

655 THIRD AVENUE

AVAILABILITIES

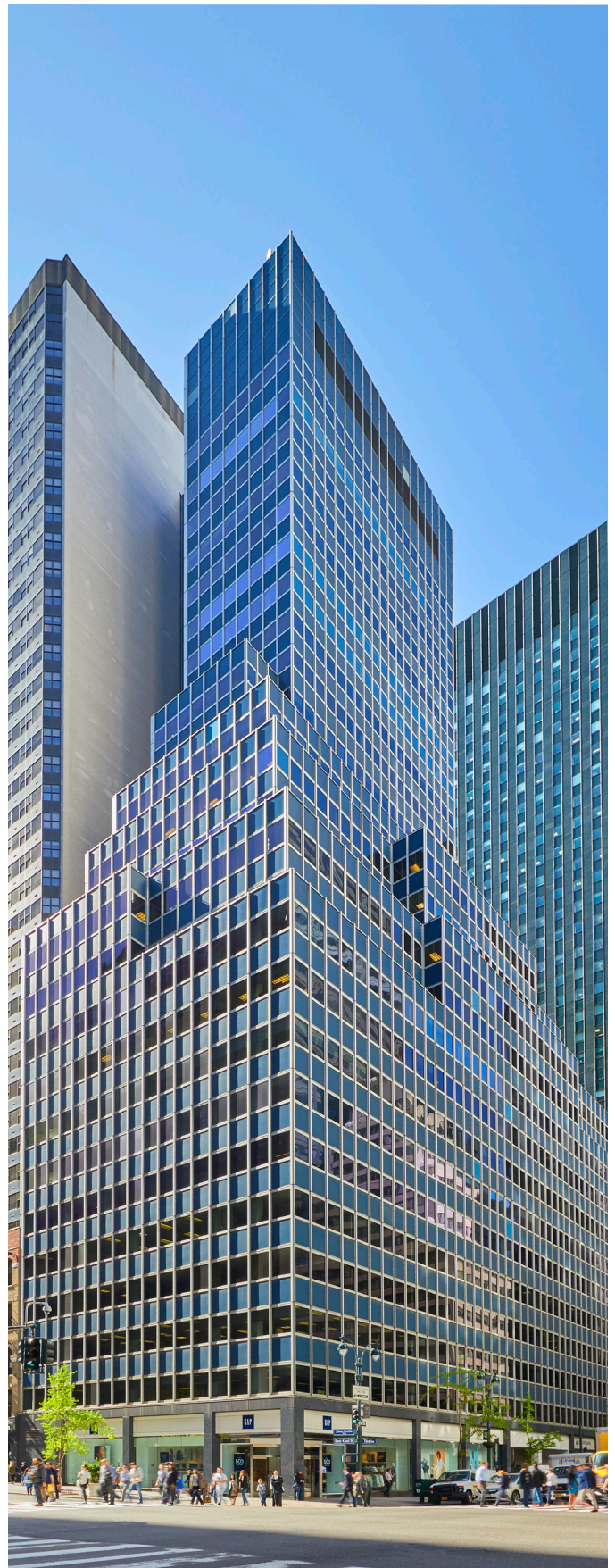
Partial Floor 29	3,931 SF <i>Built Corner Office. Superb Midtown Views.</i>
Entire Floor 27	5,719 SF <i>High-End Built and Furnished Space. Bright Light and Sweeping Views.</i>
Partial Floor 25	2,716 SF <i>Built Space. Corner Unit. Great Light and Views. Arranged Possession.</i>
Entire Floor 24	5,719 SF <i>Pristine Built and Furnished Space. Bright Light and Sweeping Views. Available Immediately.</i>
Partial Floor 20	4,960 SF <i>Built Space. Office-Intensive Layout. Midtown and East River Views. Arranged Possession.</i>
Entire Floor 17	11,939 SF <i>Full Floor Presence. 1,250 SF Private Outdoor Terrace. Midtown and East River Views.</i>
Partial Floor 15	8,531 SF <i>Built Corner Unit. Arranged Possession.</i>
Entire Floor 10	23,437 SF <i>Divisions Considered. Full Floor Presence.</i>
Entire Floors 2-6	117,243 SF <i>Contiguous Block with 23,449-SF Floor Plates. Opportunity for Private Entrance.</i>

PROPERTY OVERVIEW

Conveniently located one block from Grand Central Terminal on Midtown East's highly desirable Third Avenue corridor, 655 Third Avenue features a renovated lobby, double glazed windows that deflect glare and reduce heat gain, and 4,775 SF of green roofs. The building recently achieved Gold certification under LEED v4 Existing Buildings: Operations + Maintenance, reflecting the successful implementation of Durst's portfolio-wide sustainable policies and procedures.

MAJOR TENANTS

Abacus Group; Big East Conference; Nippon Life; and Mitsubishi Corporation (Americas).



LEASING CONTACTS

Ashlea Aaron
212.257.6590
AAaron@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

655 THIRD AVENUE

PROPERTY FACT SHEET

OVERVIEW

BUILDING OWNER & MANAGER

The Durst Organization

YEAR COMPLETED

1958

ARCHITECT

Emery Roth & Sons

LOCATION

655 Third Avenue is located on the east side of Third Avenue between 42nd and 41st Streets

PROXIMITY TO MASS TRANSIT

Grand Central Terminal: 4, 5, 6, 7, E, and S subways; Metro North trains; M42, M101, M102, M103, M15, SBS buses

BUILDING HEIGHT

356 feet

STORIES

30

SLAB TO SLAB HEIGHT

11 feet, 3 inches

FLOOR PLATES

Low: 23,500 SF
Mid: 11,900 SF - 16,200 SF
High: 5,600 SF - 7,300 SF

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 a 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.

HOURS OF OPERATION

The on-site Property Management Office is open 8:30 AM to 5:30 PM, Monday through Friday. Building hours are 8:00 AM to 6:00 PM, Monday through Friday.

ELEVATORS

9 passenger elevators

FREIGHT ELEVATORS

Two freight elevators:

#6 serves sub-basement to loading dock
Door opening is 42"W x 82"H
Inside elevator 79"W x 104-½"H x 56-½"D

#10 serves sub-basement to floor 29
Door opening is 42"W x 90"H
Inside elevator 73-½"W x 96"H x 72"D

DELIVERIES/LOADING DOCK

The loading dock is located at 207 East 41st Street. Deliveries requiring freight elevator service can be made Monday through Friday during regular freight hours (9:30 AM to 12 PM and 1 PM to 4:30 PM), excluding weekends and holidays. All loading docks are staffed by security personnel whenever they are in operation.

LOBBY

The renovated lobby includes a new concierge desk, newsstand, turnstiles connected to a building security system, and central alarm reporting station.

SUSTAINABILITY

- EPA WaterSense-labeled plumbing fixtures promote 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

POWER AND UTILITIES

HEATING, VENTILATION AND AIR CONDITIONING

Heating is provided by Con Edison steam. Heat exchangers convert the steam to hot water. The air conditioning system is a central-fan constant-volume type consisting of two refrigeration machines with capacities of 600 tons each. The central fan rooms are located on the 8th, 9th and 13th floors. The cooling tower has a capacity of 1,600 tons. Conditioned air is distributed to the perimeter while interior zones are controlled by thermostats. Perimeter fan coil units have individually controlled fan speeds.

ELECTRICAL SYSTEM

Con Edison delivers electrical power to the building via a second contingent, 120/208V spot network located in the sidewalk vault. The service comprises three 4,000-amp service take-offs that feed the building's service switchgear. Power is then distributed via pipe and wire risers throughout the building. 100% of the energy utilized by the building is wind power purchased from Con Edison Solutions.

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 sub-metering system, that is used for tenant billing as well performance monitoring. 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 regulations.

