825 THIRD AVENUE

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. 61,000 SF Contiguous Block Opportunity.*
Top of House 31	**11,145 SF** *Sweeping City and River Views. Top-of-House Exclusivity. Dynamic View Glass.*
Top of House 30	**11,8556 SF** *Sweeping City and River Views. Top-of-House Exclusivity. Dynamic View Glass.*
Tower Partial Floor 29 DurstReady East Suite	**5,230 SF** *Premium Move-In Ready Office Space. Dynamic View Glass. Boutique Floorplate.*
Tower Partial Floor 25	**3,784 SF** *City and River Views. Dynamic View Glass.*
Tower Partial Floor 20 DurstReady West Suite	**5,451 SF** *Premium Move-In Ready Office Space. Dynamic View Glass. Boutique Floorplate.*
Partial Floor 17 DurstReady West Suite	**5,556 SF** *Premium Move-In Ready Office Space. Boutique Floorplate. Above Standard Finishes.*
Podium Floor 11	**19,377 SF** *Floor-Through Sightlines Enhanced by Large Windows and Ample Light.*
Ground Floor Retail A	**1,297 SF** *New Storefront. Prime Third Avenue Frontage. 1,051 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.

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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2026-10-14

825 THIRD AVENUE

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

- 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.

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PROPERTY FACT SHEET

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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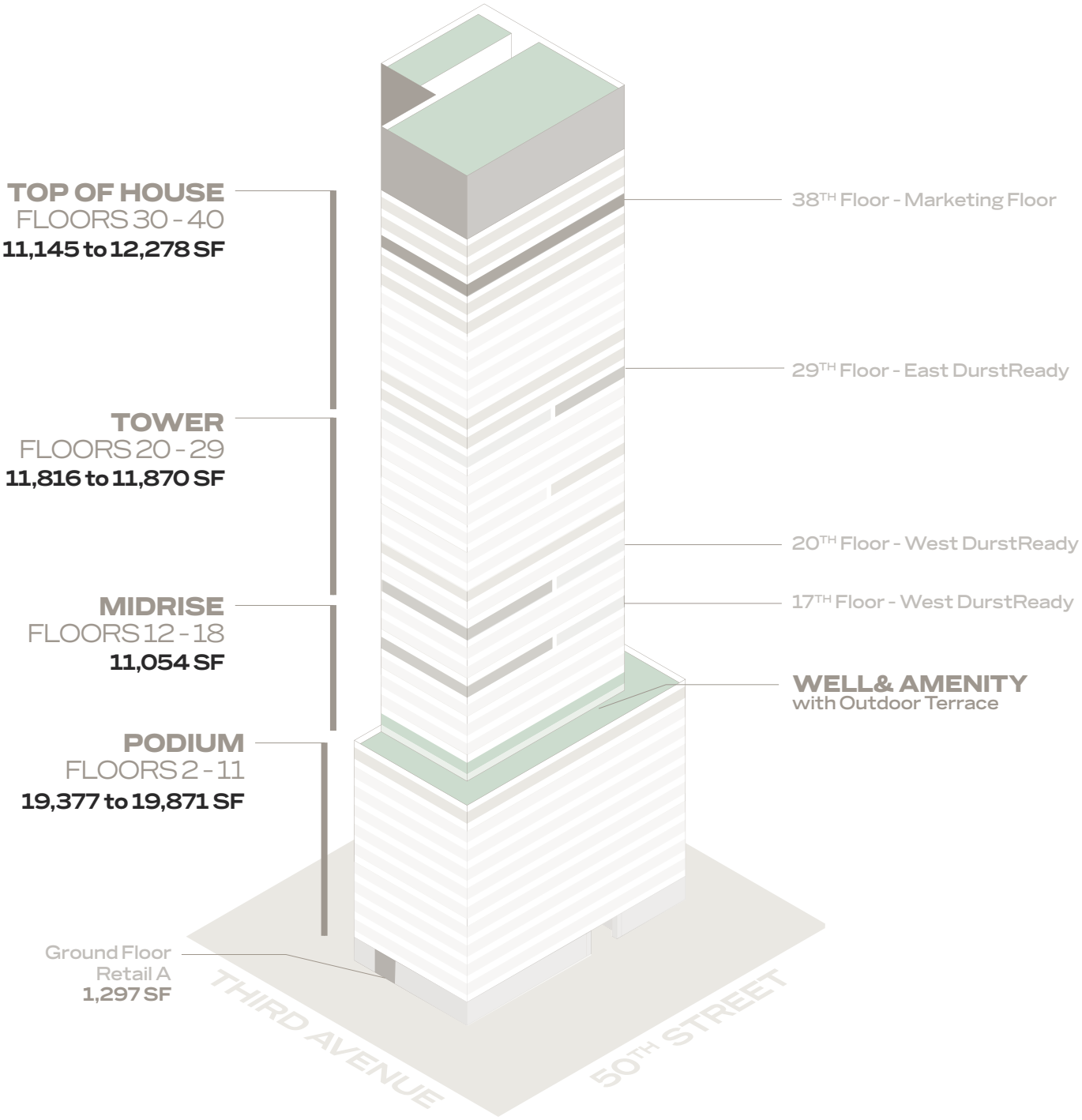
825 THIRD AVENUE

