

# 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.</i>	
Top of House Partial Prebuilt Floor 35 East Suite	5,163 SF
<i>Sweeping City and River Views.</i>	
Top of House Prebuilt Floor 33	12,278 SF
<i>Premium Prebuilt Featuring Sweeping City and River Views. Top-of-House Exclusivity.</i>	
Top of House Floor 32	12,278 SF
<i>Sweeping City and River Views. Top-of-House Exclusivity.</i>	
Top of House Floor 31	11,145 SF
<i>Sweeping City and River Views. Top-of-House Exclusivity.</i>	
Top of House Floor 30	11,856 SF
<i>Sweeping City and River Views. Top-of-House Exclusivity.</i>	
Tower Partial Floor 29 <b>DurstReady</b> West Suite	6,640 SF
<i>Premium Move-In Ready Office Space. Dynamic View Glass. Boutique Floorplate</i>	
Tower Partial Floor 29 <b>DurstReady</b> East Suite	5,230 SF
<i>Premium Move-In Ready Office Space. Dynamic View Glass. Boutique Floorplate.</i>	
Tower Partial Floor 25	3,835 SF
<i>City and River Views. Dynamic View Glass.</i>	
Tower Floors 22-24 & 27	11,816 SF Each
<i>Boutique Floorplates. Floor-Through Sightlines Punctuated by Long-Range Views. Dynamic View Glass.</i>	
Tower Partial Prebuilt Floor 20 East Suite	6,365 SF
<i>Premium Prebuilt Featuring Blended Open/Office Layout. Boutique Floorplates. Dynamic View Glass.</i>	
Tower Partial Floor 20 <b>DurstReady</b> West Suite	5,451 SF
<i>Premium Move-In Ready Office Space. Dynamic View Glass. Boutique Floorplate.</i>	
Podium Floors 6-9 & 11	19,377 Each
<i>Large, Bright Floors Perfectly Suited to Multi-Floor Tenants. Up to 78K 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; 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 50<sup>th</sup> 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 51<sup>st</sup> 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 19<sup>th</sup> and 41<sup>st</sup> 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.

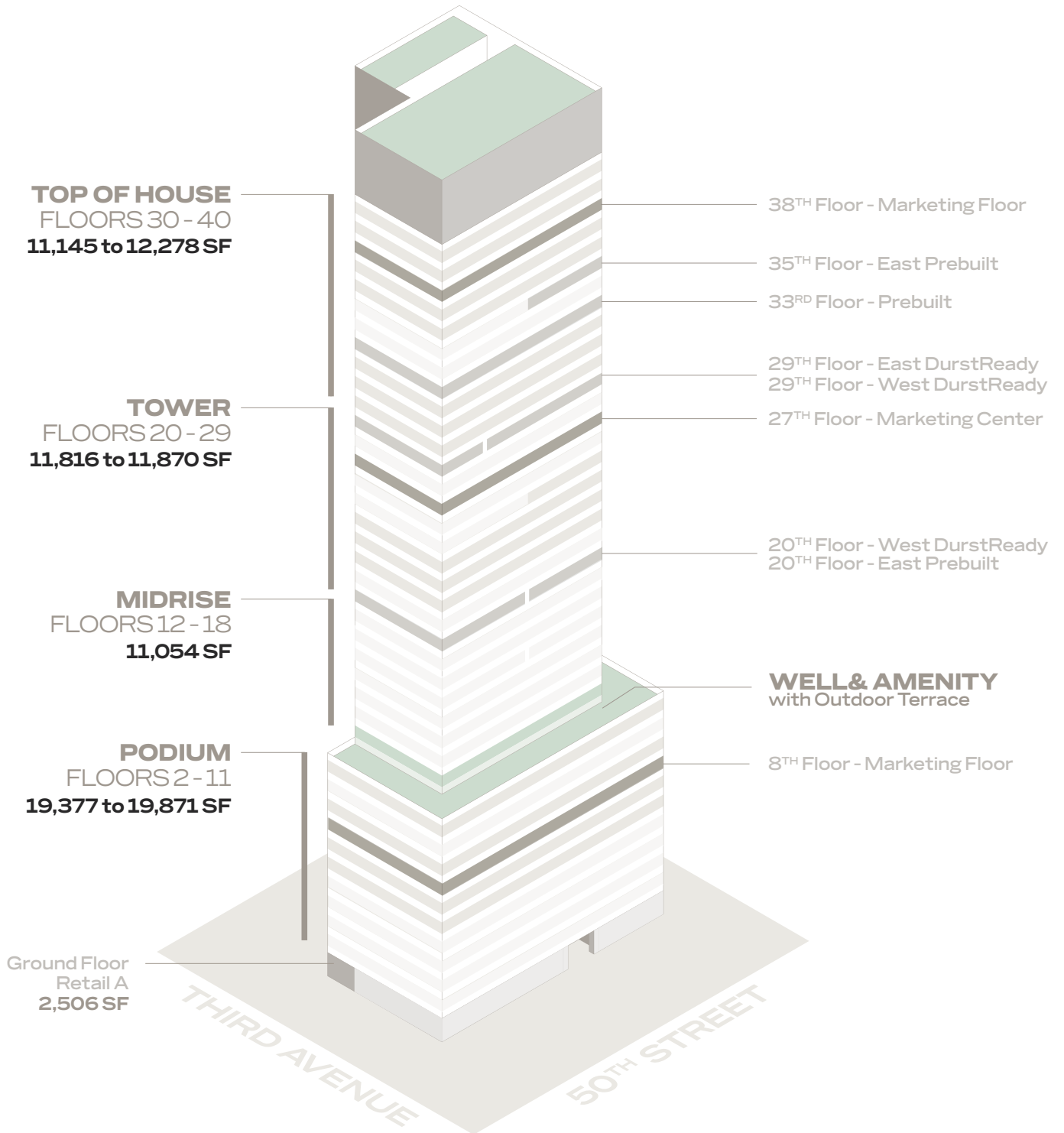
As standard tenant on-boarding procedure, in-house electrical engineers analyze new tenant designs and requirements to ensure sufficient electrical distribution is provided in accordance with the lease terms and building rules and regulations.

