

114

W47th

S T R E E T

AVAILABILITIES

Partial Floor 23	DurstReady	17,793 SF
Entire Floor 20	DurstReady	24,446 SF
Partial Floor 20	DurstReady	13,183 SF
Partial Floor 20	DurstReady	11,263 SF
Partial Floor 18		5,535 SF

*Prebuilt and Furnished. Directly Off Elevators.
New Common Corridor and Restrooms.*

PROPERTY OVERVIEW

A boutique headquarters property strategically located on Corporate Row, 114 West 47th Street welcomes tenants and visitors into the building with a dramatic bioglass, LED-backlit luminous entrance portal. 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 feature green roofs and dramatic vistas for tenants to enjoy. 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; and IFM Investors.



PRIMARY LEASING CONTACT

Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS

Ashley Mays
212.257.6596
AMays@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

Thomas Bow
212.257.6610
TBow@durst.org



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

Rocco Romeo

romeo@durst.org, 212.257.6630

Ashlea Aaron

aaaron@durst.org, 212.257.6590

Tanya Grimaldo

tgrimaldo@durst.org, 212.257.6515

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, Lighttower, RCN, and Spectrum

Television: RCN and Spectrum

PRIMARY LEASING CONTACT

Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS

Ashley Mays
212.257.6596
AMays@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

Thomas Bow
212.257.6610
TBow@durst.org



The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600 | www.durst.org

PROPERTY HIGHLIGHTS



RECEPTION - PREBUILT AND FURNISHED SUITE OPPORTUNITY



PRIVATE OFFICES - PREBUILT AND FURNISHED SUITE OPPORTUNITY

PRIMARY LEASING CONTACT

Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS

Ashley Mays
212.257.6596
AMays@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