STACKING PLAN



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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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TOP OF HOUSE

PRIVATE OFFICE

LOUNGE

CONFERENCE ROOM

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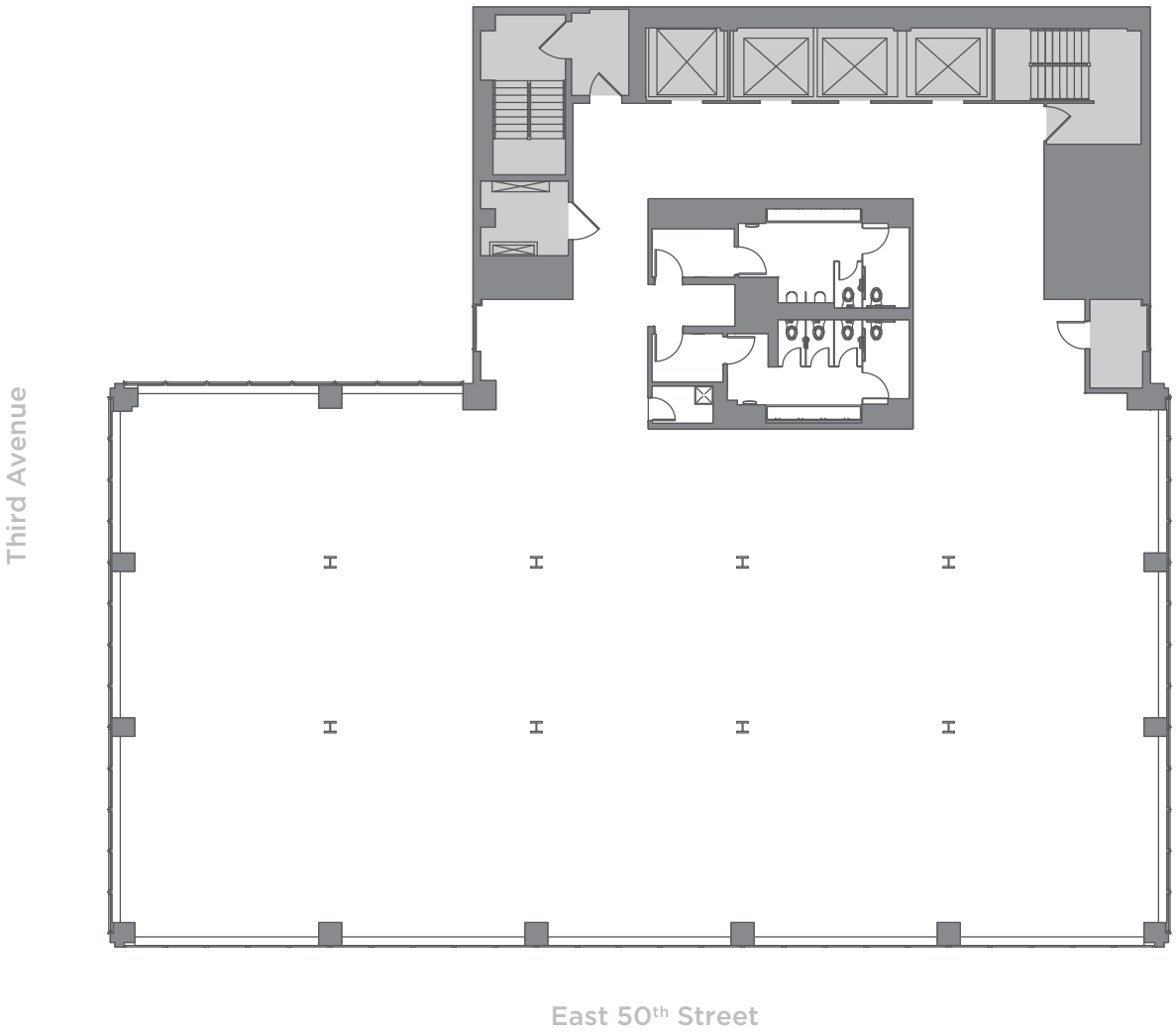
CORE & SHELL PLAN
TOP OF HOUSE FLOORS 36-40