### 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



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## WELL& BY DURST AMENITY WITH TERRACE



12<sup>TH</sup> FLOOR TERRACE



COFFEE & WINE BAR



LOUNGE



SUTTON PLACE CONFERENCE ROOM



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# 825

THIRD AVENUE

## TOP OF HOUSE



PRIVATE OFFICE



OPEN PLAN LOUNGE



CONFERENCE ROOM



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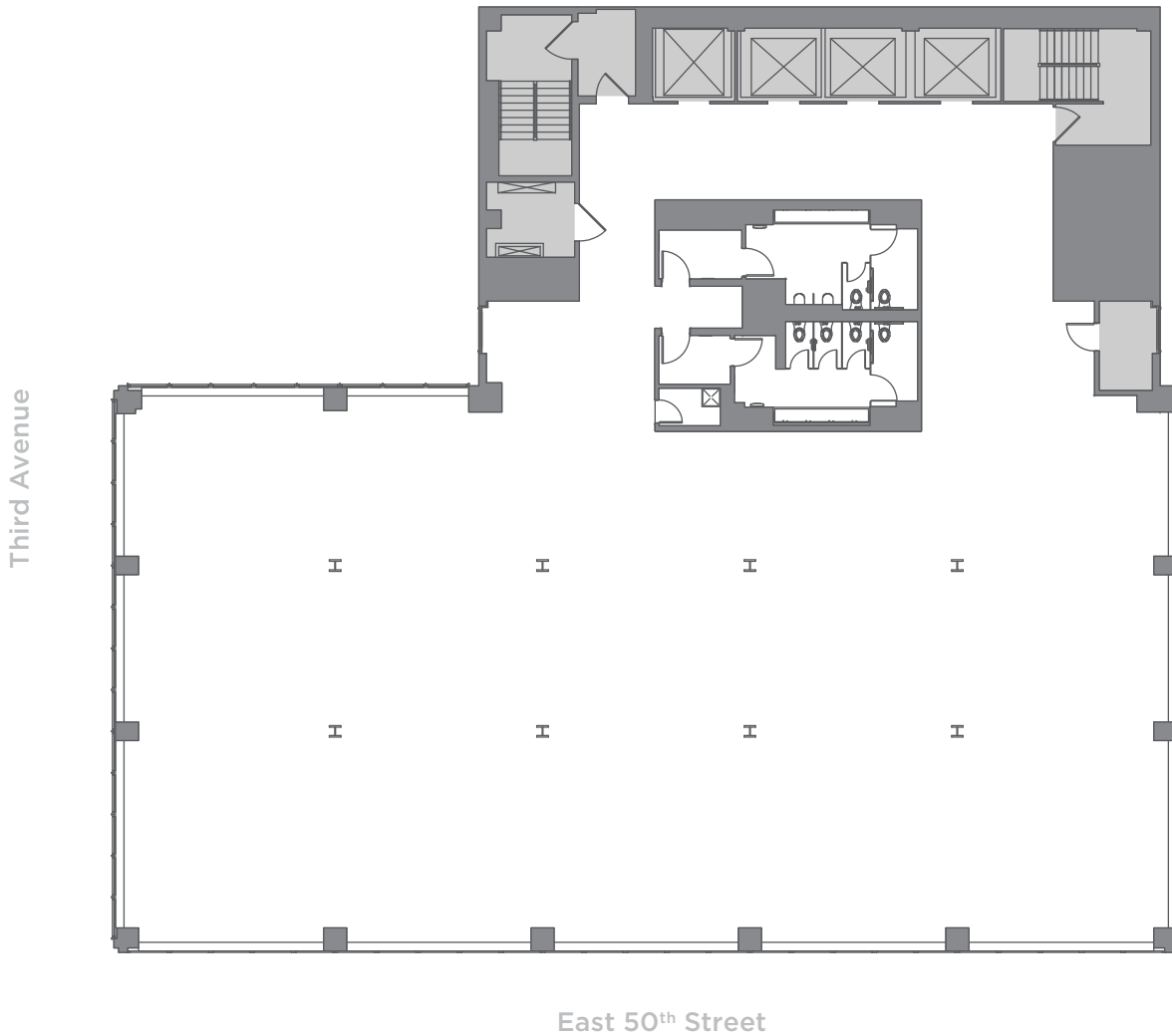
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## CORE & SHELL PLAN

### TOP OF HOUSE FLOORS 36-40



12,278 SF Each



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5,163 SF



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## PREBUILT PLAN TOP OF HOUSE FLOOR 33



