

205

**EAST 42ND
STREET**

AVAILABILITIES

Entire Floor 17	19,832 SF
Entire Floor 16	19,832 SF
Entire Floor 15	19,832 SF
Entire Floor 14	19,831 SF
Entire Floor 6	30,000 SF
Entire Floor 5	30,131 SF
Ground Floor Retail	1,242 SF

*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; United Way of New York City



LEASING CONTACTS

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PROPERTY FACT SHEET

OVERVIEW

BUILDING OWNER & MANAGER

The Durst Organization

LEASING CONTACTS

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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.

PROXIMITY TO MASS TRANSIT

Grand Central Terminal: 4, 5, 6, 7, and S subways. Metro North trains; M42, M101, M102, M103, M15, SBS busses

BUILDING HEIGHT

253 feet

STORIES

21

SLAB TO SLAB HEIGHT

11'4"

FLOOR PLATES (LOW/HIGH)

Reinforced cast-in-place concrete
Low: 27,500 SF - 31,200 SF
High: 17,000 SF - 27,500 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 Durst buildings are centrally monitored by Durst's Security Command Center, which is staffed 24/7 by licensed security personnel.

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.

ELEVATORS

10 modernized passenger elevators
Two freight elevators

FREIGHT ELEVATORS

The freight elevator serves loading dock, basement, and floors 2-10 (6'8" deep x 6" wide x 8'8" high)

DELIVERIES/LOADING DOCK

The freight entrance is located at 208 East 43rd Street. Freight hours are Monday through Friday, 9:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. The loading zone is 5' wide x 6'5" deep x 7'2" high. Any delivery requiring more than two trips is considered a bulk delivery and must be scheduled before or after normal building hours. The loading dock is staffed by security personnel while in operation.

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

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.

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, Crown Castle, Astound Broadband Powered by RCN, and Spectrum
- Television: RCN and Spectrum



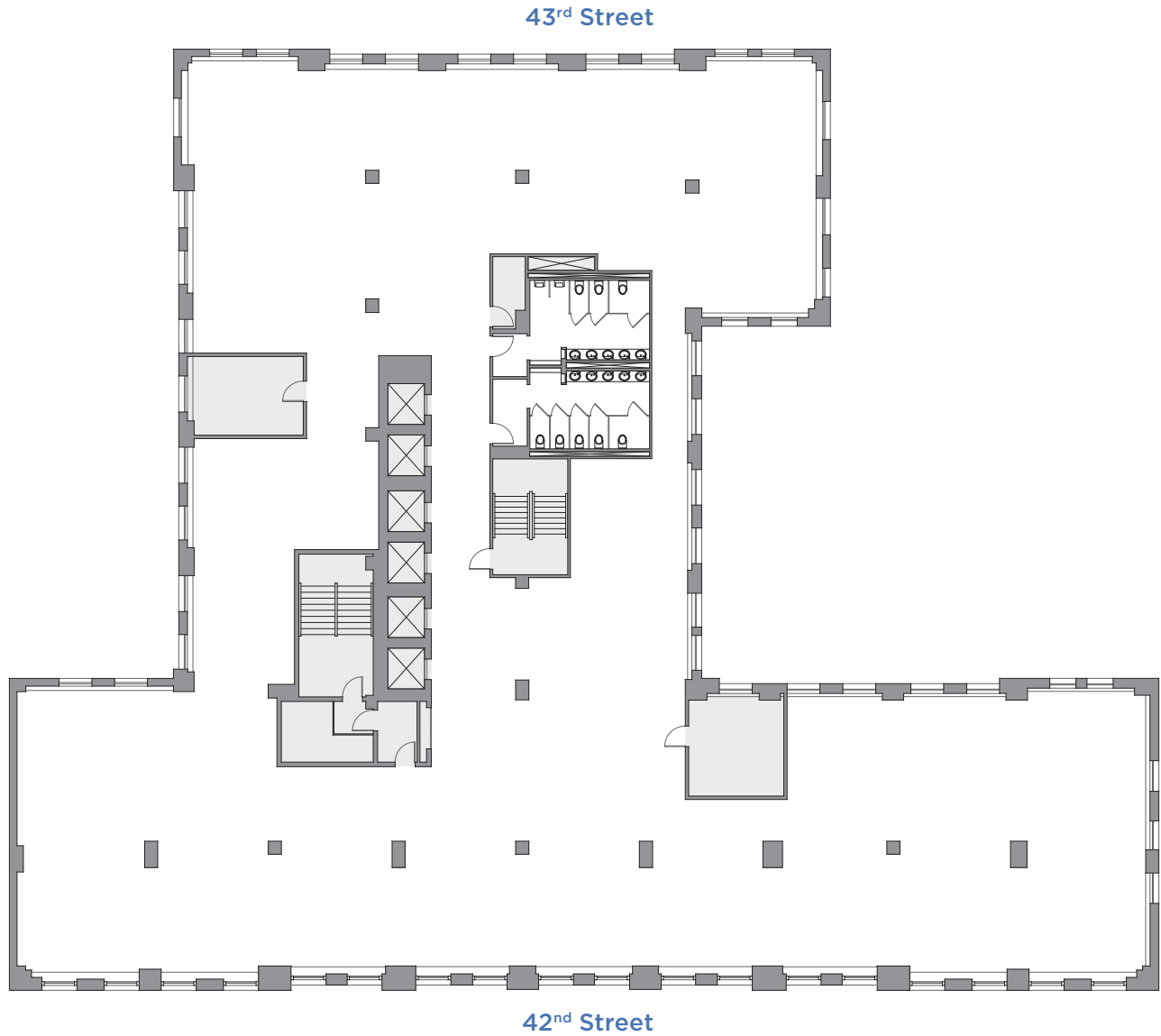
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CORE & SHELL PLAN
ENTIRE FLOOR 17



