

733 THIRD AVENUE

AVAILABILITIES

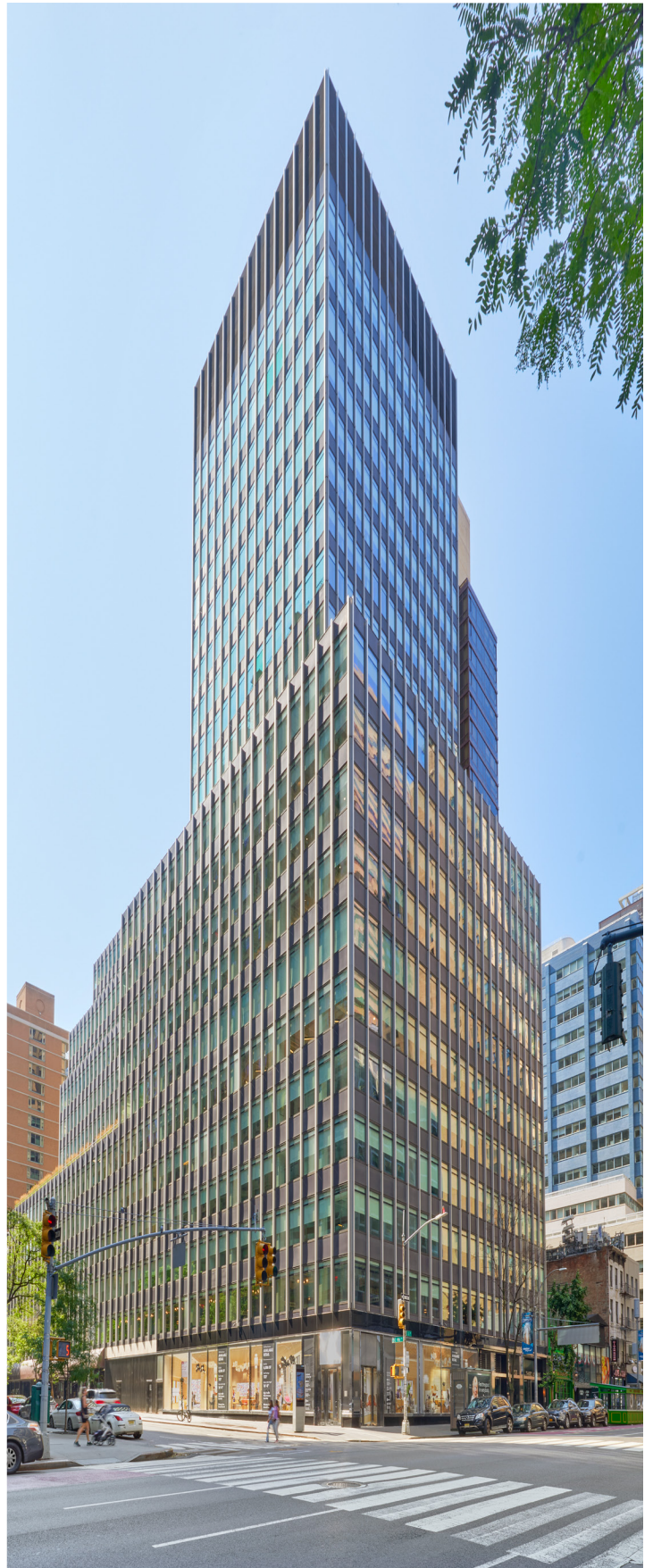
Partial Floor 19 DurstReady	5,308 SF <i>Premium Move-In Ready Office Space.</i>
Partial Floor 10 DurstReady	7,190 SF <i>Premium Move-In Ready Office Space. Available Now.</i>
Partial Floor 3	14,404 SF <i>Demountable Partitions Allow for Layout Flexibility.</i>
Partial Floor 2	9,789 SF <i>Second Generation Built Space.</i>
Ground Floor Corner Retail	4,006 SF <i>Prime Corner Retail Location with 45' of Frontage Along Third Avenue. Close Proximity to Grand Central.</i>

PROPERTY OVERVIEW

Standing on the southeast corner of Third Avenue and 46th Street, 733 Third Avenue recently received a number of lobby upgrades and underwent a building-wide window replacement program. The property also features 7,107 SF of green roofs and exclusive outdoor terraces. 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; Rosenberg & Estis



LEASING CONTACTS

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733 THIRD AVENUE

PROPERTY FACT SHEET

OVERVIEW

BUILDING OWNER & MANAGER

The Durst Organization

LEASING CONTACTS

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YEAR COMPLETED

1961

CAPITAL IMPROVEMENTS

Recently completed renovations include an updated lobby entrance and security turnstiles as well as a building-wide comprehensive window replacement program. New windows feature UV-protected clear insulated glass to enhance views and promote natural light.

