

114

W47th

S T R E E T

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		7,196 SF Total

*High-End Restaurant Buildout.
Turnkey Condition. 406-SF Entry
Vestibule + 6,790-SF Lower Level.*

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.



PRIMARY LEASING CONTACT

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

ADDITIONAL LEASING CONTACTS

Rocco Romeo
212.257.6630
RRomeo@durst.org

Thomas Bow
212.257.6610
TBow@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

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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

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 Durst buildings are centrally monitored by the 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 through Friday, 8:00 am to 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

SUSTAINABILITY

- The first building in NYC and the second building in NYS to achieve LEED Gold certification under LEED v4 Existing Buildings: Operations + Maintenance
- EPA Water Sense-labeled plumbing fixtures promote high-performance and water efficiency
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 four 3,200-amp service take-offs that feed the building's service switchgear. One of the take-offs is dedicated to the major tenant and directly 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 used for tenant billing as well as real-time performance monitoring. As standard tenant on-boarding procedure, in-house electrical engineers analyze new tenant designs and requirements to ensure 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, Lighttower, RCN, and Spectrum
- Television: RCN and Spectrum

PRIMARY LEASING CONTACT

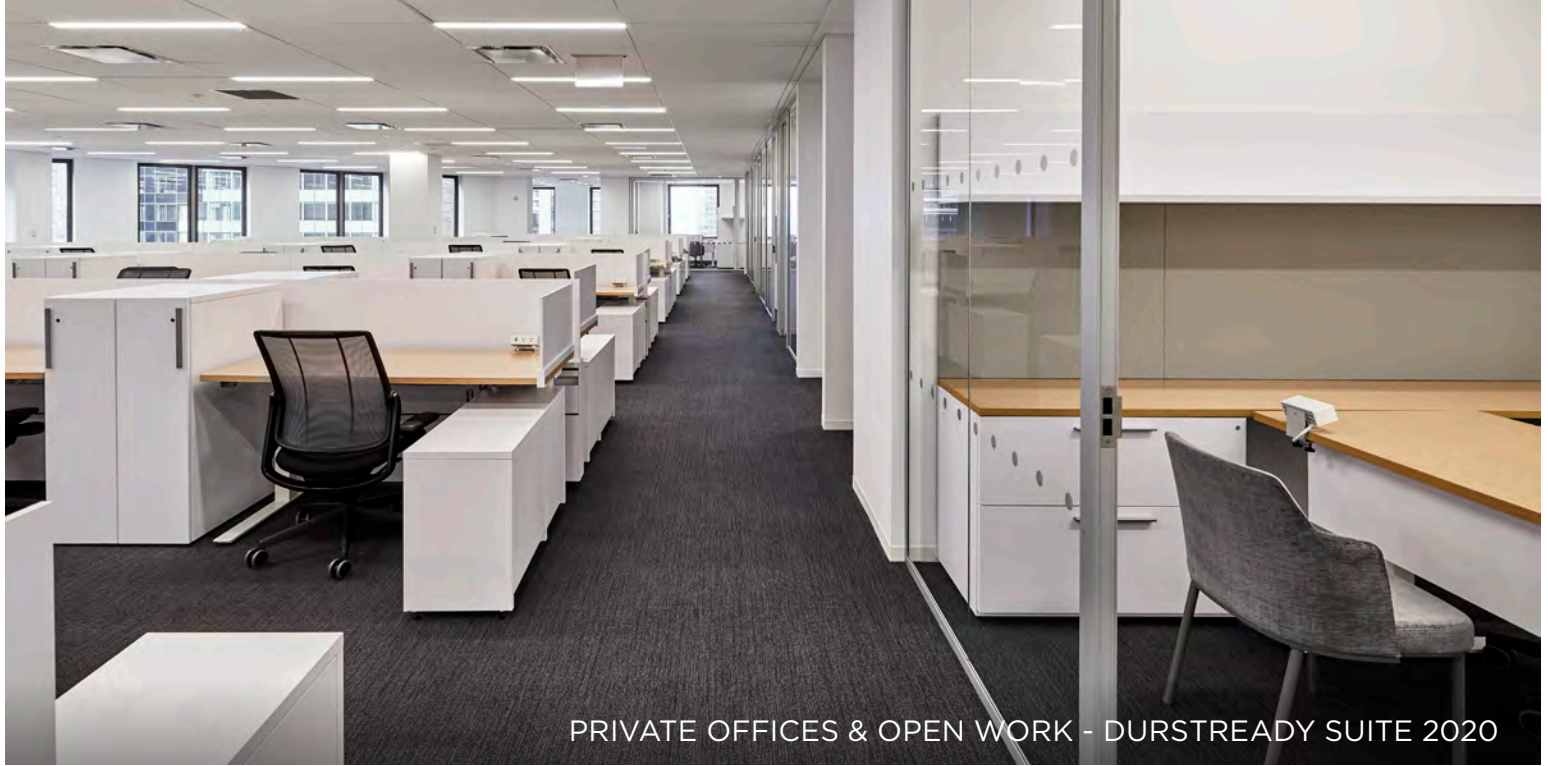
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PROPERTY HIGHLIGHTS



