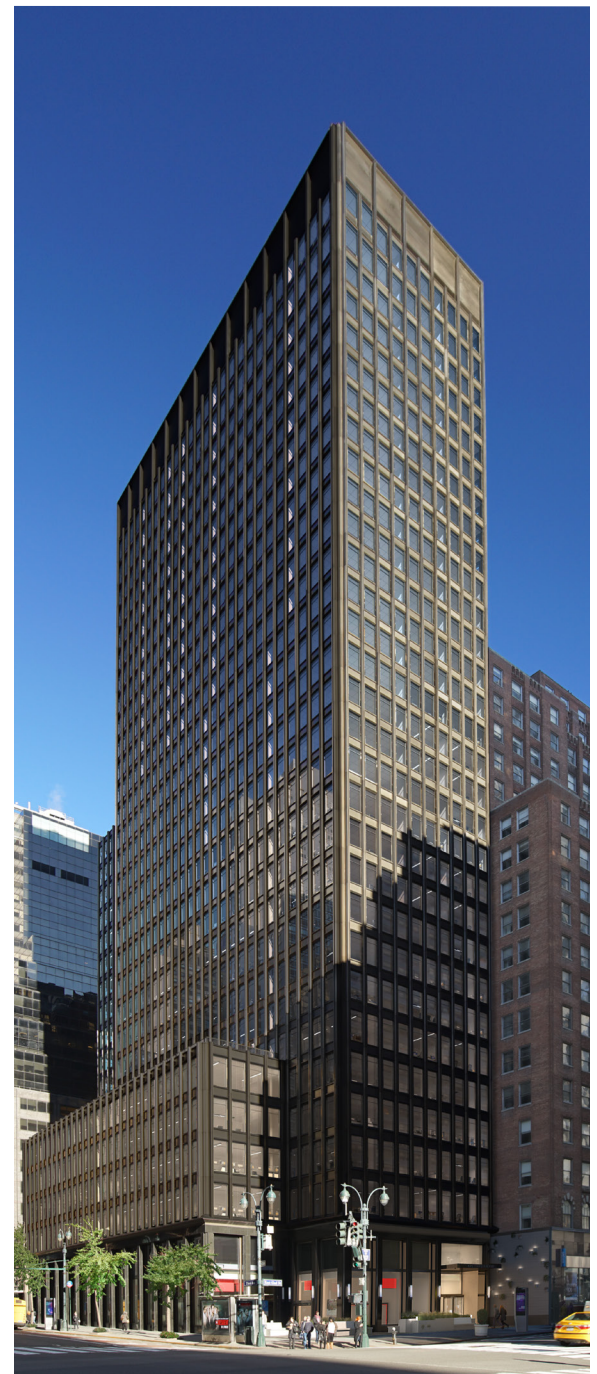




AVAILABILITIES

Partial Floor 29	5,020 SF <i>Built Space. Corner Unit. East River Views.</i>
Entire Floor 26	5,212 – 8,496 SF <i>Built Space. Expansive Midtown Views. Division Possible.</i>
Partial Floor 24	3,651 SF <i>Built Space. Corner Office. Exceptional West, South, and Easterly Views.</i>
Partial Floor 24	1,193 SF <i>Built Space. Corner Office. Great Views.</i>
Entire Floor 23	8,580 SF <i>Built Space. Full-Floor Presence.</i>
Partial Floor 22	3,487 SF <i>Built Space. Corner Unit. Furniture Can Be Made Available.</i>
Partial Floor 22	2,267 SF <i>Available Immediately. Built Space. Furniture Can Be Made Available.</i>
Partial Floor 19	3,031 SF <i>Built Space. Direct Elevator Presence.</i>
Partial Floor 15	4,834 SF <i>High-End Prebuilt. Furniture Can Be Made Available.</i>
Partial Floor 15	4,675 SF <i>High-End Prebuilt. Exposed Ceilings.</i>
Entire Floor 14 DurstReady	10,235 SF <i>Premium Move-In Ready Office Space.</i>
Partial Floor 12	4,743 SF <i>Built Space. Corner Unit. Bright South Exposure.</i>
Entire Floor 11	10,280 SF <i>Built Space. Full-Floor Presence. Bright with Superb Midtown Views.</i>
Partial Floor 10	7,324 SF <i>Built Space. Corner Unit.</i>
Partial Floor 2	8,189 SF <i>High-End Buildout. Fully Furnished and Appointed. Expansive Retail-Style Windows.</i>

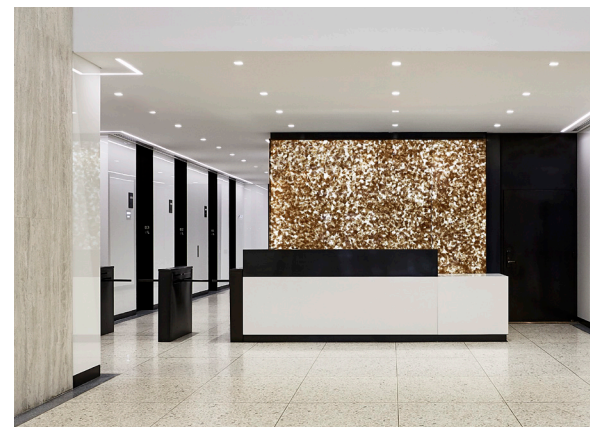


PROPERTY OVERVIEW

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



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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