12,278 SF



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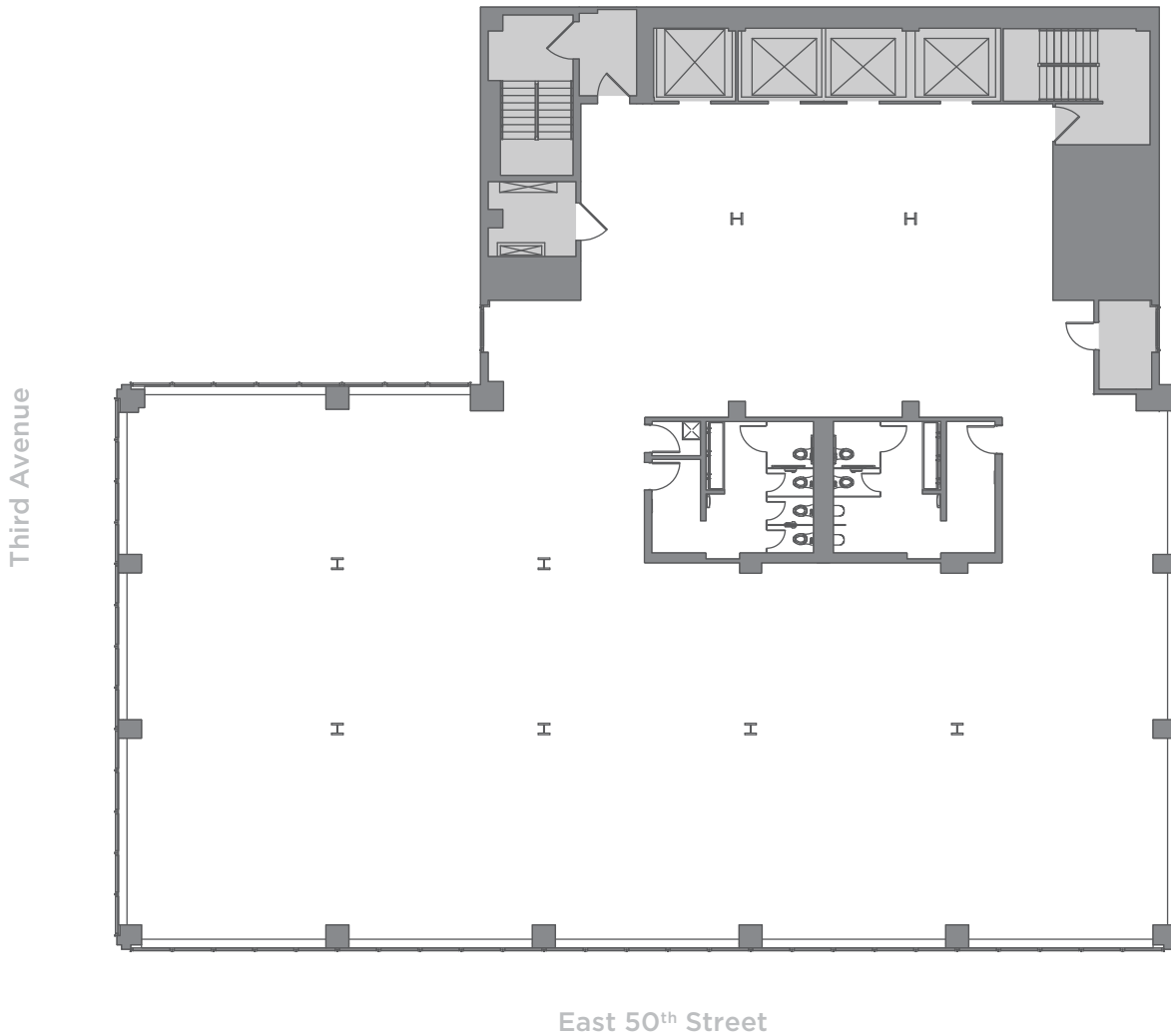
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## CORE & SHELL PLAN TOP OF HOUSE FLOOR 32



12,278 SF



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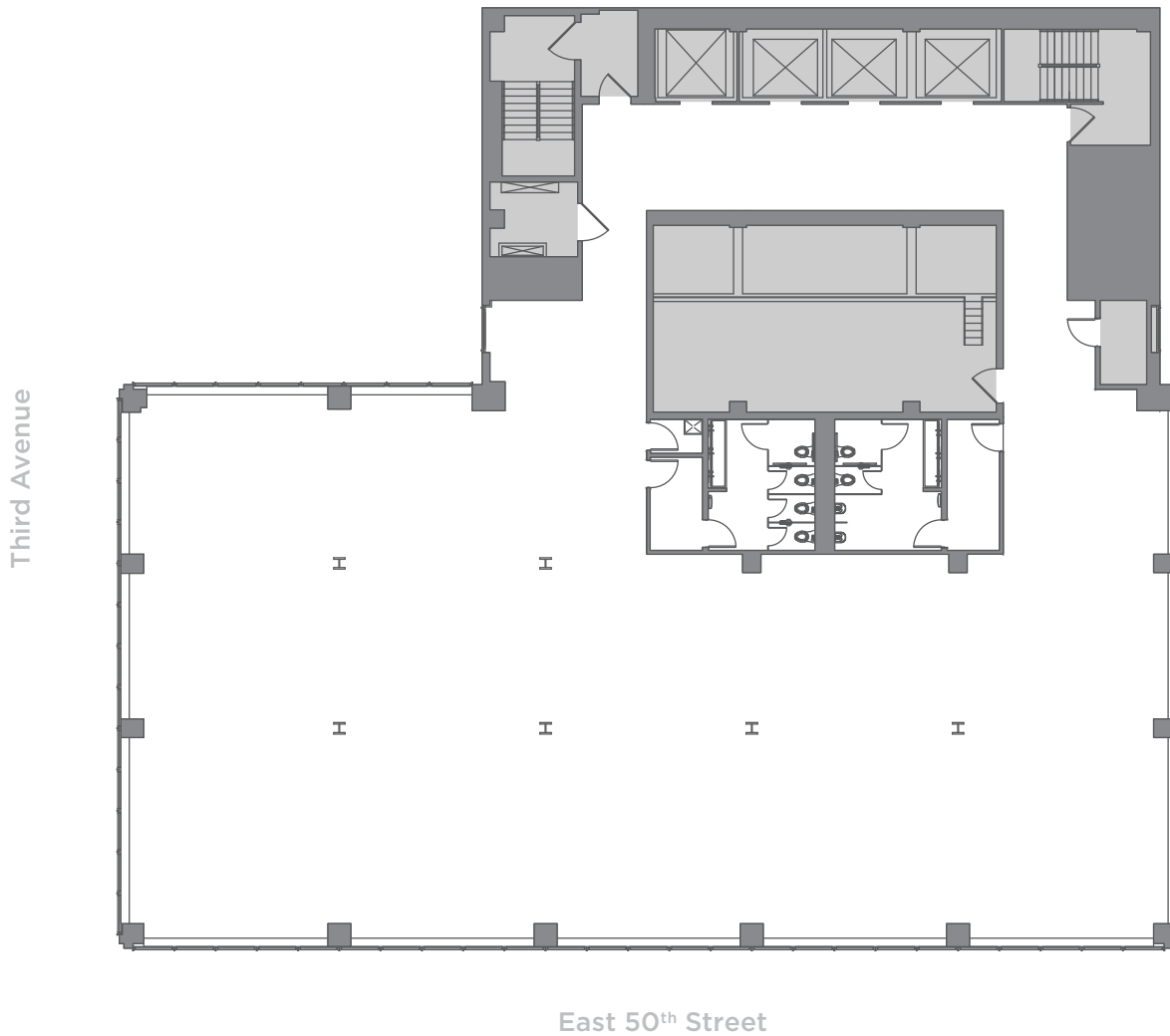
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## CORE & SHELL PLAN TOP OF HOUSE FLOOR 31



