AVAILABILITIES

<table>
<thead>
<tr>
<th>Floor</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floor 21</td>
<td>7,377 SF</td>
</tr>
<tr>
<td>Entire Floor 20</td>
<td>17,004 SF</td>
</tr>
<tr>
<td>Entire Floor 19</td>
<td>18,451 SF</td>
</tr>
<tr>
<td>Entire Floor 17</td>
<td>19,832 SF</td>
</tr>
<tr>
<td>Entire Floor 16</td>
<td>19,832 SF</td>
</tr>
<tr>
<td>Entire Floor 15</td>
<td>19,832 SF</td>
</tr>
<tr>
<td>Entire Floor 14</td>
<td>19,831 SF</td>
</tr>
<tr>
<td>Entire Floor 13</td>
<td>22,264 SF</td>
</tr>
</tbody>
</table>

Full-floor leasehold condo ideal for 501(c)(3) organizations. Pristine, built, and furnished with potential to create accessible outdoor space.

<table>
<thead>
<tr>
<th>Ground Floor Retail</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,242 SF</td>
</tr>
</tbody>
</table>

Upscale café buildout adjacent to lobby and with direct 42nd Street presence.

PROPERTY OVERVIEW

The acquisition of 205 East 42nd Street by Joseph Durst in 1944 signaled the first step in The Durst Organization’s monumental transformation of Third Avenue into the highly coveted office submarket it is today. Surrounded by restaurants, hotels, corporate headquarters, and countless transit options, this stately 1927 brick-clad Class A office property recently underwent extensive capital improvements to even better serve its diverse tenant base.

Located a mere block from Grand Central Terminal, 205 East 42nd Street most notably features a masterfully restored Art Deco lobby, new windows, new life safety systems, 3,625 SF of green roofs, and tenant terrace opportunities punctuated by sweeping Midtown East views.

MAJOR TENANTS

CUNY; Fedcap Rehabilitation Services; Residential Management Group; and United Way of New York City
OVERVIEW
BUILDING OWNER & MANAGER
The Durst Organization

YEAR COMPLETED
1927 (acquired by The Durst Organization in 1944)

CAPITAL IMPROVEMENT
A $15 million renovation was completed in 2013. Updates included modernized elevators, MEP and BMS upgrades, as well as a restoration of the art deco lobby.

ARCHITECT
Starrett and Van Vleck

LOCATION
North side of East 42nd Street between Third and Second Avenues.

LEASING CONTACTS
Lauren Ferrentino
L.Ferrentino@durst.org, 212.257.6596
Tanya Grimaldo
T.Grimaldo@durst.org, 212.257.6515
Thomas Bow
T.Bow@durst.org, 212.257.6610

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
253 feet

STORIES
21

SLAB TO SLAB HEIGHT
11 feet, 4 inches

FLOOR PLATES (LOW/HIGH)
Reinforced cast-in-place concrete
Low: 27,500 SF - 31,200 SF
High: 17,000 SF - 27,500 SF

TELECOMMUNICATIONS

The Durst Organization offers its tenants a wide range of telecommunications providers. Service providers currently available at 205 East 42nd Street are:

• Wireless: AT&T and Verizon Wireless
• Telephone: Verizon
• Internet: Cogent Communication, Lightower, RCN, and Spectrum
• Television: RCN and Spectrum

POWER AND UTILITIES

HVAC
Heating is provided by Con Edison steam. Heat exchangers convert the steam to hot water, which is supplied to coils in the central fan rooms and perimeter induction units. Perimeter heat is supplied by steam radiation. Air conditioning is provided by a chilled water system with individual floor air-handling units. Three steam turbine refrigeration machines have a total capacity of 1,150 tons. The cooling towers have a total capacity of 1,500 tons, of which 500 tons are available for tenants’ supplementary cooling systems. Temperatures for the perimeter and interior 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 comprises of three 4,000-amp service take-offs, which feed the building’s service switchgear and is shared with the adjacent building, 675 Third Avenue (also owned and operated by The Durst Organization). Power is then distributed via pipe and wire risers throughout the building. 100% of the energy utilized by the building is supplied by wind power purchased from a third-party energy supplier.