12,278 SF Each

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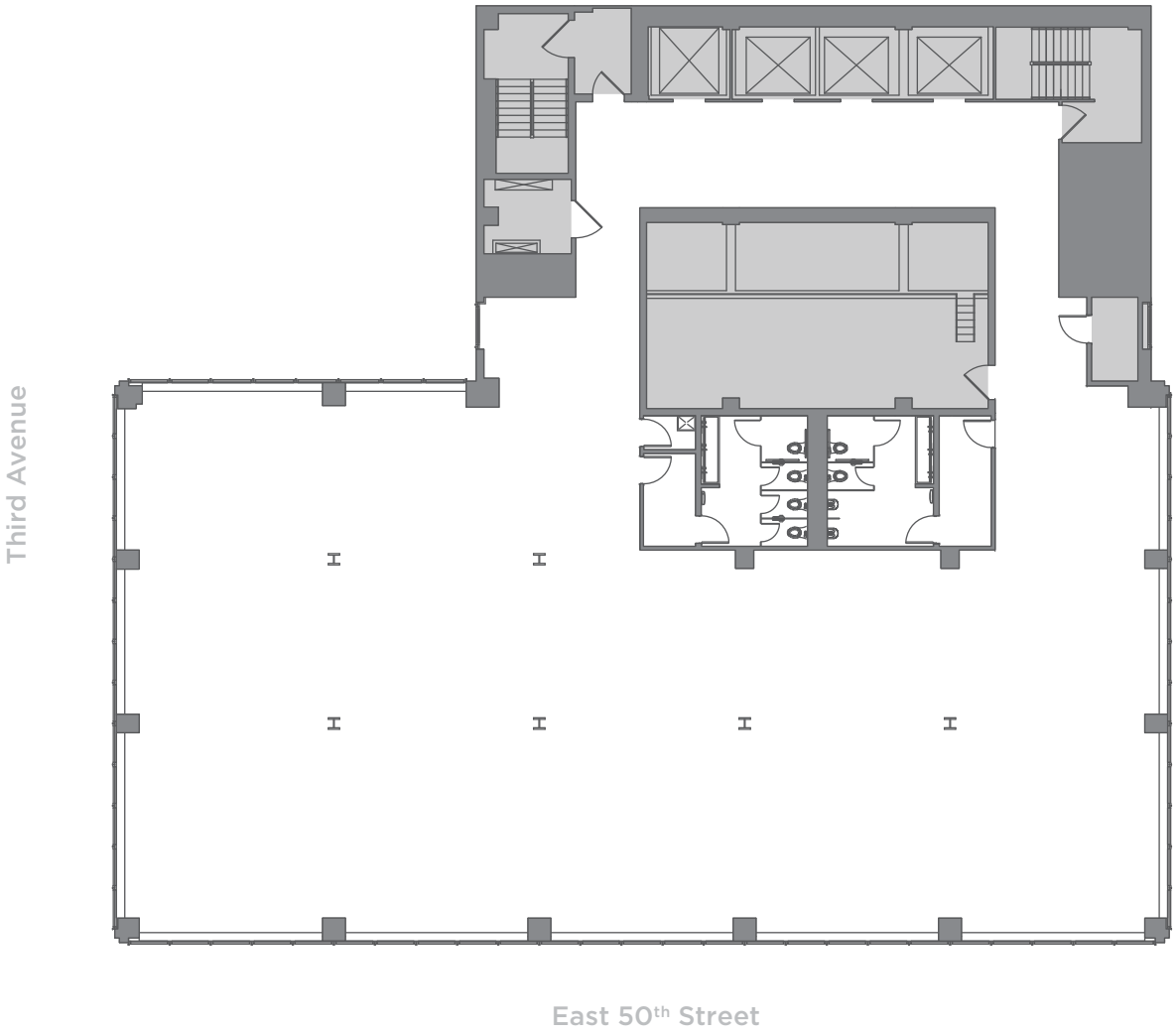
CORE & SHELL PLAN
TOP OF HOUSE FLOOR 31