Thomas Bow
212.257.6610
TBow@durst.org



The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600 | www.durst.org

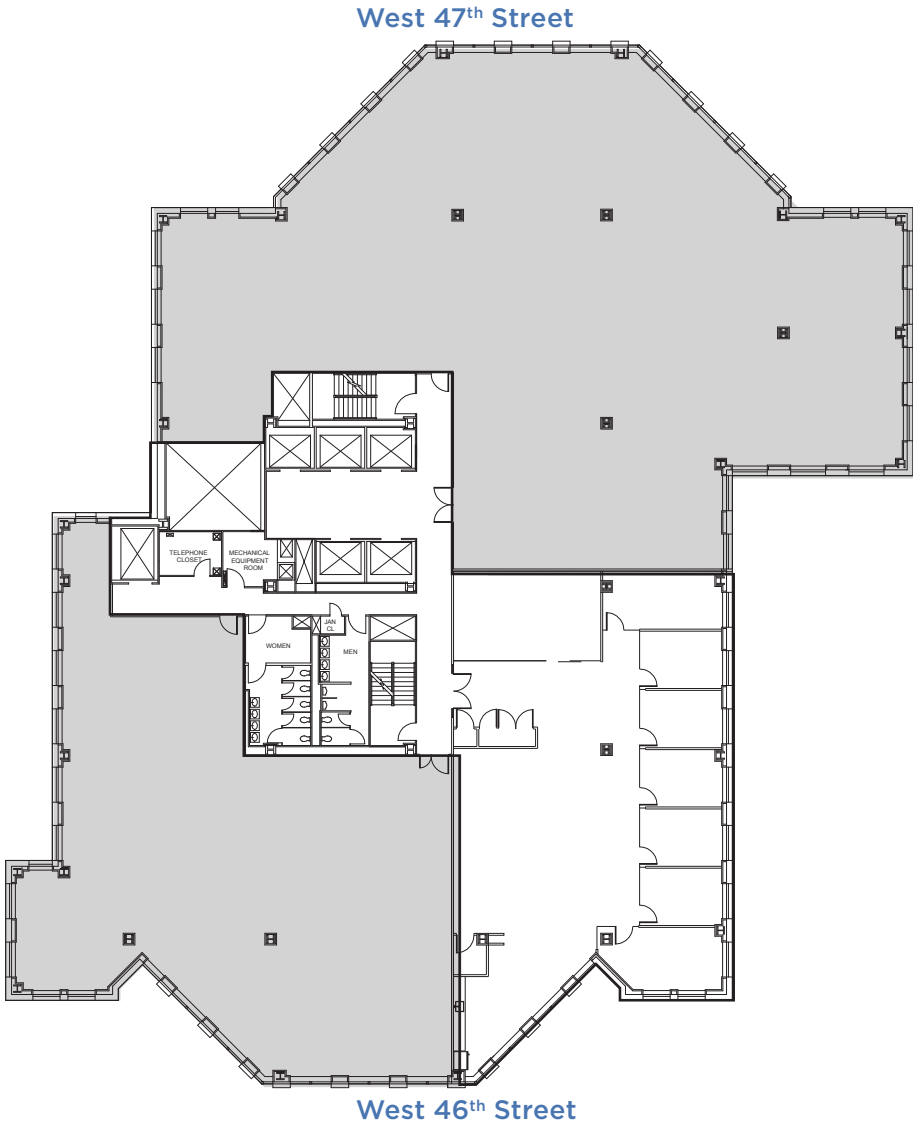
114

W47th

S T R E E T

AS-BUILT PLAN

PARTIAL FLOOR 18



5,535 SF

PRIMARY LEASING CONTACT


Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS

Ashley Mays
212.257.6596
AMays@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

Thomas Bow
212.257.6610
TBow@durst.org



The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600 | www.durst.org

Durst*Ready*

OVERVIEW

Durst*Ready* combines the agility of furnished, wired, move-in ready office space with the service, prestige, and reliability of a 100-year-old, family-owned real estate company.

Quality, sustainable, dedicated, finished office space that is intelligently designed, fitted with **Knoll Furniture**, equipped with sit/stand desks, and wired for **immediate occupancy**.

Durst Ready simplifies your real estate journey and caters to your future growth through **expedited transactions** and seamless move-ins, so you can focus on your business.



**READY.
SET.
SUCCESS.**

114 WEST 47TH STREET

PARTIAL 23RD FLOOR

17,793 RSF

AVAILABILITY

- Available Nov 2019

FEATURES

- Premium Prebuilt
- Partial Floor Presence
- Blended Open and Private Office Layout
- Fully-Furnished with Knoll Furniture
- Sit/Stand Desks
- LED Lighting