ARCHITECT

Emery Roth & Sons

LOCATION

733 Third Avenue is located on the southeast corner of Third Avenue between 45th and 46th Streets.

PROXIMITY TO MASS TRANSIT

Grand Central Terminal: 4, 5, 6, 7, S and Metro North trains; M42 bus on 42nd Street and M5 and M7 bus stops on 43rd Street

BUILDING HEIGHT

286 feet

STORIES

24

SLAB TO SLAB HEIGHT

Floors 6 through 10 - 10'10"
Floor 7 - 11'4"

FLOOR PLATES (LOW/HIGH)

Low: 25,000 to 30,000 SF
Mid: 16,500 to 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 8:00 AM to 5:00 PM, Monday through Friday.

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

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 6v10"

DELIVERIES/LOADING DOCK

The loading dock is located at 211 East 45th Street. Freight hours are Monday through Friday, 9:30 AM to 12:00 PM and 1:00 PM to 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, Crown Castle, Astound Broadband Powered by RCN, Reliance, and Spectrum
- Television: RCN and Spectrum



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PROPERTY HIGHLIGHTS



RECENTLY COMPLETED WINDOW REPLACEMENT PROGRAM



TENANT TERRACE



CORNER RETAIL OPPORTUNITY



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733 THIRD AVENUE

PARTIAL 19TH FLOOR, SUITE 1900 | 5,308 SF

PROPERTY IMAGES



BUILDING EXTERIOR



OPEN WORK

[TAKE A VIRTUAL TOUR](#)

AVAILABILITY

- Available Now

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	4
Workstations	20
Reception	1

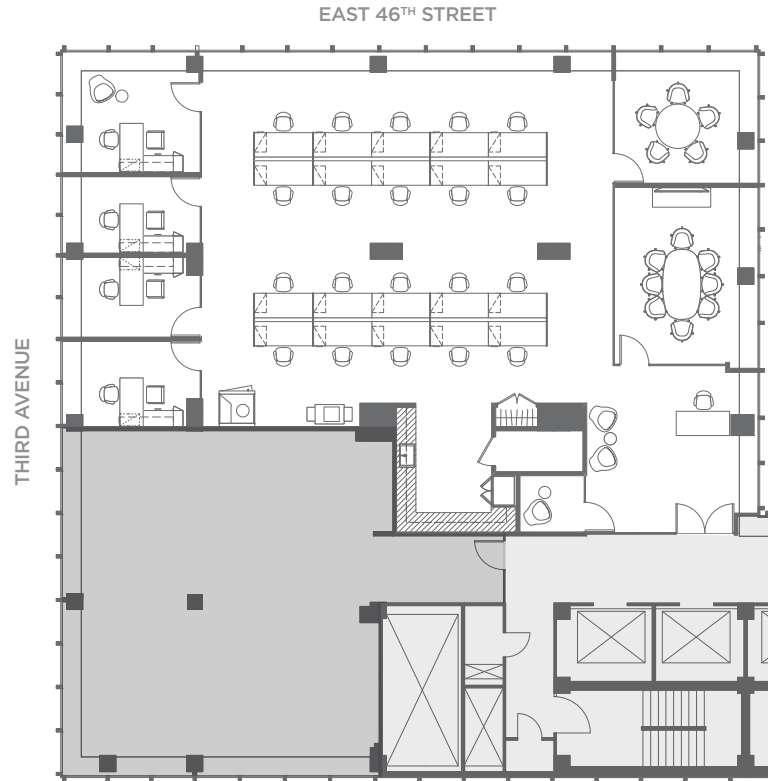
TOTAL 25

COLLABORATION SPACE

Conference Rooms	2
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PLANNED SUPPORT

Pantry	1
IDF Room	1
Wellness Room	1
Phone Booth	1



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DURSTREADY.COM

DurstReady

733 THIRD AVENUE

PARTIAL 10TH FLOOR, SUITE 1050 | 7,190 SF

PROPERTY IMAGES



BUILDING EXTERIOR



PRIVATE OFFICE

[TAKE A VIRTUAL TOUR](#)

