733
THIRD AVENUE

AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>Size</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floor 22</td>
<td>7,442 SF</td>
<td>Excellent Natural Light and Views</td>
</tr>
<tr>
<td>Entire Floor 19</td>
<td>7,442 SF</td>
<td>Full Floor Presence, Built Space</td>
</tr>
<tr>
<td>Partial Floor 17</td>
<td>3,711 SF</td>
<td>Pristine Built Space</td>
</tr>
<tr>
<td>Partial Floor 10 DurstReady</td>
<td>7,227 SF</td>
<td></td>
</tr>
<tr>
<td>Ground Floor Corner Retail</td>
<td>4,006 SF</td>
<td>Prime Corner Retail Location with 45’ of Frontage</td>
</tr>
</tbody>
</table>

PROPERTY OVERVIEW
Standing on the southeast corner of Third Avenue and 46th Street, 733 Third Avenue recently received a number of lobby upgrades and is currently midway through a building-wide window replacement program. The property also features 7,107 SF of green roofs and exclusive outdoor terraces for tenants to enjoy. 733 Third Avenue’s LEED GOLD certification in 2018 under LEED v4 Existing Buildings: Operations + Maintenance reflects the successful implementation of Durst’s portfolio-wide sustainable policies and procedures.

MAJOR TENANTS
EisnerAmper; Fujitsu; Marwood Group; and Rosenberg & Estis
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.

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, 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 to 18,000 SF
High: 7400 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: 36’ 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
- 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

SERVICE PROVIDERS
- TV: Reliance, and Spectrum
- Phone: Verizon
- Internet: Cogent, Lightower, RCN
- TV: RCN and Spectrum

RENEWABLE ENERGY
- Offsets approximately 35% of total energy utilized by the building annually
- 100% of the total energy utilized by the building

SUSTAINABILITY
- Energy Star labeled new HVAC systems
- Green roofs and exclusive outdoor terraces
- Renewable energy offsets 35% of the building's energy usage
- LEED Gold certification
- EPA Water Sense-labeled new plumbing fixtures
- Tenants recycling program and organics collection program
- 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

CAPITAL IMPROVEMENTS
- Existing systems are modernized as part of renewal plan
- Recent improvements include:
  - Complete mechanical systems renovation
  - Two central fan rooms
  - New windows
  - New mechanical equipment
  - New electrical systems
  - New HVAC systems
  - New plumbing systems
  - New systems control and communications systems

DURST ORGANIZATION
- The building has been managed by Durst Organization for over 50 years
- The Durst Organization is a leading real estate firm in New York City
- Durst Organization is committed to sustainable practices

RENOVATIONS
- The building was recently renovated
- Improvements include:
  - Updated lobby entrance
  - Updated security systems
  - Updated HVAC systems
  - Updated electrical systems
  - Updated plumbing systems

DURST ORGANIZATION
- The building has been managed by Durst Organization for over 50 years
- The Durst Organization is a leading real estate firm in New York City
- Durst Organization is committed to sustainable practices

ARCHITECT
Emery Roth & Sons

ADDITIONAL LEASING CONTACT
Bailey Caliban
212.257.6535
BCaliban@durst.org

PRIMARY LEASING CONTACT
Ashlea Aaron
212.257.6590
AAaron@durst.org
PROPERTY HIGHLIGHTS

WINDOW REPLACEMENT PROGRAM UNDERWAY

TENANT TERRACE

CORNER RETAIL OPPORTUNITY
7,442 SF

East 46th Street

East 45th Street

Primary Property Contact:
Ashley Mays
212.257.6596
AMays@durst.org

Leasing Group Contact:
Ashlea Aaron
212.257.6590
AAaron@durst.org

Thomas Bow
212.257.6610
TBow@durst.org

AS-BUILT PLAN
ENTIRE FLOOR 22
733 THIRD AVENUE

CORE & SHELL
ENTIRE FLOOR 19

7,442 SF

 PRIMARY LEASING CONTACT
Ashlea Aaron
212.257.6590
AAaron@durst.org

ADDITIONAL LEASING CONTACT
Bailey Caliban
212.257.6535
BCaliban@durst.org

The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600

durst.org
733 THIRD AVENUE

AS-BUILT PLAN
ENTIRE FLOOR 19

Primary Property Contact:
Ashley Mays
212.257.6596
AMays@durst.org

Leasing Group:
Thomas Bow
212.257.6610
TBow@durst.org

Leasing Group:
Ashlea Aaron
212.257.6590
AAaron@durst.org

Durst
durst.org

7,442 SF

East 45th Street

East 46th Street

Third Avenue

ASH-BUILT PLAN
ENTIRE FLOOR 19

7,442 SF
733 THIRD AVENUE

CORE & SHELL PLAN
CORNER GROUND FLOOR RETAIL

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
SUITE 1050  |  7,227 SF

PROPERTY IMAGES

AVAILABILITY
• Available September 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  8
Workstations  36
Reception  1

TOTAL  45
SF  7,227

COLLABORATION SPACE
Conference Room  1
Huddle Room  1

PLANNED SUPPORT
Pantry  1
Wellness Room  1
IDF Room  1

ERIC ENGELHARDT  212.667.8704
EEngelhardt@durst.org

TANYA GRIMALDO  212.257.6515
TGrimaldo@durst.org