TEST FIT | OPEN PLAN

WORKSPACE

Private Offices	21
Workstations	73
Reception	1

TOTAL 95

RSF 17,793

COLLABORATION SPACE

Conference Room	2
Meeting Room	1
Breakout Space	2

PLANNED SUPPORT

Pantry	2
Wellness Room	1
Coffee Bar	1
Copy Room	2
IDF Room	2
Phone Room	1



PROPERTY IMAGES



BUILDING EXTERIOR



BUILDING LOBBY



ERIC ENGELHARDT
212.667.8704
EEngelhardt@durst.org

ASHLEY MAYS
212.257.6596
AMays@durst.org

114 WEST 47TH STREET

ENTIRE 20TH FLOOR

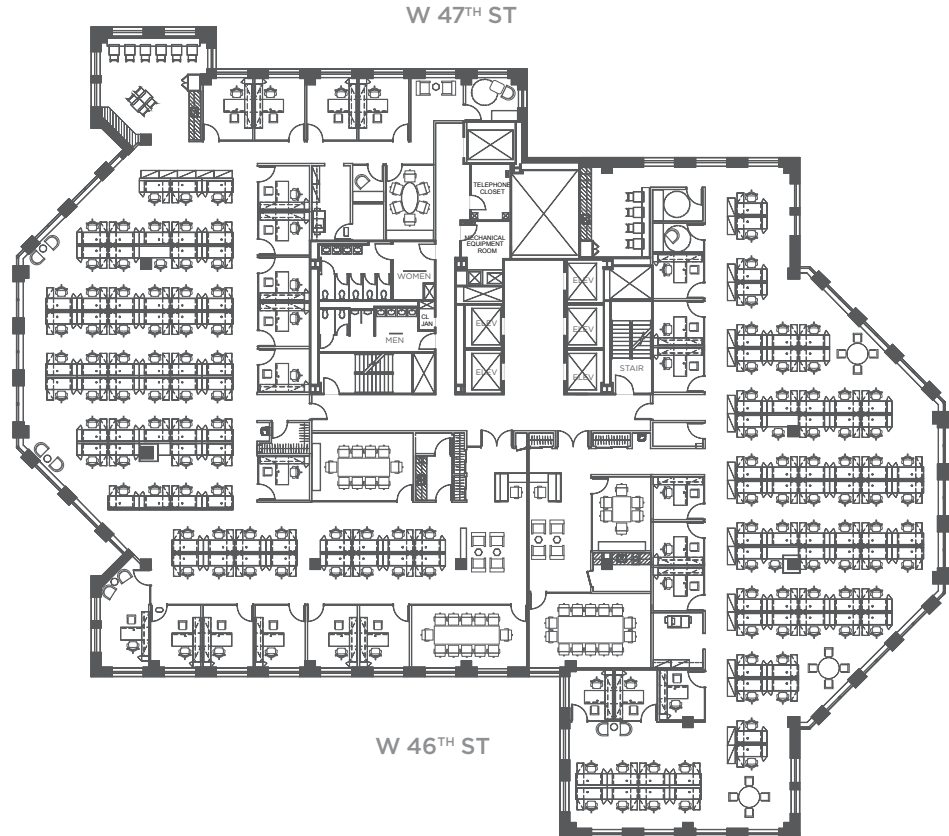
24,446 RSF

AVAILABILITY

- Available Nov 2019

FEATURES

- Premium Prebuilt
- Full Floor Presence
- Blended Open and Private Office Layout
- Fully-Furnished with Knoll Furniture
- Sit/Stand Desks
- LED Lighting
- Divisible



TEST FIT | OPEN PLAN

WORKSPACE

Private Offices	25
Workstations	134
Reception	2
TOTAL	162
RSF	24,446

COLLABORATION SPACE

Conference Room	3
Huddle Room	2

PLANNED SUPPORT

Pantry	2
Wellness Room	2
Coffee Bar	2
Copy Room	2
IDF Room	2
Phone Room	2

PROPERTY IMAGES



BUILDING EXTERIOR



BUILDING LOBBY



ERIC ENGELHARDT
212.667.8704
EEngelhardt@durst.org

ASHLEY MAYS
212.257.6596
AMays@durst.org

114 WEST 47TH STREET

PARTIAL 20TH FLOOR, SUITE 2020

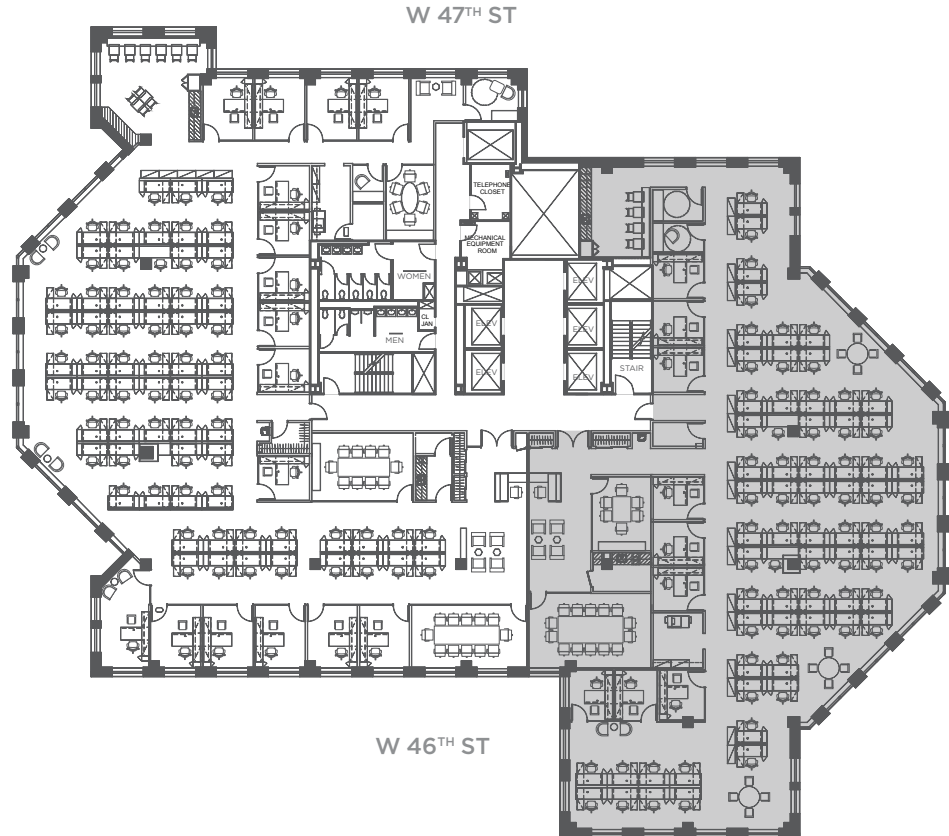
13,183 RSF

AVAILABILITY

- Available Nov 2019

FEATURES

- Premium Prebuilt
- Partial Floor Presence
- Blended Open and Private Office Layout
- Fully-Furnished with Knoll Furniture
- Sit/Stand Desks
- LED Lighting



