ONE BRYANT PARK

AVAILABILITIES

<table>
<thead>
<tr>
<th>Entire Floor 47</th>
<th>31,908 SF</th>
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<tbody>
<tr>
<td></td>
<td>Spectacular Views of the NYC Skyline. 14' Slab-to-Slab Heights. Efficient Floorplates Ideal for Multiple Layouts.</td>
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<tr>
<th>Entire Floor 40</th>
<th>36,252 SF</th>
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<td>Spectacular Views of the NYC Skyline. 14' Slab-to-Slab Heights. Divisions Considered.</td>
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PROPERTY OVERVIEW

Noted as the first North American skyscraper to Achieve LEED platinum certification, One Bryant Park remains among the world’s most advanced and energy efficient highrises. Created with an emphasis light, fresh air, and an intrinsic connection to the outdoors, prestigious workspaces rise above New York City’s business, cultural, transportation center.

A modern exterior contrasts with a graciously welcoming lobby that combines granite, limestone, bamboo and leather, while an urban garden strengthens the building’s connection with the outdoors. Other advanced building features include green roofs, state-of-the-art air filtration, an advanced ice cooling system, a 4.6 megawatt cogeneration plant, and dedicated emergency backup generators, and destination dispatch elevator controls.

MAJOR TENANTS

Bank of America; Akin Gump Strauss Hauer & Feld LLP; The Durst Organization; Charlie Palmer Steak; Burger & Lobster.
OVERVIEW

BUILDING OWNER & MANAGER
The Durst Organization

YEAR COMPLETED
2008

ARCHITECT
Cook + Fox

LOCATION
Avenue of the Americas between 42nd Street and 43rd Street

PROXIMITY TO MASS TRANSIT
Times Square / Port Authority: 1, 2, 3, A, C, E, N, Q, R, W, 7, and S subways
Bryant Park: B, D, F and M subways
Grand Central: 4, 5, 6, 7, and S subways, as well as Metro North Access to M5, M7, M42, and M55 buses

LEASING CONTACTS
Rocco Romeo
RRomeo@durst.org, 212.257.6630
Tom Bow
TBow@durst.org, 212.257.6610

BUILDING HEIGHT
1,198 feet to top of spire; 945 feet to top of screen wall

BUILDING AREA
2,354,000 SF

STORIES
1 - 51 tenant floors
52 - 55 mechanical

SLAB TO SLAB HEIGHT
17'3" to 22'3" - Variable from Floors 2 through 9
14'6" - Floors 10 through 51

FLOOR PLATES (LOW/HIGH)
Low: Approx. 75,000 – 98,000 SF
Mid: Approx. 42,100 – 43,600 SF
Tower: Approx. 30,000 – 41,000 SF

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LOBBY
One Bryant Park’s lobby is a blend of simplicity, beauty, and urbanity. The light-flooded public lobby stretches from West 42nd to West 43rd Streets along Avenue of the Americas and features a wall of polished Jerusalem limestone, granite floor, and bamboo ceiling panels. The 40-foot-high space has glass cable-story walls that provide spectacular views of Bryant Park and weave the lobby into the urban fabric of the iconic intersection outside. Paneled in leather tiles with warm accent lights, the private lobby projects the intimacy and luxury of the world’s finest office address.

TENANT ACCESS
The Securitas Electronic Security System utilized at One Bryant Park provides tenants and their visitors’ convenient, secure access to the building, 24 hours a day, 7 days a week, 365 days a year. Tenants are issued Securitas cards to gain entry into the building through the proximity card readers located outside the entrances of One Bryant Park. There are two proximity card readers located near the wing doors: one on Avenue of the Americas at 42nd Street and one on 43rd Street at Avenue of the Americas.

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 8:00 PM, Monday through Friday.

FREIGHT ELEVATORS
Three freight elevators
11'8" long x 7' wide x 13'2" high, door opening
5'4" wide x 9'6" high

DELIVERIES/LOADING DOCK
The loading dock is located at 110 West 43rd Street. Deliveries requiring freight elevator service may be made Monday through Friday from 8:00 AM to 5:00 PM.