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 metering system used for tenant billing as well as in-house monitoring. In-house electrical engineers analyze new tenant designs and requirements to ensure sufficient electrical distribution is provided in accordance with lease terms and building rules and regulations.

SUSTAINABILITY

• EPA Water Sense-labeled new plumbing fixtures promote water efficiency
• LEED Gold certified under the LEED v4 Existing Buildings: Operation and 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

GREEN ROofs
-RCN and Spectrum
-Internet: Cogent Communication, Lightower, RCN, and Spectrum
-Television: RCN and Spectrum

STARRETT and VAN Vleck

12 Stories
B1 - B11

11 Tons
4 Tons
2 Tons
1 Tons

100%
20%
20%
33%

11 Tons
4 Tons
2 Tons
1 Tons

100%
20%
20%
33%

11 Tons
4 Tons
2 Tons
1 Tons

100%
20%
20%
33%

11 Tons
4 Tons
2 Tons
1 Tons

100%
20%
20%
33%

11 Tons
4 Tons
2 Tons
1 Tons

100%
20%
20%
33%

11 Tons
4 Tons
2 Tons
1 Tons

100%
20%
20%
33%
PROPERTY HIGHLIGHTS
13TH FLOOR TERRACE
7,377 SF
Existing Outdoor Space: 3,187 SF
205 EAST 42ND STREET

AS-BUILT PLAN
ENTIRE FLOOR 20

17,004 SF
Potential Outdoor Space: 1,044 SF

TDO is currently conducting studies to determine location and feasibility of converting setbacks to active terraces.
18,451 SF
Potential Outdoor Space: 1,223 SF

TDO is currently conducting studies to determine location and feasibility of converting setbacks to active terraces.

PRIMARY LEASING CONTACT
Lauren Ferrentino
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Lferrentino@durst.org

ADDITIONAL LEASING CONTACTS
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Tgrimaldo@durst.org

Thomas Bow
212.257.6610
Tbow@durst.org
205 EAST 42ND STREET

AS-BUILT PLAN
ENTIRE FLOOR 16

19,832 SF

PRIMARY LEASING CONTACT
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Lferrentino@durst.org

ADDITIONAL LEASING CONTACTS
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Thomas Bow
212.257.6610
TBow@durst.org
205 East 42nd Street

AS-BUILT PLAN

Entire Floor 15

19,832 SF

PRIMARY LEASING CONTACT
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L.Ferrentino@durst.org

ADDITIONAL LEASING CONTACTS
Tanya Grimaldo
212.257.6515
T.Grimaldo@durst.org

Thomas Bow
212.257.6610
T.Bow@durst.org
19,831 SF
Potential Outdoor Space: 2,930 SF

TDO is currently conducting studies to determine location and feasibility of converting setbacks to active terraces.
22,264 SF
SAMPLE TEST FIT
ENTIRE FLOOR 13

HEADCOUNT

<table>
<thead>
<tr>
<th>Space Type</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Private Office</td>
<td>14</td>
</tr>
<tr>
<td>Benching Station</td>
<td>83</td>
</tr>
<tr>
<td>Reception</td>
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</tr>
<tr>
<td>TOTAL HEADCOUNT</td>
<td>98</td>
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GENERAL SPACES

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<tr>
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<th>Quantity</th>
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<tbody>
<tr>
<td>Conf. Room / Meeting Area</td>
<td>12</td>
</tr>
<tr>
<td>Pantry</td>
<td>2</td>
</tr>
<tr>
<td>Copy/ Storage</td>
<td>1</td>
</tr>
<tr>
<td>Telephone Rooms</td>
<td>6</td>
</tr>
<tr>
<td>IT Rooms</td>
<td>1</td>
</tr>
<tr>
<td>Private Office</td>
<td>14</td>
</tr>
<tr>
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<td>1</td>
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<tr>
<td>TOTAL HEADCOUNT</td>
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</tr>
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</table>

205 East 42nd Street
13th Floor - Open Layout

CONF. ROOM / MEETING AREA    12
PANTRY                      2
COPY/ STORAGE               1
TELEPHONE ROOMS             6
IT ROOMS                    1
PRIVATE OFFICE              14
RECEPTION                   1
TOTAL HEADCOUNT             98

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22,264 SF
AS-BUILT PLAN
GROUND FLOOR RETAIL

1,242 SF