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675
THIRD
AVE

PROPERTY HIGHLIGHTS ENTRY PLAZA & ZINC-CLAD GREEN WALL



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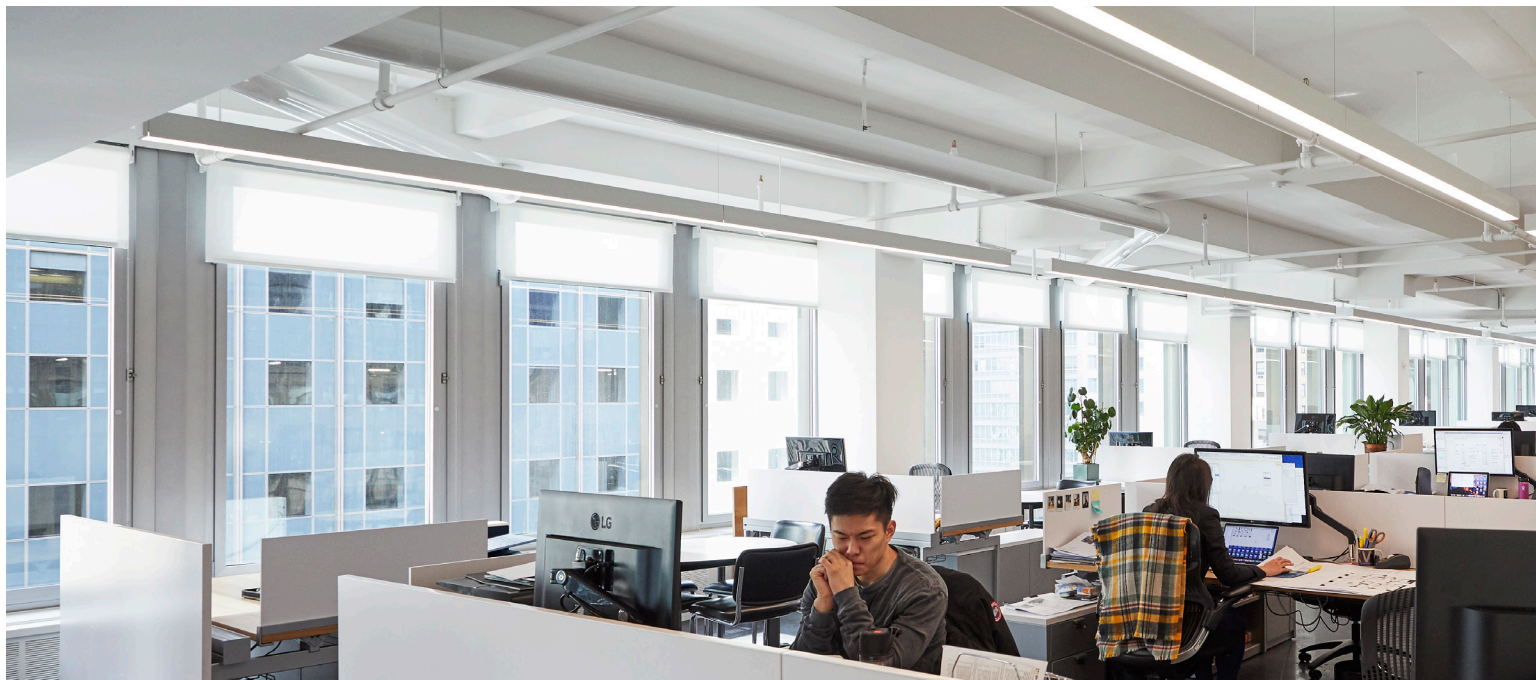
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PROPERTY HIGHLIGHTS



RENOVATED LOBBY



BUILDING-WIDE WINDOW REPLACEMENT

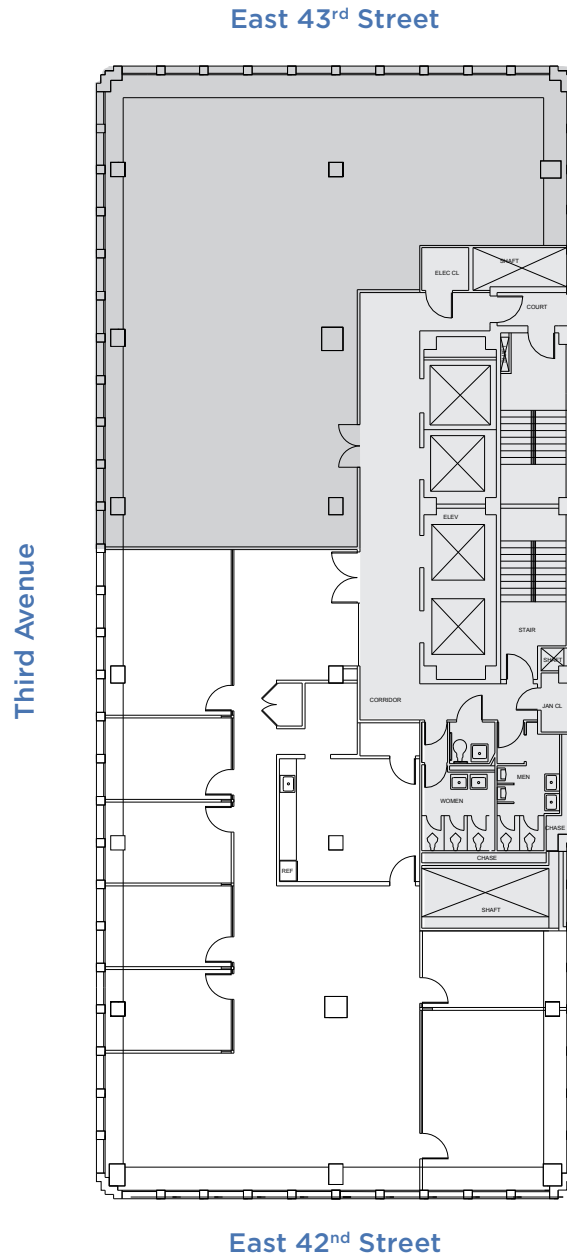


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AS-BUILT PLAN PARTIAL FLOOR 29