11,145 SF

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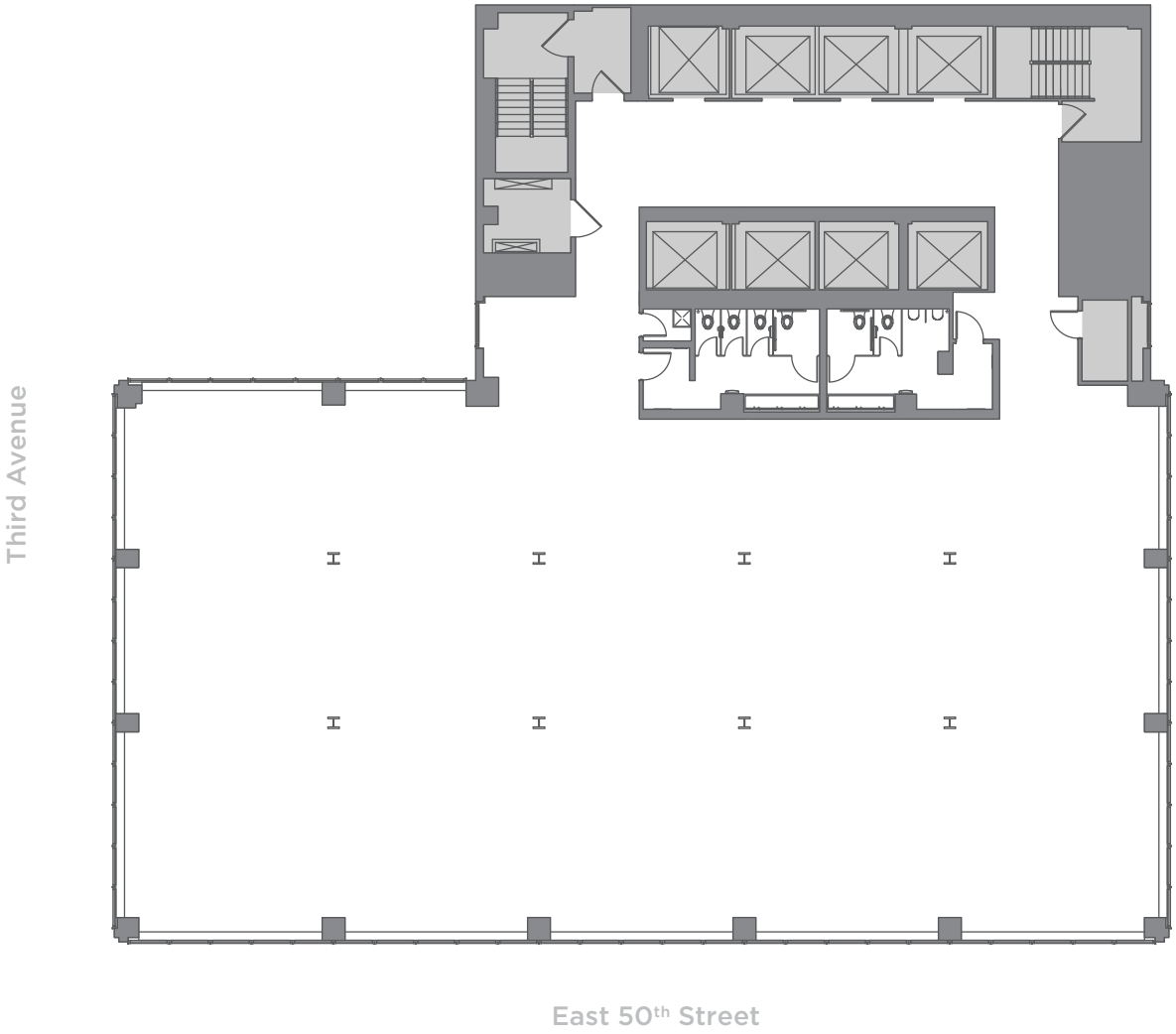
CORE & SHELL PLAN
TOP OF HOUSE FLOOR 30



11,856 SF

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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