AVAILABILITY

- Available Now

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

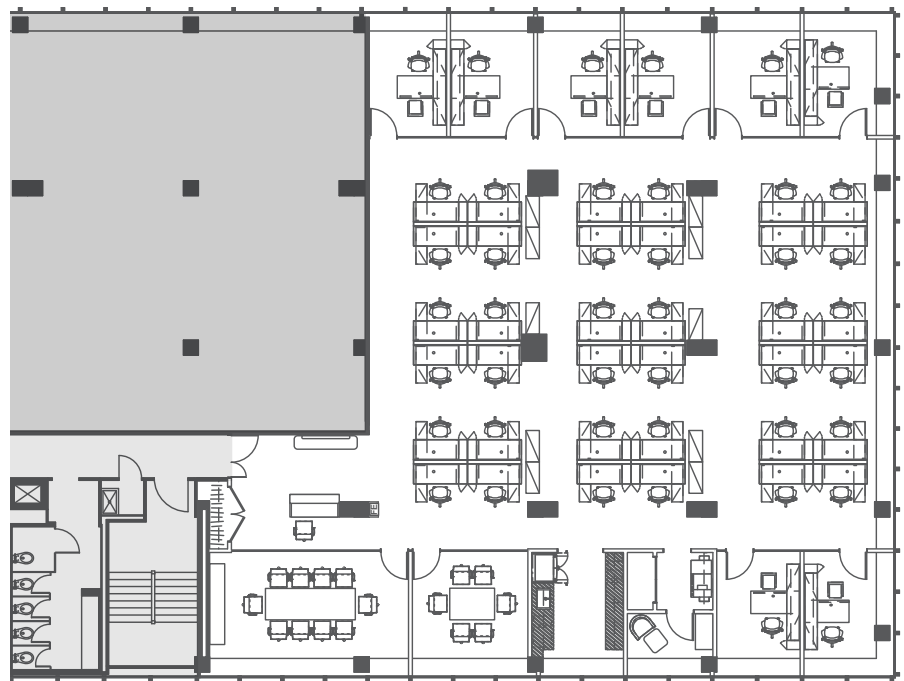
COLLABORATION SPACE

Conference Room	1
Huddle Room	1

PLANNED SUPPORT

Pantry	1
Wellness Room	1
IDF Room	1

EAST 46TH STREET



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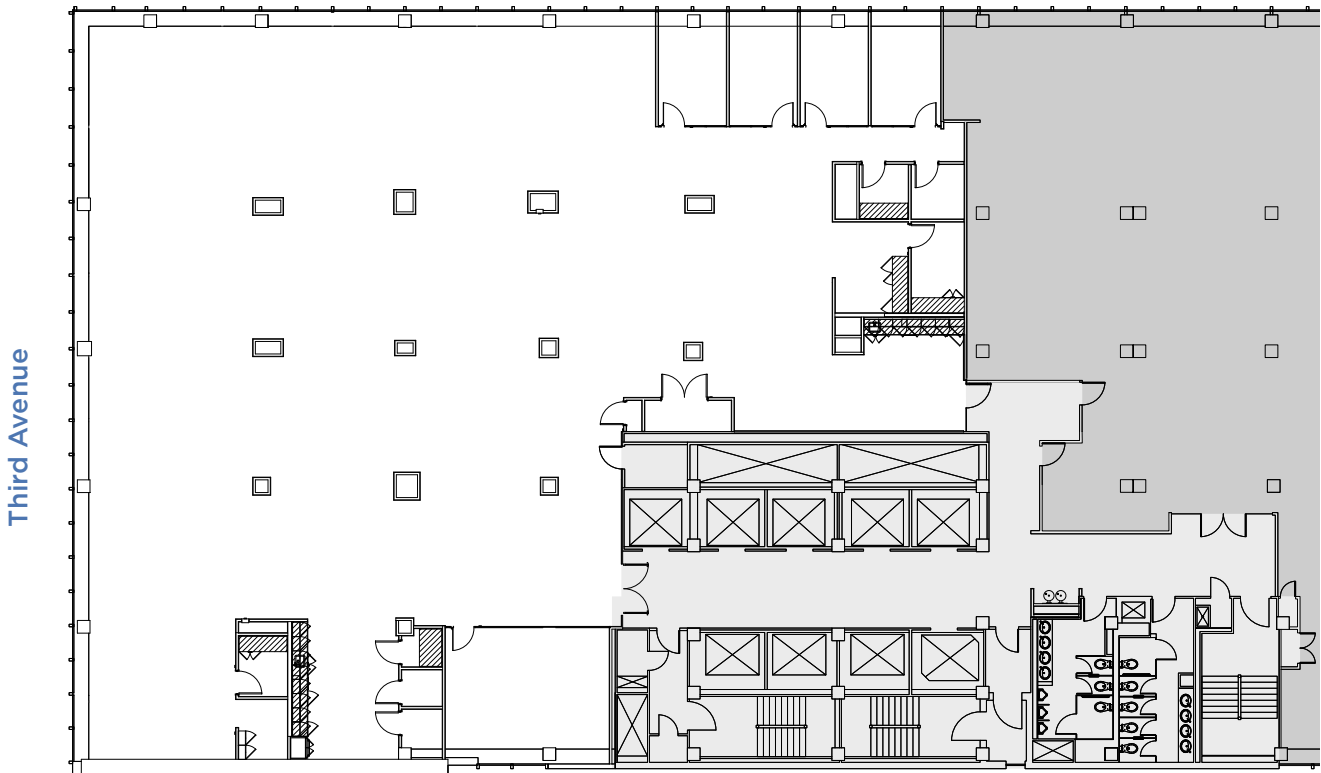
DURSTREADY.COM