5,020 SF

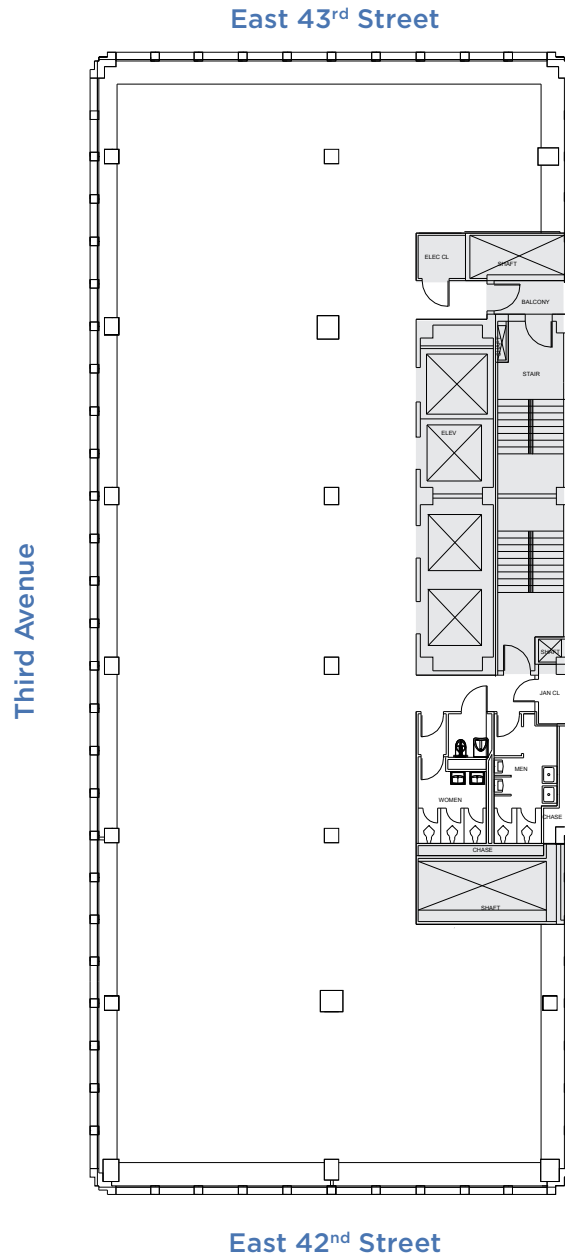
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CORE & SHELL PLAN ENTIRE FLOOR 26



5,212 to 8,496 SF - Divisions Possible



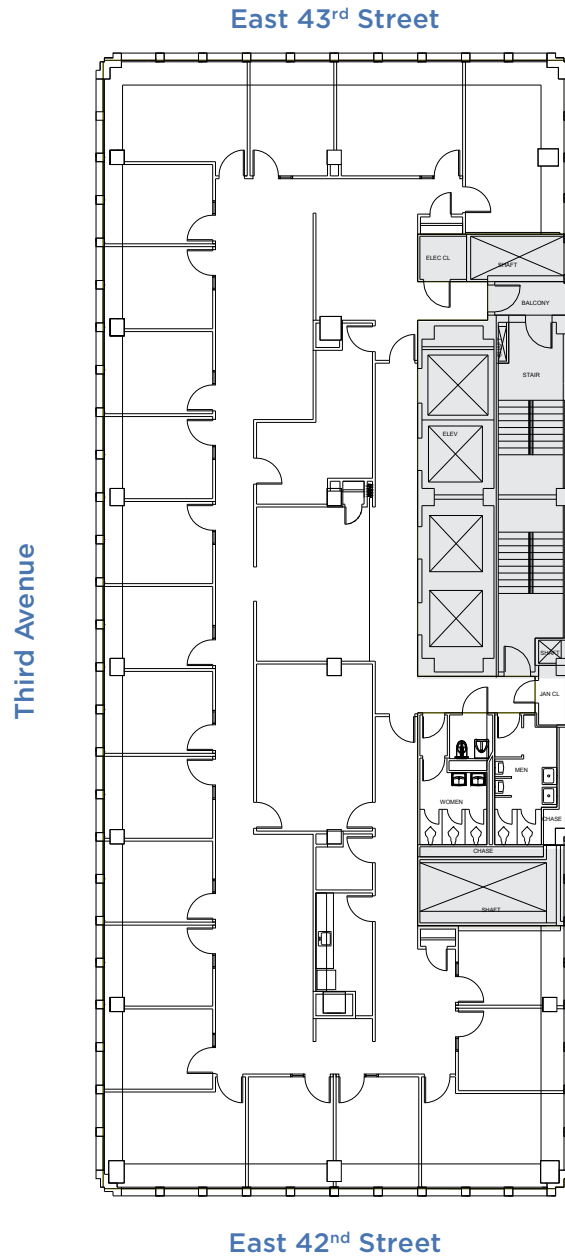
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AS-BUILT PLAN ENTIRE FLOOR 26



5,212 to 8,496 SF - Divisions Possible

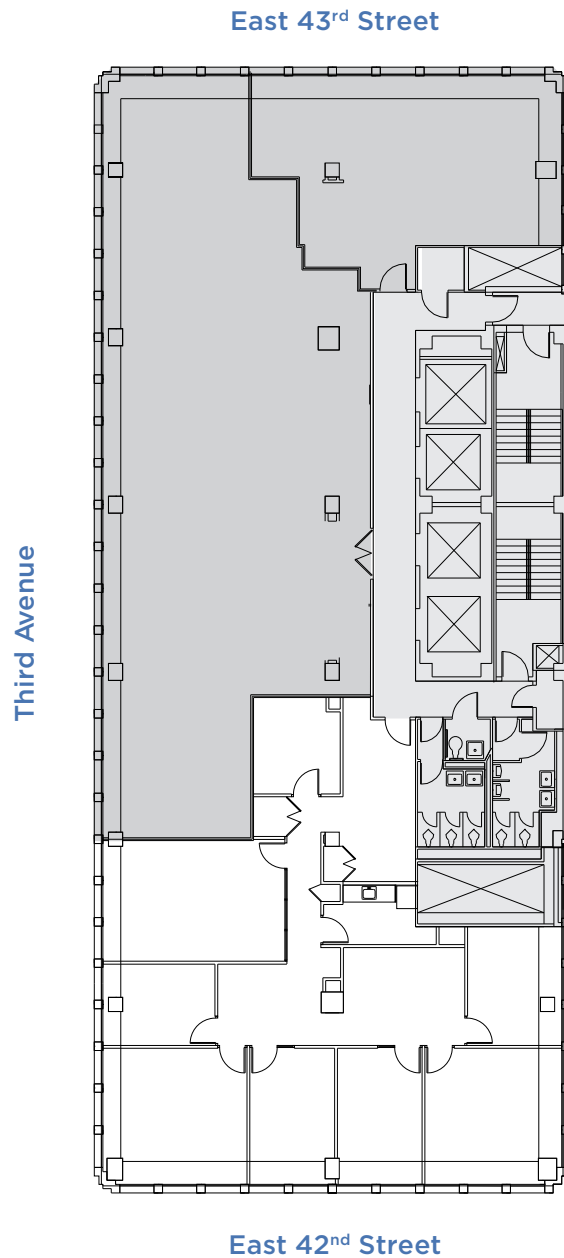


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AS-BUILT PLAN PARTIAL FLOOR 24



