AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>SF</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partial Floor 29</td>
<td>5,020</td>
<td>Built Space. Corner Unit. East River Views.</td>
</tr>
<tr>
<td>Entire Floor 26</td>
<td>5,212 – 8,496</td>
<td>Built Space. Expansive Midtown Views. Division Possible.</td>
</tr>
<tr>
<td>Partial Floor 24</td>
<td>3,651</td>
<td>Built Space. Corner Office. Exceptional West, South, and Easterly Views.</td>
</tr>
<tr>
<td>Partial Floor 24</td>
<td>1,193</td>
<td>Built Space. Corner Office. Great Views.</td>
</tr>
<tr>
<td>Entire Floor 23</td>
<td>8,580</td>
<td>Built Space. Full-Floor Presence.</td>
</tr>
<tr>
<td>Partial Floor 22</td>
<td>3,487</td>
<td>Built Space. Corner Unit. Furniture Can Be Made Available.</td>
</tr>
<tr>
<td>Partial Floor 19</td>
<td>3,031</td>
<td>Built Space. Direct Elevator Presence.</td>
</tr>
<tr>
<td>Partial Floor 15</td>
<td>4,834</td>
<td>High-End Prebuilt. Furniture Can Be Made Available.</td>
</tr>
<tr>
<td>Partial Floor 15</td>
<td>4,675</td>
<td>High-End Prebuilt. Exposed Ceilings.</td>
</tr>
<tr>
<td>Entire Floor 14</td>
<td>10,235</td>
<td>Premium Move-In Ready Office Space.</td>
</tr>
<tr>
<td>Partial Floor 12</td>
<td>4,743</td>
<td>Built Space. Corner Unit. Bright South Exposure.</td>
</tr>
<tr>
<td>Partial Floor 10</td>
<td>7,324</td>
<td>Built Space. Corner Unit.</td>
</tr>
<tr>
<td>Partial Floor 2</td>
<td>8,189</td>
<td>High-End Buildout. Fully Furnished and Appointed. Expansive Retail-Style Windows.</td>
</tr>
</tbody>
</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; and International Trademark Association
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

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 Ed offers electrical power to the building via a second contingent, 120/208V 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.

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
PROPERTY HIGHLIGHTS

RENOVATED LOBBY

BUILDING-WIDE WINDOW REPLACEMENT

LEASING CONTACTS
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AS-BUILT PLAN
PARTIAL FLOOR 29

5,020 SF

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CORE & SHELL PLAN
ENTIRE FLOOR 26

5,212 to 8,496 SF - Divisions Possible
5,212 to 8,496 SF - Divisions Possible

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AS-BUILT PLAN
PARTIAL FLOOR 24

3,651 SF
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AS-BUILT PLAN
PARTIAL FLOOR 24

1,193 SF
8,580 SF
AS-BUILT PLAN
ENTIRE FLOOR 23

EAST 43rd STREET

EAST 42nd STREET

8,580 SF

LEASING CONTACTS
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Bailey Caliban
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AS-BUILT PLAN
PARTIAL FLOOR 22

3,487 SF

East 43rd Street

East 42nd Street

Third Avenue
AS-BUILT PLAN
PARTIAL FLOOR 19

3,031 SF
PREBUILT PLAN
PARTIAL FLOOR 15

East 43rd Street

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices (43-122 SF)</td>
<td>5</td>
</tr>
<tr>
<td>Workstations</td>
<td>6</td>
</tr>
<tr>
<td>Reception</td>
<td>1</td>
</tr>
<tr>
<td>TOTAL</td>
<td>14</td>
</tr>
</tbody>
</table>

SUMMARY
RSF: 4,834
OCCUPANTS: 14
RSF/OCC: 345

4,834 SF

LEASING CONTACTS
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Bailey Caliban  212.257.6535  BCaliban@durst.org
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

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TGrimaldo@durst.org

DurstReady
AS-BUILT PLAN
PARTIAL FLOOR 12

4,743 SF
AS-BUILT PLAN
ENTIRE FLOOR 11

10,280 SF
AS-BUILT PLAN
PARTIAL FLOOR 10

7,324 SF
AS-BUILT PLAN
PARTIAL FLOOR 2

8,189 SF