TEST FIT | OPEN PLAN

WORKSPACE

Private Offices	16
Workstations	66
Reception	1

TOTAL 83

RSF 13,183

COLLABORATION SPACE

Conference Room	2
Huddle Room	1

PLANNED SUPPORT

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

PROPERTY IMAGES



BUILDING EXTERIOR



BUILDING LOBBY



ERIC ENGELHARDT
212.667.8704
EEngelhardt@durst.org

ASHLEY MAYS
212.257.6596
AMays@durst.org

DurstReady

114 WEST 47TH STREET

PARTIAL 20TH FLOOR, SUITE 2000

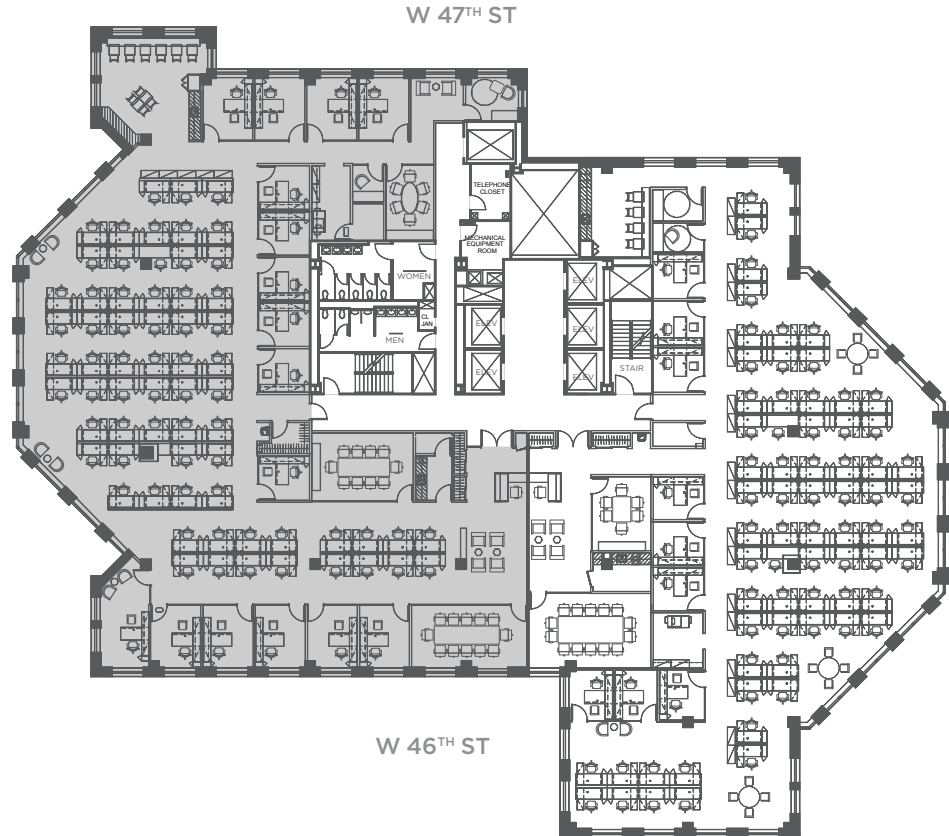
11,263 RSF

AVAILABILITY

- Available Nov 2019

FEATURES

- Premium Prebuilt
- Partial Floor Presence
- Blended Open and Private Office Layout
- Fully-Furnished with Knoll Furniture
- Sit/Stand Desks
- LED Lighting



TEST FIT | OPEN PLAN

WORKSPACE

Private Offices	9
Workstations	68
Reception	1
TOTAL	78
RSF	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

PROPERTY IMAGES



BUILDING EXTERIOR



BUILDING LOBBY



ERIC ENGELHARDT
212.667.8704
EEngelhardt@durst.org

ASHLEY MAYS
212.257.6596
AMays@durst.org