PRIVATE OFFICES & OPEN WORK - DURSTREADY SUITE 2020



PANTRY - DURSTREADY SUITE 2020



PRIVATE OFFICE - DURSTREADY SUITE 2020

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



WEST 47TH STREET

WEST 46TH STREET

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
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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



114 WEST 47TH STREET

PARTIAL 20TH FLOOR, SUITE 2020 | 13,183 SF

PROPERTY IMAGES



BUILDING EXTERIOR

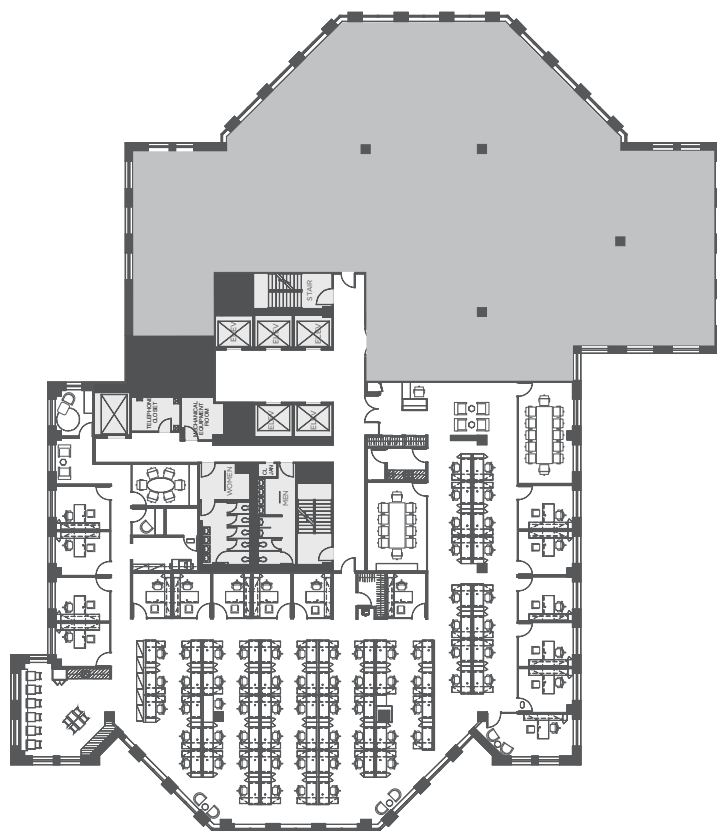


WORKSTATIONS



PRIVATE OFFICE

WEST 47TH STREET



WEST 46TH STREET

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 2000 | 11,263 SF