19,832 SF



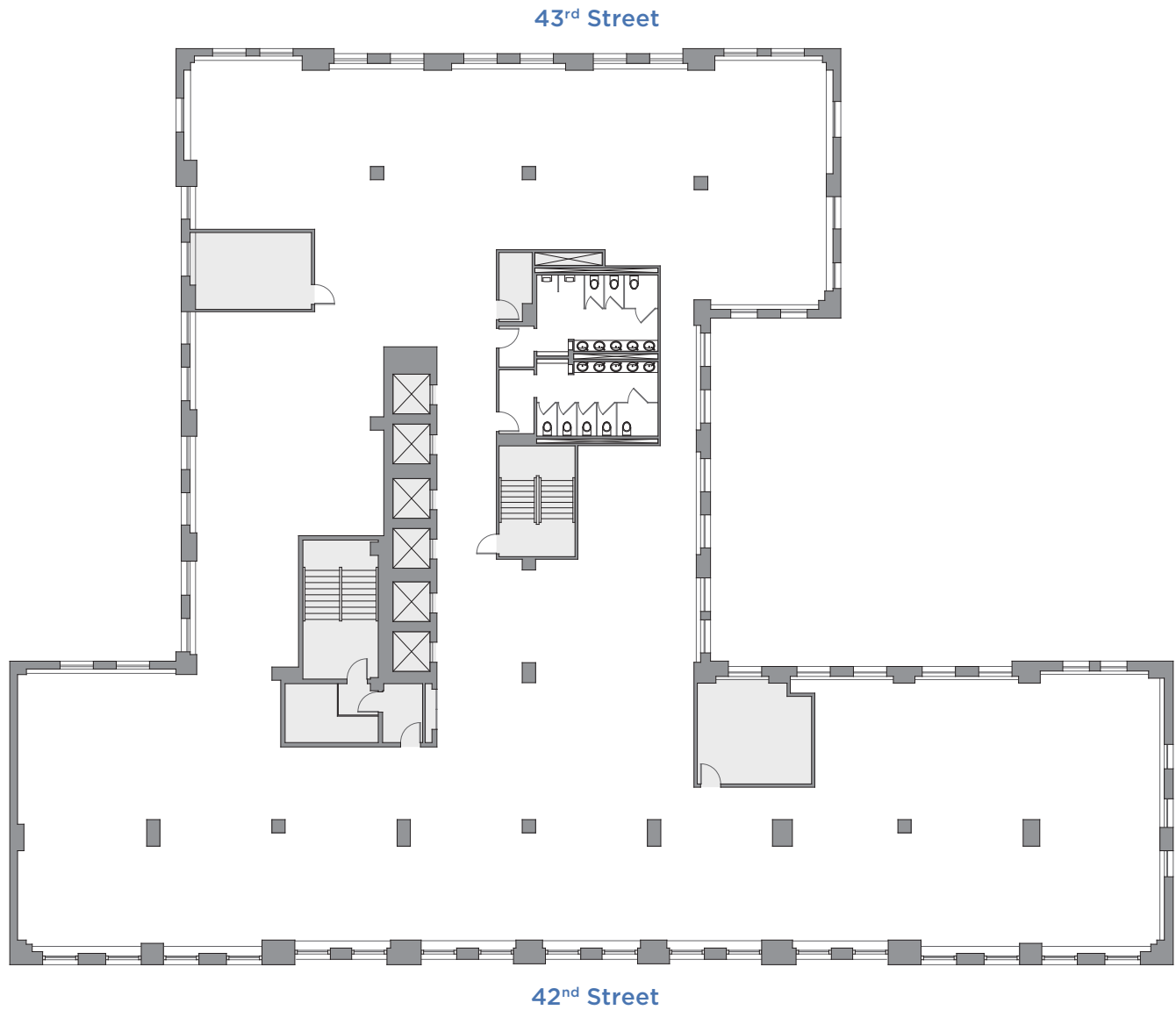
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CORE & SHELL PLAN
ENTIRE FLOOR 16