11,145 SF



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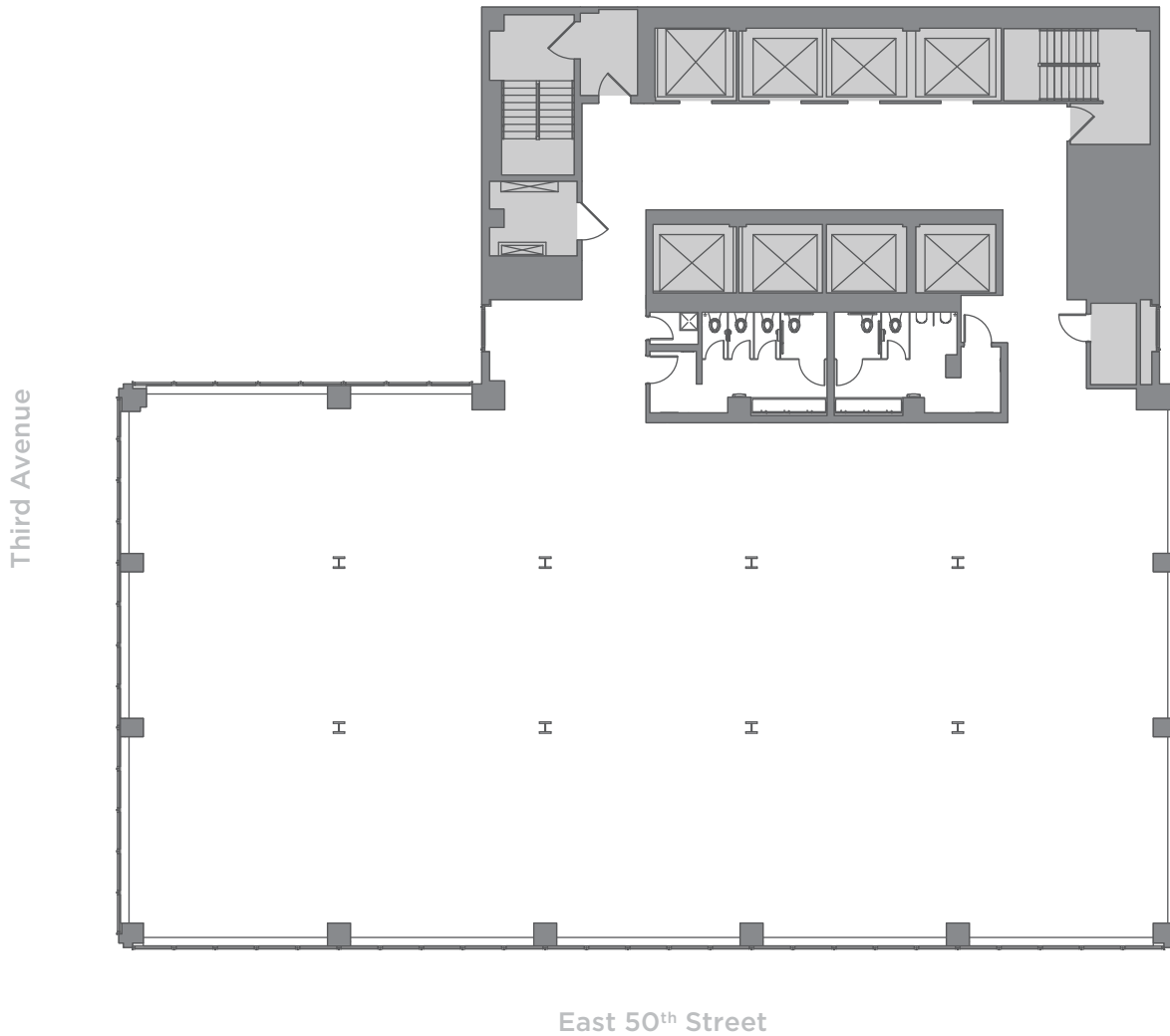
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## CORE & SHELL PLAN TOP OF HOUSE FLOOR 30