TELECOMMUNICATIONS

The Durst Organization offers its tenants a wide range of telecommunication providers. Service providers currently available at 655 Third Avenue include:

- Wireless: AT&T and Verizon Wireless
- Telephone: Verizon
- Internet: Cogent Communication, Lighttower, RCN, and Spectrum
- Television: RCN and Spectrum



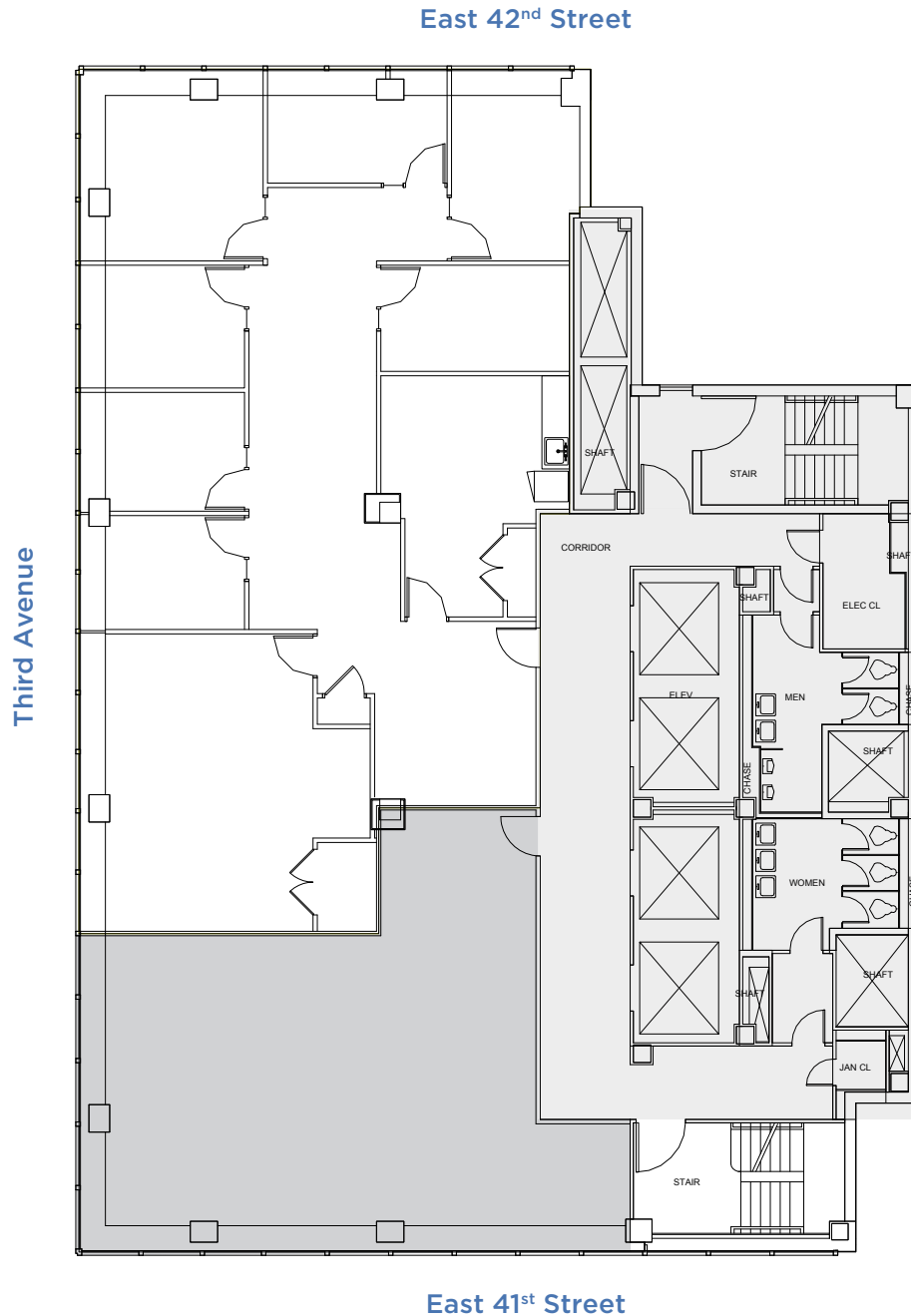
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AS-BUILT PLAN PARTIAL FLOOR 29



3,931 SF



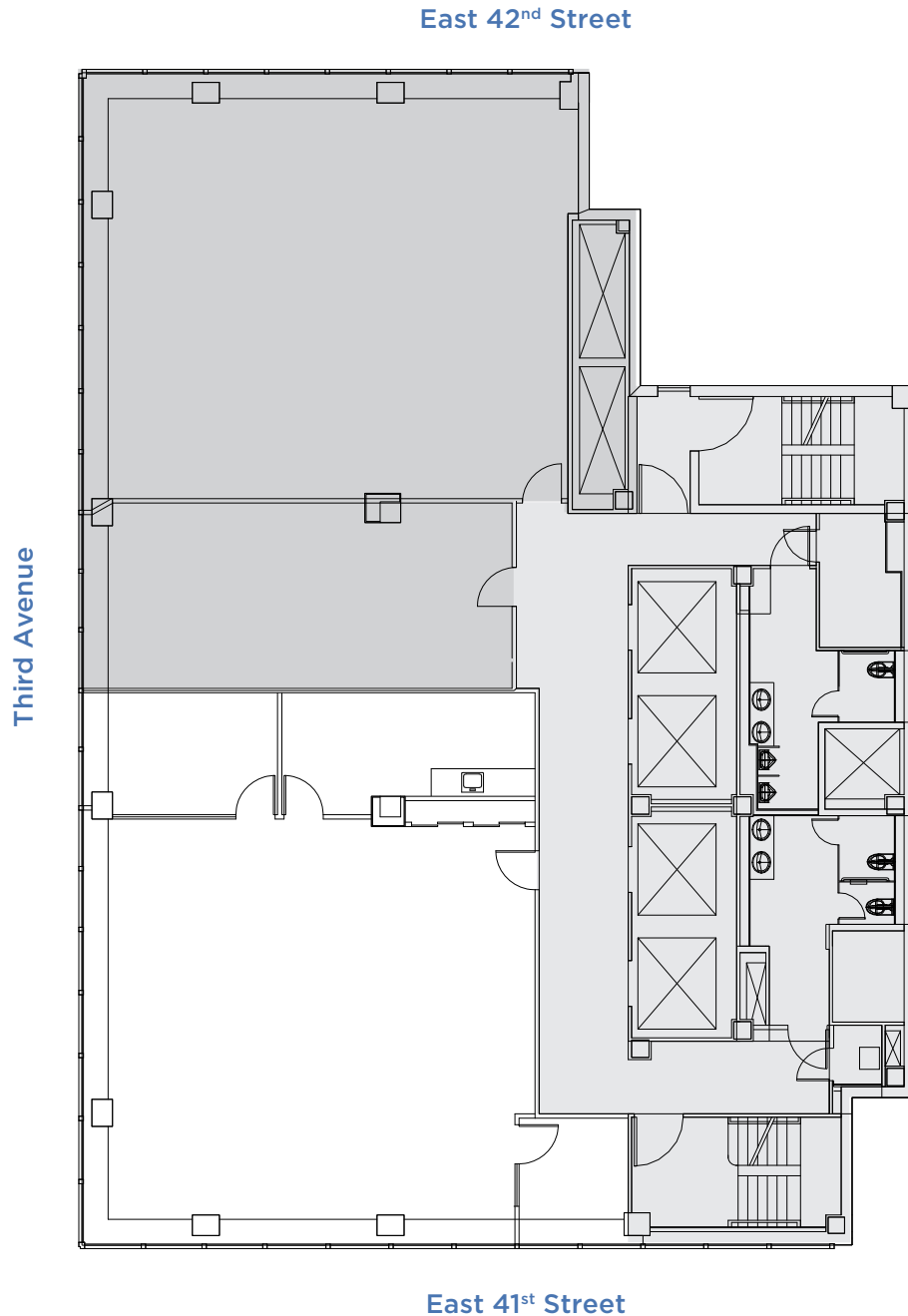
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655 THIRD AVENUE

