AVAILABILITIES

Partial Floor 23  DurstReady  17,793 SF
Partial Floor 23  DurstReady  13,335 SF
Partial Floor 23  DurstReady  4,458 SF
Entire Floor 20   DurstReady  24,446 SF
Partial Floor 20   DurstReady  13,183 SF
Partial Floor 20   DurstReady  11,263 SF
Ground Floor Retail  7,200 SF Total

PROPERTY OVERVIEW

A boutique headquarters property strategically located on Corporate Row, 114 West 47th Street welcomes tenants and visitors with a dramatic backlit bioglass entrance portal. Building features include a stunning lobby rotunda, concierge desks, turnstile security, as well as black Laguna marble and mahogany finishes. Several of the property’s office opportunities offer green roofs and dramatic vistas of Manhattan’s West Side. The building is also supported by a conference center and street-level coffee bar.

MAJOR TENANTS

Axinn Veltrop & Harkrider; Bank of America Private Wealth Management; Convene; IFM Investors and L.E.K. Consulting.
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
Tanya Grimaldo
tgrimaldo@durst.org
212.257.6515
Rocco Romeo
rromeo@durst.org
212.257.6630
Thomas Bow
tbow@durst.org
212.257.6610

PROXIMITY TO MASS TRANSIT
Rockefeller Center: B, D, F, and M subways
49th Street: N, R, and W subways
Times Square / Port Authority: 1, 2, 3, N, Q, R, W, 7, S, A, C, and E subways
M5, M7, M50 buses

RETAIL TENANTS
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 to 5:00 pm, Monday through Friday

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

PROXY TO MASS TRANSIT

BUILDING HEIGHT

STORIES

SLAB TO SLAB HEIGHT

FLOOR PLATES

OVERVIEW

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The Durst Organization

YEAR COMPLETED
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114 WEST 47TH STREET
PARTIAL 23RD FLOOR, SUITE 2350A | 17,793 SF

PROPERTY IMAGES

BUILDING EXTERIOR
BUILDING LOBBY
BUILDING ENTRANCE

AVAILABILITY
• Available Now

FEATURES
• Premium Move-In Ready Office Space
• Elevator Lobby Presence
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS

WORKSPACE
Private Offices 21
Workstations 73
Reception 1

TOTAL 95
SF 17,793

COLLABORATION SPACE
Conference Rooms 2
Meeting Room 1
Breakout Spaces 2

PLANNED SUPPORT
Pantries 2
Wellness Room 1
Coffee Bar 1
Copy Rooms 2
IDF Rooms 2
Phone Room 1
114 WEST 47TH STREET
PARTIAL 23RD FLOOR, SUITE 2350B | 13,335 SF

PROPERTY IMAGES

BUILDING EXTERIOR

BUILDING LOBBY

BUILDING ENTRANCE

AVAILABILITY
• Available Now

FEATURES
• Premium Move-In Ready Office Space
• Elevator Lobby Presence
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS

WORKSPACE
Private Offices 17
Workstations 54
Reception 1
TOTAL 72
SF 13,335

COLLABORATION SPACE
Conference Room 1
Meeting Room 1
Breakout Space 1

PLANNED SUPPORT
Pantry 1
Wellness Room 1
Coffee Bar 1
Copy Room 1
IDF Room 1
Phone Room 1
114 WEST 47TH STREET
PARTIAL 23RD FLOOR, SUITE 2325 | 4,458 SF

PROPERTY IMAGES

BUILDING EXTERIOR  BUILDING LOBBY  BUILDING ENTRANCE

AVAILABILITY
• Available Now

FEATURES
• Premium Move-In Ready Office Space
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS
WORKSPACE
Private Offices  4
Workstations  19
Reception  1

TOTAL  24
SF  4,458

COLLABORATION SPACE
Conference Room  1

PLANNED SUPPORT
Pantry  1
Wellness Room  1
IDF Room  1
114 WEST 47TH STREET
ENTIRE 20TH FLOOR | 24,446 SF

PROPERTY IMAGES

BUILDING EXTERIOR  WORKSTATIONS  PANTRY

AVAILABILITY
• Available Now

FEATURES
• Premium Move-In Ready Office Space
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired
• See Possible Divisions

PLAN DETAILS

WORKSPACE
Private Offices  25
Workstations  134
Reception  1
TOTAL  160
SF  24,446

COLLABORATION SPACE
Conference Rooms  3
Huddle Rooms  2

PLANNED SUPPORT
Pantries  2
Wellness Rooms  2
Coffee Bars  2
Copy Rooms  2
IDF Rooms  2
Phone Rooms  2
PROPERTY IMAGES

AVAILABILITY
- Available Now

FEATURES
- Premium Move-In Ready Office Space
- Elevator Lobby Presence
- Blended Open and Private Office Layout
- Fully Furnished with Knoll Furniture
- Sit/Stand Desks
- LED Lighting
- Fully Wired

PLAN DETAILS

WORKSPACE
- Private Offices: 16
- Workstations: 66
- Reception: 1
- Total: 83
- SF: 13,183

COLLABORATION SPACE
- Conference Rooms: 2
- Huddle Room: 1

PLANNED SUPPORT
- Pantry: 1
- Wellness Room: 1
- Coffee Bar: 1
- Copy Room: 1
- IDF Room: 1
- Phone Room: 1

114 WEST 47TH STREET
PARTIAL 20TH FLOOR, SUITE 2020 | 13,183 SF

Durst
DurstReady
114 WEST 47TH STREET
PARTIAL 20TH FLOOR, SUITE 2000 | 11,263 SF

PROPERTY IMAGES

BUILDING EXTERIOR  RECEPTION  WORKSTATIONS & PRIVATE OFFICES

AVAILABILITY
• Available Now

FEATURES
• Premium Move-In Ready Office Space
• Elevator Lobby Presence
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS

WORKSPACE
Private Offices 9
Workstations 68
Reception 1
TOTAL 78
SF 11,263

COLLABORATION SPACE
Conference Room 1
Huddle Room 1

PLANNED SUPPORT
Pantry 1
Wellness Room 1
Coffee Bar 1
Copy Room 1
IDF Room 1
Phone Room 1
TURNKEY RESTAURANT OPPORTUNITY
GROUND FLOOR & LOWER LEVEL

GROUND FLOOR WITH VESTIBULE
AS-BUILT PLAN

LOWER LEVEL
AS-BUILT PLAN

West 47th Street

OCCUPANCY SUMMARY

<table>
<thead>
<tr>
<th>Area</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Vestibule</td>
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<tr>
<td>Bar</td>
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<td>Private Dining</td>
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<tr>
<td>Main Dining 1</td>
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<tr>
<td>Main Dining 2</td>
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<td>Sushi Bar</td>
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<tr>
<td>Kitchen</td>
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<tr>
<td>Main Office</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>97</strong></td>
</tr>
</tbody>
</table>

400-SF ENTRY VESTIBULE
6,800-SF LOWER LEVEL

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ADDITIONAL LEASING CONTACTS
Rocco Romeo
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RRomeo@durst.org

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