19,832 SF



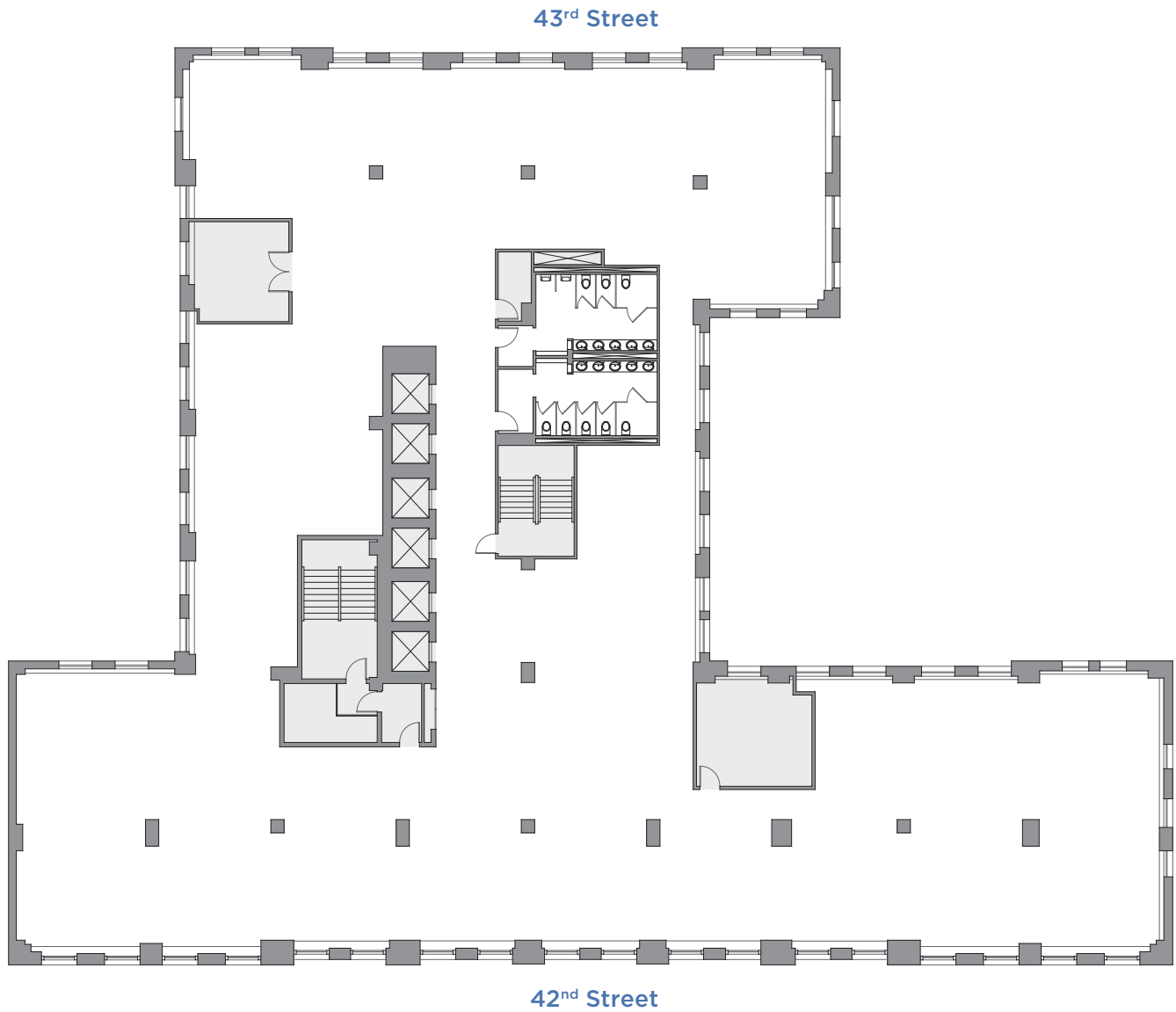
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CORE & SHELL PLAN
ENTIRE FLOOR 15