AS-BUILT PLAN PARTIAL FLOOR 25



2,716 SF



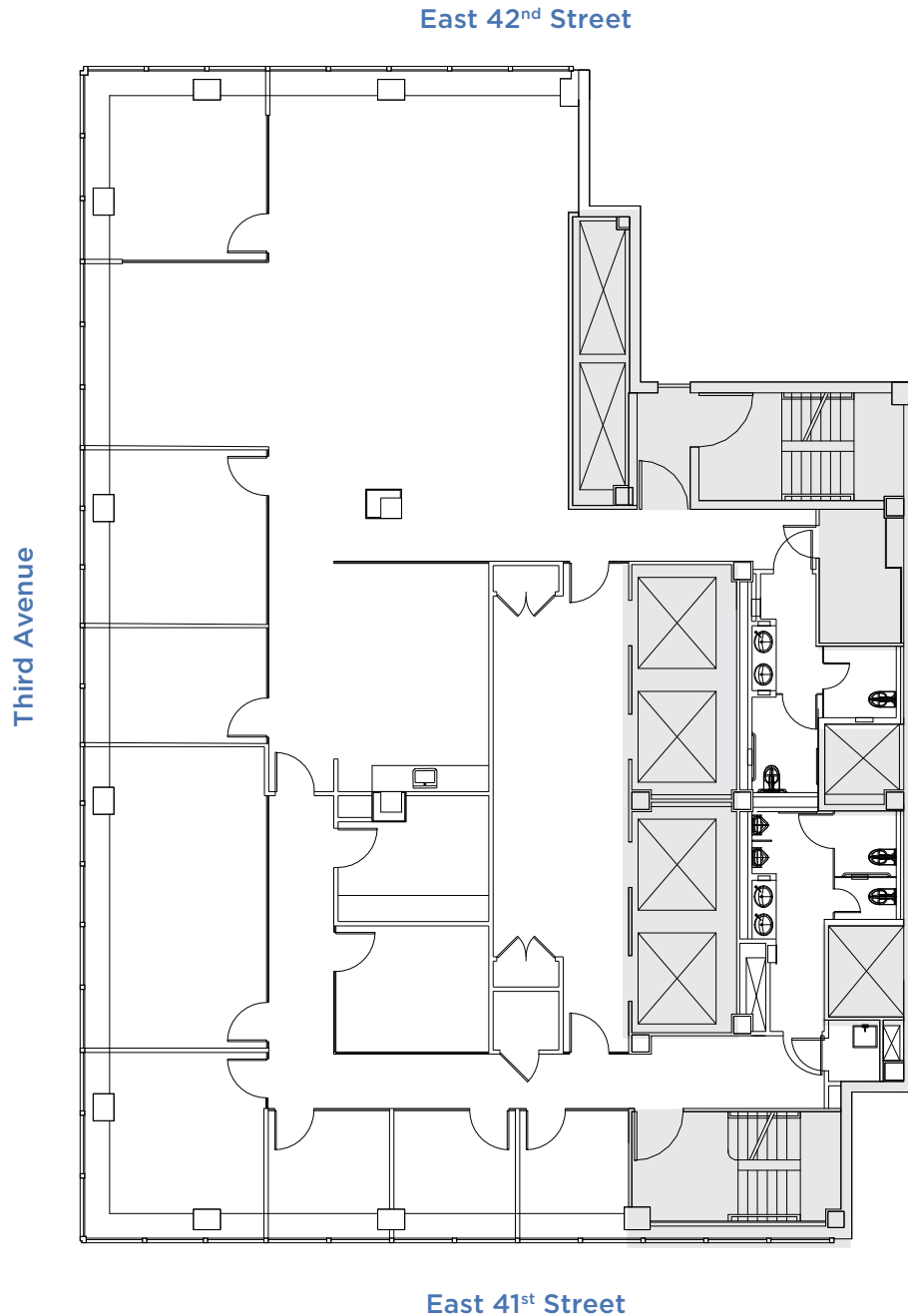
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655 THIRD AVENUE

AS-BUILT PLAN ENTIRE FLOOR 24



5,719 SF



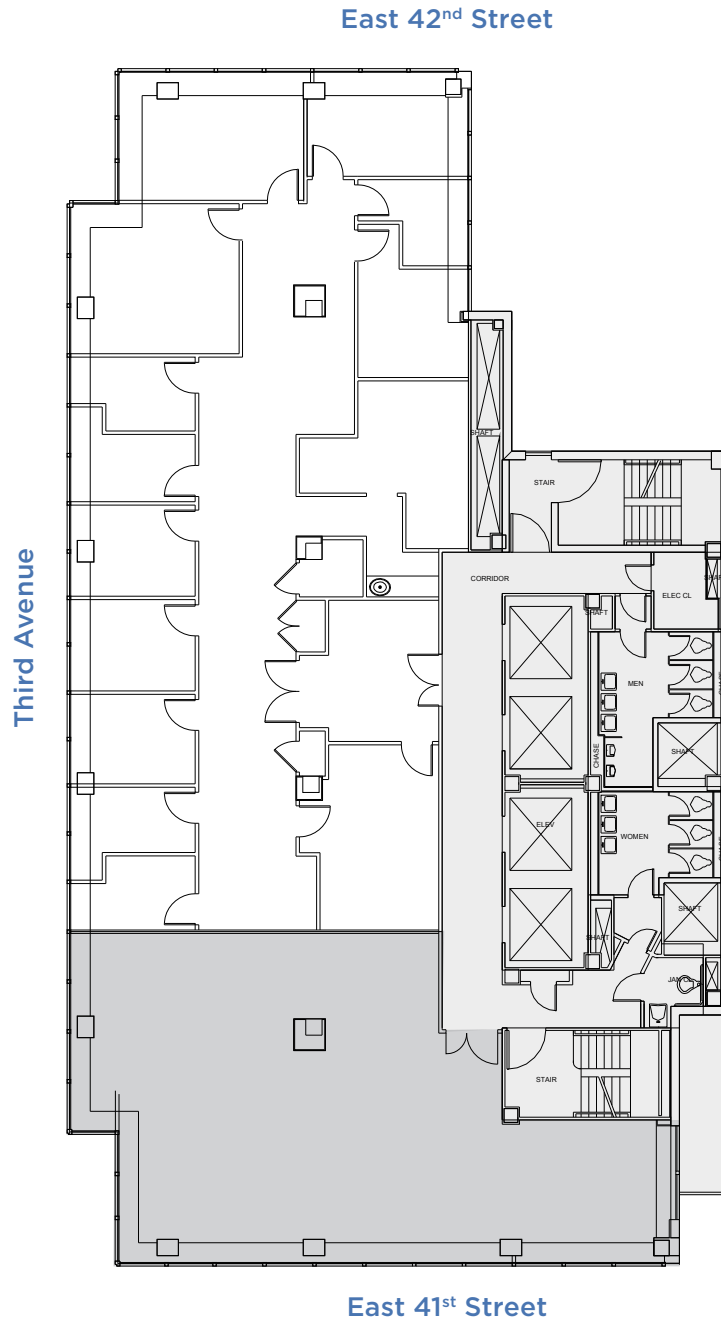
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655 THIRD AVENUE

AS-BUILT PLAN PARTIAL FLOOR 20



4,960 SF



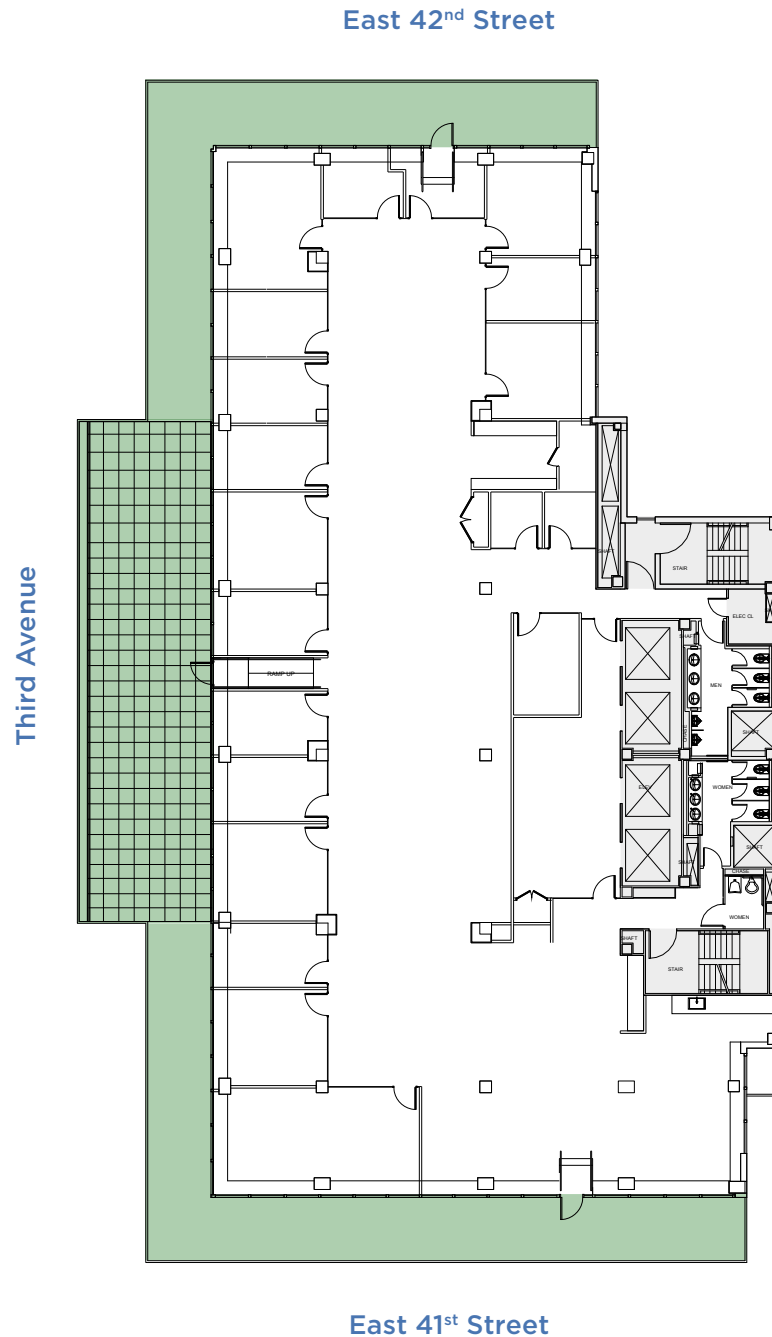
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655 THIRD AVENUE

