AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>Durst Ready</th>
<th>SF</th>
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<tbody>
<tr>
<td>Partial Floor 23</td>
<td>Durst Ready</td>
<td>17,793</td>
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<tr>
<td>Partial Floor 23</td>
<td>Durst Ready</td>
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</tr>
<tr>
<td>Partial Floor 23</td>
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<tr>
<td>Entire Floor 20</td>
<td>Durst Ready</td>
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<tr>
<td>Partial Floor 20</td>
<td>Durst Ready</td>
<td>13,183</td>
</tr>
<tr>
<td>Partial Floor 20</td>
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</tr>
<tr>
<td>Ground Floor Retail</td>
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<td>7,196</td>
</tr>
</tbody>
</table>

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
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
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Rocco Romeo
rromeo@durst.org
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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

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, Lightower, RCN, and Spectrum
- Television: RCN and Spectrum

PROPERTY FACT SHEET
PROPERTY HIGHLIGHTS

PRIVATE OFFICES & OPEN WORK - DURSTREADY SUITE 2020

PANTRY - DURSTREADY SUITE 2020

PRIVATE OFFICE - DURSTREADY SUITE 2020

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

PROPERTY IMAGES

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 | 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

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

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

PROPERTY IMAGES

BUILDING EXTERIOR   WORKSTATIONS   PRIVATE OFFICE

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

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

West 47th Street

OCCUPANCY SUMMARY

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Vestibule</td>
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<td>Bar</td>
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<tr>
<td>Main Dining 1</td>
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<td>Sushi Bar</td>
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<td>Kitchen</td>
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<td><strong>TOTAL</strong></td>
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406-SF ENTRY VESTIBULE
6,790-SF LOWER LEVEL