### MAJOR TENANTS

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

### 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.

### AVAILABILITIES

<table>
<thead>
<tr>
<th>Floor</th>
<th>SF</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partial Floor 24</td>
<td>3,461</td>
<td>Corner Office. Great Views.</td>
</tr>
<tr>
<td>Entire Floor 23</td>
<td>8,569</td>
<td>Deal Pending</td>
</tr>
<tr>
<td>Partial Floor 22</td>
<td>2,267</td>
<td>Built Space. Furniture Can Be Made Available.</td>
</tr>
<tr>
<td>Entire Floor 20</td>
<td>10,532</td>
<td>Full Floor Presence</td>
</tr>
<tr>
<td>Partial Floor 18</td>
<td>2,163</td>
<td>Built Space. Direct Elevated Presence.</td>
</tr>
<tr>
<td>Partial Floor 18</td>
<td>992</td>
<td>Built Space. Direct Elevated Presence.</td>
</tr>
<tr>
<td>Partial Floor 15</td>
<td>4,834</td>
<td>Prebuilt</td>
</tr>
<tr>
<td>Entire Floor 14 DurstReady</td>
<td>10,235</td>
<td></td>
</tr>
<tr>
<td>Partial Floor 10</td>
<td>7,324</td>
<td>Built Space. Corner Unit.</td>
</tr>
</tbody>
</table>

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**Durst**
durst.org
### 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  

**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 FACT SHEET

#### 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  

#### 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 feature  

### 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 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.  

### 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.  

<table>
<thead>
<tr>
<th>PRIMARY LEASING CONTACT</th>
<th>ADDITIONAL LEASING CONTACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ashlea Aaron</td>
<td>Bailey Caliban</td>
</tr>
<tr>
<td>212.257.6590</td>
<td>212.257.6535</td>
</tr>
<tr>
<td><a href="mailto:AAaron@durst.org">AAaron@durst.org</a></td>
<td><a href="mailto:BCaliban@durst.org">BCaliban@durst.org</a></td>
</tr>
</tbody>
</table>
PROPERTY HIGHLIGHTS
NEW PLAZA & ZINC-CLAD GREEN WALL FEATURE
PROPERTY HIGHLIGHTS

ENTIRE FLOOR 20 - WHITEBOX

BUILDING-WIDE WINDOW REPLACEMENT
3,641 SF
8,569 SF
CORE & SHELL
PARTIAL FLOOR 22

2,267 SF

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

AS-BUILT
PARTIAL FLOOR 22

East 43rd Street

East 42nd Street

Third Avenue

2,267 SF
675 THIRD AVE

CORE & SHELL PLAN
ENTIRE FLOOR 20

10,532 SF

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AS-BUILT PLAN
PARTIAL FLOOR 18

East 43rd Street

East 42nd Street

Third Avenue

2,163 SF
AS-BUILT PLAN
PARTIAL FLOOR 18

East 43rd Street

East 42nd Street

Third Avenue

992 SF
PREBUILT PLAN
PARTIAL FLOOR 15

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORK SPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices (143-122 SF)</td>
<td>5</td>
</tr>
<tr>
<td>Workstations</td>
<td>8</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

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

PROPERTY IMAGES

AVAILABILITY
• Available Q3 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 61
Reception 1
TOTAL 64
SF 10,235

COLLABORATION SPACE
Conference Rooms 3

PLANNED SUPPORT
Pantry 1
IDF Room 1

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DURSTREADY.COM
CORE & SHELL PLAN
PARTIAL FLOOR 10

7,324 SF

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7,324 SF