AS-BUILT PLAN ENTIRE FLOOR 17



11,939 SF
1,250 SF Terrace



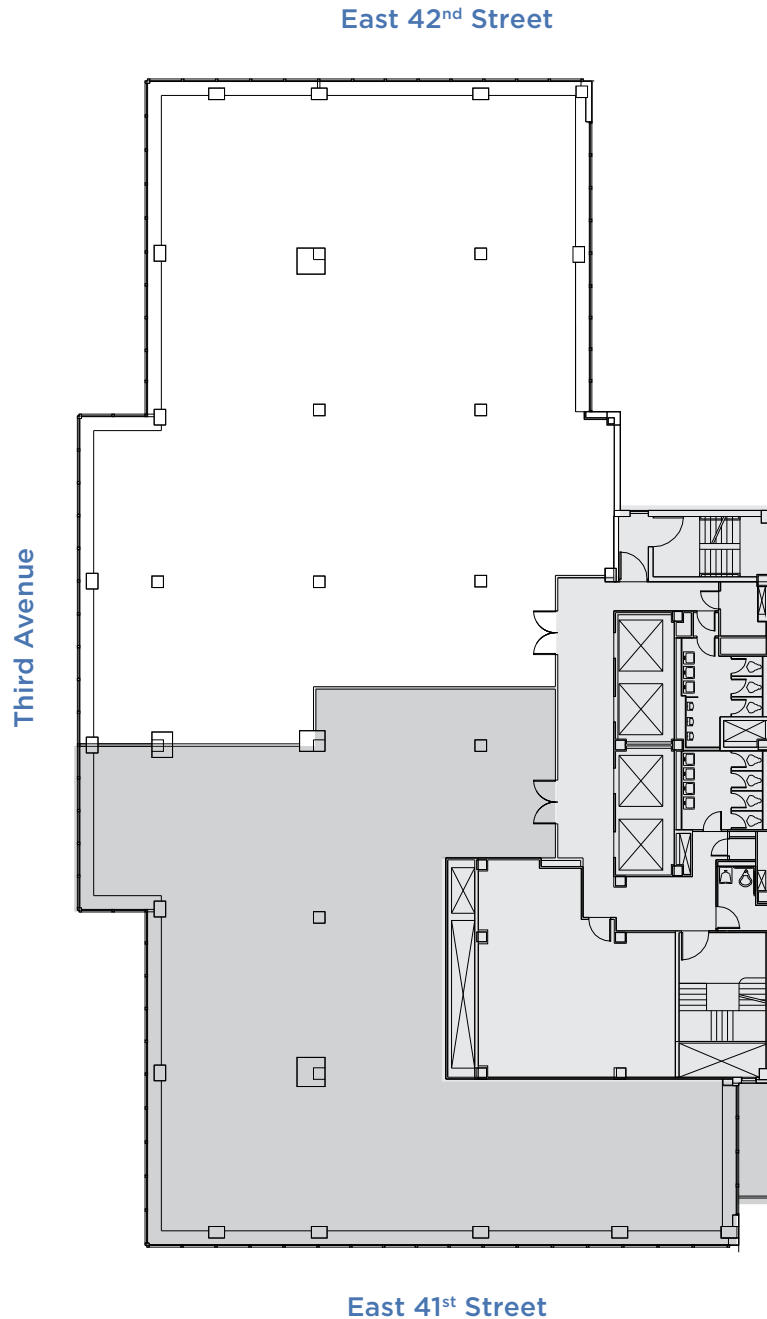
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655 THIRD AVENUE

CORE & SHELL PLAN PARTIAL FLOOR 15



8,531 SF



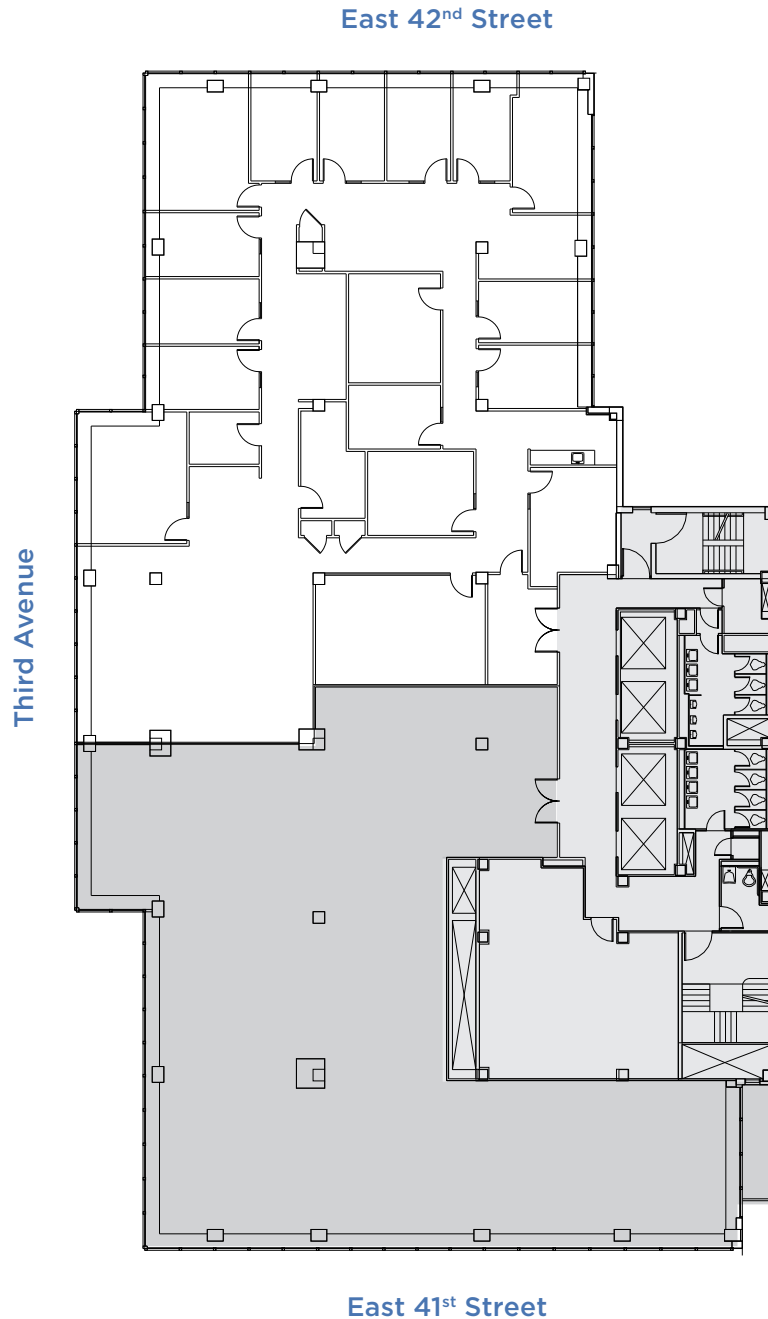
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AS-BUILT PLAN PARTIAL FLOOR 15