19,832 SF



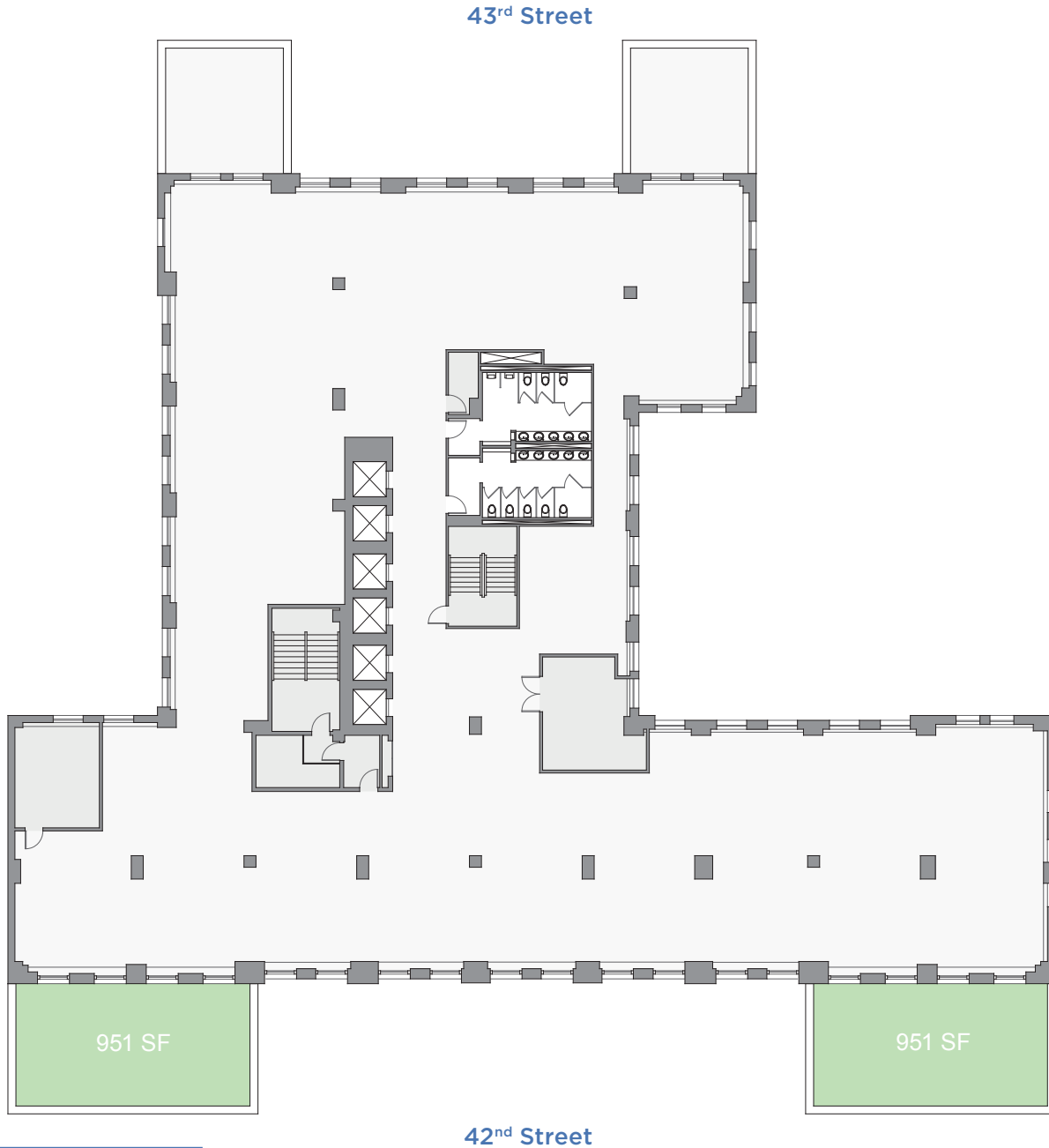
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CORE & SHELL PLAN
ENTIRE FLOOR 14