PASSENGER ELEVATORS
32 destination dispatch passenger elevators paneled in glass and steel

POWER AND UTILITIES

HEATING, VENTILATION AND AIR CONDITIONING
Heating is provided via Con Edison/Cogeneration steam that is supplied by shell and tube heat exchangers, which heats hot water and is then pumped through perimeter fin-tube radiation units. The air conditioning system consists of centrifugal electric drive refrigeration machines with capacities of 1200, 1000, 800, and 600 tons, one of which provides chilled water to support the ice chiller plant. Condenser water is supplied from five base building cooling towers to the refrigeration machines located in the ice chilled plant. A 4.6MW, 13.8kV natural gas turbine generator supplies power to the Con Edison electrical distribution network. Heating and cooling of the lobby is accomplished via a radiant floor system that distributes hot/chilled water through coils located beneath the stone floor.

BASE BUILDING AND LIFE SAFETY
The Durst Organization installed the first-of-its-kind First-Responder In-Building Communications System that enables first responders (FDNY, EMS and NYPD) to communicate within the building. Under the control of the respective responder agency, the system is tested regularly by both building personnel and an outside testing service to ensure uninterrupted operation. This is the most advanced system of its kind in the United States.
ELECTRICAL SYSTEM
Con Ed delivers electrical power to the building via two second contingent, 277/480V, spot networks (one is located in the C1 level sidewalk vault and the other located interior to the building on the 7th floor). The C1 level service is made up of the six 3,200-amp service take-offs (four dedicated to serving the major tenants service switchgear and two that serve the building’s service switchgear). The 7th floor interior service is made up of the five 3,200-amp service take-offs (two dedicated to serving the major tenant’s service switchgear and three that serve the building’s service switchgear). Power is distributed to tenant floors via multiple bus duct rises while the distribution to the major mechanical loads is accomplished via pipe and wire risers. All feeders and risers are oversized to limit the voltage drop to a maximum of 2% in accordance with LEED requirements.

100% of the total energy utilized by the building consists of wind power, which is 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 meeting system, used for tenant billing as well as in-house monitoring. Our in-house electrical engineers analyze new tenant designs and requirements to ensure that sufficient electrical distribution is provided in accordance with lease terms and building rules and regulations.

TELECOMMUNICATIONS
Service providers currently available at One Bryant Park include:
- Wireless Carriers: AT&T, Sprint, T-Mobile, and Verizon
- Telephone and Internet: Verizon
- Internet: Cogent Communication and Crown Castle
- Internet and TV: Astound Broadband Powered by RCN and Time Warner Cable
- TV: DirectTV and Dish Network

SECURITY
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 whenever they are in operation. Perimeter bollards were installed around One Bryant Park and neighboring One Five One in 2020.

MESSENGER CENTER
The building has a separate messenger center that manages all inbound and outbound packages. All delivery personnel are directed to a secure location separate from the building lobby. Within this location, all messenger staff utilize an automated delivery tracking system which preserves the integrity of the building’s security procedures while keeping the flow of business moving for our tenants.

SUSTAINABILITY
- First high-rise building to achieve LEED Platinum certification
- State-of-the-art, on-site co-generation plant provides 4.6 megawatts of clean, efficient power
- Gray-water system captures and re-uses rainwater, saving millions of gallons of water annually
- EPA Water Sense-labeled plumbing fixtures promote high-performance and water efficiency
- Thermal storage system at cellar level produces ice in the evening when electricity rates are lowest to reduce daytime peak-demand loads on the city
- 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
ONE BRYANT PARK

PROPERTY HIGHLIGHTS

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ONE BRYANT PARK

CORE & SHELL PLAN

ENTIRE FLOOR 47

31,908 SF

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ONE BRYANT PARK

CORE & SHELL PLAN
ENTIRE FLOOR 40

LEASING CONTACTS
Rocco Romeo
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Thomas Bow
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Suite 4000
6,864 SF

Suite 4050
20,738 SF

Suite 4075
5,696 SF

West 43rd Street

West 42nd Street

Avenue of the Americas

Suite 4000
Suite 4050
Suite 4075