AVAILABILITIES

<table>
<thead>
<tr>
<th>Floor</th>
<th>SF</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floor 23</td>
<td>8,569 SF</td>
<td>Built Space</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>Deal Pending</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>Deal Pending</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>
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PROPERTY OVERVIEW
A substantial capital improvement campaign has just been completed at 675 Third Avenue. Renovations include a new plaza with a zinc green wall feature, refurbished lobby, new elevator cabs, and a building-wide window replacement to enhance views and increase the energy efficiency of the building.

MAJOR TENANTS
The Execu/Search Group; International Trademark Association; Douglas Elliman; Marathon Venture; Gerner, Kronick & Valcarcel Architects; and Meet in Place.
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
675 Third Avenue is on the northeast corner of 42nd Street and Third Avenue.

PROXIMITY TO MASS TRANSIT
Grand Central Terminal: 4, 5, 6, 7, E, S and Metro North trains; M42 bus on 42nd Street and M5 and M7 bus stops on 43rd Street; three blocks from Times Square: 1, 2, 3, 7, A, B, C, D, E, F, M, N, R, Q trains

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

POWER AND UTILITIES

BASE BUILDING AND LIFE SAFETY
A 350kW voluntary diesel generator resides on the 2nd floor of the Third Avenue setback to support 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, building management system, and other essential loads.

ELECTRICAL SYSTEM
Con Edision 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 the two 4,000-amp service take-offs, which feed the building’s service switchgear (replaced in 2013). Power is then distributed via pipe and wire risers throughout the building.

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 sub-metering system, which is used for tenant billing as well as allowing our in-house experts to monitor system performance in real-time.

As standard tenant on-boarding procedure, in-house electrical engineers analyze new tenant designs and requirements to ensure that 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

STANDARD HOURS OF OPERATION
The on-site Property Management Office is open 8:30 AM–5:30 PM, Monday–Friday. Building hours are 8:00 AM–6:00 PM, Monday–Friday.

PASSENGER ELEVATORS
Six modernized elevators

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

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

SUSTAINABILITY

- New window and perimeter induction units to promote tenant comfort and energy efficiency
- EPA Water Sense-labeled new plumbing fixtures to promote high-performance and water efficiency
- Received LEED Gold Certification under the v4 Operations & Maintenance: Existing Building rating system
- 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

TELEPHONE:
212.257.6590
AMays@durst.org
Ashley Mays
212.257.6596
AMays@durst.org
Ashlea Aaron
212.257.6590
AAaron@durst.org
Lindsey Ravesloot Cullen
212.257.6518
LRavesloot@durst.org
Thomas Bow
212.257.6610
TBow@durst.org
The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600 | durst.org

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PROPERTY HIGHLIGHTS
NEW PLAZA & ZINC-CLAD GREEN WALL FEATURE
PROPERTY HIGHLIGHTS

21ST FLOOR OFFICE AND GREEN ROOF TERRACE OPPORTUNITY

BUILDING-WIDE WINDOW REPLACEMENT
AVAILABILITY PHOTOS

ENTIRE FLOOR 20 - WHITEBOX

ENTIRE FLOOR 21 - WHITEBOX
CORE & SHELL PLAN
ENTIRE FLOOR 23

8,569 SF
8,569 SF
8,569 SF
CORE & SHELL PLAN
ENTIRE FLOOR 20

10,532 SF

PRIMARY LEASING CONTACT
Ashlea Aaron
212.257.6590
AAaron@durst.org

ADDITIONAL LEASING CONTACTS
Ashley Mays
212.257.6596
AMays@durst.org
Lindsey Ravesloot Cullen
212.257.6518
LRavesloot@durst.org
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212.257.6610
TBow@durst.org

The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600 | durst.org
2,163 SF
PREBUILT PLAN
PARTIAL FLOOR 15

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORK SPACE</th>
<th>POPULATION</th>
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<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>12</td>
</tr>
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SUMMARY

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

4,834 SF
CORE & SHELL PLAN
PARTIAL FLOOR 10

7,324 SF
7,324 SF
675 THIRD AVE

CORE & SHELL PLAN
PARTIAL FLOOR 8

East 43rd Street

East 42nd Street

Third Avenue

2,994 SF