19,831 SF
Potential Outdoor Space: 1,902 SF

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



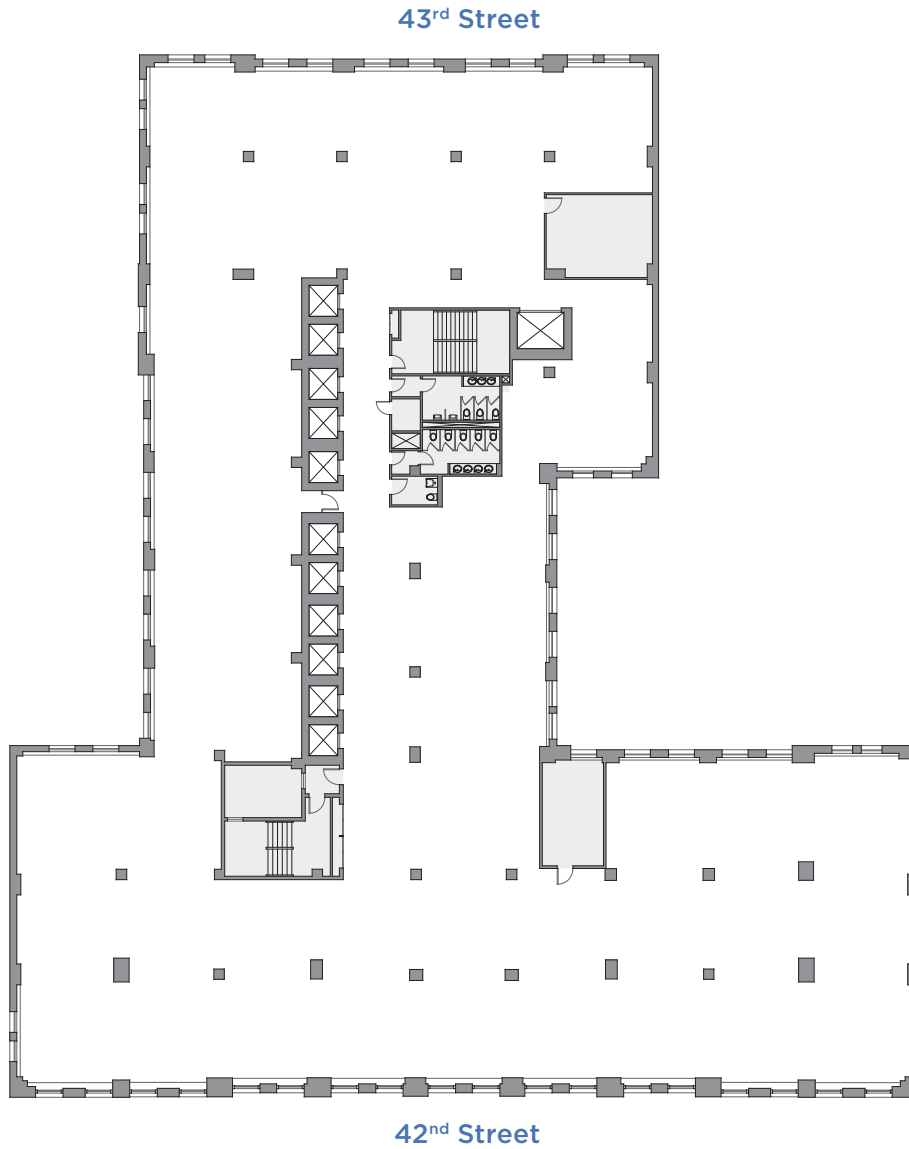
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CORE & SHELL PLAN
ENTIRE FLOOR 6