11,856 SF



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# 825 THIRD AVENUE

## PARTIAL 29<sup>TH</sup> FLOOR | WEST SUITE 6,640 SF

### PROPERTY IMAGES



BUILDING EXTERIOR



CONFERENCE ROOM & OPEN WORK

[TAKE A VIRTUAL TOUR](#)

### 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
- Can Be Combined With Adjacent Suite
- Fully Furnished and Wired
- Sit/Stand Desks
- LED Lighting

### PLAN DETAILS

#### WORKSPACE

Private Offices	5
Workstations	24

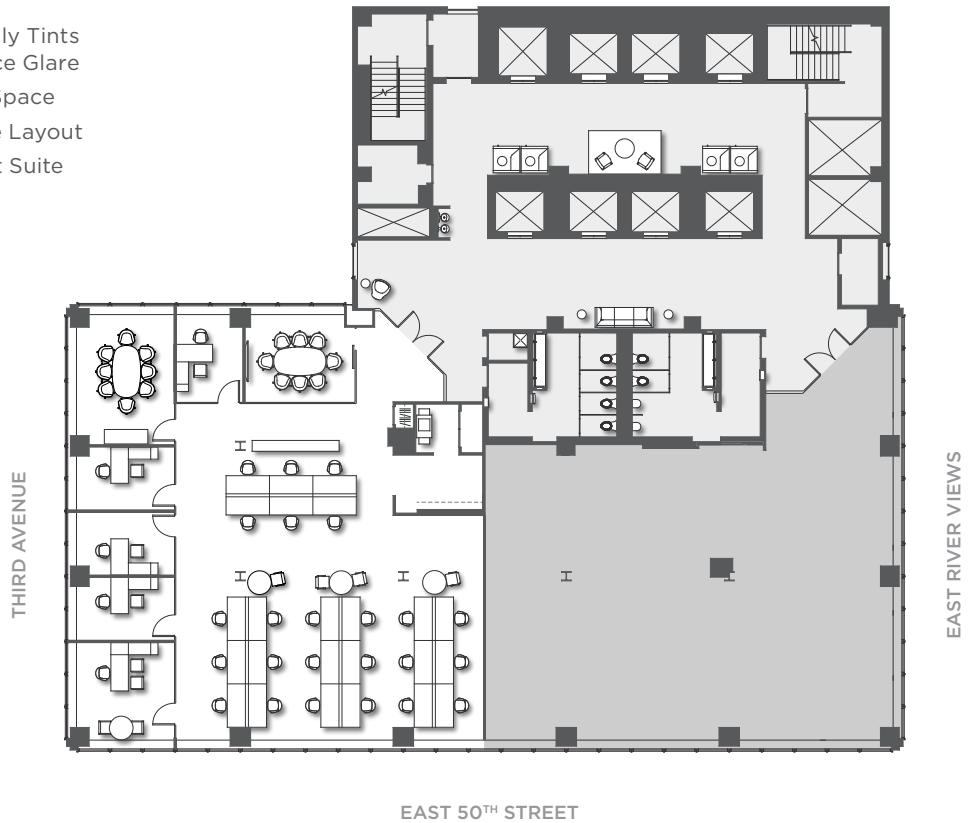
**TOTAL 29**

#### COLLABORATION SPACE

Conference Rooms	2
