

825

THIRD AVENUE

A NEW CLASS OF CUTTING EDGE

AVAILABILITIES

| | |
|---|----------------|
| Top of House Floors 36-40 | 12,278 SF Each |
| <i>Sweeping City and River Views. Top-of-House Exclusivity. 61,000 SF Contiguous Block Opportunity.</i> | |
| Tower Partial Floor 29 DurstReady East Suite | 5,230 SF |
| <i>Premium Move-In Ready Office Space. Dynamic View Glass. Boutique Floorplate.</i> | |
| Partial Floor 28 DurstReady | 6,079 SF |
| <i>Premium Move-In Ready Office Space. Boutique Floorplates. Dynamic View Glass.</i> | |
| Tower Floor 27 | 11,816 SF |
| <i>Boutique Floorplates. Floor-Through Sightlines Punctuated by Long-Range Views. Dynamic View Glass.</i> | |
| Tower Partial Floor 25 | 3,784 SF |
| <i>City and River Views. Dynamic View Glass.</i> | |
| Tower Partial Floor 20 DurstReady West Suite | 5,451 SF |
| <i>Premium Move-In Ready Office Space. Dynamic View Glass. Boutique Floorplate.</i> | |
| Partial Floor 17 DurstReady West Suite | 5,556 SF |
| <i>Premium Move-In Ready Office Space. Boutique Floorplate. Above Standard Finishes.</i> | |
| Podium Floors 6-8 & 11 | 19,377 SF Each |
| <i>Large, Bright Floors Perfectly Suited to Multi-Floor Tenants. Up to 58K SF Contiguous Block Available.</i> | |
| Ground Floor Retail A | 2,506 SF |
| <i>New Storefront. Prime Third Avenue Frontage. 1,051 SF Lower Level Available.</i> | |

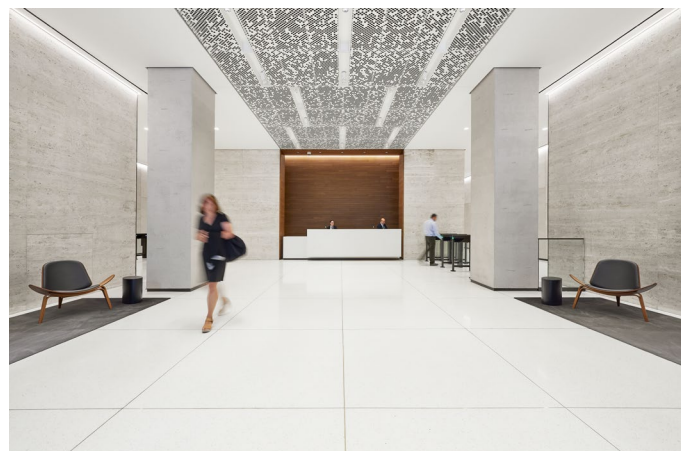
PROPERTY OVERVIEW

825 Third Avenue is thoroughly reimagined through a \$150 million capital improvement program focusing on performance, tenant comfort, modern aesthetics, and operational efficiency.

MEP systems, windows, building infrastructure, and retail storefronts are replaced or substantially upgraded. Significant renovations also include a new lobby and hospitality-focused building amenity featuring wrap-around outdoor terrace.

MAJOR TENANTS

Allied Irish Bank; Beveridge & Diamond; Child Mind Institute; Dimension Renewable Energy; Hodes Weill & Associates; Macerich; National Bank of Egypt; Rosemary's; Stark Business Solutions; Toyota Tsusho America.



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OVERVIEW

BUILDING OWNER & MANAGER

The Durst Organization

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YEAR COMPLETED/RENOVATED

1969/2023

CAPITAL IMPROVEMENTS

825 Third Avenue is thoroughly reimaged through a \$150 million capital improvement program focusing on performance, tenant comfort, modern aesthetics, and operational efficiency. From state-of-the-art MEP systems and dynamic glass windows to an exclusive tenant amenity space and industry-leading green building practices, 825 Third's lifestyle-centric design defines the future of possibility.

ARCHITECT

Emery Roth & Sons

LOCATION

Southeast corner of Third Avenue and 50th Street.

PROXIMITY TO MASS TRANSIT

Grand Central Terminal: 4, 5, 6, 7, E, and S subways. Metro North trains. M50, M101, M102, M103, M15, SBS buses

BUILDING HEIGHT

522 feet

STORIES

42

SLAB TO SLAB HEIGHT

Floors 2 through 11: 11'11"
Floors 12 through 27: 11'8"
Floors 28 through 40: 11'6"

FLOOR PLATES

Podium: 19,377 to 19,871 SF
Midrise: 11,054 SF
Tower: 11,816 to 11,870 SF
Top of House: 11,145 to 12,278 SF

BUILDING 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 a licensed security guard. Durst buildings are centrally monitored by our security Command Center, which is staffed 24/7 by licensed security personnel. The loading dock is staffed by security personnel whenever in operation.

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 7:30 AM to 8:00 PM, Monday through Friday.

PASSENGER ELEVATORS

11 modernized elevators

FREIGHT ELEVATORS

One freight elevator: 10'h x 6'1"w x 5'7"d
Door clearance: 6'11"h x 3'5"w x 7'd

DELIVERIES/LOADING DOCK

The loading dock is located at 206 East 51st Street. Freight hours are 8:00 AM to 5:00 PM, Monday through Friday.