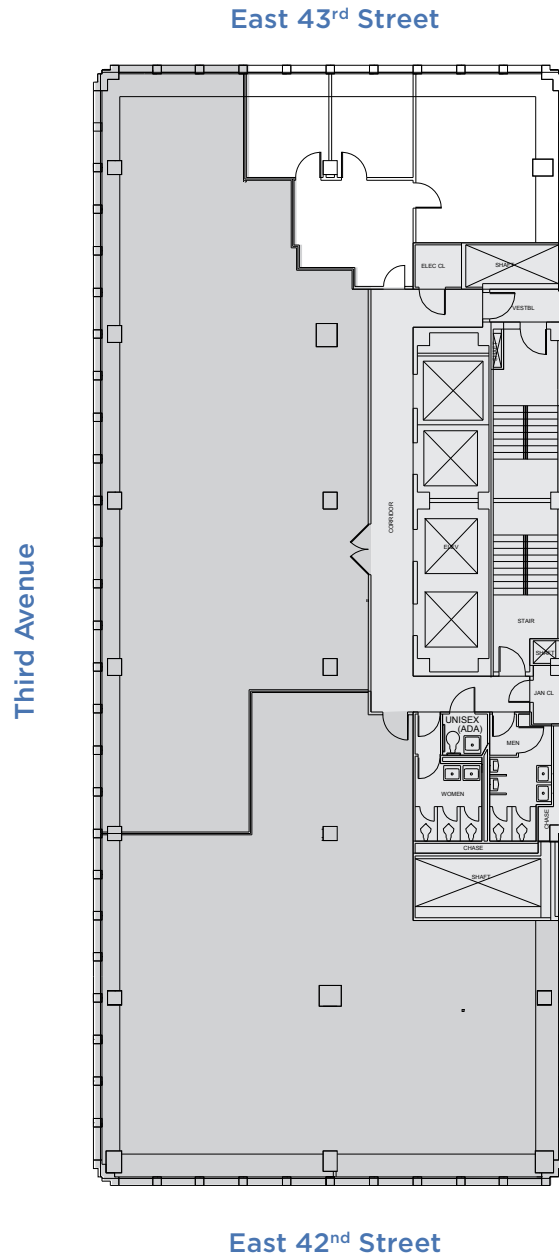
3,651 SF

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AS-BUILT PLAN PARTIAL FLOOR 24



1,193 SF

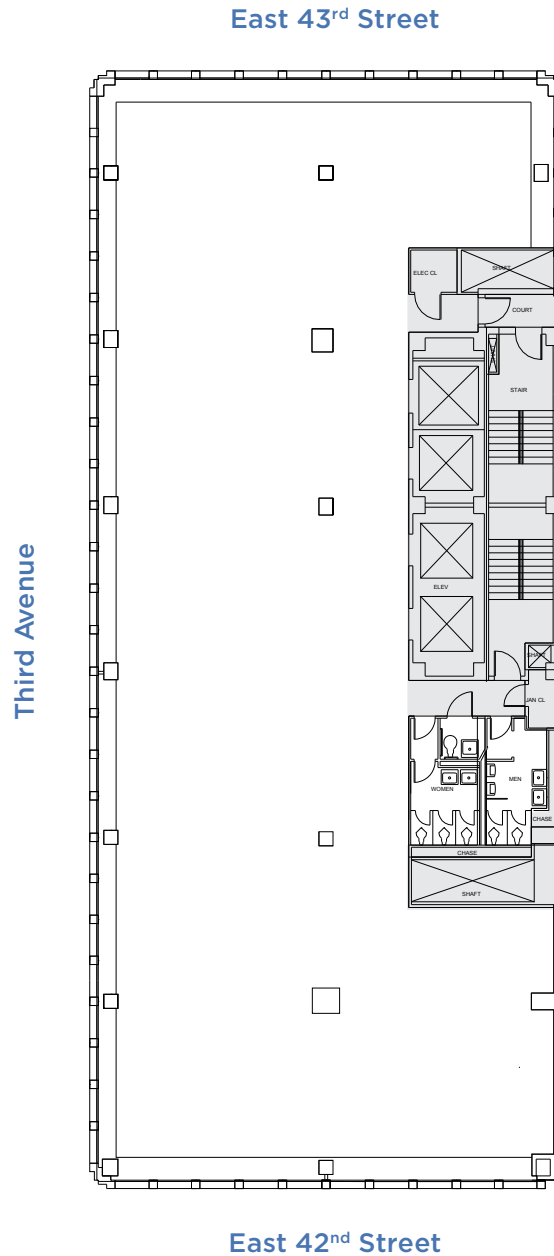
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CORE & SHELL PLAN ENTIRE FLOOR 23



8,580 SF



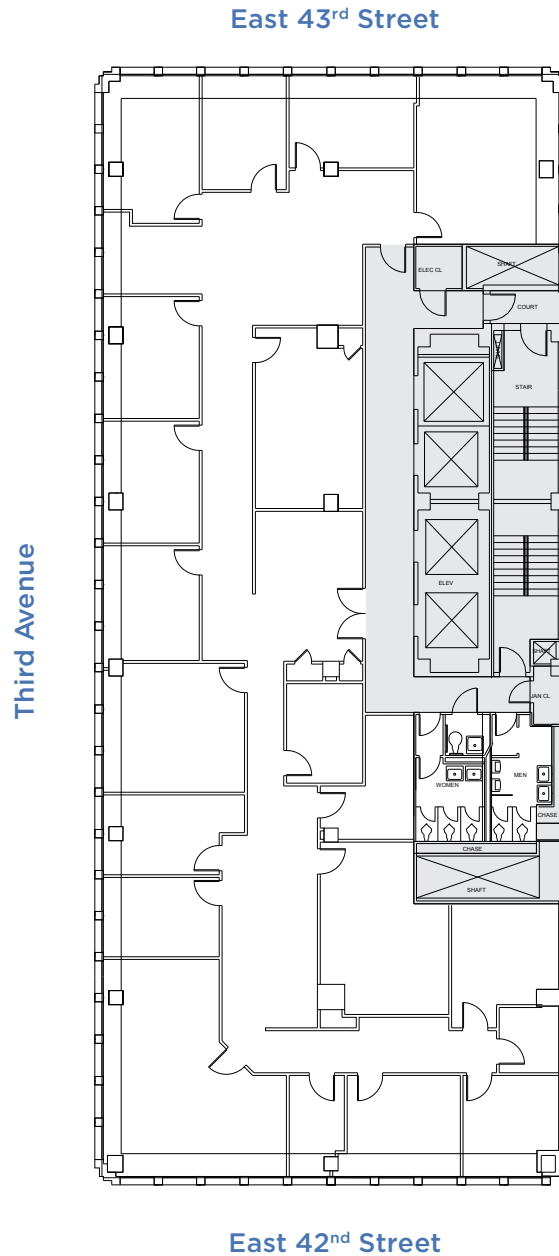
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AS-BUILT PLAN ENTIRE FLOOR 23