Breakout Spaces	3

#### PLANNED SUPPORT

Pantry	1
IDF Room	1
Copy Room	1
Coat Closet	1



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**DurstReady**

# 825 THIRD AVENUE

PARTIAL 29<sup>TH</sup> 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

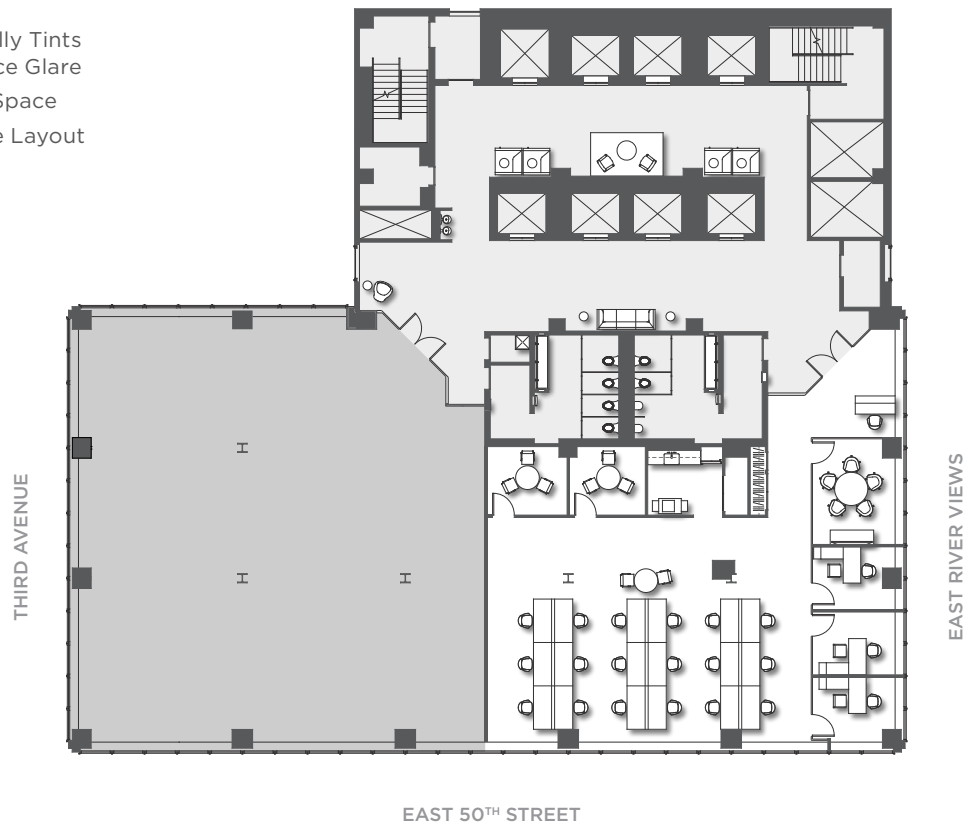
**TOTAL 22**

### 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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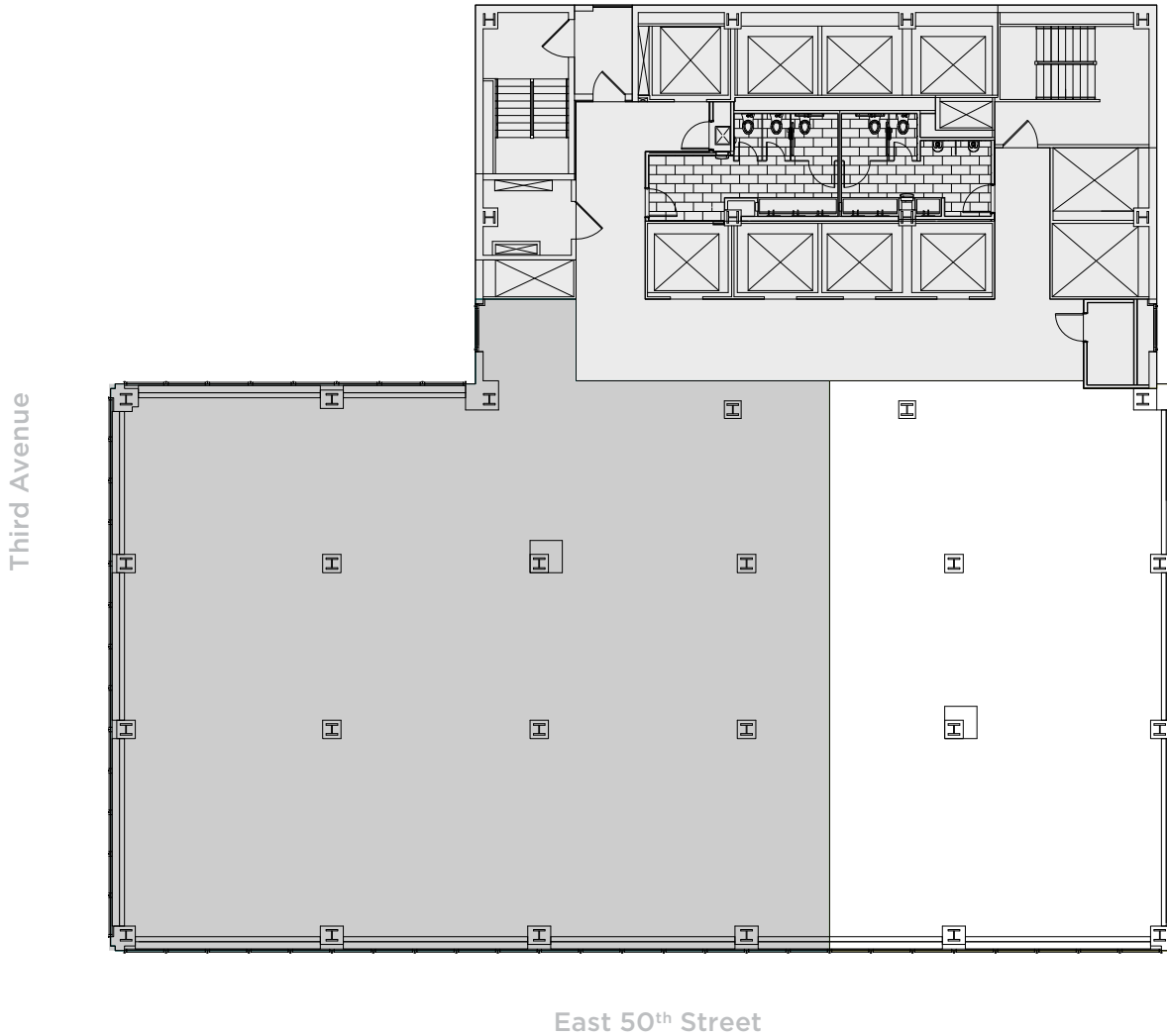
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## CORE & SHELL PLAN TOWER PARTIAL FLOOR 25