SUSTAINABILITY

- Upgraded MEP systems nearly halved operating energy use
- Construction materials for base building and tenant spaces are thoroughly vetted to meet Durst's strict human health and environmental stewardship requirements
- Dynamic view glass windows on tower floors automatically tint to reduce glare, mitigate direct sun, and control heat gain
- Active chilled beams and finned tube radiators replaced perimeter convectors, taking advantage of natural hot/cold air movement to efficiently heat and cool the building

- Over 85% of the demolition and construction waste generated during 825 Third's renovation was diverted from landfill and incineration
- EPA WaterSense-labeled new plumbing fixtures promote water efficiency
- Certified LEED Gold-Building Design and Construction: Core and Shell
- 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
- Tenant-exclusive outdoor terrace

POWER AND UTILITIES

HEATING

Heating water is generated with new high-efficiency natural gas-fired hot water condensing boilers. The new boiler plant and associated pumping equipment are located in the new prefabricated modular central plant.

COOLING

Dual temperature water is generated within the new prefabricated modular central plant and distributed to all building air handling units. When cooling is required, chilled water is sourced from the new high-efficiency chillers. When heating is required, hot water is injected from the primary hot water system.

All air handling units are updated with new dual temperature coils sized to maximize efficiency of the boiler and chiller plants.

CHILLED BEAMS & FINNED TUBE RADIATORS

The replacement of 825 Third Avenue's combined heating/cooling induction units are among the improvements most visible and impactful to tenants and their guests. The original induction units — at nearly 3' tall and over 2' deep — consumed valuable floor space, limited access to windows, and restricted use of each floor's perimeter. The highly efficient HVAC system recently installed in the building replaces these induction units with ceiling-mounted active chilled beams and low-profile finned tube radiators — the combination of which will offer not only streamlined appearance, but recaptures up to 930 SF of floor area on podium floors and 600 SF of floor area on tower floors.

LIFE SAFETY

The life safety generator supports the following loads: low-rise elevators, mid-rise elevators, high-rise elevators, fire alarm system, cellar mechanical equipment, fire pumps, fire booster pump, egress lighting, mechanical equipment on the 19th and 41st mechanical floors, IT equipment, plumbing equipment, heating systems, and freeze protection equipment.

ELECTRICAL SYSTEM

Con Edison delivers electrical power to the building via a 277/480 V spot network located in the sidewalk vault. Power is then distributed throughout the building via pipe and wire risers.

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 that is used for tenant billing as well as system performance monitoring.

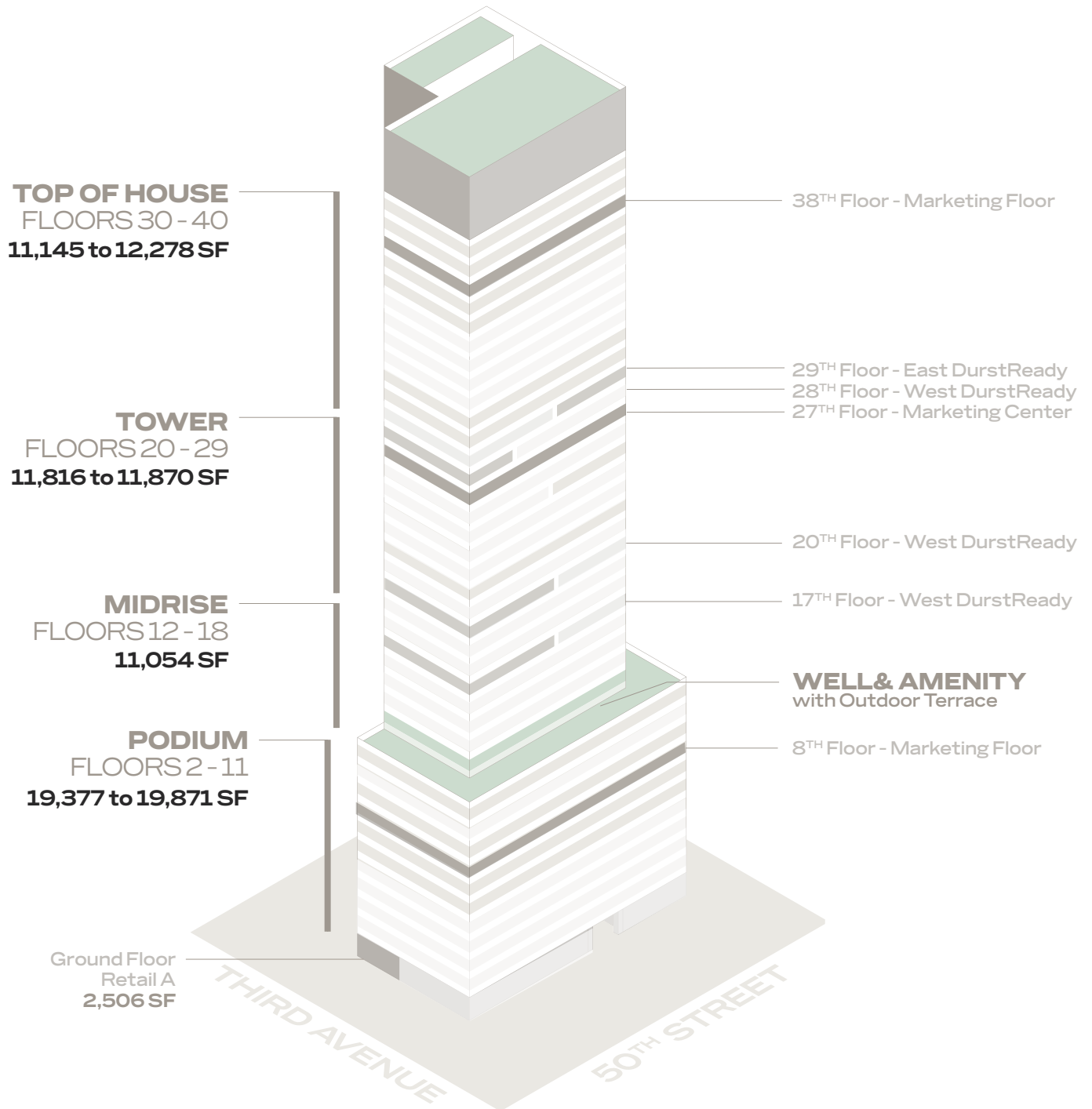
As standard tenant on-boarding procedure, in-house electrical engineers analyze new tenant designs and requirements to ensure sufficient electrical distribution is provided in accordance with the lease terms and building rules and regulations.

