Room / Copy Niche 3/1
- Storage Room 1
- I.T. / Server Room 1
- Lounge 4
- Breakout 3
- Copy Room / Copy Niche 3/1
- Coats 5

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OFFICE TEST FIT
FLOOR 16

Workspace
Executive Private Offices 3
Private Offices 24
Workstations (30”x60”) & Admin 188
Assignable Seats 215

Collaboration Space
Open Collaboration (8 PPL) 2
Boardroom (20 PPL) 1
Large Conference Room (12-14 PPL) 3
Medium Conference Room (8-10 PPL) 2
Small Conference Room (6 PPL) 2
Huddle (4 PPL) 5

Shared Support
Breakout 2
Phone Room 8
Lounge 3
Café / Satellite Pantry 2
Copy Room 4
Storage Room 2
I.T. / Server Room 1
Coats 3

Office
Test Fit
41,192 SF

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CORE & SHELL PLAN
PARTIAL FLOOR 12

TYPICAL TOWER FLOOR
20,798 SF
**BASE PLAN**

44,131 SF EACH
FLOOR 32 VIEWS

NORTH

EAST

SOUTH

WEST

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FLOOR 39
VIEWS

NORTH

EAST

SOUTH

WEST

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FLOOR 48 VIEWS

NORTH

EAST

SOUTH

WEST

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