# 675 Third Ave

## Availabilities

<table>
<thead>
<tr>
<th>Availability</th>
<th>Square Feet</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partial Floor 24</td>
<td>3,651 SF</td>
<td>Corner Office. Great Views.</td>
</tr>
<tr>
<td>Entire Floor 23</td>
<td>8,590 SF</td>
<td>Deal Pending</td>
</tr>
<tr>
<td>Partial Floor 22</td>
<td>2,267 SF</td>
<td>Built Space. Furniture Can Be Made Available.</td>
</tr>
<tr>
<td>Entire Floor 20</td>
<td>10,532 SF</td>
<td>Full Floor Presence</td>
</tr>
<tr>
<td>Partial Floor 19</td>
<td>3,031 SF</td>
<td>Built Space. Direct Elevator 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>995 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>DurstReady</td>
<td>10,235 SF</td>
</tr>
<tr>
<td>Partial Floor 10</td>
<td>7,324 SF</td>
<td>Built Space. Corner Unit.</td>
</tr>
</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.

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### Additional Leasing Contacts

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lauren Ferrentino</td>
<td>212.257.6596</td>
<td><a href="mailto:LFerrentino@durst.org">LFerrentino@durst.org</a></td>
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</tr>
</tbody>
</table>
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

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: 34” 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 Ed delivers electrical power to the building via a second contingent, 1200/208V 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

PRIMARY LEASING CONTACT
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PROPERTY HIGHLIGHTS
NEW PLAZA & ZINC-CLAD GREEN WALL FEATURE
PROPERTY HIGHLIGHTS

ENTIRE FLOOR 20 - WHITEBOX

BUILDING-WIDE WINDOW REPLACEMENT
CORE & SHELL PLAN
PARTIAL FLOOR 24

3,641 SF
AS-BUILT PLAN
ENTIRE FLOOR 23

8,580 SF
CORE & SHELL
PARTIAL FLOOR 22

East 43rd Street

Third Avenue

East 42nd Street

2,267 SF
2,267 SF
CORE & SHELL PLAN
ENTIRE FLOOR 20

East 43rd Street

East 42nd Street

Third Avenue

10,532 SF

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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>8</td>
</tr>
<tr>
<td>Reception</td>
<td>1</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>14</strong></td>
</tr>
</tbody>
</table>

SUMMARY

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

4,834 SF
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
AS-BUILT PLAN
PARTIAL FLOOR 10

7,324 SF