AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partial Floor 23</td>
<td>DurstReady 17,793 SF</td>
</tr>
<tr>
<td>Entire Floor 20</td>
<td>DurstReady 24,446 SF</td>
</tr>
<tr>
<td>Partial Floor 20</td>
<td>DurstReady 13,183 SF</td>
</tr>
<tr>
<td>Partial Floor 20</td>
<td>DurstReady 11,263 SF</td>
</tr>
<tr>
<td>Partial Floor 18</td>
<td>DurstReady 5,535 SF</td>
</tr>
</tbody>
</table>

*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.
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	rromeo@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 48th 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. 32,000 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
PROPERTY HIGHLIGHTS

PRIVATE OFFICES - PREBUILT AND FURNISHED SUITE OPPORTUNITY

RECEPTION - PREBUILT AND FURNISHED SUITE OPPORTUNITY
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.
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

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

ERIC ENGELHARDT
212.667.8704
EEngelhardt@durst.org

ASHLEY MAYS
212.257.6596
AMays@durst.org
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