8,580 SF

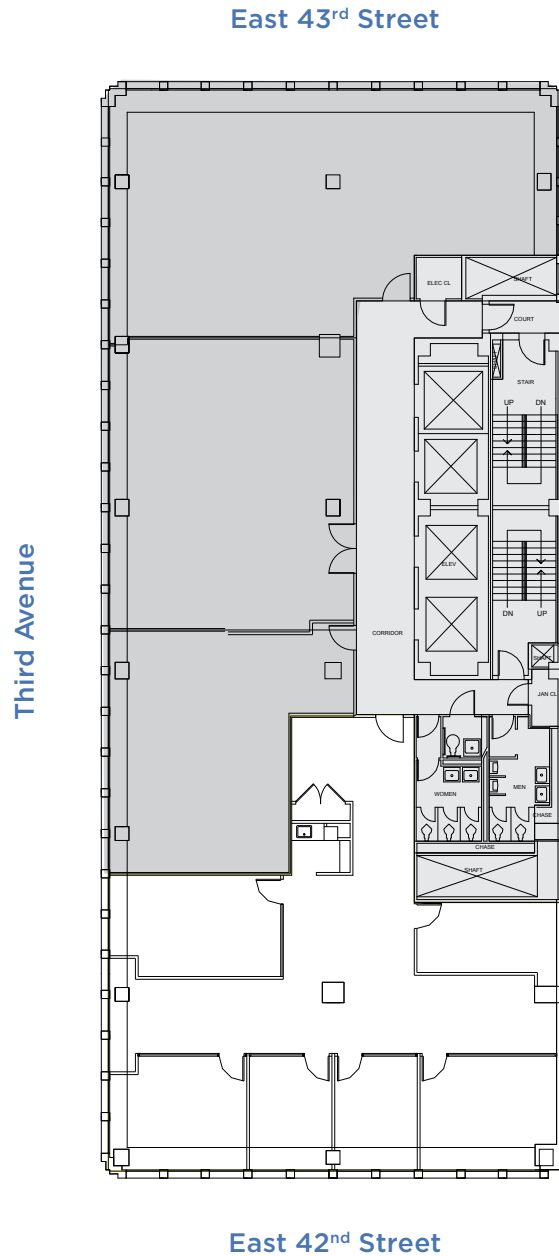


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AS-BUILT PLAN PARTIAL FLOOR 22



3,487 SF

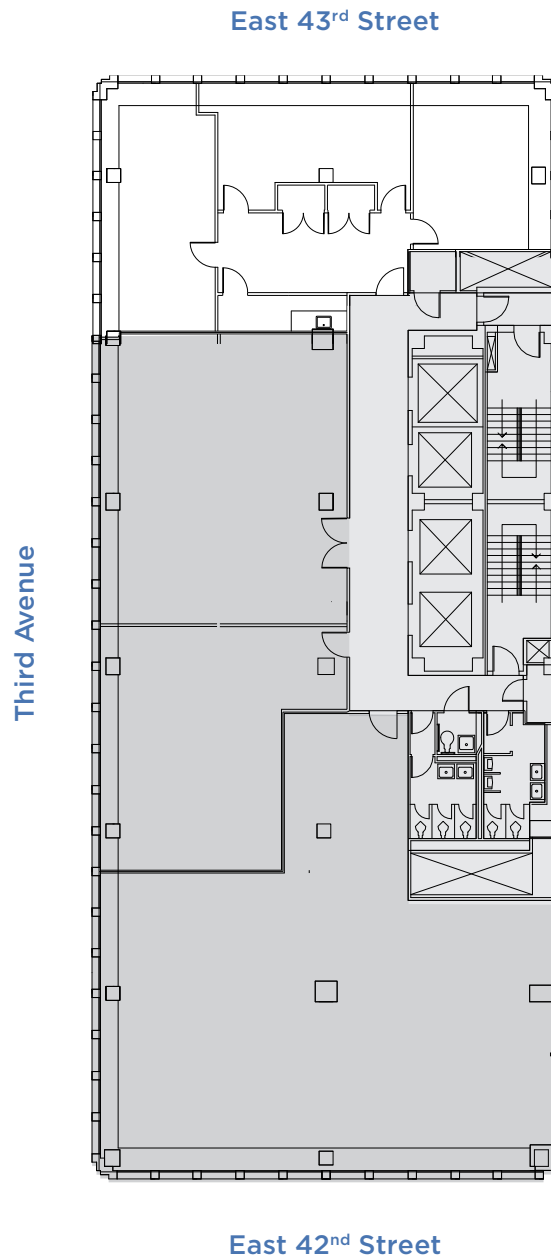
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AS-BUILT PLAN PARTIAL FLOOR 22



