**655 THIRD AVENUE**

**AVAILABILITIES**

<table>
<thead>
<tr>
<th>Availability</th>
<th>SF</th>
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</thead>
<tbody>
<tr>
<td>Partial Floor 12</td>
<td>7,759</td>
</tr>
<tr>
<td>Entire Floor 10</td>
<td>23,437</td>
</tr>
</tbody>
</table>

*Full Floor Presence. Built Space.*

**PROPERTY OVERVIEW**

655 Third Avenue is the first property built from the ground up by the Durst family. It was also the first building with a freestanding abstract sculpture on a New York City sidewalk: Windward by Jan Peter Stern. Building features include a renovated lobby with turnstile security, double-glazed windows that deflect glare and reduce heat gain, and 4,775 SF of green roofs.

**MAJOR TENANTS**

Mitsubishi International Corporation; Abacus Group; Big East Conference; and Nippon Life.
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 Street and 41st Streets

PROXIMITY TO MASS TRANSIT
Grand Central Terminal: 4, 5, 6, 7, E and Metro North trains; M42 bus on 42nd Street and M5 and M7 bus stops on 43rd Street; three blocks from Times Square: 1, 2, 3, 7, A, B, C, D, E, F, M, N, R, Q trains

BUILDING HEIGHT
356 feet

STORIES
30

SLAB TO SLAB HEIGHT
11 feet, 3 inches

FLOOR PLATES (LOW/HIGH)
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. All loading docks are staffed by security personnel whenever they are in operation.

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

ELEVATORS
9 passenger elevators

FREIGHT ELEVATORS
2 freight elevators:
The interior freight elevator (#6) – serves floors SB-Loading Dock.
Door opening is 42”W x 82”H
Inside elevator 79”W x 104-1/2”H x 56-1/2”D
Loading dock service elevator (#10) – serves floors SB-29.
Door opening is 42”W x 90”H
Inside elevator 73-1/2”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–Friday during regular freight hours (9:30 to 12pm & 1pm to 4:30pm), excluding weekend & holidays.

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

SUSTAINABILITY
• ENERGY STAR® certified and ranked in the top 20% of most energy efficient buildings in the U.S.
• 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

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 eighth, ninth and thirtieth floors. The cooling tower has a capacity of 1,600 tons. Conditioned air is distributed to the perimeter and interior zones are controlled by thermostats. Perimeter fan coil units have individually controlled fan-speed selection.

ELECTRICAL SYSTEM
Con Edion delivers electrical power to the building via a second contingent, 120/208V spot network located in the sidewalk vault. The service is made up of three 4,000-amp service take-offs, which feed the building’s service switchgear. Power is then distributed via pipe and wire risers throughout the building. 100% of the total energy utilized by the building consists of wind power, which is purchased from a third-party energy supplier, Con Edion 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, 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 655 Third Avenue:

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

PRIMARY LEASING CONTACT
Ashlea Aaron
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ADDITIONAL LEASING CONTACTS
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The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600 | www.durst.org
655 THIRD AVENUE

CORE & SHELL PLAN
PARTIAL FLOOR 12

7,759 SF
655 THIRD AVENUE

AS-BUILT PLAN
PARTIAL FLOOR 12

7,759 SF

East 42nd Street

East 41st Street

7,759 SF

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AS-BUILT PLAN
ENTIRE FLOOR 10

23,437 SF