1133 Avenue of the Americas

AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floor 43</td>
<td>22,456 SF</td>
</tr>
<tr>
<td>Partial Floor 36</td>
<td>5,976 SF</td>
</tr>
<tr>
<td></td>
<td>Built Space, Corner Unit, Excellent Views and Natural Light</td>
</tr>
</tbody>
</table>

| Entire Floor 27      | 1,533 SF |
| Suite 2700           |        |
| Suite 2710-19        |        |
| Suite 2720-24        |        |
| Suite 2725-29        |        |
| Suite 2730-34        |        |
| Suite 2735-39        | 4,188 SF |
|                      | Built Spaces, Office and Office/Open Work Layouts; Midtown and Westside Views. |

PROPERTY OVERVIEW

With its limestone façade and sleek modernist lines, 1133 Avenue of the Americas led the transformation of Sixth Avenue into a global business hub. Located between 43rd and 44th Streets, the tower maintains a distinctive presence overlooking Bryant Park.

A recently completed capital improvement initiative brought a soaring travertine lobby accented by a striking LED sculpture by Leo Villareal, destination dispatch elevator controls, new elevator cab interiors, and a newly landscaped outdoor plaza. Other property features include green roofs and exclusive landscaped terraces for tenants to enjoy. The building is also home to the world headquarters, showroom and performance space of Steinway & Sons.

MAJOR TENANTS

Bank of America; Patterson, Belknap Webb & Tyler; Chubb; ING Financial Holdings; Take 2 Interactive; Steinway & Sons; and The National Basketball Players Association (NBPA).
PROPERTY FACT SHEET

OVERVIEW

BUILDING OWNER & MANAGER
The Durst Organization

YEAR COMPLETED
1970

CAPITAL IMPROVEMENTS
In 2016, a $40 million capital improvement program completed renovations to the soaring travertine lobby, which include: a new security desk, a striking LED sculpture by Leo Villareal, destination dispatch elevator controls and new elevator cab interiors. Other features of the property include over 5,000 square feet of green roofs and exclusive landscaped terraces for tenants to enjoy.

ARCHITECT
Emory Roth & Sons

LOCATION
1133 Avenue of the Americas between 43rd and 44th Streets

LEASING CONTACTS
Thomas Bow
tbow@durst.org, 212.257.6610
Rocco Romeo
rromeo@durst.org, 212.257.6630
Tanya Grimaldo
tgrimaldo@durst.org, 212.257.6515

PROXIMITY TO MASS TRANSIT
Adjacent to 15 Subway lines on 42nd Street: 1, 2, 3, 7, A, B, C, D, E, F, M, N, R, Q, S; Blocks from the Port Authority Bus Terminal and Grand Central; 10 minute walk to Penn Station

BUILDING HEIGHT
539 feet

STORIES
45

SLAB TO SLAB HEIGHT
12 feet to 21 feet

FLOOR PLATES
Low: 32,000 - 35,000 SF
High: 22,000 - 24,000 SF

STANDARD HOURS OF OPERATION
The on-site Property Management Office is open 8:30 AM-5:30 PM, Monday–Friday. Building hours are from 8:00 AM- 6:00 PM.

DELIVERIES/LOADING DOCK
The loading dock is located at 111 West 43rd Street. Deliveries requiring freight elevator service can be made Monday–Friday during regular freight hours (8:00 AM-5:00 PM, excluding holidays). The loading dock bays measure 11’ 4” high and 12’ 4” high.

ELEVATORS
20 passenger elevators with destination dispatch and modernized cabs Two freight elevators: 70”d x 84”w x 120”h and 79”d x 70”w x 112”h

SUSTAINABILITY
• LEED Silver certification under LEED v4 Operations + Maintenance: Existing Buildings; one of the first two buildings in NYC to receive certification under the more stringent LEEDv4 rating system
• EPA Water Sense-labeled new plumbing fixtures to promote high-performance and water efficiency
• Tenant recycling program and organics collection program for composting
• Use of green cleaning products, equipment and strategies to promote a healthier work environment
• Renewable wind power is purchased to offset 100% of the building’s electricity use
• Green roofs and exclusive outdoor terraces for tenants to enjoy

POWER AND UTILITIES

HEATING, VENTILATION AND AIR CONDITIONING
Heating is provided by boiler systems. The air conditioning system is a high-velocity induction unit system serving the perimeter of the building and a medium velocity variable air-volume system serving the interior areas.

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. Power is the distributed via pipe and wire risers 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. Our 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 telecommunication providers. Service providers currently available at 1133 Avenue of the Americas:
• Wireless: Verizon Wireless
• Telephone: Verizon
• Internet: Cogent Communication, Lightower, RCN, and Spectrum
• Television: RCN and Spectrum
1133 Avenue of the Americas

AS-BUILT PLAN
FLOOR 43

West 44th Street

West 43rd Street

22,456 SF
AS-BUILT PLAN
PARTIAL FLOOR 36

5,976 SF
1133 Avenue of the Americas

AS-BUILT PLAN
ENTIRE FLOOR 27

Suite 2700
1,533 SF

Suite 2725-29
3,345 SF

Suite 2710-19
4,652 SF

Suite 2730-34
2,615 SF

Suite 2720-24
5,263 SF

Suite 2735-39
4,188 SF

West 44th Street
2700

West 43rd Street

Durst

1133 Avenue of the Americas

AS-BUILT PLAN
ENTIRE FLOOR 27

Suite 2700
1,533 SF

Suite 2725-29
3,345 SF

Suite 2710-19
4,652 SF

Suite 2730-34
2,615 SF

Suite 2720-24
5,263 SF

Suite 2735-39
4,188 SF

West 44th Street
2700

West 43rd Street