2,267 SF



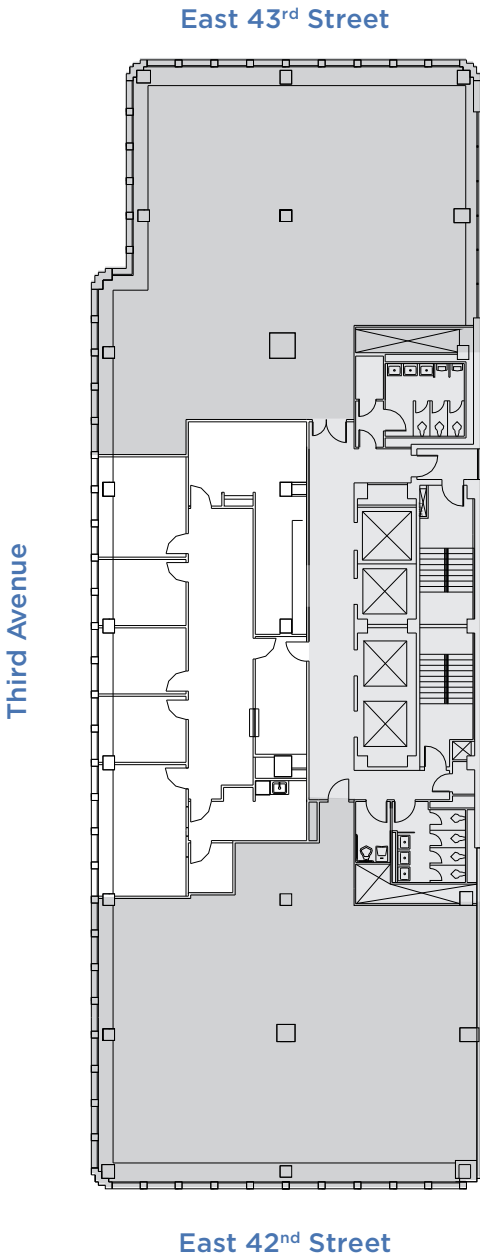
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AS-BUILT PLAN
PARTIAL FLOOR 19



3,031 SF

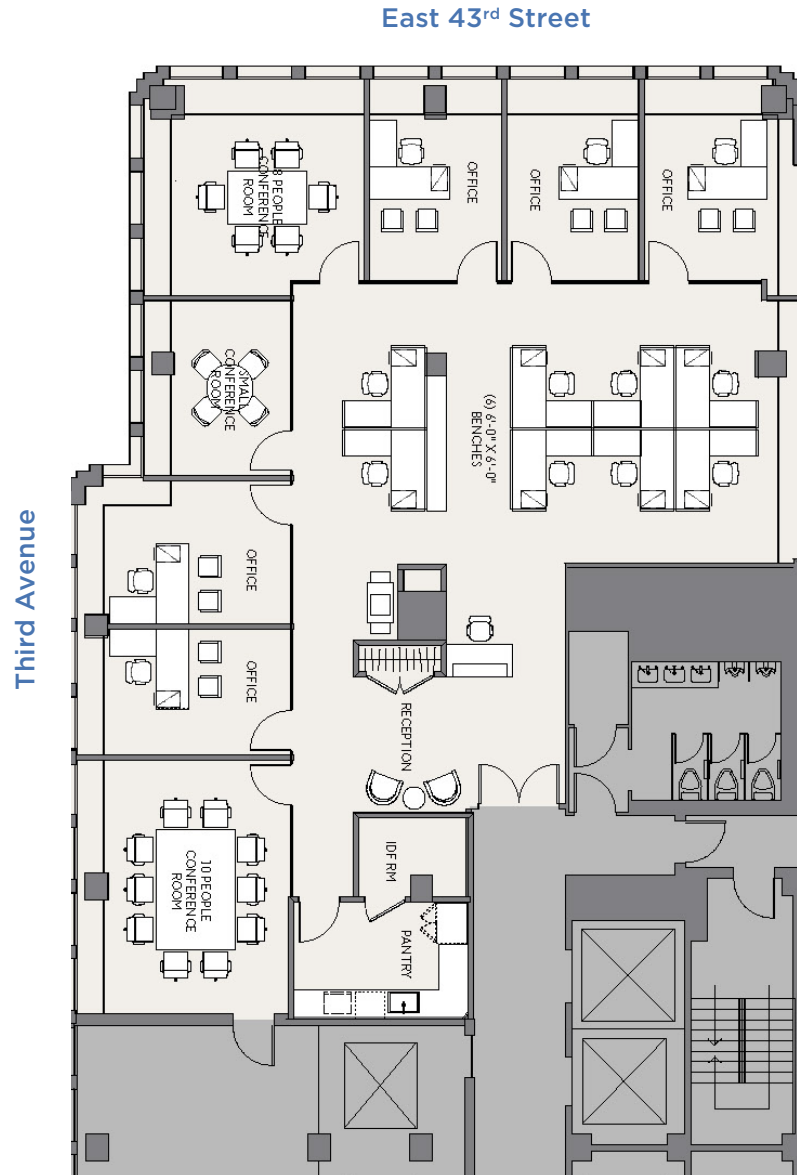


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PREBUILT PLAN PARTIAL FLOOR 15



PLANNED WORKSPACE

	WORK SPACE	POPULATION
Offices (143-122 SF)	5	5
Workstations	8	8
Reception	1	1
TOTAL	14	14

SUMMARY

RSF: 4834
OCCUPANTS: 14
RSF/OCC. : 345

4,834 SF

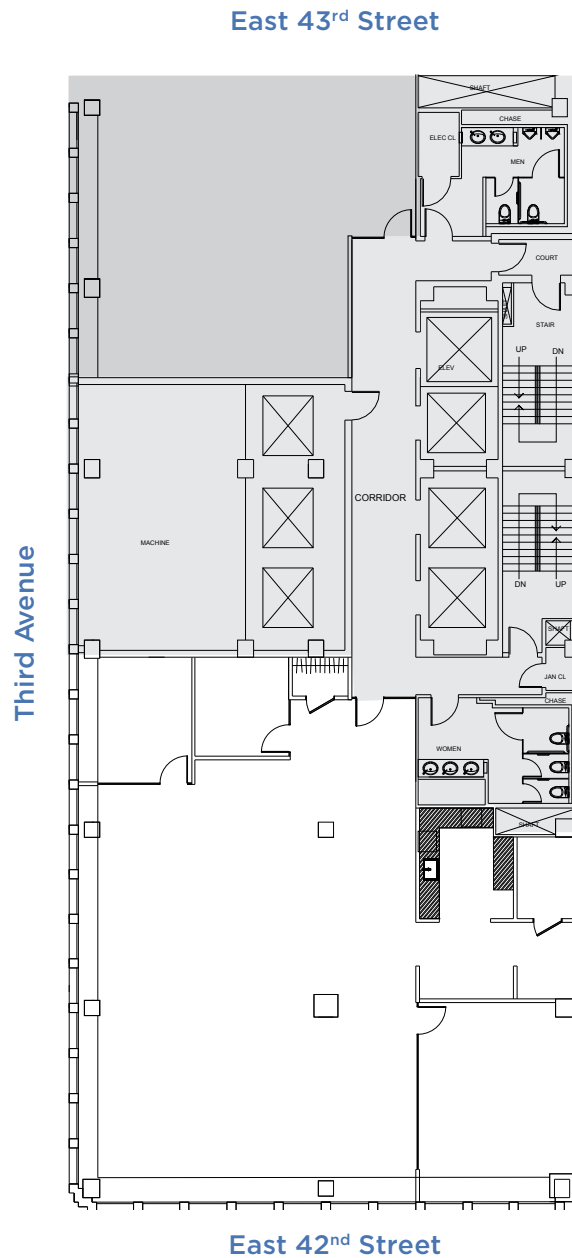
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AS-BUILT PLAN PARTIAL FLOOR 15