3,835 SF



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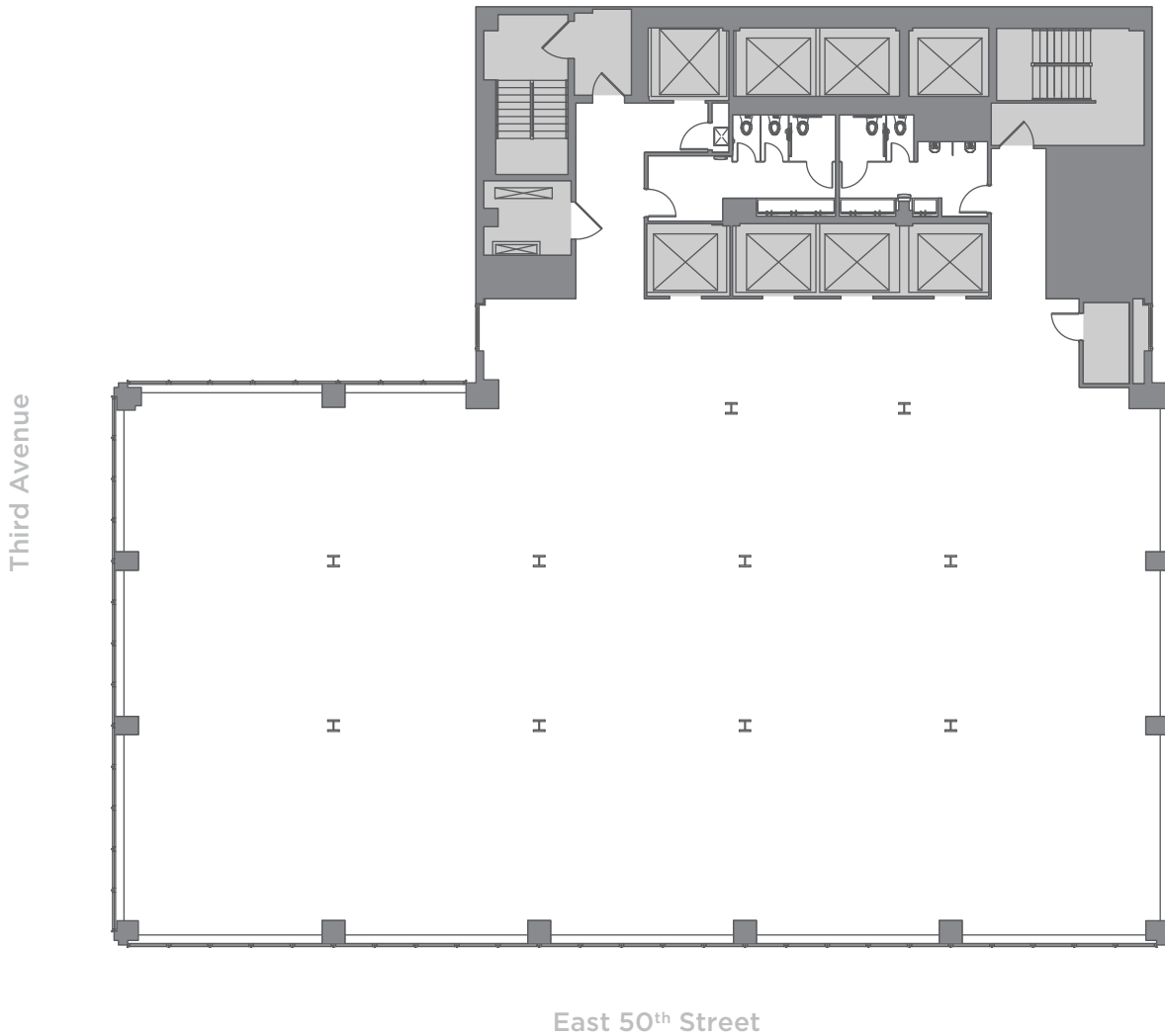
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## CORE & SHELL PLAN TOWER FLOORS 22-24 & 27



11,816 SF Each

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6,365 SF



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# 825 THIRD AVENUE

PARIAL 20<sup>TH</sup> 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
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### PLANNED SUPPORT

Pantry	1
IDF Room	1



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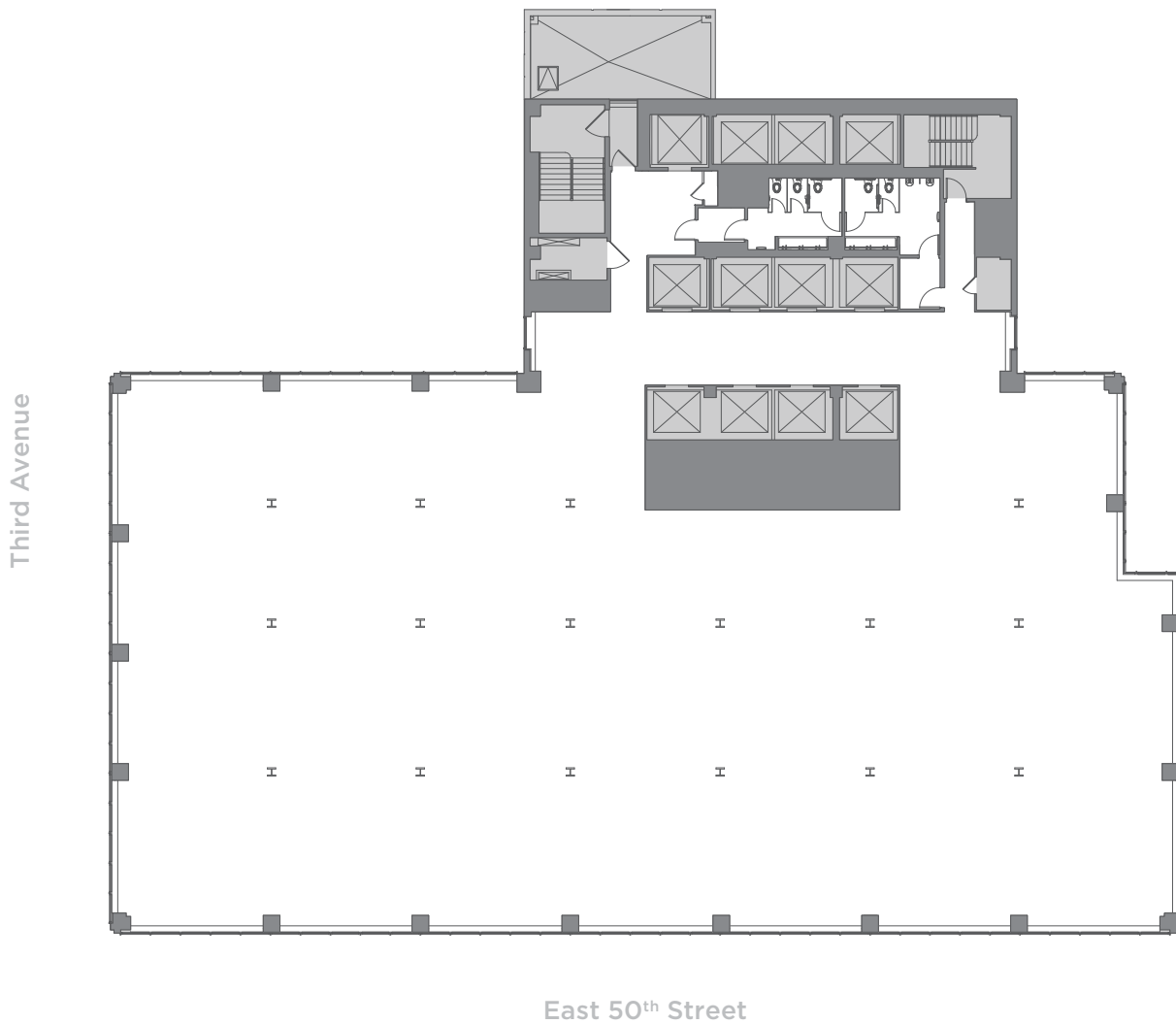
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**DurstReady**