8,531 SF



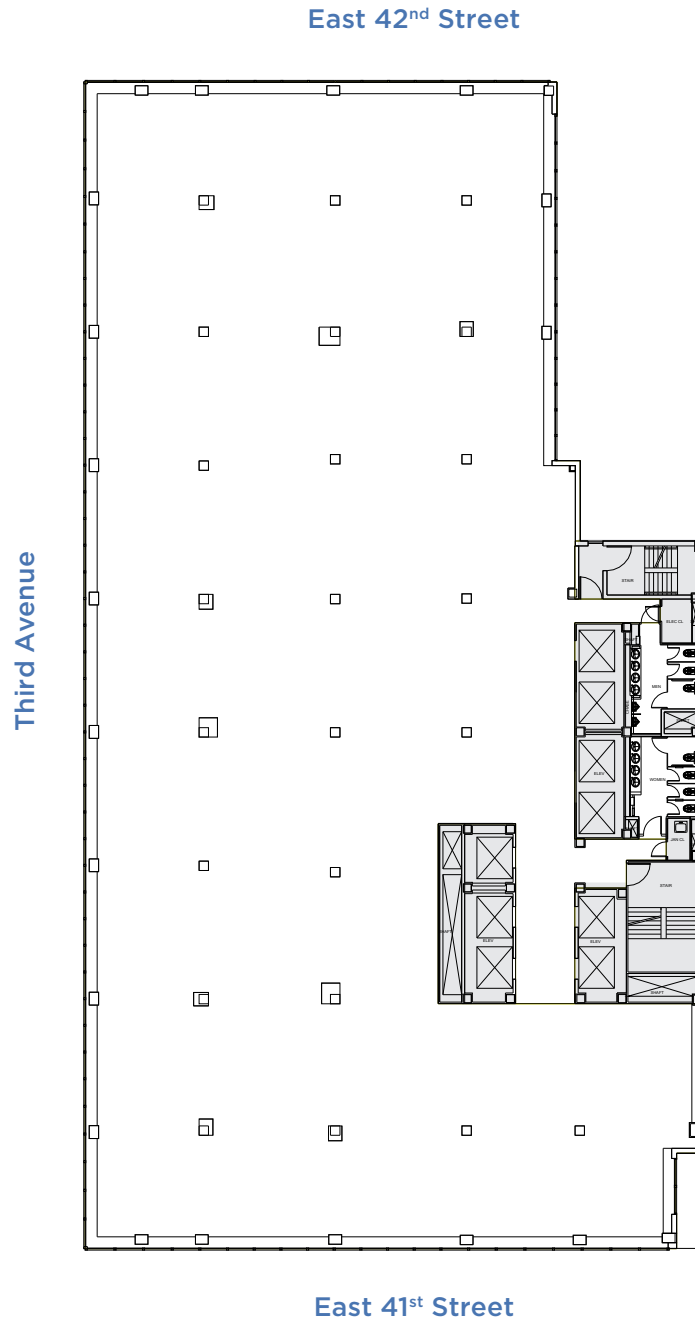
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CORE & SHELL PLAN ENTIRE FLOOR 10



23,437 SF – Divisions Considered



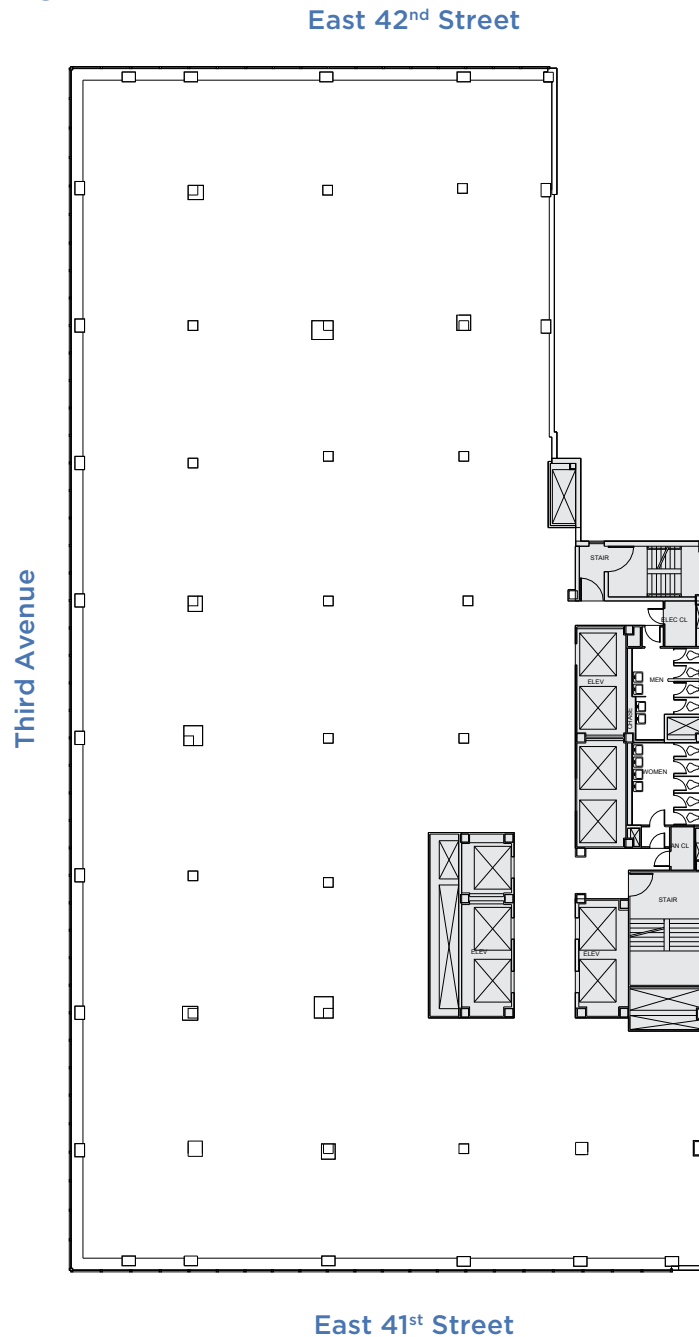
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CORE & SHELL PLAN ENTIRE FLOOR 6



23,387 SF



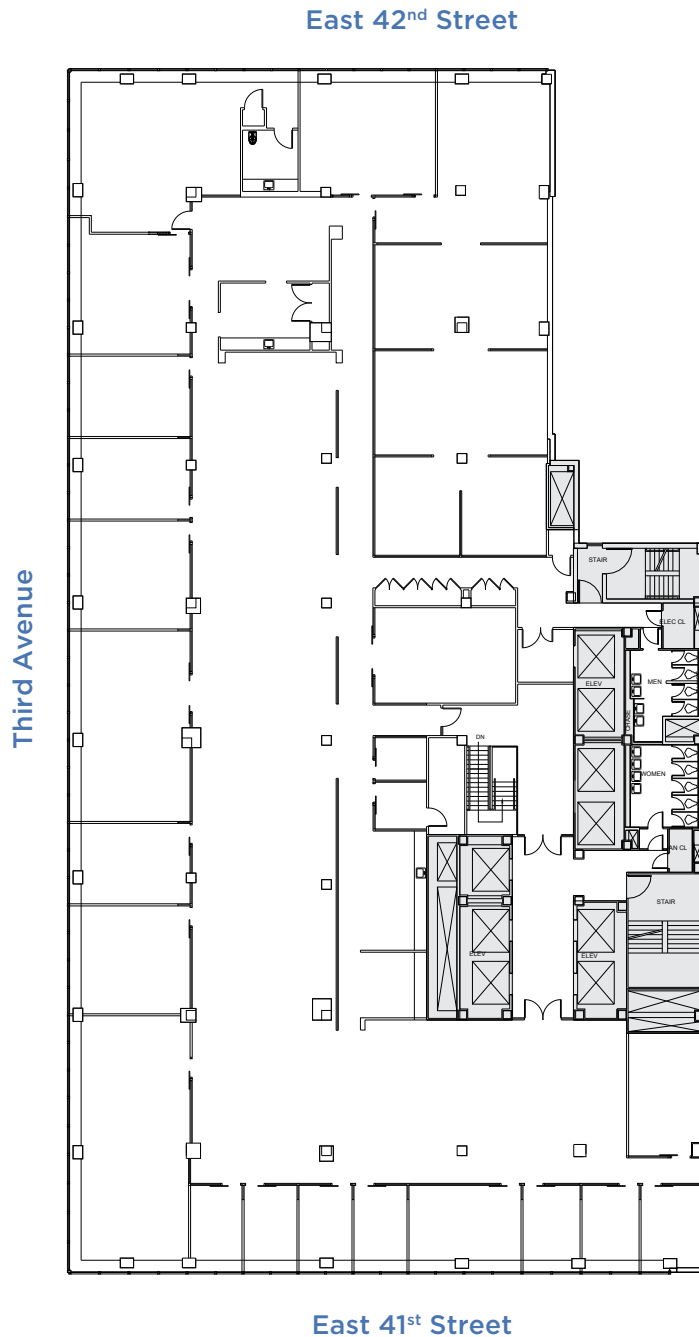
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AS-BUILT PLAN ENTIRE FLOOR 6