4,675 SF



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675 THIRD AVENUE

ENTIRE 14TH FLOOR | 10,235 SF

PROPERTY IMAGES



BUILDING EXTERIOR



OPEN WORK AREA



TAKE A VIRTUAL TOUR

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

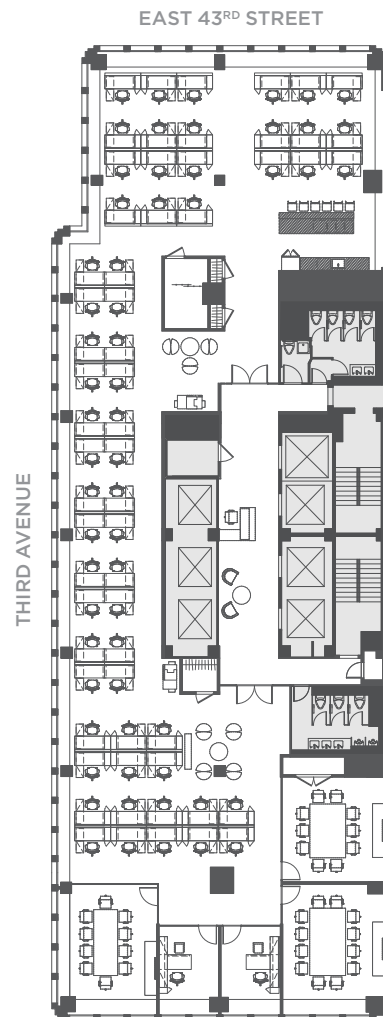
TOTAL **64**
SF **10,235**

COLLABORATION SPACE

Conference Rooms	3
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PLANNED SUPPORT

Pantry	1
IDF Room	1



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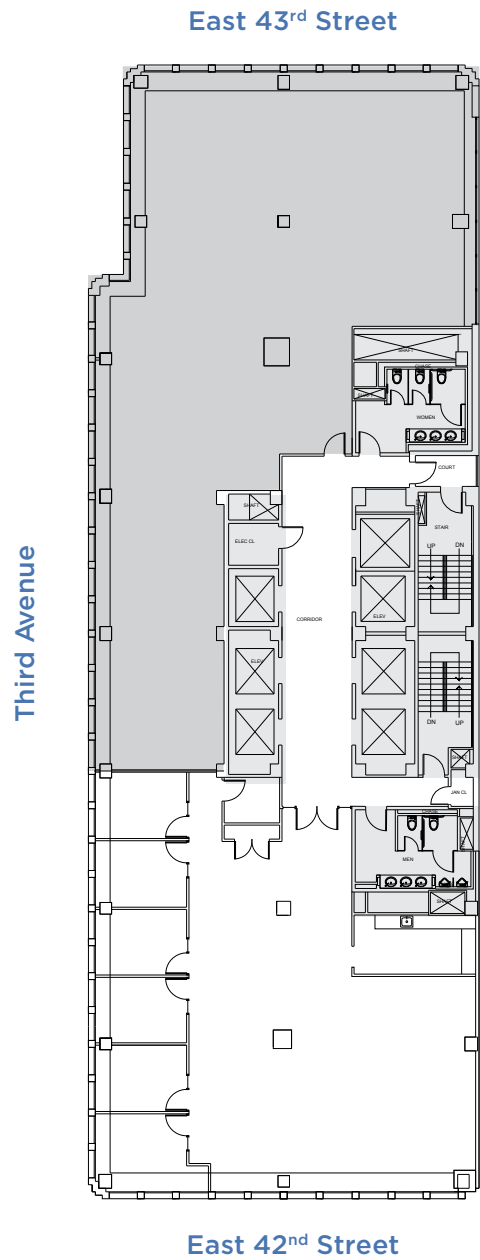
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DURSTREADY.COM

DurstReady



AS-BUILT PLAN
PARTIAL FLOOR 12



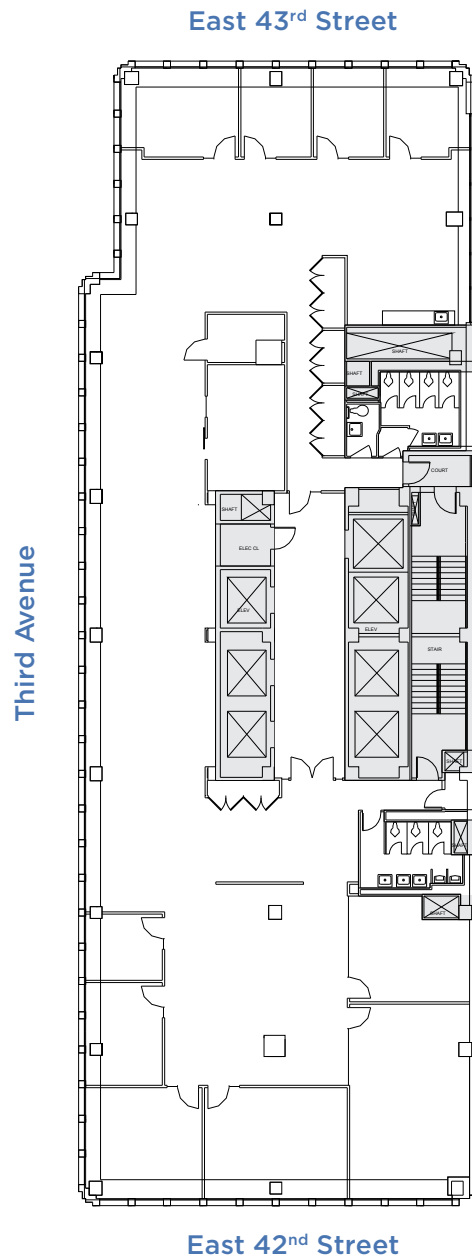
4,743 SF



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AS-BUILT PLAN
ENTIRE FLOOR 11