DurstReady

733 THIRD AVENUE

PREBUILT PLAN PARTIAL FLOOR 3

East 46th Street



14,404 SF



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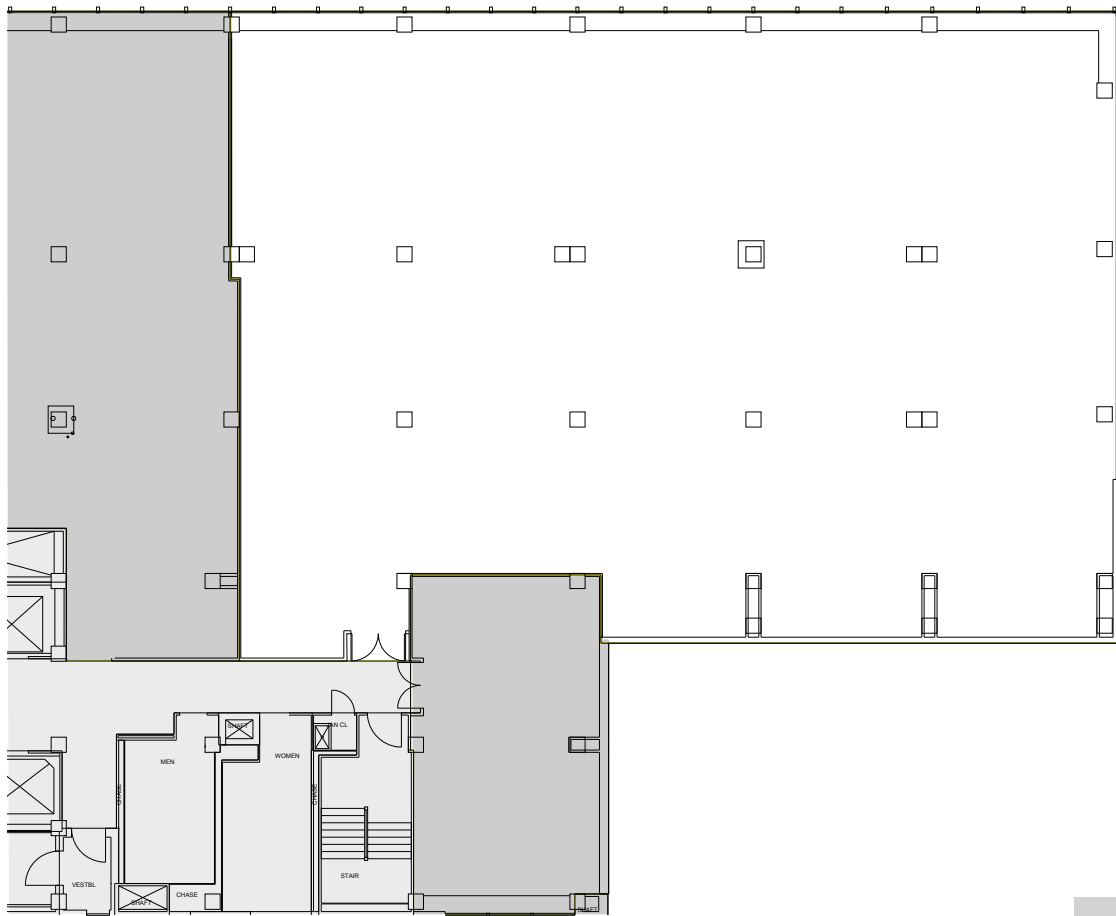
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733 THIRD AVENUE