TELECOMMUNICATIONS

The Durst Organization offers its tenants a range of telecommunication providers. Service providers currently available at 825 Third Avenue include:

- Wireless: Agreements with carriers in progress
- Telephone: Verizon, RCN
- Internet: Verizon Fios, Verizon Business Service, Astound by RCN, Crown Castle
- Television: RCN

STACKING PLAN



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825

THIRD AVENUE

GROUND FLOOR RETAIL



50TH STREET RETAIL & BUILDING ENTRANCE



THIRD AVENUE RETAIL



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WELL& BY DURST AMENITY WITH TERRACE



12TH FLOOR TERRACE



COFFEE & WINE BAR



LOUNGE



SUTTON PLACE CONFERENCE ROOM



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PRIVATE OFFICE



LOUNGE



CONFERENCE ROOM



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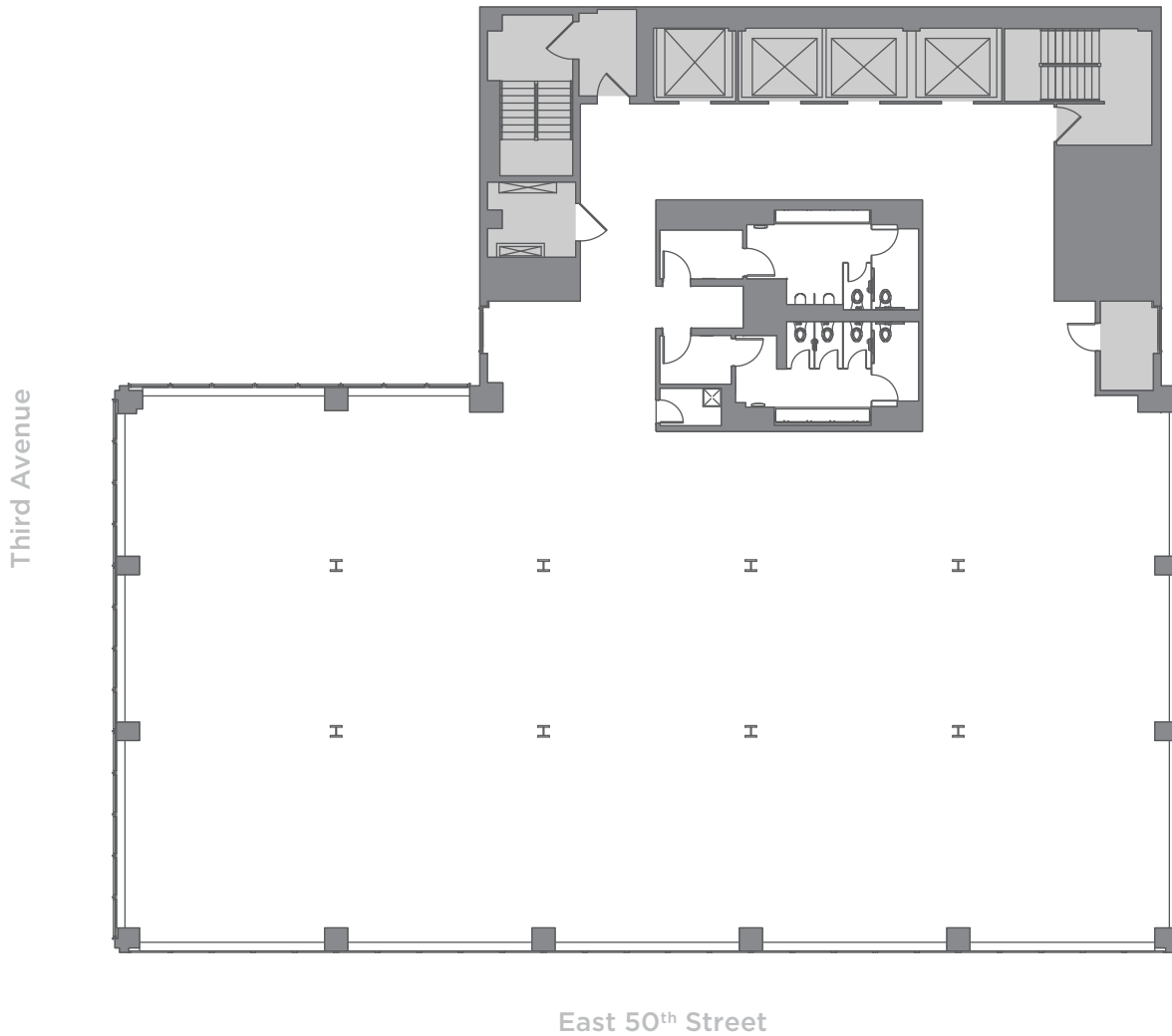
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CORE & SHELL PLAN

