A NEW CLASS OF CUTTING EDGE

AVAILABILITIES

<table>
<thead>
<tr>
<th>Top of House Floors 36-40</th>
<th>12,278 SF Each</th>
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</thead>
<tbody>
<tr>
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<td>Top of House Floor 30</td>
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<td>Tower Floor 29 DurstReady</td>
<td>11,870 SF</td>
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<td>Premium Move-In Ready Office Space.</td>
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<td>Dynamic View Glass. Boutique Floorplate.</td>
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<tr>
<td>Tower Prebuilt Partial Floor 28</td>
<td>6,079 SF</td>
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<tr>
<td>Tower Prebuilt Floor 26</td>
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<td>Tower Floors 20-25 &amp; 27</td>
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<td>Midrise Floors 14 &amp; 18</td>
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<tr>
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<td>East River and Midtown Views. Dynamic View Glass in All Windows.</td>
</tr>
<tr>
<td>Podium Floors 2-9 &amp; 11</td>
<td>19,377 – 19,871 SF Each</td>
</tr>
<tr>
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<td>Large, Bright Floors Perfectly Suited to Multi-Floor Tenants. 159,000 SF Contiguous Block Available.</td>
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<tr>
<td>Ground Floor Retail B</td>
<td>2,858 SF</td>
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<td></td>
<td>Prime Location Fronting 50th Street.</td>
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<tr>
<td>Ground Floor Retail A</td>
<td>6,544 SF + 9,600 SF</td>
</tr>
<tr>
<td></td>
<td>Prime Corner Location Fronting Third Avenue and 50th Street. Divisible.</td>
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</tbody>
</table>

PROPERTY OVERVIEW

825 Third Avenue is being 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 being replaced or substantially upgraded. Significant renovations also include a new lobby and hospitality-focused building amenity featuring wrap-around outdoor terrace.

MAJOR TENANTS

Beveridge & Diamond PC; Gotham Asset Management; Liminal Strategy Partners; National Bank of Egypt; Toyota Tsusho America Inc.
PROPERTY FACT SHEET

OVERVIEW
BUILDING OWNER & MANAGER
The Durst Organization

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YEAR COMPLETED/RENOVATED
1969/2023

CAPITAL IMPROVEMENTS
825 Third Avenue is thoroughly reimagined 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
• 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
• Targeting LEED Gold certification under LEED v4 Operations & 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
• 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
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825Third.com

WELL& BY DURST AMENITY WITH TERRACE

12th FLOOR TERRACE

COFFEE & WINE BAR

CONFERENCE ROOM

LOUNGE
TOP OF HOUSE

PRIVATE OFFICE

OPEN PLAN LOUNGE

CONFERENCE ROOM

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CORE & SHELL PLAN
TOP OF HOUSE FLOORS 36-40

12,278 SF EACH
CORE & SHELL PLAN
TOP OF HOUSE PARTIAL FLOOR 35

5,163 SF

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5,163 SF
PREBUILT PLAN
TOP OF HOUSE FLOOR 33

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12,278 SF
CORE & SHELL PLAN
TOP OF HOUSE FLOOR 32

12,278 SF

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825Third.com
CORE & SHELL PLAN
TOP OF HOUSE FLOOR 31

11,145 SF
PREBUILT PLAN
TOWER PARTIAL FLOOR 28

6,079 SF

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PREBUILT PLAN
TOWER FLOOR 26

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11,816 SF
CORE & SHELL PLAN
TOWER FLOORS 20-25 & 27

825 Third Avenue

East 50th Street

Third Avenue

11,816 SF Each

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CORE & SHELL PLAN
MIDRISE FLOORS 14 & 18

11,054 SF Each
CORE & SHELL PLAN
PODIUM FLOORS 2-9 & 11

19,377 - 19,871 SF Each

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CORE & SHELL PLAN
GROUND FLOOR RETAIL B

2,858 SF