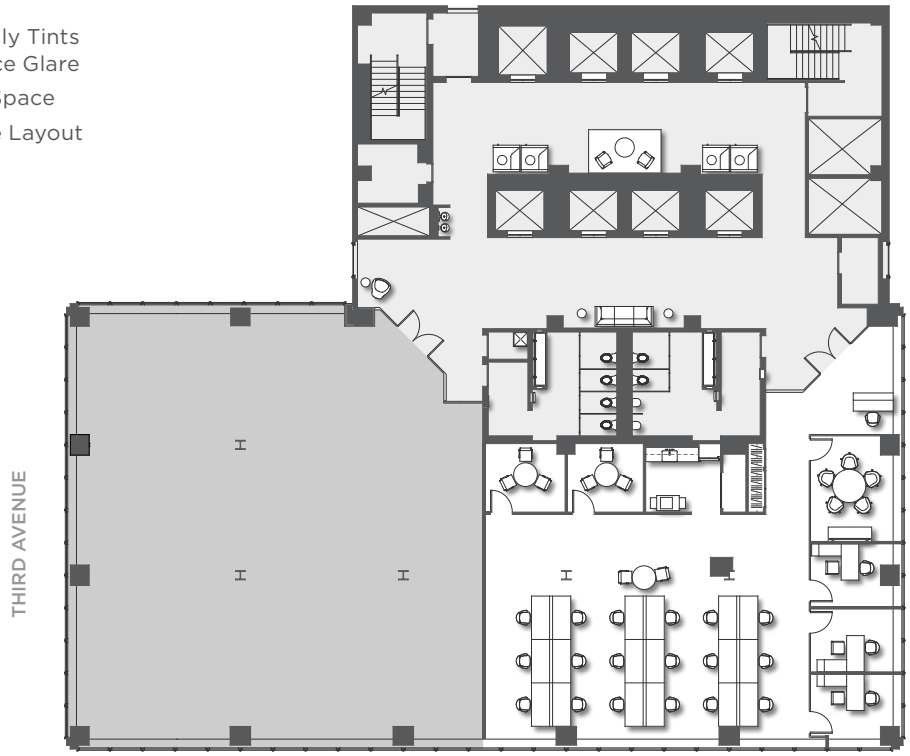
Private Offices	3
Workstations	18
Reception	1
TOTAL	**22**

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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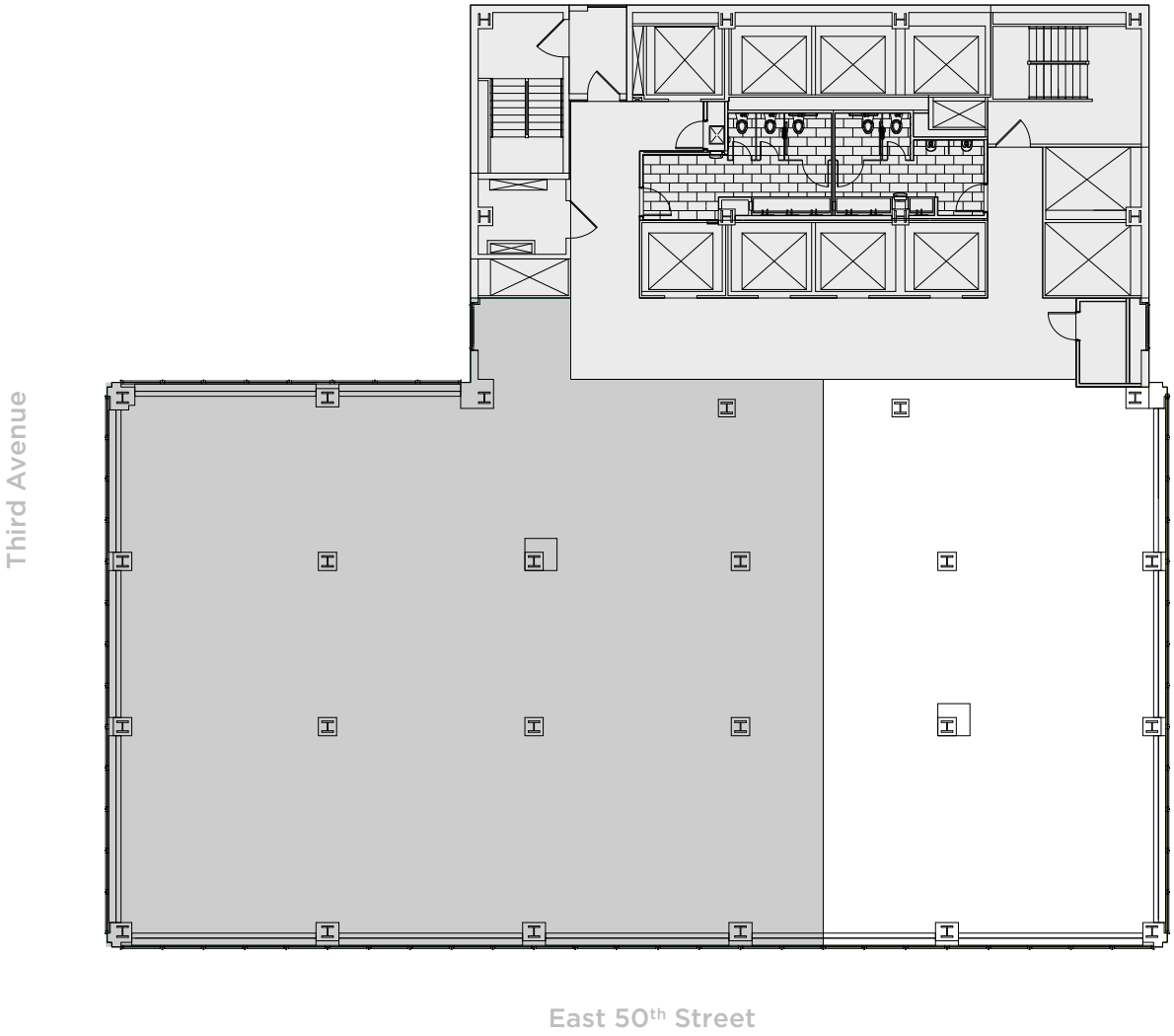
CORE & SHELL PLAN
TOWER PARTIAL FLOOR 25