23,387 SF



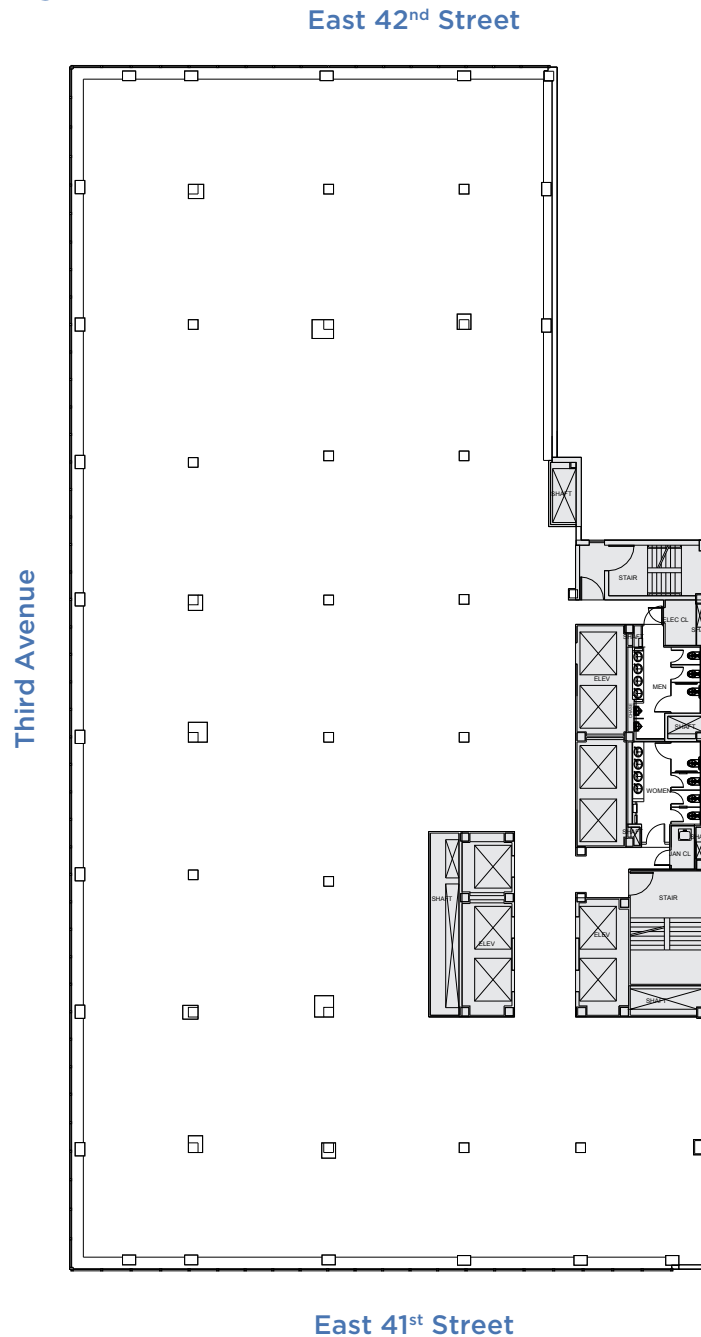
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CORE & SHELL PLAN ENTIRE FLOOR 5



23,449 SF



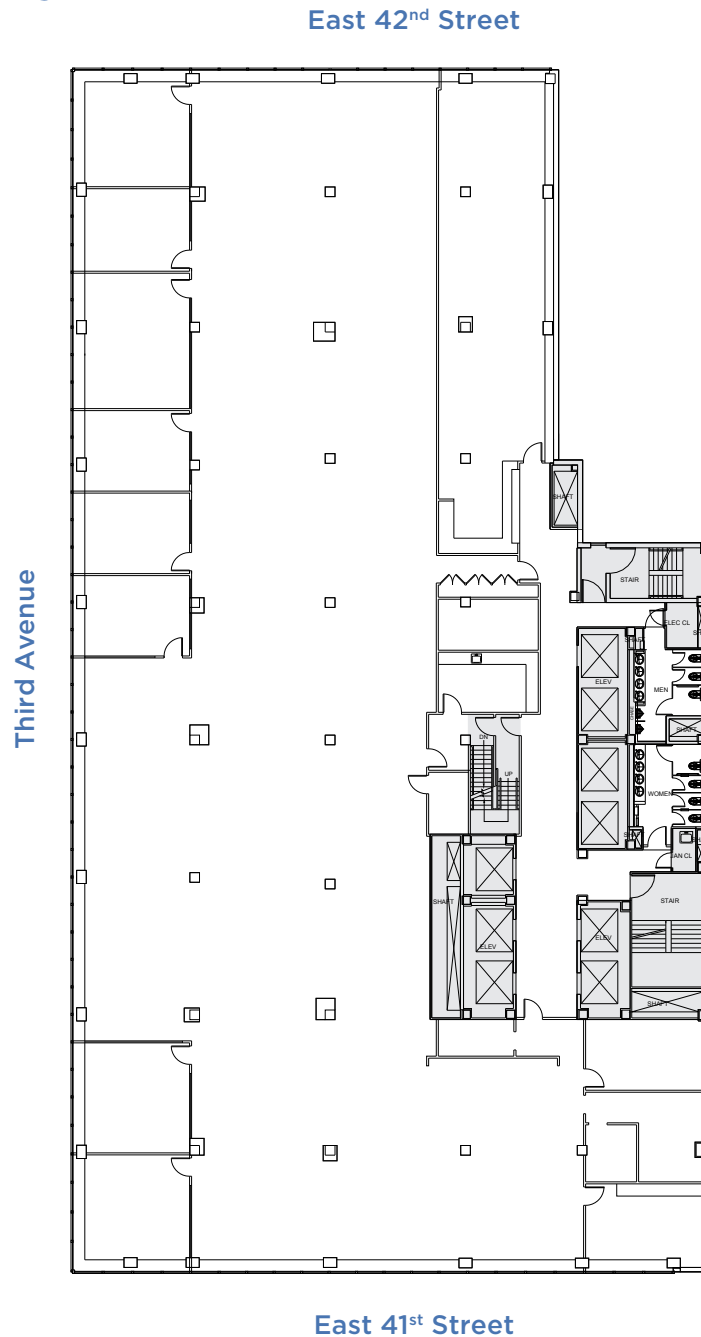
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AS-BUILT PLAN ENTIRE FLOOR 5



23,449 SF



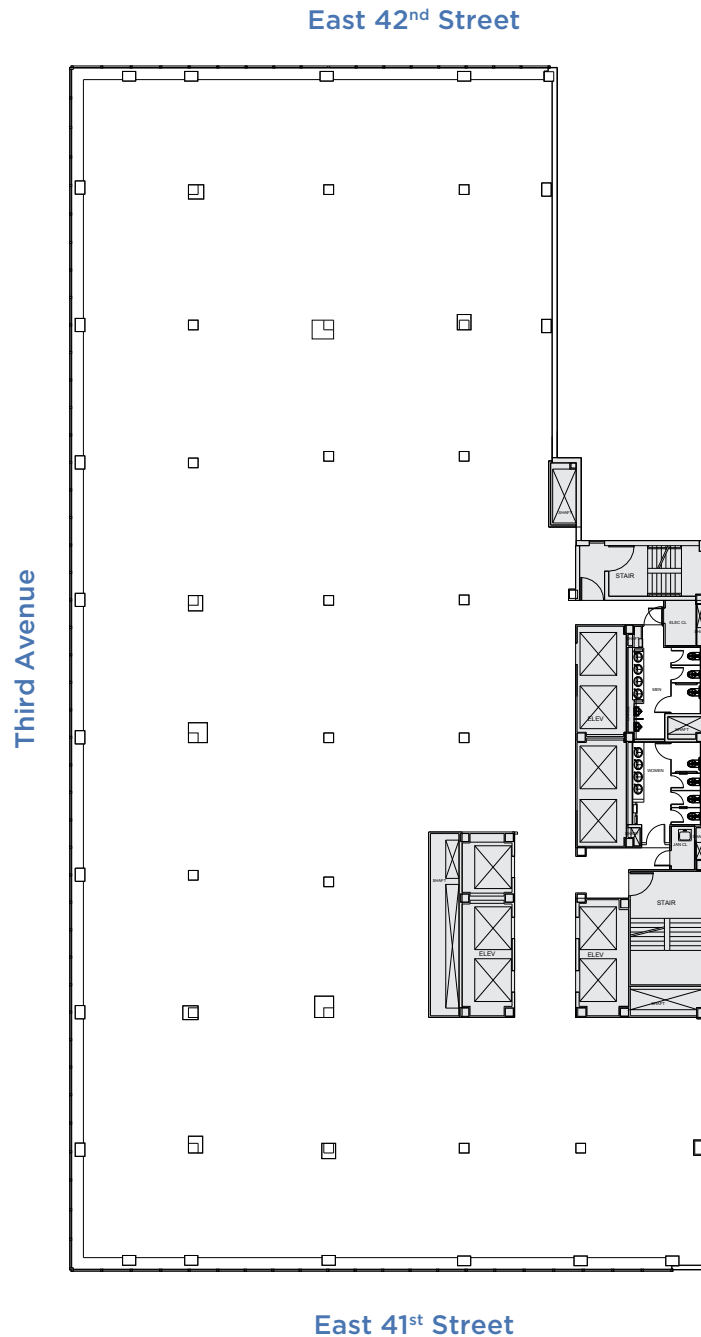
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655 THIRD AVENUE

