AVAILABILITIES

<table>
<thead>
<tr>
<th>Area</th>
<th>Size</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floor 23</td>
<td>8,569 SF</td>
<td>Deal Pending</td>
</tr>
<tr>
<td>Entire Floor 20</td>
<td>10,532 SF</td>
<td>Full Floor Presence</td>
</tr>
<tr>
<td>Partial Floor 18</td>
<td>2,163 SF</td>
<td>Built Space. Direct Elevator Presence.</td>
</tr>
<tr>
<td>Partial Floor 18</td>
<td>992 SF</td>
<td>Built Space. Direct Elevator Presence.</td>
</tr>
<tr>
<td>Partial Floor 15</td>
<td>4,834 SF</td>
<td>Prebuilt</td>
</tr>
<tr>
<td>Entire Floor 14</td>
<td>10,235 SF</td>
<td>DurstReady</td>
</tr>
<tr>
<td>Partial Floor 10</td>
<td>7,324 SF</td>
<td>Built Space. Corner Unit.</td>
</tr>
<tr>
<td>Partial Floor 8</td>
<td>2,994 SF</td>
<td>Deal Pending</td>
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</tbody>
</table>

PROPERTY OVERVIEW

A substantial capital improvement campaign was just completed at 675 Third Avenue. Renovations include a new plaza with a zinc green wall, refurbished lobby, new elevator cabs, and building-wide window replacement to enhance views and increase the energy efficiency.

MAJOR TENANTS

Douglas Elliman; The Execu/Search Group; Gerner Kronick & Valcarcel Architects; International Trademark Association; Marathon Venture; and Meet in Place.
PROPERTY FACT SHEET

OVERVIEW
BUILDING OWNER & MANAGER
The Durst Organization

YEAR COMPLETED
1966

CAPITAL IMPROVEMENTS
A $30+ million capital improvement program is nearing completion. Improvements include: 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 busses

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 they are 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
H VAC
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 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 telecommunications 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
NEW PLAZA & ZINC-CLAD GREEN WALL FEATURE
PROPERTY HIGHLIGHTS

ENTIRE FLOOR 20 - WHITEBOX

BUILDING-WIDE WINDOW REPLACEMENT

PRIMARY LEASING CONTACT
Ashlea Aaron
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AAaron@durst.org

ADDITIONAL LEASING CONTACT
Bailey Caliban
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BCaliban@durst.org
CORE & SHELL PLAN
ENTIRE FLOOR 23

8,569 SF

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Bailey Caliban
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8,569 SF
AS-BUILT PLAN
PARTIAL FLOOR 18

2,163 SF

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AS-BUILT PLAN
PARTIAL FLOOR 18

East 43rd Street

East 42nd Street

Third Avenue

992 SF

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PREBUILT PLAN
PARTIAL FLOOR 15

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices (143-122 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: 4834
OCCUPANTS: 14
RSF/OCC. : 345

4,834 SF
7,324 SF
CORE & SHELL PLAN
PARTIAL FLOOR 8

2,994 SF

PRIMARY LEASING CONTACT
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East 43rd Street

East 42nd Street
**OVERVIEW**

DurstReady combines the agility of furnished, wired, move-in ready office space with the service, prestige, and reliability of a 100-year-old, family-owned real estate company.

---

Quality, sustainable, dedicated, finished office space that is intelligently designed, fitted with Knoll Furniture, equipped with sit/stand desks, and wired for immediate occupancy.

---

Durst Ready simplifies your real estate journey and caters to your future growth through expedited transactions and seamless move-ins, so you can focus on your business.

---
675 THIRD AVENUE
ENTIRE 14TH FLOOR | 10,235 SF

PROPERTY IMAGES

AVAILABILITY
• Available Q2 2020

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 65
Reception 1

TOTAL 68
SF 10,235

COLLABORATION SPACE
Conference Rooms 3

PLANNED SUPPORT
Pantry 1
IDF Room 1

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