3,784 SF

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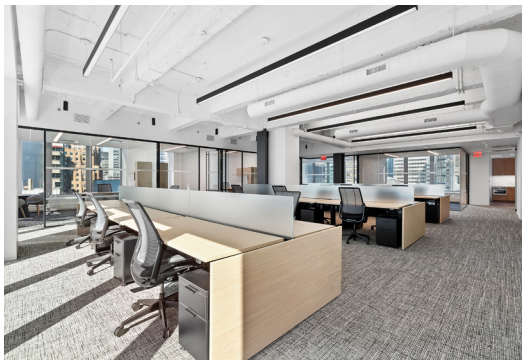
825 THIRD AVENUE

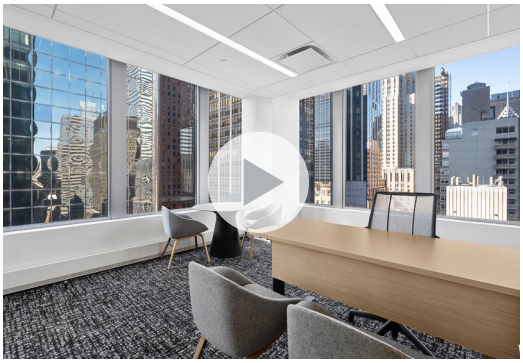
PARTIAL 20TH FLOOR | WEST SUITE 5,451 SF

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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825 THIRD AVENUE

PARTIAL 17TH FLOOR WEST SUITE | 5,556 SF

PROPERTY IMAGES

BUILDING EXTERIOR

PRIVATE OFFICE

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

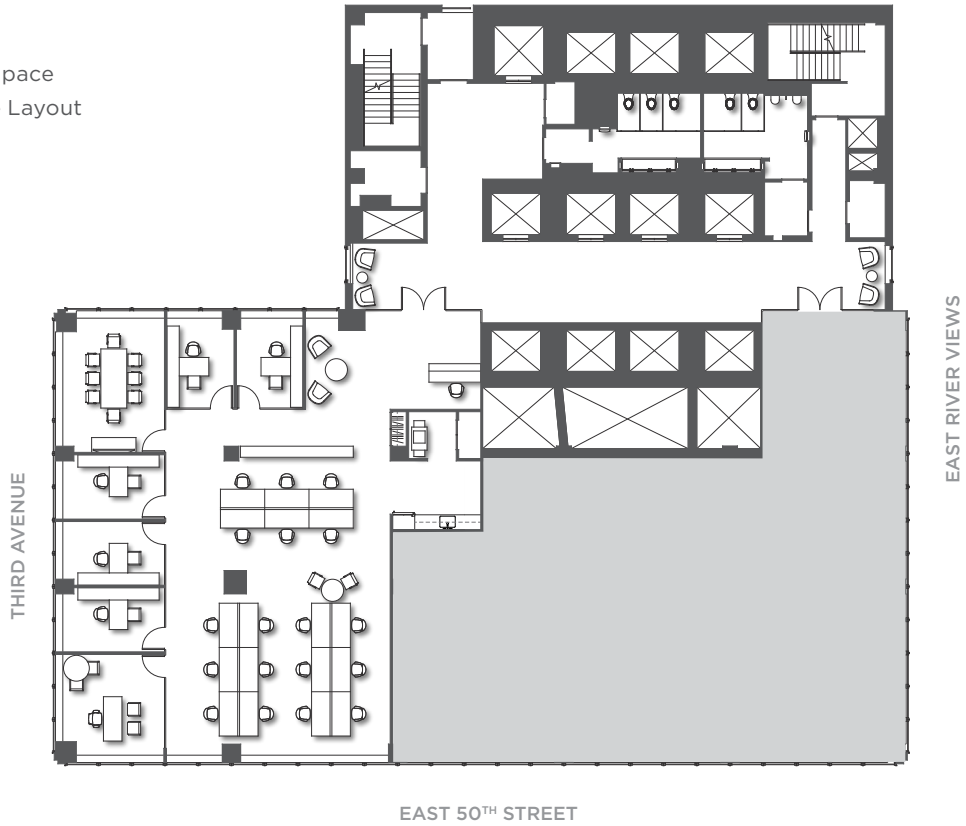
Private Offices	6
Workstations	18
Reception	1
TOTAL	**25**

