733 Third Avenue

AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floor 22</td>
<td>7,442 SF</td>
</tr>
<tr>
<td>Partial Floor 20</td>
<td>2,542 SF</td>
</tr>
<tr>
<td>Partial Floor 17</td>
<td>3,711 SF</td>
</tr>
<tr>
<td>Partial Floor 10</td>
<td>7,227 SF</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>4,006 SF</td>
</tr>
<tr>
<td>Corner Retail</td>
<td></td>
</tr>
</tbody>
</table>

**Entire Floor 22**
- Excellent Natural Light and Views.

**Partial Floor 20 (DurstReady)**

**Partial Floor 17**
- Pristine Built Space.

**Partial Floor 10**

**Ground Floor Corner Retail**
- Prime Corner Retail Location with 45’ of Frontage Along Third Avenue. Close Proximity to Grand Central. Ideal for Dry Goods or Food Use with Heavy Office, Hotel, and Residential Foot Traffic.

PROPERTY OVERVIEW

733 Third Avenue is undergoing a building-wide window replacement. The property’s 2018 LEED v4 Gold certification reflects the success of high-achieving, portfolio-wide sustainability policies and operational standards implemented by The Durst Organization to enhance tenant wellness and minimize environmental impact.

MAJOR TENANTS

EisnerAmper; Rosenberg & Estis; Marwood Group; and Fujitsu.
733 THIRD AVENUE

PROPERTY FACT SHEET

OVERVIEW
BUILDING OWNER & MANAGER
The Durst Organization

YEAR COMPLETED
1961

CAPITAL IMPROVEMENTS
The building is currently undergoing a comprehensive window replacement program. New windows will feature UV clear insulated glass to enhance views and promote natural light. Recently completed renovations include an updated lobby entrance and security turnstiles.

ARCHITECT
Emery Roth & Sons

LOCATION
733 Third Avenue is a full block building located between East 45th and East 46th Streets.

LEASING CONTACTS
Tom Bow
tbow@durst.org, 212.257.6610
Rocco Romeo
rromeo@durst.org, 212.257.6630
Ashlea Aaron
aaron@durst.org, 212.257.6590
Ashley Mays
amays@durst.org, 212.257.6596
Lindsey Ravesloot
lravesloot@durst.org, 212.257.6518
Tanya Grimaldo
tgrimaldo@durst.org, 212.257.6515

PROXIMITY TO MASS TRANSIT
Grand Central Terminal: 4, 5, 6, 7, E 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
286 feet

STORIES
24

SLAB TO SLAB HEIGHT
Floors 6 - 10: 10 feet 10 inches
Floor 7: 11 feet 4 inches

FLOOR PLATES (LOW/HIGH)
Low: 25,000 to 30,000 SF
Mid: 16,500 - 18,000 SF
High: 7,400 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 from 8am - 5pm, Monday to Friday.

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
Eight modernized elevators

FREIGHT ELEVATORS
One freight elevator: 8’4”h x 7’6”w x 5’6”d
Two entrances: lobby and loading dock door: 3’6” x 6’10”

DELIVERIES/LOADING DOCK
The loading dock is located at 211 East 44th Street. Freight hours are Monday – Friday, 9:30 AM – 12:00 PM and 1:00 PM – 4:30 PM.

SUSTAINABILITY
- LEED Gold certification under LEED v4
- Existing Buildings: Operations + Maintenance
- ENERGY STAR® certified and ranked in the top 17% of most energy efficient buildings in the US
- EPA Water Sense-labeled new plumbing fixtures to promote high-performance and water efficiency
- 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

POWER AND UTILITIES
HEATING, VENTILATION AND AIR CONDITIONING
Heating is provided by Con Edison steam. Heat exchangers convert the steam to hot water, which is supplied to the coils in the central fan rooms and the perimeter induction units. The air conditioning system is a central-fan variable-air type consisting of one 625-ton steam turbine and one 625-ton electric drive centrifugated. The two central fan rooms are located in the sub-cellar and on the 25th floor. The cooling tower has a capacity of 1,960 tons, of which approximately 350 tons are available for tenant’s supplementary cooling systems. Conditioned air is distributed through perimeter induction units and overhead ductwork for interior spaces. Temperatures for these zones are controlled by thermostats.

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 the two 4,000-amp service take-offs that feed the building’s service switchgear. Power is then distributed via pipe and wire risers throughout the building.

