

114

W 47th

S T R E E T

AVAILABILITIES

Partial Floor 18

5,535 SF

MAJOR TENANTS

Axinn, Veltrop & Harkrider; Bank of America Private Wealth Management; Convene; IFM Investors



Primary Property Contact:

Rocco Romeo
212.257.6630
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Leasing Group Contacts:

Thomas Bow
212.257.6610
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Ashley Mays
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Ashlea Aaron
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Tanya Grimaldo
212.257.6515
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The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600 | www.durst.org

PROPERTY FACT SHEET

OVERVIEW

BUILDING OWNER AND MANAGER

The Durst Organization

YEAR COMPLETED

1989

ARCHITECT

Fox & Fowle

LOCATION

114 West 47th Street between Avenue of the Americas and Seventh Avenue

LEASING CONTACTS

Tom Bow

tbow@durst.org, 212.257.6610

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PROXIMITY TO MASS TRANSIT

Adjacent to four Subway lines on 48nd Street: B, D, F, M; (16) Subway lines on 42nd Street: 1, 2, 3, 7, A, B, C, D, E, F, M, N, R, Q, S, W; blocks from the Port Authority Bus Terminal and Grand Central; 10-minute walk to Penn Station

RETAIL TENANTS

Suzuki Restaurant

Convene Meetings and Conference Center

For Five Coffee Roasters

Taco Dumbo

BUILDING HEIGHT

350 feet

STORIES

26

SLAB TO SLAB HEIGHT

12'-9" to 14'-0"

FLOOR PLATES

Low: Approx. 32,000 SF

Mid: Approx. 27,500 SF

High: Approx. 20,000 SF

STANDARD HOURS OF OPERATION

The on-site Property Management Office is open 8:30 am–5:00 pm, Monday–Friday.

TENANT ACCESS

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 an in-house 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.

DELIVERIES/LOADING DOCK

The loading dock is located at 121 West 46th Street. Deliveries requiring regular freight elevator service may be made Monday–Friday, 8:00 am–5:00 pm, excluding holidays. Large deliveries, such as construction material and furniture, must be delivered after 6pm. The loading dock measures 13' high x 24'3" wide x 45' long.

FREIGHT ELEVATORS

One freight elevator, 11'9" high x 7'3" wide x 5'4" deep

LOBBY

The Durst Organization completed a \$9 million lobby renovation in 2013, featuring a dramatic bioglass, LED-backlit luminous entrance portal, a stunning lobby rotunda, concierge desks, turnstiles, enhanced lighting, black laguna marble and mahogany wood-paneled finishes. Most recently, a conference center, operated by a third-party consultant, opened on the premises.

SUSTAINABILITY

- The first building in NYC and the second building in NYS to achieve LEED Gold certification under LEED v4 Existing Buildings: Operations + Maintenance
- ENERGY STAR® certified and ranked in the top 13% of most energy efficient buildings in the United States
- EPA Water Sense-labeled new plumbing fixtures to promote high-performance and water efficiency
- Tenant recycling program and organics waste collection program for composting at a Durst affiliate organic farm
- Renewable wind power is purchased to offset 100% of the building's electricity use
- Green roofs and exclusive outdoor terraces for tenants to enjoy
- Use of green cleaning products, equipment, and strategies to promote a healthier work environment

POWER AND UTILITIES

HEATING, VENTILATION, AND AIR CONDITIONING

The building utilizes a variable air-volume HVAC system, in which the zone controls are monitored by a fully computerized Siemens Energy Management System to ensure uniform levels of comfort.

ELECTRICAL SYSTEM

Con Edison delivers electrical power to the building via a second contingent, 277/480V, spot network located in the sidewalk vault. The service is made up of the four 3,200-amp service take-offs, which feed the building's service switchgear. One of the take-offs is dedicated to the major tenant and direct-metered by Con Edison. Power is then distributed via bus duct risers, and pipe and wire sub-feeders throughout the building.