COLLABORATION SPACE

Conference Room	1
Breakout Spaces	2

PLANNED SUPPORT

Pantry	1
IDF Room	1



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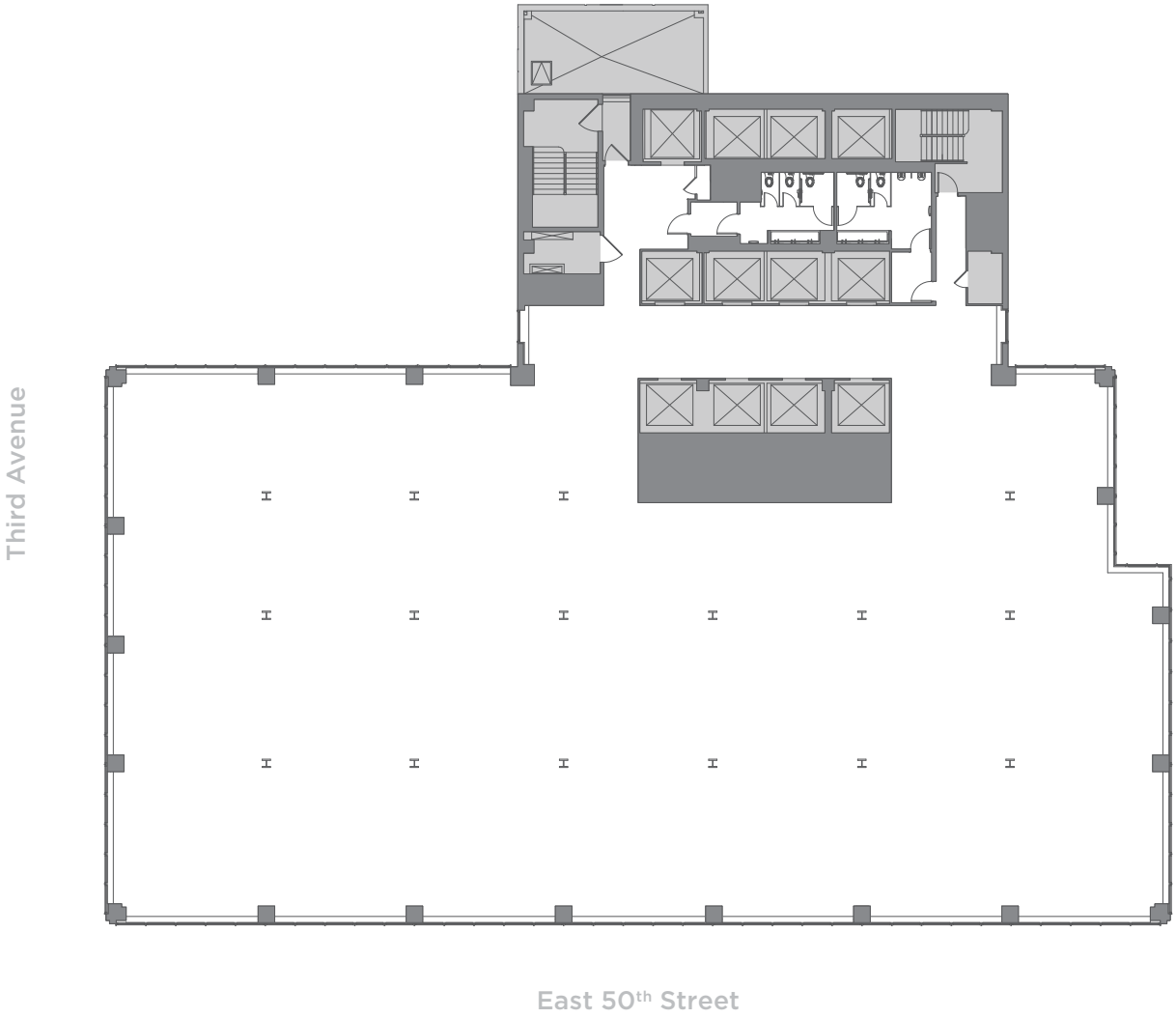
825 THIRD AVENUE