30,000 SF



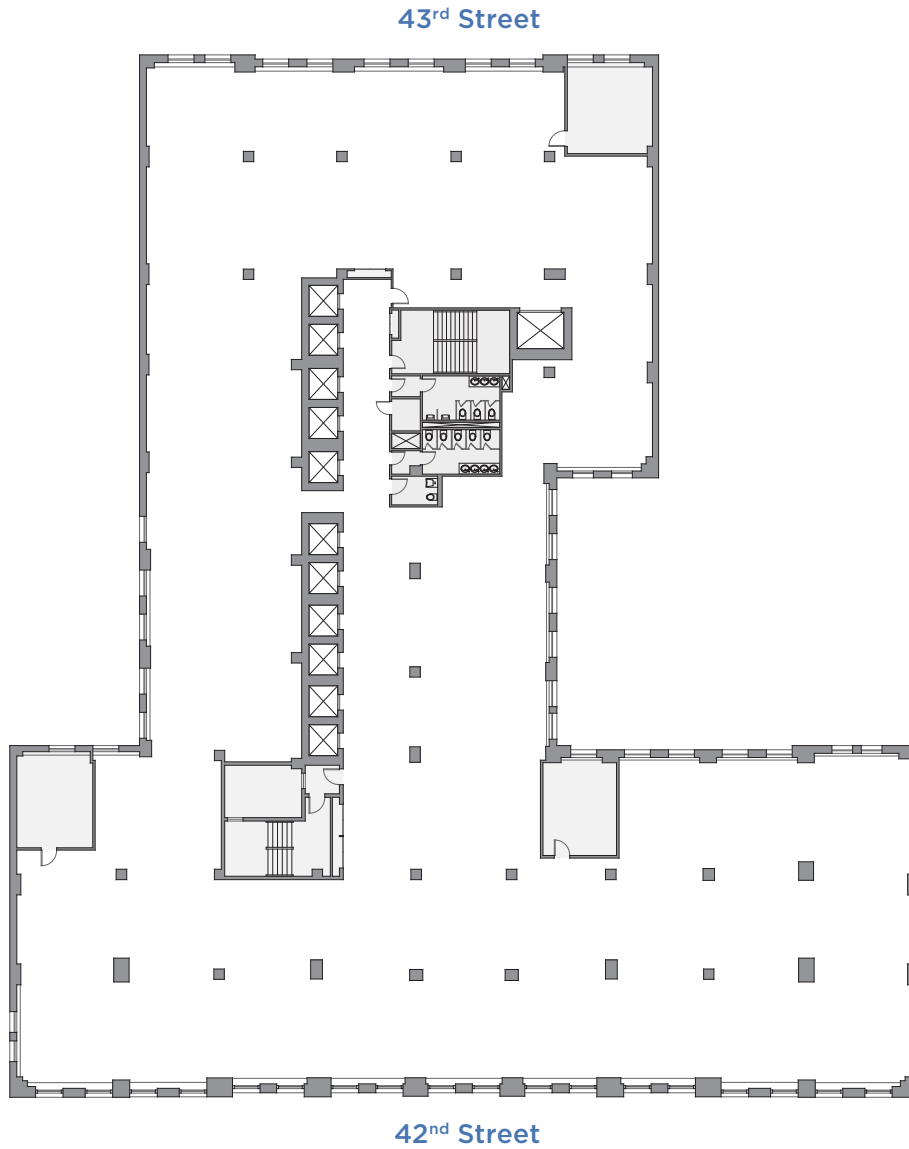
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CORE & SHELL PLAN
ENTIRE FLOOR 5



30,000 SF



LEASING CONTACTS

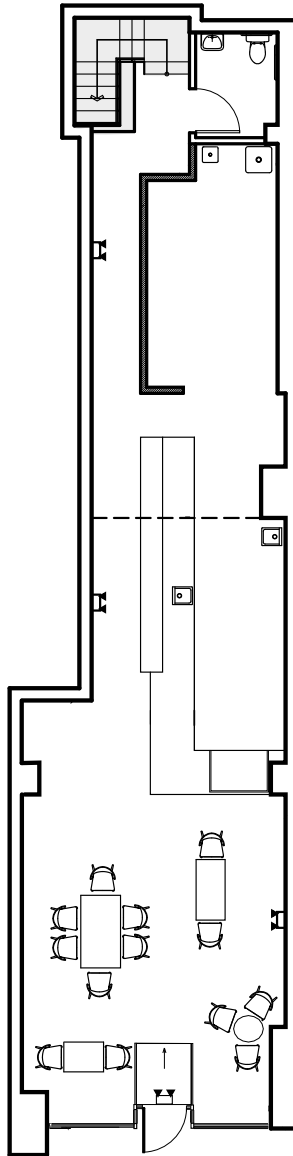
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AS-BUILT PLAN
GROUND FLOOR RETAIL

43rd Street



42nd Street

1,242 SF



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