TOP OF HOUSE FLOORS 36-40



12,278 SF Each



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825 THIRD AVENUE

PARTIAL 29TH FLOOR | EAST SUITE 5,230 SF

PROPERTY IMAGES



BUILDING EXTERIOR



RECEPTION



OPEN WORK & PRIVATE OFFICE

AVAILABILITY

- Available Now

FEATURES

- Boutique Floorplate
- Dynamic View Glass Automatically Tints to Mitigate Direct Sun and Reduce Glare
- Premium Move-In Ready Office Space
- Blended Open and Private Office Layout
- Fully Furnished and Wired
- Sit/Stand Desks
- LED Lighting

PLAN DETAILS

WORKSPACE

| | |
|-----------------|----|
| Private Offices | 3 |
| Workstations | 18 |
| Reception | 1 |

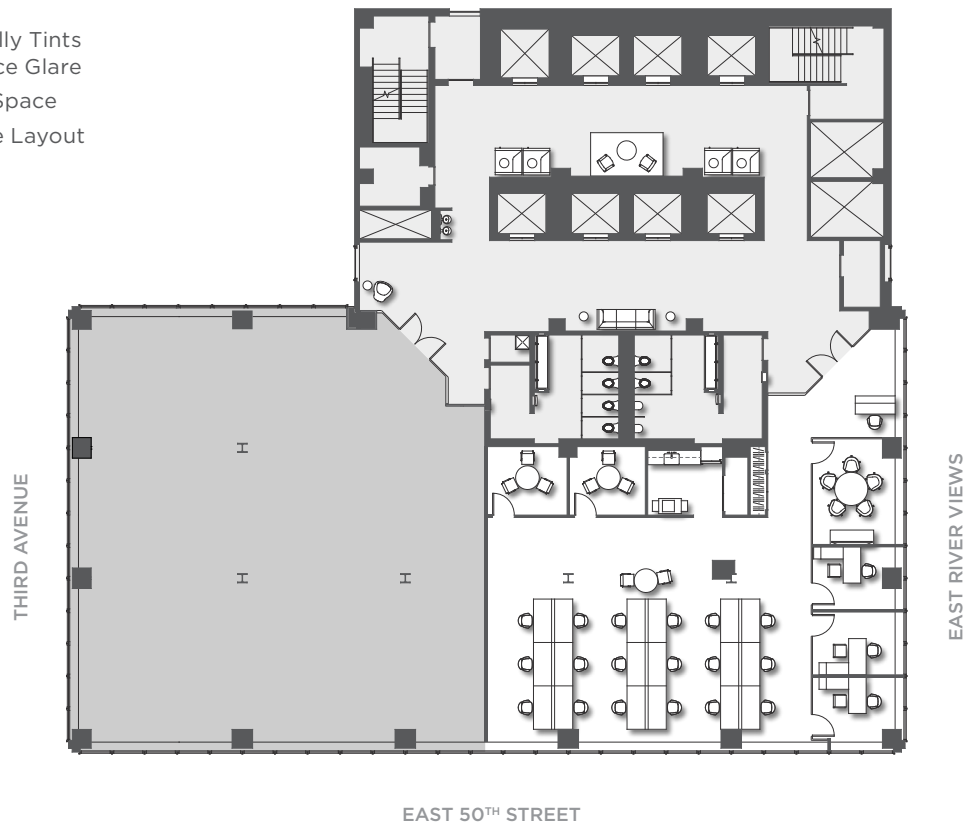
TOTAL 22

COLLABORATION SPACE

| | |
|-----------------|---|
| Conference Room | 1 |
| Meeting Rooms | 2 |
| Breakout Space | 1 |

PLANNED SUPPORT

| | |
|-------------|---|
| Pantry | 1 |
| IDF Room | 1 |
| Copy Room | 1 |
| Coat Closet | 1 |



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DURSTREADY.COM

DurstReady

825 THIRD AVENUE

PARTIAL 28TH FLOOR | WEST SUITE 6,079 SF

PROPERTY IMAGES



BUILDING EXTERIOR



ENTRANCE



OPEN WORK

AVAILABILITY

- Arranged Possession

FEATURES

- Boutique Floorplate
- Dynamic View Glass Automatically Tints to Mitigate Direct Sun and Reduce Glare
- Premium Move-In Ready Office Space
- Blended Open and Private Office Layout
- Fully Furnished and Wired
- Sit/Stand Desks
- LED Lighting

PLAN DETAILS

WORKSPACE

| | |
|-----------------|----|
| Private Offices | 8 |
| Workstations | 16 |
| Reception | 1 |