100% of the total energy utilized by the building consists of wind power. 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, which is used for tenant billing as well as allowing our in-house experts to monitor system performance in real-time. Our 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 tenant a wide range of telecommunication providers. Service providers which are currently available at 733 Third Avenue:
- Wireless: Verizon Wireless
- Telephone: Verizon
- Internet: Cogent, Lightower, RCN, Reliance, and Spectrum
- Television: RCN and Spectrum
733 THIRD AVENUE

PROPERTY HIGHLIGHTS

GREEN ROOF

BUILDING-WIDE WINDOW REPLACEMENT PROGRAM UNDERWAY
733 THIRD AVENUE

CORNER RETAIL OPPORTUNITY

PRIMARY LEASING CONTACT
Ashley Mays
212.257.6596
AMays@durst.org

ADDITIONAL LEASING CONTACTS
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
7,442 SF

AS-BUILT PLAN
ENTIRE FLOOR 22
733 THIRD AVENUE

AS-BUILT PLAN
PARTIAL FLOOR 17

PRIMARY LEASING CONTACT
Ashley Mays
212.257.6596
AMays@durst.org

ADDITIONAL LEASING CONTACTS
Ashlea Aaron
212.257.6590
AAaron@durst.org
Lindsey Ravesloot Cullen
212.257.6518
LRaveslool@durst.org
Thomas Bow
212.257.6610
TBow@durst.org

The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600 | www.durst.org

3,711 SF
733
THIRD AVENUE

CORE & SHELL PLAN
PARTIAL FLOOR 10

East 46th Street

7,227 SF
733 THIRD AVENUE

CORE & SHELL PLAN
CORNER GROUND FLOOR RETAIL

East 46th Street

4,006 SF
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.
733 THIRD AVENUE
PARTIAL 20TH FLOOR
2,542 RSF

PROPERTY IMAGES

BUILDING EXTERIOR
RENOVATED LOBBY

AVAILABLE
• Available Now

FEATURES
• Premium Prebuilt
• Partial Floor Presence
• Open Plan Layout
• Fully-Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting

TEST FIT | OPEN PLAN

WORKSPACE
Workstations 13
TOTAL 13
RSF 2,542

COLLABORATION SPACE
Conference Room 1

PLANNED SUPPORT
Pantry 1
IDF Room 1

ERIC ENGELHARDT
212.667.8704
EEngelhardt@durst.org

ASHLEY MAYS
212.257.6596
AMays@durst.org
DELETED LISTINGS
733 THIRD AVENUE

AS-BUILT PLAN
PARTIAL FLOOR 17

3,711 SF

East 46th Street

Third Avenue

1715-24

3,711 SF

ASHLEY MAYS
212.257.6596
AMays@duurst.org

THOMAS BOW
212.257.6610
TBow@duurst.org

ADDITIONAL LEASING CONTACTS

ASHLEA AARON
212.257.6590
AAaron@duurst.org

LINDSEY RAVESLOOT CULLEN
212.257.6518
LRavesloot@duurst.org

PRIMARY LEASING CONTACT

ASHLEY MAYS
212.257.6596
AMays@duurst.org

THE DURST ORGANIZATION
One Bryant Park
New York, NY 10036
212.257.6600 | www.durst.org
733 Third Avenue

CORE & SHELL PLAN
ENTIRE FLOOR 6

29,802 SF
733 THIRD AVENUE

AS-BUILT PLAN
ENTIRE FLOOR 6

29,802 SF
733 THIRD AVENUE

AS-BUILT PLAN
FLOOR 8 - 10

25,438 SF

PRIMARY LEASING CONTACT
Ashley Mays
212.257.6596
AMays@durst.org

ADDITIONAL LEASING CONTACTS
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 | www.durst.org
733 THIRD AVENUE

CREATIVE PLAN
FLOOR 6

Planned Workspace

<table>
<thead>
<tr>
<th>Office 2 Person</th>
<th>Workstation</th>
<th>Reception</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>15</td>
<td>1</td>
<td>26</td>
</tr>
<tr>
<td>29,802 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

East 46th Street

Primary Leasing Contact
Ashley Mays
212.257.6596
AMays@durst.org

Additional Leasing Contacts
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 | www.durst.org
733 THIRD AVENUE

CREATIVE PLAN
FLOOR 7

25,438 SF

East 46th Street
733 THIRD AVENUE

CREATIVE PLAN
FLOOR 8 - 10

East 46th Street

25,438 SF
733 THIRD AVENUE

FINANCE PLAN
FLOOR 6

29,802 SF
733 THIRD AVENUE

FINANCE PLAN
FLOOR 7

East 46th Street

25,438 SF
733 THIRD AVENUE

FINANCE PLAN
FLOOR 8 - 10

East 46th Street

25,438 SF
733 THIRD AVENUE

LAW-TRADITIONAL PLAN
FLOOR 6

29,802 SF
733
THIRD AVENUE

LAW-TRADITIONAL PLAN
FLOOR 7

25,438 SF
733 THIRD AVENUE

LAW-TRADITIONAL PLAN
FLOOR 8 - 10

East 46th Street

25,438 SF

PRIMARY LEASING CONTACT
Ashley Mays
212.257.6596
AMays@durst.org

ADDITIONAL LEASING CONTACTS
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 | www.durst.org
733 THIRD AVENUE

2-OFFICE, AS-BUILT PLAN
SUITE 2020

2,542 SF
733 THIRD AVENUE

AS-BUILT PLAN
SUITE 2020

2,542 SF