## CORE & SHELL PLAN PODIUM FLOORS 6-9 & 11



19,377 SF Each



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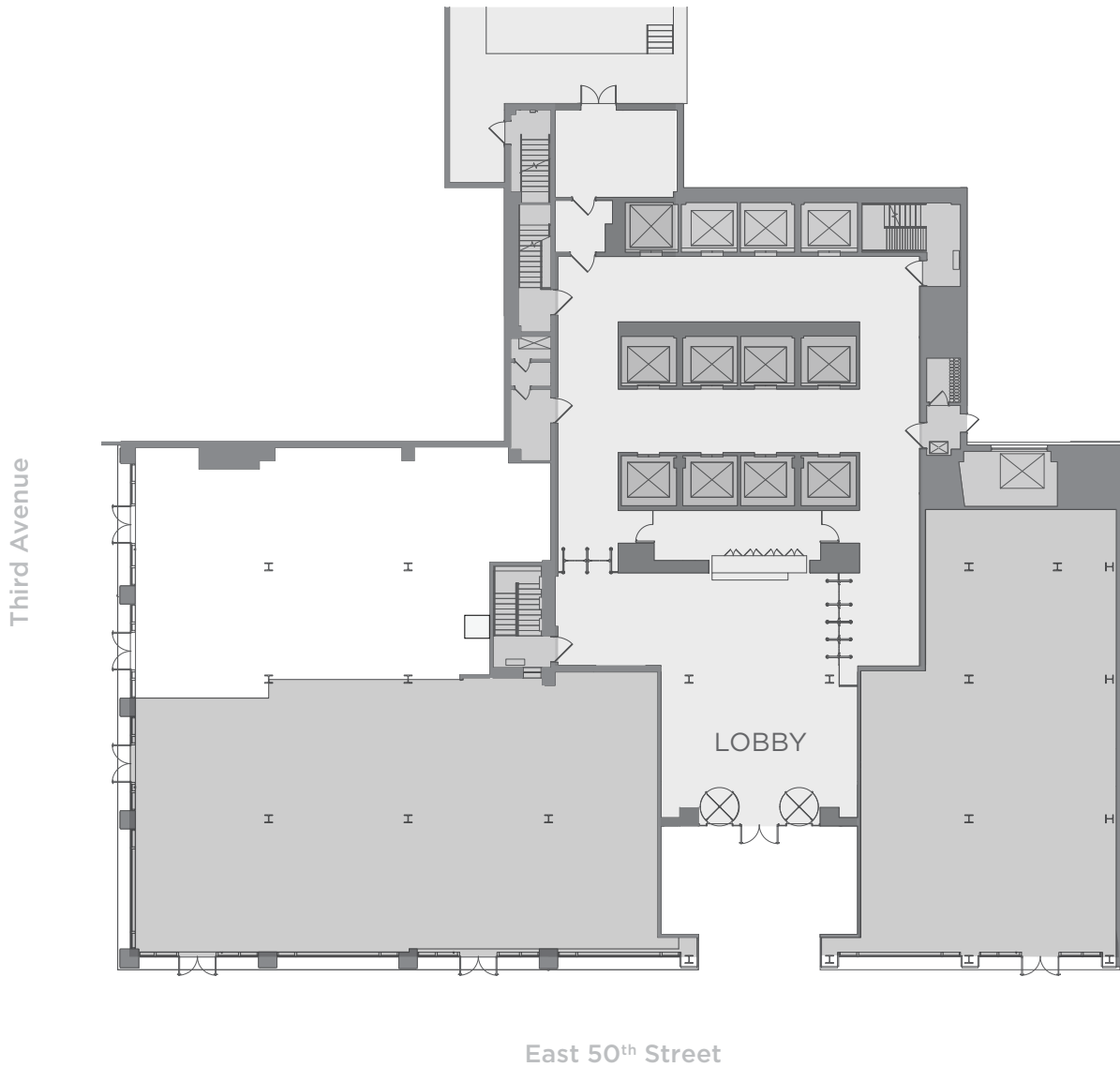
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## CORE & SHELL PLAN GROUND FLOOR RETAIL A



2,506 SF  
1,051 SF Lower Level Available



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