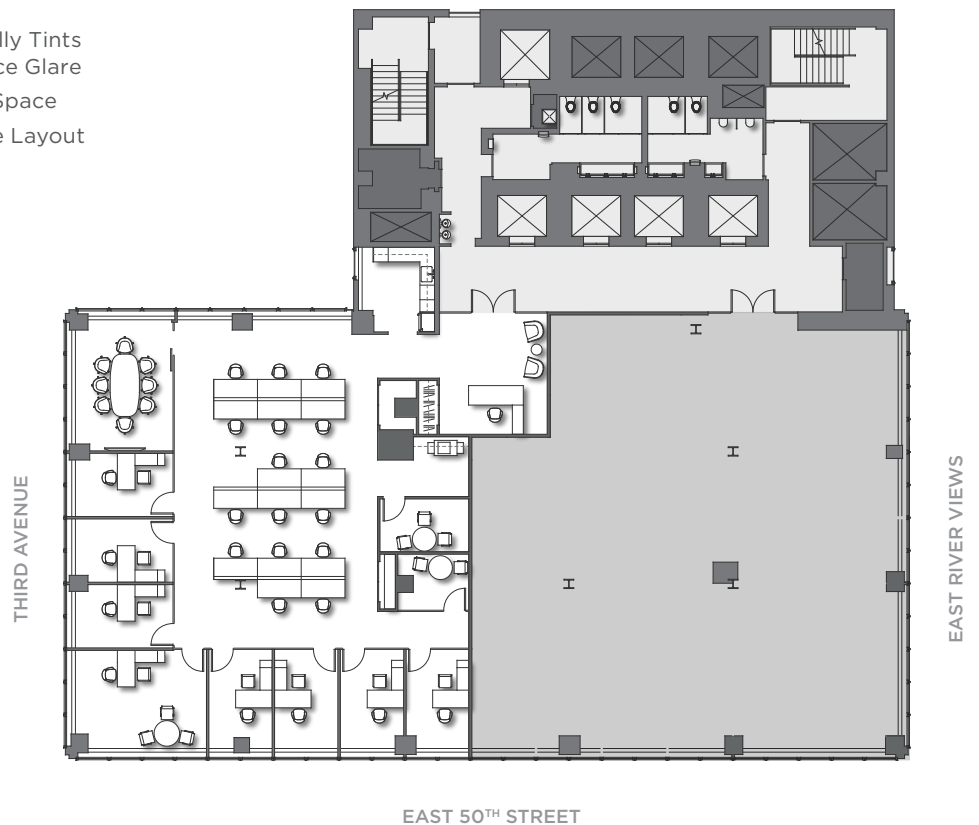
TOTAL 25

COLLABORATION SPACE

| | |
|-----------------|---|
| Conference Room | 1 |
| Meeting Rooms | 2 |

PLANNED SUPPORT

| | |
|-------------|---|
| Pantry | 1 |
| IDF Room | 1 |
| Copy Room | 1 |
| Coat Closet | 1 |



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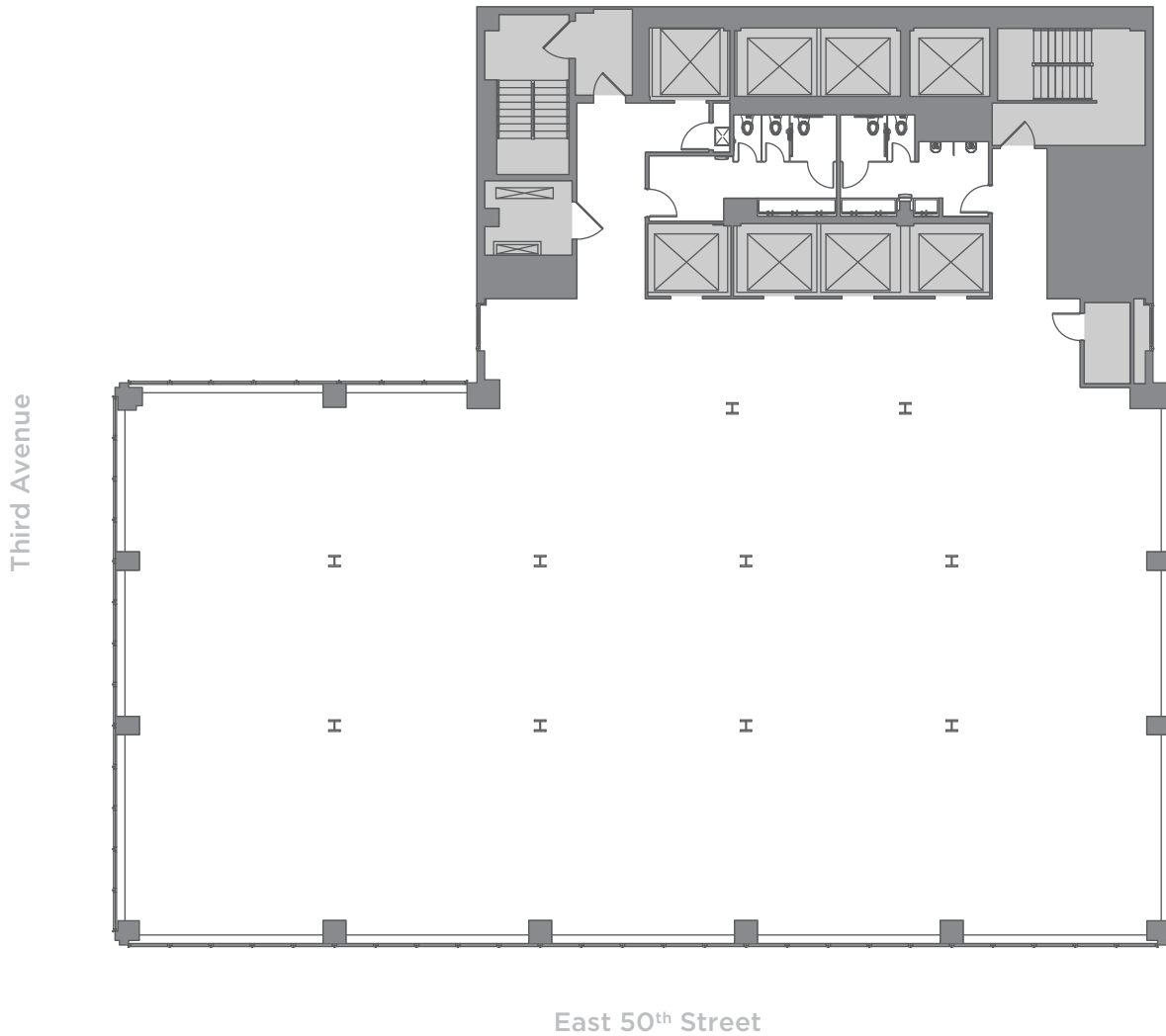
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CORE & SHELL PLAN TOWER FLOOR 27



