

# ONE FIVE ONE

151 WEST 42 ST

## AVAILABILITIES

Entire Floor 25	<b>37,768 SF</b> <i>Superb Views of the Midtown West Skyline and Beyond. Available Now.</i>
Partial Floor 24	<b>18,747 SF</b>
Partial Floor 22	<b>9,638 SF</b>
Partial Floor 3	<b>24,336 SF</b> <i>Whitebox Condition. Bryant Park &amp; 42<sup>nd</sup> Street Views. 20' Slab-to-Slab Height.</i>
Broadway Retail	<b>3,163 - 40,498 SF</b> <i>Ground Level Space With Concourse Level Available. Prime Broadway LED Signage Opportunity.</i>
43 <sup>rd</sup> Street Retail	<b>1,255 - 16,956 SF</b> <i>1,255 SF of Ground Level Space With Concourse Level Available. Ideal for Fitness / Wellness Use.</i>

## PROPERTY OVERVIEW

Boasting dramatic views, excellent natural light, inspiring outdoor terraces, generous ceiling heights, and expansive column-friendly floor plates, One Five One offers unrivaled future-focused workspace in an incomparable location.

\$150 million capital improvement program introduced a new lobby and entrances, new elevator cabs with destination dispatch controls, state-of-the-art base building upgrades, and energy efficient technological enhancements to this iconic office tower mere steps from Bryant Park.

Home to the Well& by Durst amenity brand, One Five One's 45,600-SF state-of-the-art tenant amenity floor seamlessly blends exceptional design with hospitality and sustainability. In addition to an artisanal food hall, the floor provides tenants with a coffee and wine bar, event space, and boutique meeting venues.

## MAJOR TENANTS

Ampersand; Analysis Group; BMO Capital Markets; Mitsubishi Corporation (Americas); NASDAQ Marketsite & Corporate Headquarters; RSM; SS&C Technologies; TikTok; Venable.



### LEASING CONTACTS

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# ONE FIVE ONE

151 WEST 42 ST

## PROPERTY FACT SHEET

### OVERVIEW

#### BUILDING OWNER & MANAGER

The Durst Organization

#### LEASING CONTACTS

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#### YEAR COMPLETED

1999

#### CAPITAL IMPROVEMENTS

In 2018, The Durst Organization completed a \$150 million capital improvement plan to ensure that the best-in-class office tower remains at the forefront of new workspace technology.

#### BUILDING ARCHITECT

Fox & Fowle

#### DESIGN ARCHITECT

HOK/BIG (lobby)  
STUDIOS Architecture (amenity floor)

#### LOCATION

151 West 42<sup>nd</sup> Street, between Avenue of the Americas and Broadway

#### PROXIMITY TO MASS TRANSIT

Adjacent to fifteen subway lines 1, 2, 3, 7, A, B, C, D, E, F, M, N, R, Q and S on 42<sup>nd</sup> Street; M42 bus on 42<sup>nd</sup> Street and M5/M7 bus on 43<sup>rd</sup> Street; Three blocks from Grand Central Terminal and Port Authority Bus Terminal; One subway stop from Penn Station.

#### BUILDING HEIGHT

1120' to top of spire; 734' to top of steel

#### STORIES

48

#### SLAB TO SLAB HEIGHT

Typically 13'-3"

#### FLOOR PLATES (LOW/HIGH)

Base: Approx. 47,000 to 55,000 SF  
Mid: Approx. 37,200 to 40,600 SF  
Tower: Approx. 31,250 to 33,700 SF

#### TENANT ACCESS

The building access control system provides tenants and visitors convenient, secure access to the building 24/7/365. Tenants are issued security cards to gain entry into the building through proximity card readers located outside the main entrance.

#### STANDARD HOURS OF OPERATION

The on-site Property Management Office is open 9:00 AM to 5:00 PM, Monday through Friday. Building hours are 7:00 AM to 7:00 PM.