CORE & SHELL PLAN ENTIRE FLOOR 4



23,449 SF



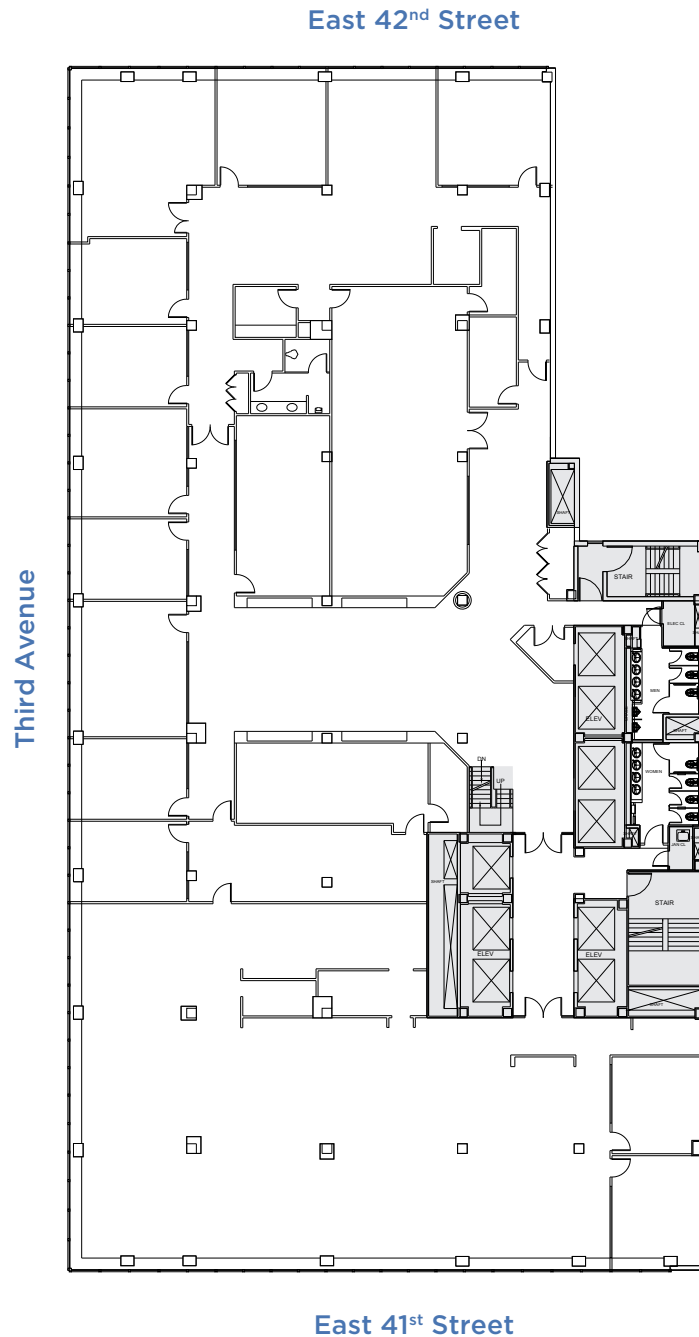
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AS-BUILT PLAN ENTIRE FLOOR 4



23,449 SF



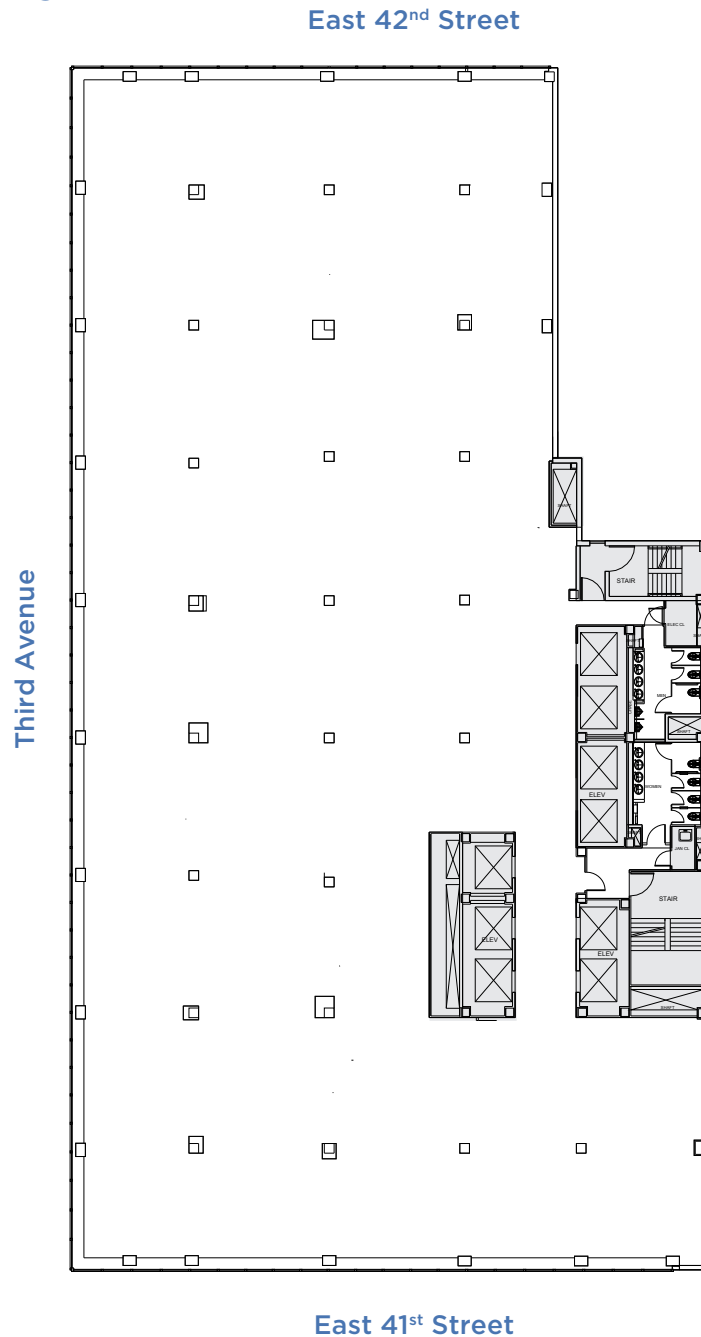
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655 THIRD AVENUE