11,816 SF



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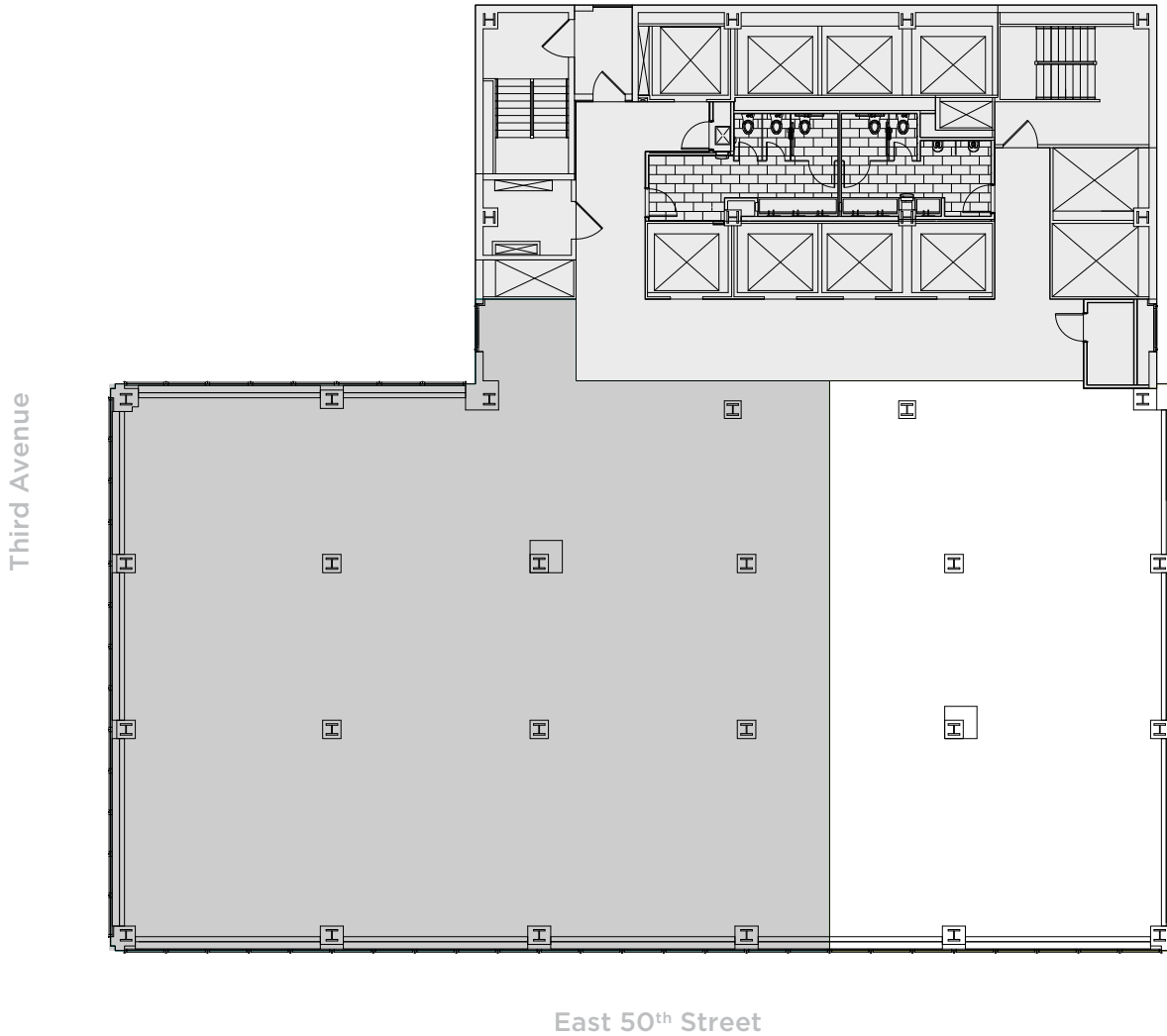
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CORE & SHELL PLAN TOWER PARTIAL FLOOR 25



3,784 SF



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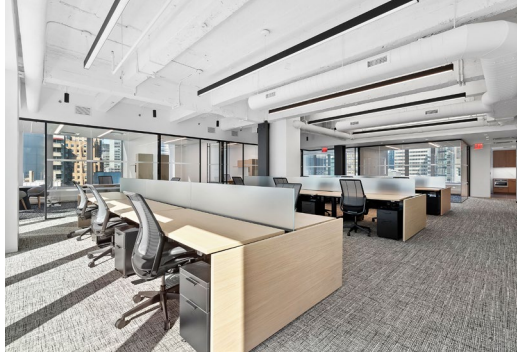
825 THIRD AVENUE

PARTIAL 20TH FLOOR | WEST SUITE 5,451 SF

PROPERTY IMAGES



BUILDING EXTERIOR



OPEN WORK

[TAKE VIRTUAL TOUR](#)

AVAILABILITY

- Available Now

FEATURES

- Premium Move-In Ready Office Space
- Blended Open and Private Office Layout
- Dynamic View Glass Automatically Tints to Mitigate Direct Sun and Reduce Glare
- Fully Furnished and Wired
- Sit/Stand Desks
- LED Lighting

PLAN DETAILS

WORKSPACE

| | |
|-----------------|----|
| Private Offices | 4 |
| Workstations | 17 |
| Reception | 1 |

TOTAL 22

COLLABORATION SPACE

| | |
|------------------|---|
| Conference Rooms | 2 |
|------------------|---|

PLANNED SUPPORT

| | |
|----------|---|
| Pantry | 1 |
| IDF Room | 1 |



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DurstReady

825 THIRD AVENUE

PARTIAL 17TH FLOOR WEST SUITE | 5,556 SF

PROPERTY IMAGES



BUILDING EXTERIOR



RECEPTION



OPEN WORK

AVAILABILITY

- Available Now

FEATURES

- Boutique Floorplate
- Above Standard Finishes
- Premium Move-In Ready Office Space
- Blended Open and Private Office Layout
- Fully Furnished and Wired
- Sit/Stand Desks
- LED Lighting

