# AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Partial Floor 29</td>
<td>5,020 SF 5,020 SF</td>
</tr>
<tr>
<td>Entire Floor 26</td>
<td>5,212 – 8,496 SF</td>
</tr>
<tr>
<td>Partial Floor 24</td>
<td>3,651 SF</td>
</tr>
<tr>
<td>Partial Floor 24</td>
<td>1,193 SF</td>
</tr>
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<td>Entire Floor 23</td>
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</tr>
<tr>
<td>Partial Floor 22</td>
<td>3,487 SF</td>
</tr>
<tr>
<td>Partial Floor 22</td>
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<td>Partial Floor 15</td>
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</table>

# PROPERTY OVERVIEW

A substantial capital improvement campaign brought a new plaza with a zinc green wall, refurbished lobby, and new elevator cabs to 675 Third Avenue. A building-wide window replacement program also ensured enhanced views and notably increased energy efficiency.

# MAJOR TENANTS

Douglas Elliman; The Execu/Search Group; Gerner Kronick + Valcarcel; International Trademark Association; and Marathon Ventures.

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**LEASING CONTACTS**

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Bailey Caliban  
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BCaliban@durst.org
PROPERTY FACT SHEET

OVERVIEW

BUILDING OWNER & MANAGER
The Durst Organization

YEAR COMPLETED
1966

CAPITAL IMPROVEMENTS
A recently completed $30+ million capital improvement program introduced new windows building-wide, upgrades to current induction units, a new plaza with a zinc green wall feature; an updated entrance, lobby, and elevator cab renovations.

ARCHITECT
Emery Roth & Sons

LOCATION
Northeast corner of 42nd Street and Third Avenue.

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
365 feet

STORIES
32

SLAB TO SLAB HEIGHT
11 feet, 4 inches

FLOOR PLATES
Low: Approx. 18,300 SF
Mid: Approx. 10,500 SF
Tower: Approx. 8,500 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 in operation.

STANDARD 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.

PASSENGER ELEVATORS
Six modernized elevators

FREIGHT ELEVATORS
One freight elevator: 8’11”h x 6’2”w x 5’9”d Entrance: 3’4” x 7’

DELIVERIES/LOADING DOCK
The loading dock is located at 202 East 43rd Street. Freight hours are Monday through Friday, 9:30 AM to 12:00 PM and 1:00 PM through 4:30 PM.

SUSTAINABILITY
• New windows and perimeter induction units greatly increase tenant comfort and energy efficiency
• EPA Water Sense-labeled new plumbing fixtures promote water efficiency
• LEED Gold certified under LEED v4 Operations & Maintenance
• 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
• New outdoor plaza featuring a zinc green wall

POWER AND UTILITIES

HVAC
Heating is provided by Con Edison steam. Heat exchangers convert the steam to hot water, which is supplied to recently upgraded coils in the central fan rooms and perimeter induction units. The air conditioning system is a central-fan constant-volume type consisting of two refrigeration machines with capacities of 500 tons each. The main mechanical room is located in the basement and the central fan rooms are located on the 7th and 32nd floors. The cooling tower has a capacity of 1,700 tons.

LIFE SAFETY
A 350kW voluntary diesel generator on the Third Avenue setback of the second floor supports life safety and the required standby loads – including the fire alarm system, egress/stair lighting, house pumps, secondary hot water pumps, one low rise elevator, one high rise elevator, sump/ejector pumps, and building management system – in the event of power loss.

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 is made up of two 4,000-amp service take-offs that feed the building’s service switchgear (replaced in 2013). Power is then distributed throughout the building via pipe and wire risers.

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 as system performance monitoring.

As standard tenant on-boarding procedure, 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 rules and regulations.

