A NEW CLASS OF CUTTING EDGE

AVAILABILITIES

| Top of House Floors 36-40 | 12,278 SF Each | Sweeping City and River Views. Top-of-House Exclusivity. |
| Top of House Partial Prebuilt Floor 35 East Suite | 5,163 SF | Sweeping City and River Views. |
| Top of House Prebuilt Floor 33 | 12,278 SF | Premium Prebuilt Featuring Sweeping City and River Views. Top-of-House Exclusivity. |
| Top of House Floor 32 | 12,278 SF | Sweeping City and River Views. Top-of-House Exclusivity. |
| Top of House Floor 30 | 11,856 SF | Sweeping City and River Views. Top-of-House Exclusivity. |
| Podium Floors 6-9 & 11 | 19,377 Each | Large, Bright Floors Perfectly Suited to Multi-Floor Tenants. Up to 78K SF Contiguous Block Available. |
| Ground Floor Retail A | 2,506 SF | New Storefront. Prime Third Avenue Frontage. 1,051 SF Lower Level Available. |
| Ground Floor Retail B | 822 SF | New Storefront. Adjacent to Lobby Entrance. 4,821 SF Lower Level Available. |

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.
OVERVIEW

BUILDING OWNER & MANAGER
The Durst Organization

LEASING CONTACTS
Ashlea Aaron
AAaron@durst.org, 212.257.6590
Sayo Kamara
SKamara@durst.org, 212.789.1761
Bailey Caliban
BCaliban@durst.org, 212.257.6535
Thomas Bow
TBow@durst.org, 212.257.6610

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

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

LEASING CONTACTS
Ashlea Aaron
212.257.6590
AAaron@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Thomas Bow
212.257.6610
TBow@durst.org

825Third.com
STACKING PLAN

TOP OF HOUSE
FLOORS 30 - 40
11,145 to 12,278 SF

TOWER
FLOORS 20 - 29
11,816 to 11,870 SF

MIDRISE
FLOORS 12 - 18
11,054 SF

PODUM
FLOORS 2 - 11
19,377 to 19,871 SF

8TH Floor - Marketing Floor
38TH Floor - Marketing Floor
35TH Floor - East Prebuilt
33RD Floor - Prebuilt
29TH Floor - DurstReady
27TH Floor - Marketing Center
20TH Floor - West DurstReady
20TH Floor - East Prebuilt
WELL & AMENITY
with Outdoor Terrace
8TH Floor - Marketing Floor

Ground Floor
Retail A
2,506 SF

Ground Floor
Retail B
822 SF

LEASING CONTACTS
Ashlea Aaron
212.257.6590
AAaron@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Thomas Bow
212.257.6610
TBow@durst.org

825Third.com
TOP OF HOUSE

PRIVATE OFFICE

OPEN PLAN LOUNGE

CONFERENCE ROOM

LEASING CONTACTS

Ashlea Aaron
212.257.6590
AAaron@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Thomas Bow
212.257.6610
TBow@durst.org

825Third.com
CORE & SHELL PLAN
TOP OF HOUSE FLOORS 36-40

12,278 SF Each
PREBUILT PLAN
TOP OF HOUSE PARTIAL FLOOR 35
EAST SUITE

5,163 SF
PREBUILT PLAN
TOP OF HOUSE FLOOR 33

12,278 SF

LEASING CONTACTS
Ashlea Aaron
212.257.6590
AAaron@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Thomas Bow
212.257.6610
TBow@durst.org

825Third.com
CORE & SHELL PLAN
TOP OF HOUSE FLOOR 32

12,278 SF

LEASING CONTACTS
Ashlea Aaron
212.257.6590
AAaron@durst.org

Sayo Kamara
212.789.1761
SKamara@durst.org

Bailey Caliban
212.257.6535
BCaliban@durst.org

Thomas Bow
212.257.6610
TBow@durst.org

825Third.com
11,145 SF
CORE & SHELL PLAN
TOP OF HOUSE FLOOR 30

Third Avenue
East 50th Street

11,856 SF
825 THIRD AVENUE
PARTIAL 29TH FLOOR | EAST SUITE 5,230 SF

PROPERTY IMAGES

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 9
Workstations 42
Reception 1
TOTAL 52

COLLABORATION SPACE
Conference Rooms 2
Meeting Rooms 2
Breakout Spaces 3

PLANNED SUPPORT
Pantry 2
Phone Booth 1
IDF Room 2
Copy Room 2
Coat Closet 2

SAYO KAMARA
212.789.1761
SKamara@durst.org

ASHLEA AARON
212.257.6590
AAaron@durst.org

BAILEY CALIBAN
212.257.6535
BCaliban@durst.org

DURSTREADY.COM
CORE & SHELL PLAN
TOWER FLOORS 21-25 & 27

11,816 SF Each
PREBUILT PLAN
TOWER FLOOR 20
EAST SUITE

6,365 SF
825 THIRD AVENUE
PARTIAL 20TH FLOOR | WEST SUITE 5,451 SF

PROPERTY IMAGES

AVAILABILITY
• Available Q3 2024

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

SAYO KAMARA
212.789.1761
SKamara@durst.org

ASHLEA AARON
212.257.6590
AAaron@durst.org

BAILEY CALIBAN
212.257.6535
BCaliban@durst.org

DURSTREADY.COM
CORE & SHELL PLAN
PODIUM FLOORS 6-9 & 11

19,377 SF Each
2,506 SF
1,051 SF Lower Level Available
CORE & SHELL PLAN
GROUND FLOOR RETAIL B

822 SF
4,821 SF Lower Level Available

LEASING CONTACTS
Ashlea Aaron
212.257.6590
AAaron@durst.org
Sayo Kamara
212.789.1761
SKamara@durst.org
Bailey Caliban
212.257.6535
BCaliban@durst.org
Thomas Bow
212.257.6610
TBow@durst.org

825Third.com