PLAN DETAILS

WORKSPACE

| | |
|-----------------|----|
| Private Offices | 6 |
| Workstations | 18 |
| Reception | 1 |

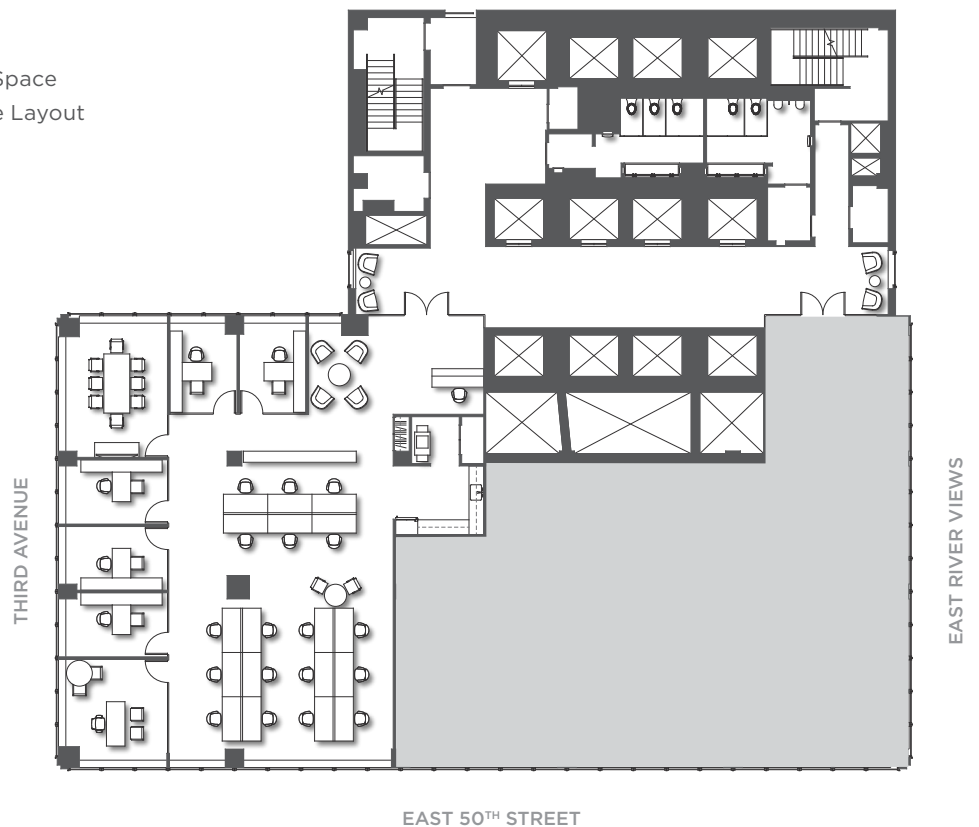
TOTAL 25

COLLABORATION SPACE

| | |
|-----------------|---|
| Conference Room | 1 |
| Breakout Spaces | 2 |

PLANNED SUPPORT

| | |
|----------|---|
| Pantry | 1 |
| IDF Room | 1 |



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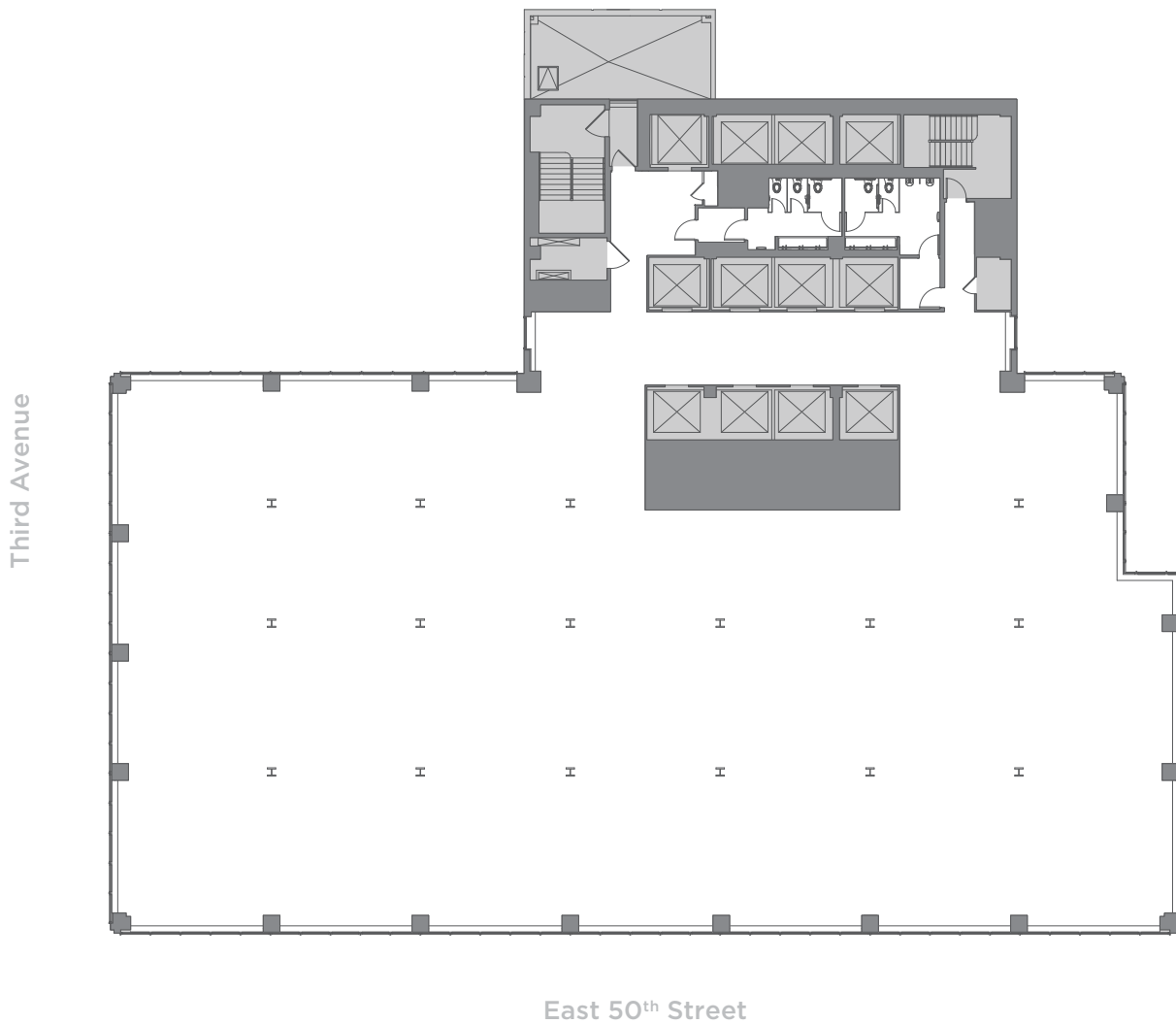
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CORE & SHELL PLAN PODIUM FLOORS 6-8 & 11