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 metering system, which is used for tenant billing as well as allowing our in-house experts to monitor system performance in real time.

As standard tenant on-boarding procedure, in-house electrical engineers analyze new tenant designs and requirements to ensure that sufficient electrical distribution is provided in accordance with the lease terms and building rules and regulations.

TELECOMMUNICATIONS

The Durst Organization offers its tenants a wide range of telecommunications providers. Service providers currently available at 114 West 47th Street:

Wireless: Verizon Wireless

Telephone: Verizon

Internet: AT&T, Lightower, RCN, and Spectrum

Television: RCN and Spectrum

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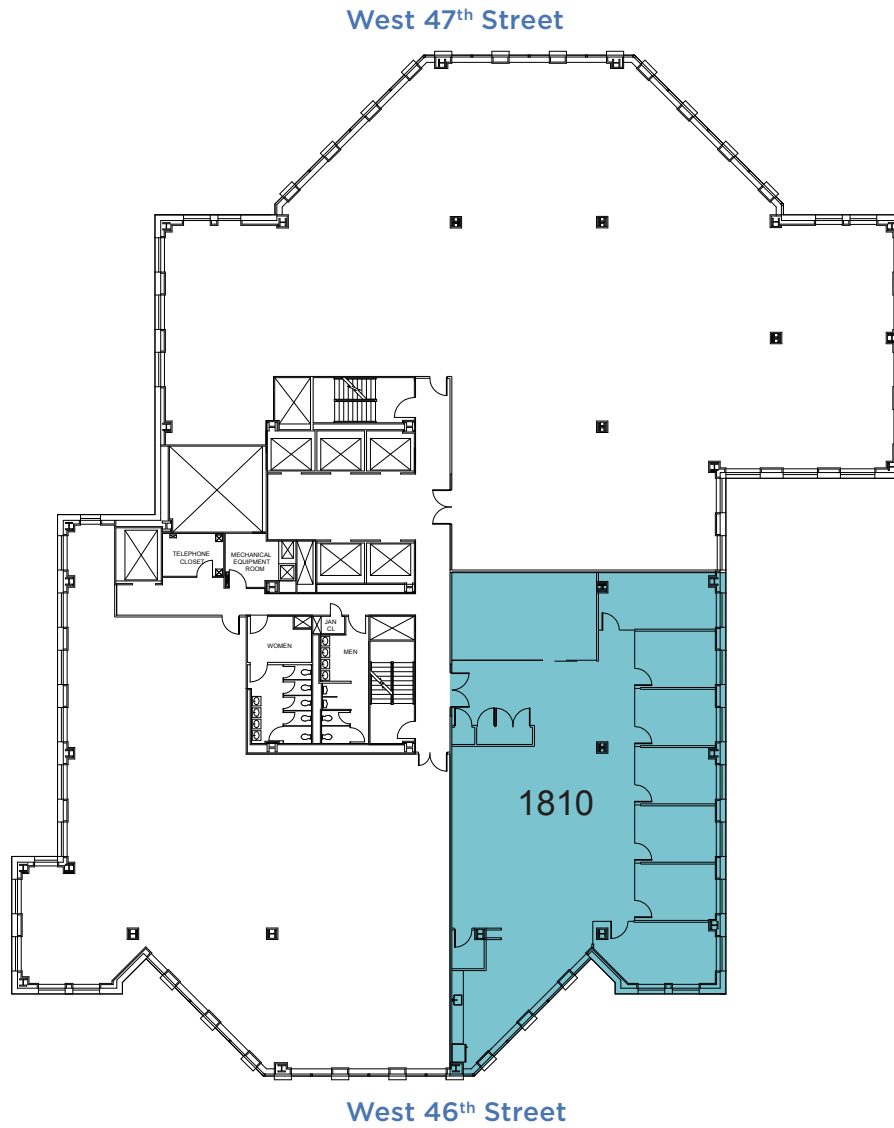
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AS-BUILT PLAN PARTIAL FLOOR 18



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