CORE & SHELL PLAN PARTIAL FLOOR 2

East 46th Street

Third Avenue



9,789 SF



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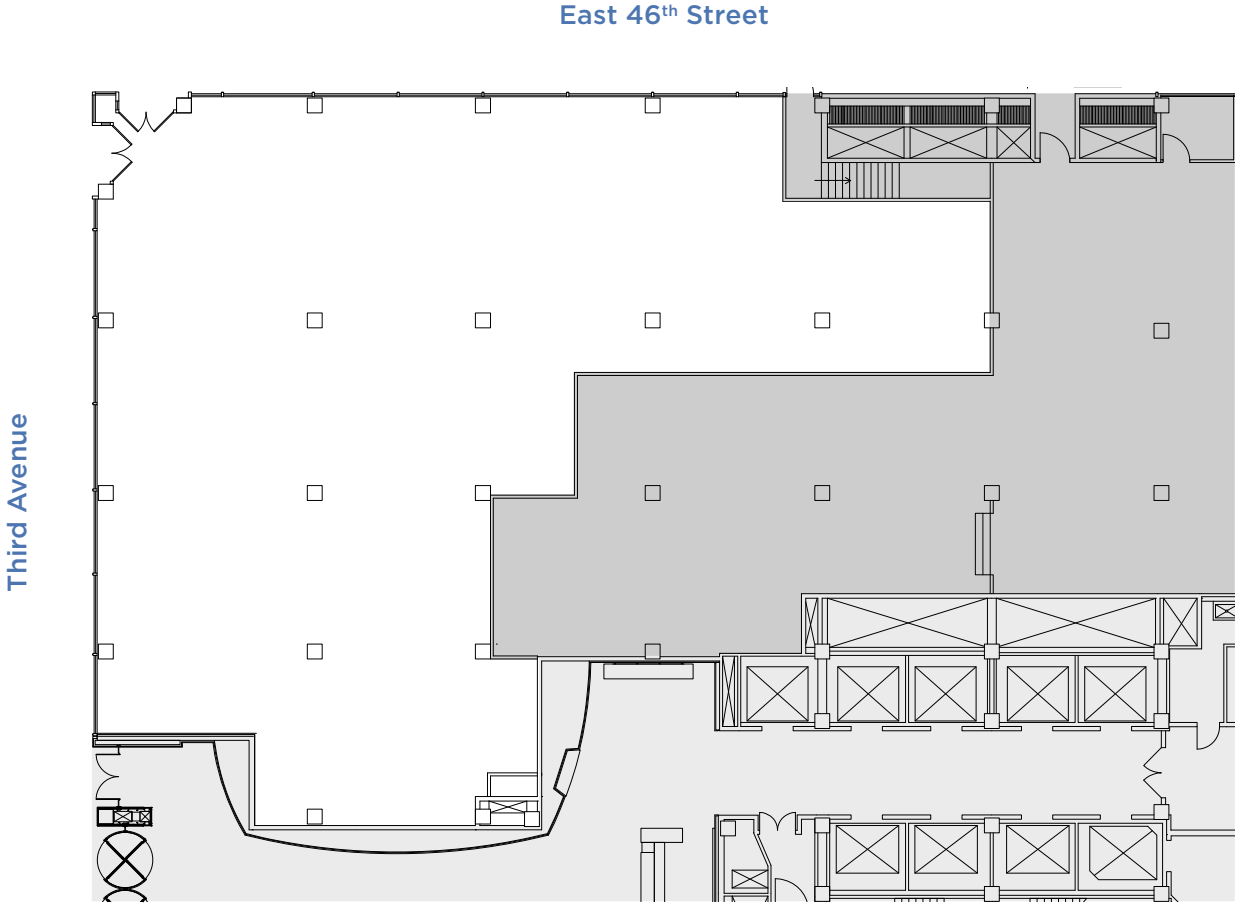
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733 THIRD AVENUE

CORE & SHELL PLAN CORNER GROUND FLOOR RETAIL



4,006 SF



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