CORE & SHELL PLAN ENTIRE FLOOR 3



23,449 SF



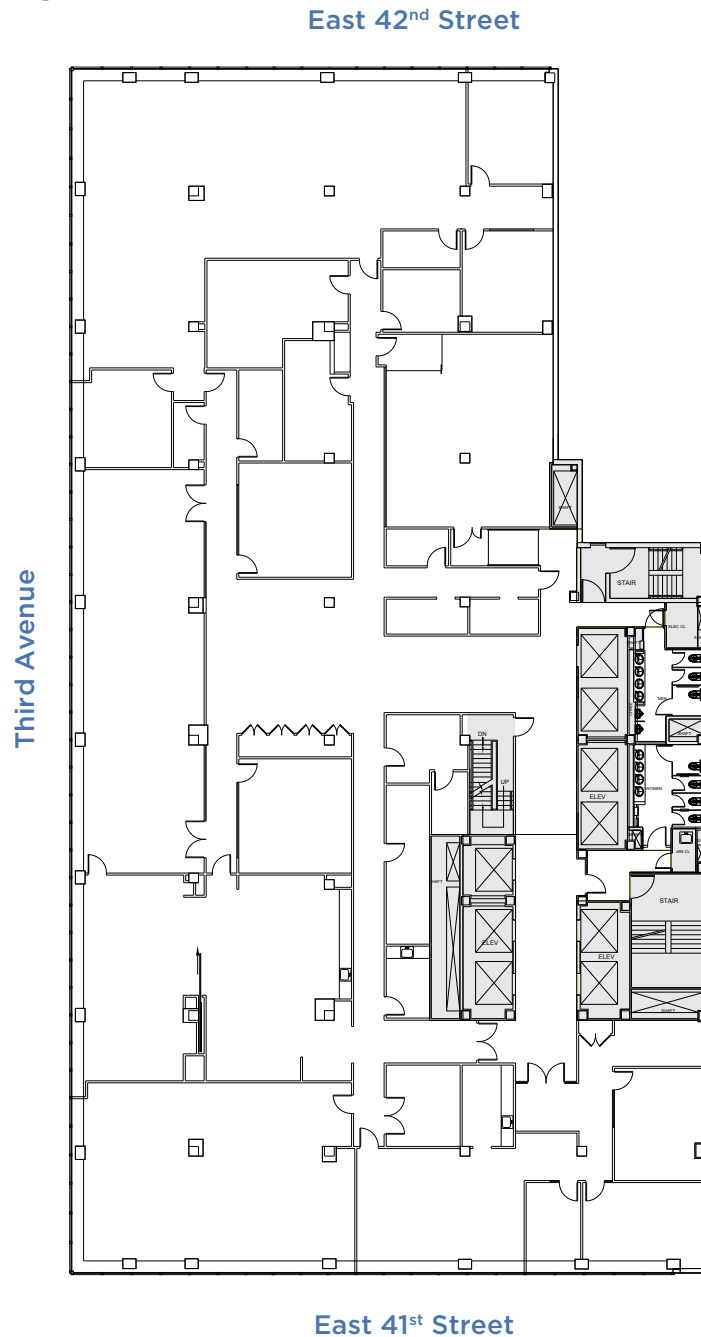
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AS-BUILT PLAN ENTIRE FLOOR 3



23,449 SF



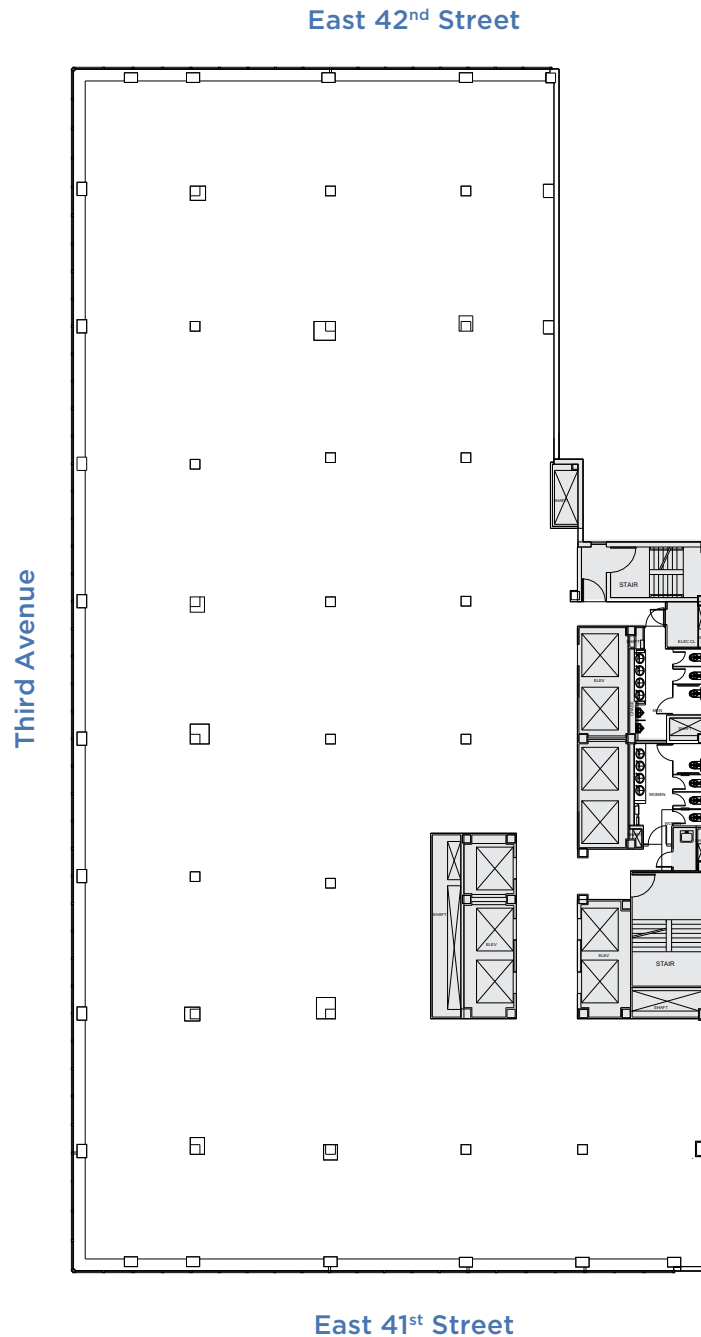
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655 THIRD AVENUE

CORE & SHELL PLAN ENTIRE FLOOR 2



23,447 SF



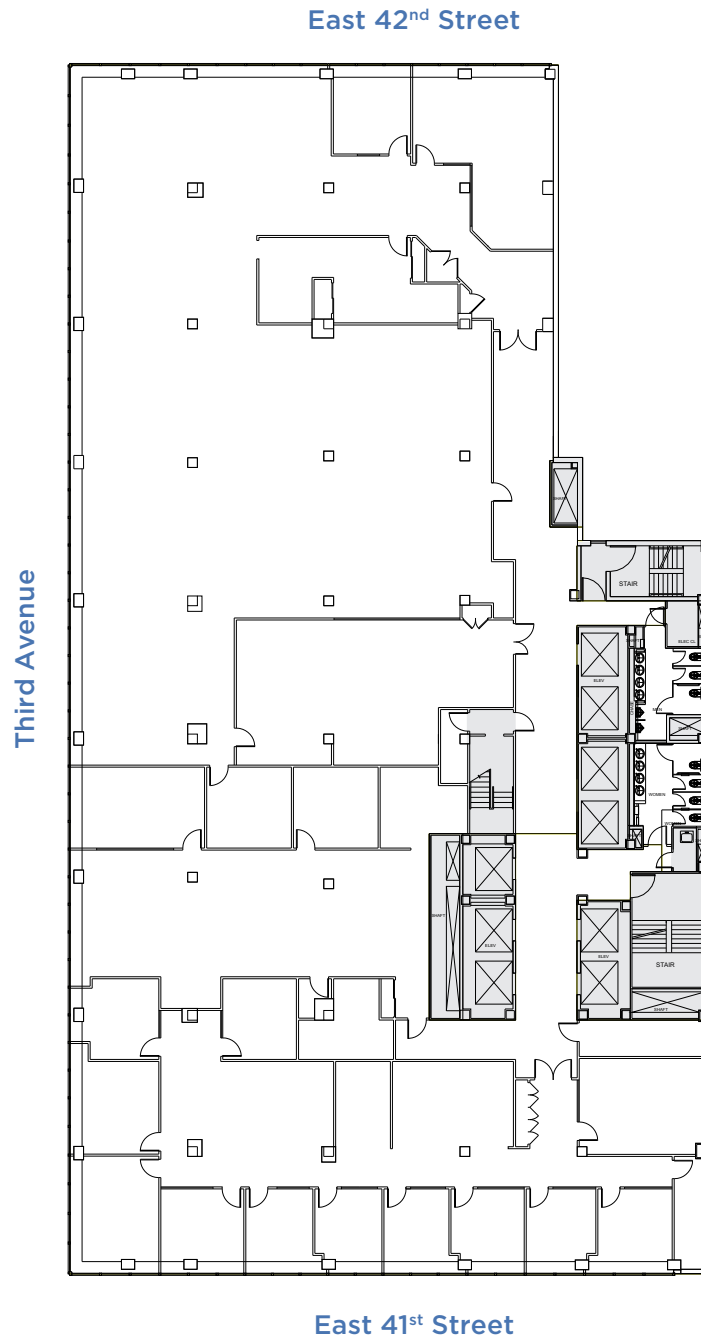
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AS-BUILT PLAN ENTIRE FLOOR 2



23,447 SF



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