CORE & SHELL PLAN
PODIUM FLOOR 11



19,377 SF

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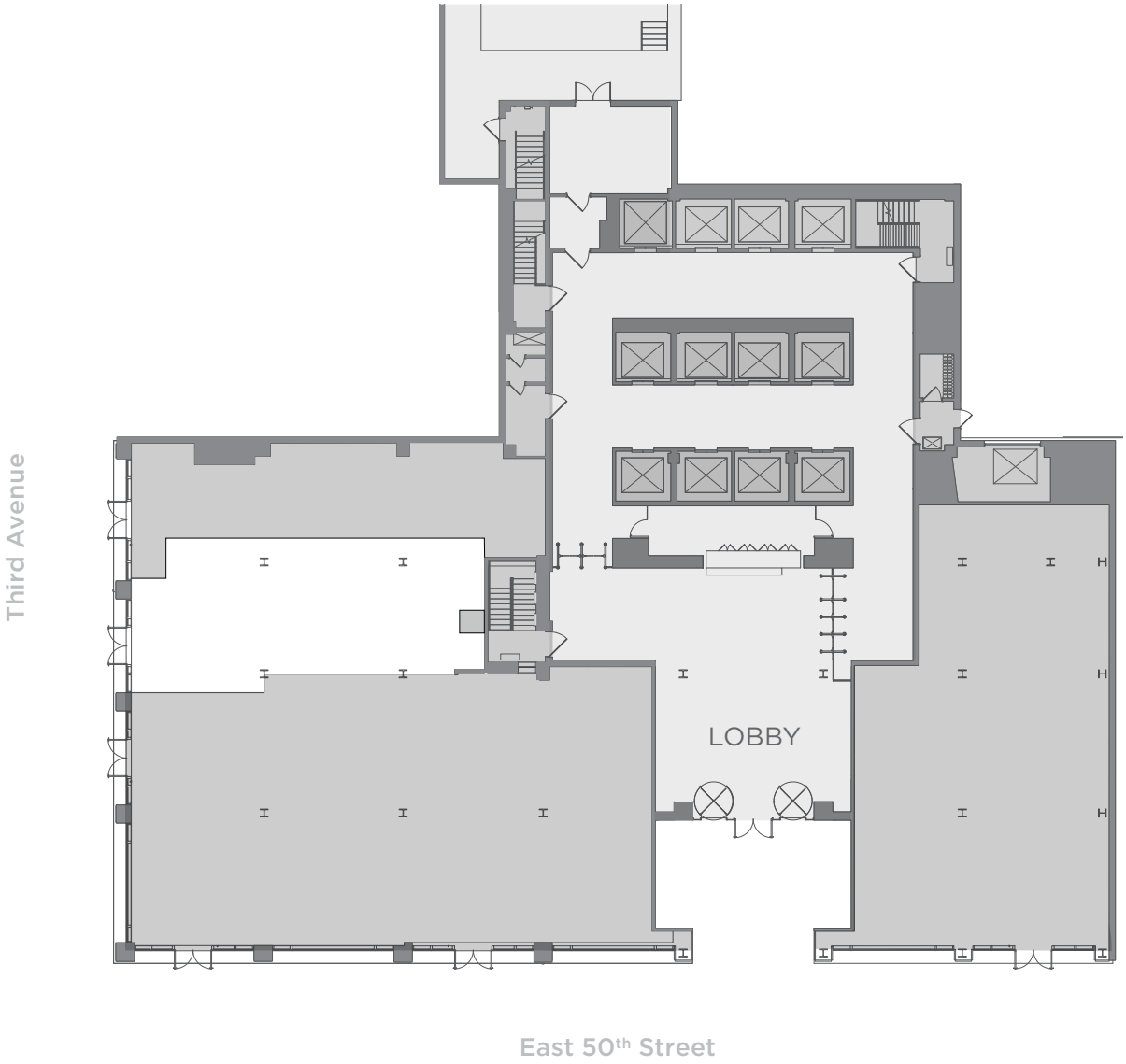
CORE & SHELL PLAN
GROUND FLOOR RETAIL A



1,297 SF
1,051 SF Lower Level Available

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