## AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floor 27</td>
<td>5,719 SF</td>
</tr>
<tr>
<td>Partial Floor 25</td>
<td>2,716 SF</td>
</tr>
<tr>
<td>Entire Floor 24</td>
<td>5,719 SF</td>
</tr>
<tr>
<td>Partial Floor 15</td>
<td>8,531 SF</td>
</tr>
<tr>
<td>Partial Floor 12</td>
<td>7,759 SF</td>
</tr>
<tr>
<td>Entire Floor 10</td>
<td>8,000 – 23,437 SF</td>
</tr>
</tbody>
</table>

- **Entire Floor 27**: High-End Built & Furnished Space. Bright Light & Sweeping Views.
- **Partial Floor 15**: Built Corner Unit. Arranged Possession.
- **Partial Floor 12**: Built Corner Unit.
- **Entire Floor 10**: Full Floor Presence. Built Space with Premier Offices and Open Area.

## 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; Mitsubishi International Corporation; and Nippon Life
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 busses

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. All loading docks are staffed by security personnel whenever they are in operation.

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 to 12 PM and 1 PM to 4:30 PM), excluding weekends and holidays.

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 Ed 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 Ed 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 Ed 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, Lightower, RCN, and Spectrum
• Television: RCN and Spectrum
655 THIRD AVENUE

CORE & SHELL PLAN
ENTIRE FLOOR 27

East 42nd Street

East 41st Street

5,719 SF

5,719 SF
5,719 SF
655 THIRD AVENUE

AS-BUILT PLAN
ENTIRE FLOOR 24

5,719 SF
655 THIRD AVENUE

CORE & SHELL PLAN
PARTIAL FLOOR 12

East 42nd Street

East 41st Street

Third Avenue

7,759 SF
655 THIRD AVENUE

AS-BUILT PLAN
PARTIAL FLOOR 12

7,759 SF
655 THIRD AVENUE

CORE & SHELL PLAN
ENTIRE FLOOR 10

8,000 – 23,437 SF
655 THIRD AVENUE

AS-BUILT PLAN
ENTIRE FLOOR 10

8,000 – 23,437 SF