10,280 SF

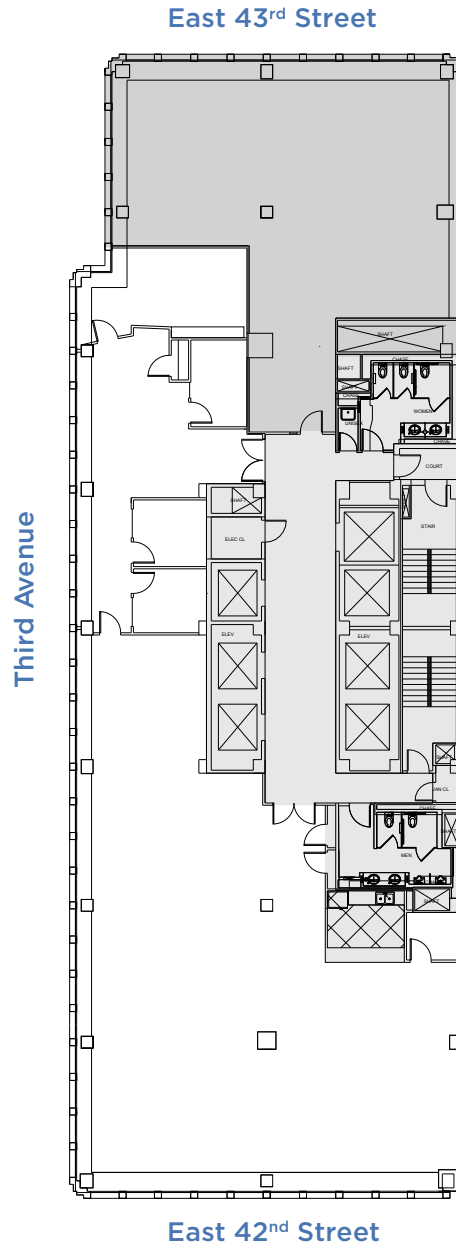


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AS-BUILT PLAN PARTIAL FLOOR 10



7,324 SF

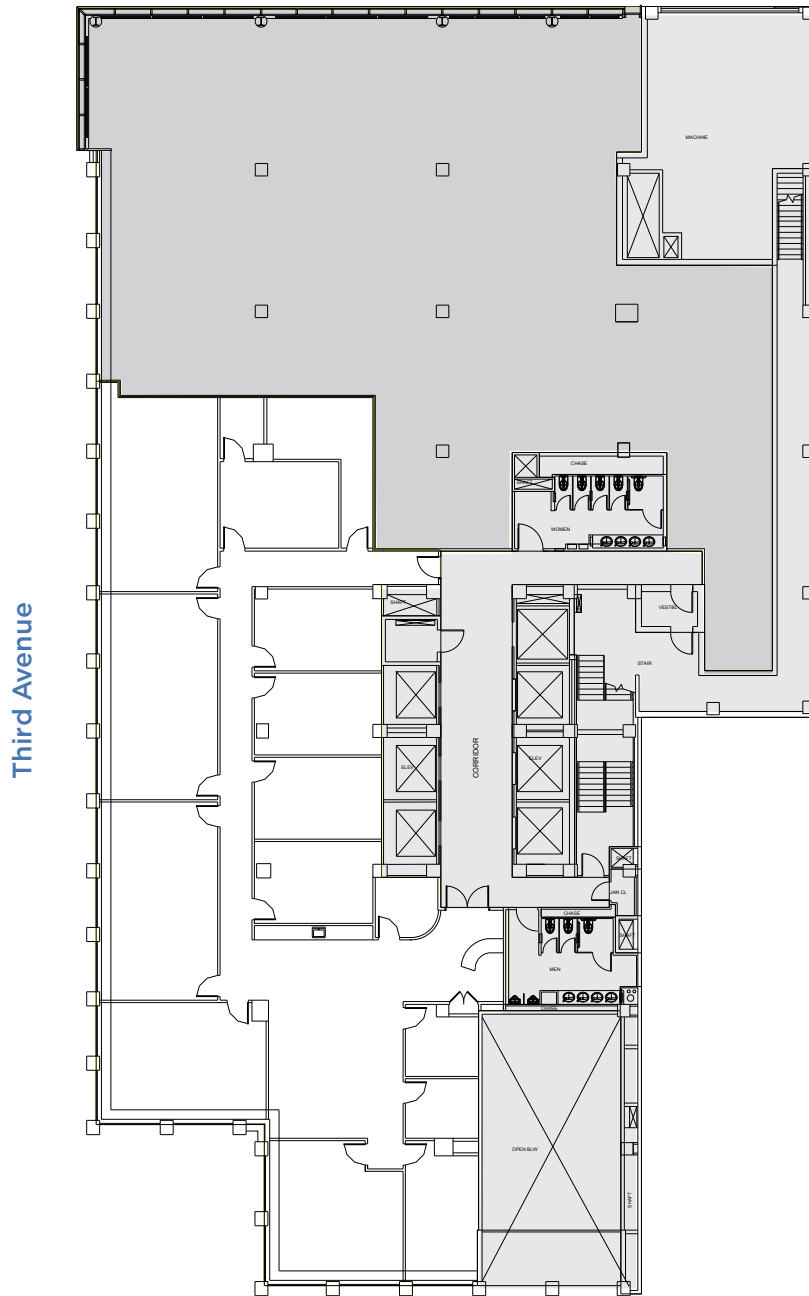
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AS-BUILT PLAN PARTIAL FLOOR 2

East 43rd Street



East 42nd Street

8,189 SF

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