TELECOMMUNICATIONS
The Durst Organization offers its tenants a wide range of telecommunication providers. Service providers currently available at 675 Third Avenue include:

• Wireless: AT&T and Verizon Wireless
• Telephone: Verizon
• Internet: Cogent Communication, Lightower, RCN, and Spectrum
• Television: RCN and Spectrum
PROPERTY HIGHLIGHTS
ENTRY PLAZA & ZINC-CLAD GREEN WALL

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PROPERTY HIGHLIGHTS

RENOVATED LOBBY

BUILDING-WIDE WINDOW REPLACEMENT

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AS-BUILT PLAN
PARTIAL FLOOR 29

5,020 SF

LEASING CONTACTS
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BCaliban@durst.org
CORE & SHELL PLAN
ENTIRE FLOOR 26

5,212 to 8,496 SF - Divisions Possible

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AS-BUILT PLAN
ENTIRE FLOOR 26

5,212 to 8,496 SF - Divisions Possible

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212.257.6535
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AS-BUILT PLAN
PARTIAL FLOOR 24

3,651 SF
AS-BUILT PLAN
PARTIAL FLOOR 24

1,193 SF

LEASING CONTACTS
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Bailey Caliban
212.257.6535  BCaliban@durst.org

The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600
CORE & SHELL PLAN
ENTIRE FLOOR 23

East 43rd Street

East 42nd Street

Third Avenue

8,580 SF

LEASING CONTACTS
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Bailey Caliban
212.257.6535
BCaliban@durst.org
8,580 SF
AS-BUILT PLAN
PARTIAL FLOOR 22

3,487 SF
AS-BUILT PLAN
PARTIAL FLOOR 22

East 43rd Street

Third Avenue

2,267 SF

East 42nd Street

LEASING CONTACTS
Ashlea Aaron
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212.257.6535
BCaliban@durst.org
AS-BUILT PLAN
PARTIAL FLOOR 19

3,031 SF
PREBUILT PLAN
PARTIAL FLOOR 15

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>WORKSPACE SIZE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
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<td>5</td>
</tr>
<tr>
<td>Workstations</td>
<td>6</td>
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<tr>
<td>Reception</td>
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<td>1</td>
</tr>
<tr>
<td>TOTAL</td>
<td>14</td>
<td>14</td>
</tr>
</tbody>
</table>

SUMMARY

RSF: 4,834
OCCUPANTS: 14
RSF/OCC: 346

4,834 SF

LEASING CONTACTS
Ashlea Aaron 212.257.6590 AAaron@durst.org
Bailey Caliban 212.257.6538 BCaliban@durst.org

East 43rd Street
East 42nd Street
Third Avenue

PREBUILT PLAN
PARTIAL FLOOR 15

PLANNED WORKSPACE

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OCCUPANTS: 14
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4,834 SF

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East 43rd Street
East 42nd Street
Third Avenue
675 THIRD AVE

AS-BUILT PLAN
PARTIAL FLOOR 15

4,675 SF

LEASING CONTACTS
Ashlea Aaron
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AAaron@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

East 43rd Street

Third Avenue

East 42nd Street
675 THIRD AVENUE
ENTIRE 14TH FLOOR | 10,235 SF

PROPERTY IMAGES

AVAILABILITY
• Available Now

FEATURES
• Premium Move-In Ready Office Space
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS

WORKSPACE
Private Offices  2
Workstations  61
Reception  1
TOTAL  64
SF  10,235

COLLABORATION SPACE
Conference Rooms  3

PLANNED SUPPORT
Pantry  1
IDF Room  1

DURSTREADY.COM
AS-BUILT PLAN
PARTIAL FLOOR 12

East 43rd Street

East 42nd Street

Third Avenue

4,743 SF

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Bailey Caliban
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BCaliban@durst.org

LEASING CONTACTS

PRIMAR Y LEASING CO NTACT AD DITIO NAL LEASING CO NTACTS

4,743 SF
AS-BUILT PLAN
ENTIRE FLOOR 11

East 43rd Street
Third Avenue
East 42nd Street

10,280 SF

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AS-BUILT PLAN
PARTIAL FLOOR 10

7,324 SF
AS-BUILT PLAN
PARTIAL FLOOR 2

8,189 SF