19,377 SF Each



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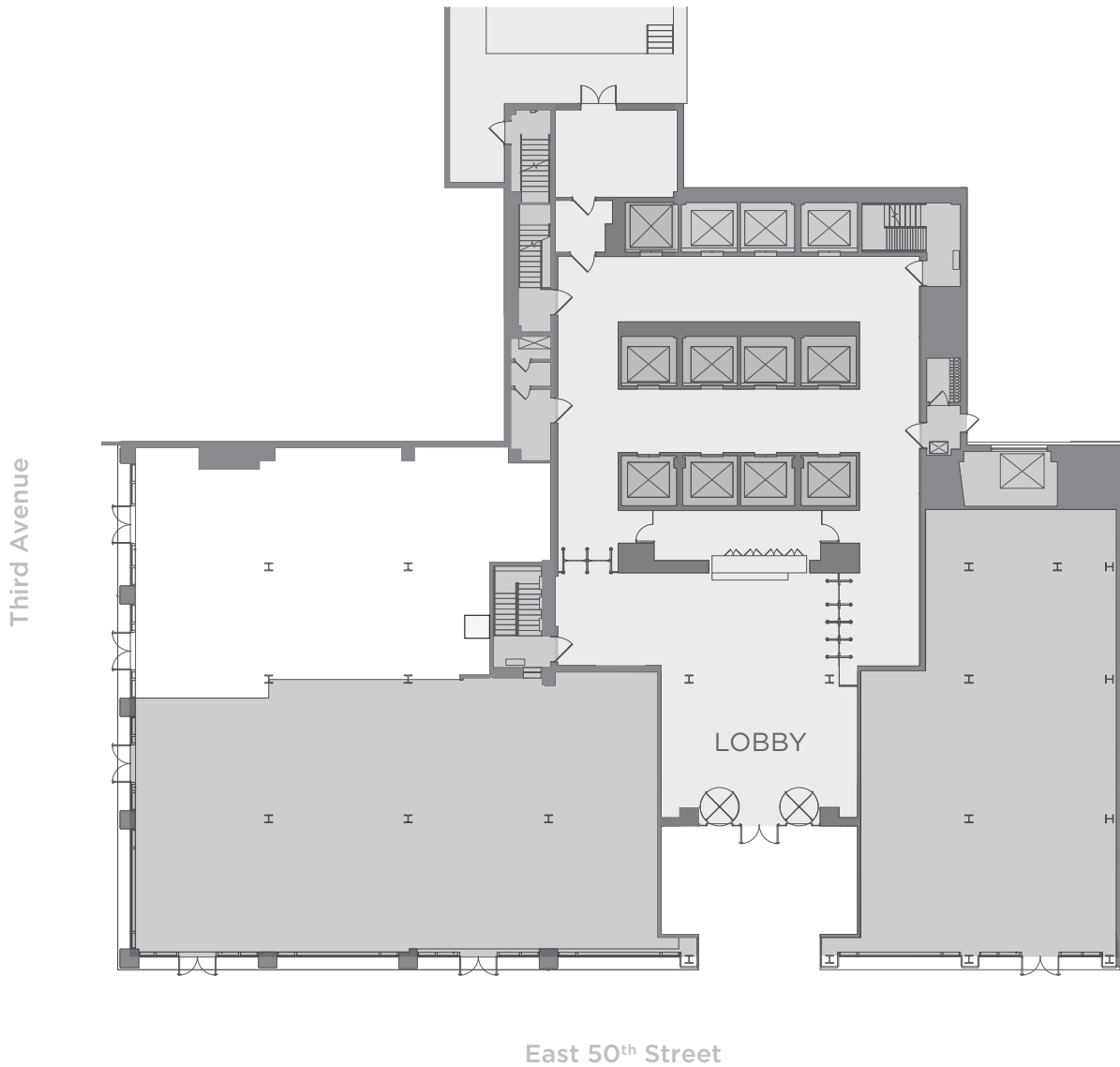
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CORE & SHELL PLAN GROUND FLOOR RETAIL A



2,506 SF
1,051 SF Lower Level Available



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