PROPERTY IMAGES



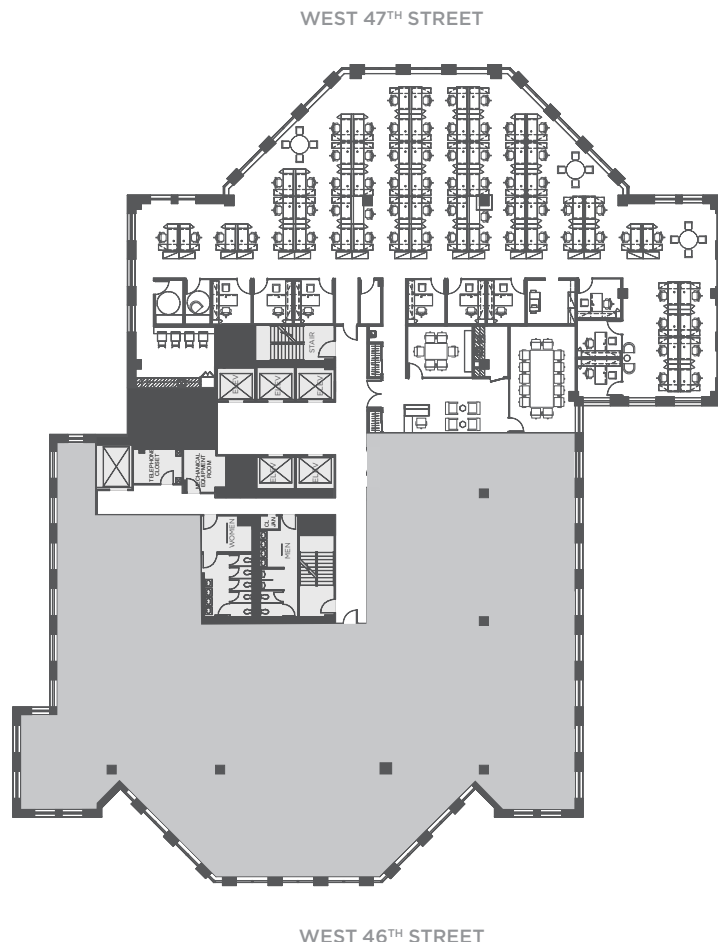
BUILDING EXTERIOR



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

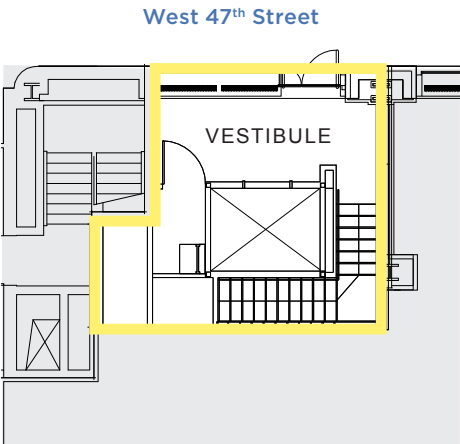
Pantry	1
Wellness Room	1
Coffee Bar	1
Copy Room	1
IDF Room	1
Phone Room	1



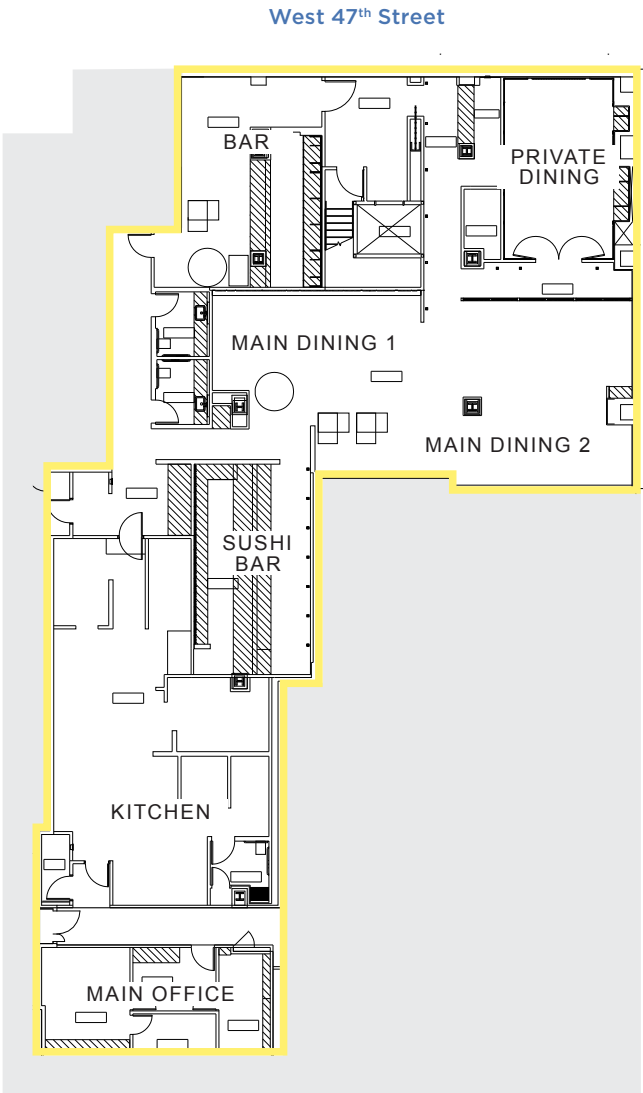
TURNKEY RESTAURANT RETAIL

GROUND FLOOR & LOWER LEVEL

GROUND FLOOR WITH VESTIBULE
AS-BUILT PLAN



LOWER LEVEL
AS-BUILT PLAN



OCCUPANCY SUMMARY

Vestibule	3
Bar	11
Private Dining	15
Main Dining 1	14
Main Dining 2	34
Sushi Bar	10
Kitchen	6
Main Office	4
TOTAL	97

406-SF ENTRY VESTIBULE
6,790-SF LOWER LEVEL