#### ELEVATORS

30 new destination dispatch passenger elevators with modernized cabs

#### FREIGHT ELEVATIONS

Two freight elevators:  
9'-0" deep x 5'-10" wide x 8'-0" high

#### DELIVERIES/LOADING DOCK

The loading dock is located at 144 West 43<sup>rd</sup> Street. Deliveries requiring freight elevator service may be made Monday through Friday during regular freight hours (7:00 AM to 7:00 PM, excluding holidays). The loading dock measures 70' wide x 25' deep x 20' high.

### PROPERTY FEATURES

#### LOBBY

A dramatic thru-block lobby features a soaring two-story entrance at One Five One. The renovations accentuate greater natural light at the entry and brighten the interior. Features include gray mist granite flooring, a new signature cascading ceiling, new turnstiles and concierge desk, a new destination dispatch elevator system and modernized elevator cabs.

#### TERRACES

Ten outdoor tenant-exclusive terraces ranging in size from 680 SF to 5,760 SF.

#### CURTAIN WALL WINDOWS

The building envelope is contemporary, energy efficient, and provides sweeping views of midtown Manhattan's most iconic locations. Expanses of glass allow daylight to permeate deep into both base and tower floors. Thin mullions and a favorable grid layout allow for more unobstructed views and significant layout flexibility. Thermally broken aluminum frames house energy efficient glazing. Typical window heights are 9'-0".

#### FLOOR PLATES

Clean, open floor plates — ranging from 38,000 to 55,600 SF — allow for flexible user layouts. Raised floors provide for flexible power and data planning. Building systems and infrastructure are centrally located and accessible on each floor, allowing for open space planning as well as access to daylight and views.

#### DHS SAFETY ACT DESIGNATION

One Five One has been awarded a SAFETY Act Designation by the Department of Homeland Security. One Five One — and Durst's neighboring One Bryant Park — are the only two office buildings in NYC to receive this award.



#### AMENITIES

The Durst Organization launched amenity brand Well& by Durst on the 4th floor at One Five One. Well& by Durst provides sustainable spaces that promote wellness and community where our tenants and their guests can eat, play, work, and thrive. The Well& by Durst food hall offers a multitude of artisanal farm-to-table offerings. The Green, a wine and cocktail bar, is the social heart of the floor. Flexible meeting and event space are available for hosting conferences, town halls, corporate events, and more.



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### **SUSTAINABILITY**

- Built in 1999, One Five One is recognized as the nation's first "green skyscraper"
- LEED Gold certification under LEED v4 Existing Buildings: Operations + Maintenance
- Pre-packaged LEED v4 Commercial Interiors Certification guidelines for tenant use
- New Building Management System, natural gas condenser boiler, and chilled-water air conditioning system with individual air handling units to ensure tenant comfort while allowing for individualized control
- EPA Water Sense-labeled new plumbing fixtures to promote high-performance and water efficiency
- 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
- Green roofs and exclusive outdoor terraces

### **POWER & UTILITIES**

The mechanical systems at One Five One have undergone extensive upgrades. High efficiency chillers, boilers, motors, and variable frequency drives improve the efficiency of building systems. Upgraded building automation and temperature control systems allow for accurate temperature delivery. Demand-controlled ventilation through the installation of CO<sub>2</sub> sensors at each air handling unit allow monitoring of ventilation rates in accordance with ASHRAE 62.1. Advanced monitoring and controllability allows building engineers to minimize potentially wasted energy from over-ventilating and/or uncalibrated heating or cooling efforts.



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**ONE FIVE ONE**  
151 WEST 42 ST


**PROPERTY HIGHLIGHTS**  
LOBBIES



42<sup>nd</sup> STREET LOBBY



43<sup>rd</sup> STREET LOBBY

 **Durst**  
durst.org

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**PROPERTY HIGHLIGHTS**  
WELL & BY DURST



CAFÉ



THE GREEN - COFFEE / WINE BAR, EVENT SPACE



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**PROPERTY HIGHLIGHTS**  
WELL& BY DURST



GALLERY



THE BRYANT MEETING ROOM



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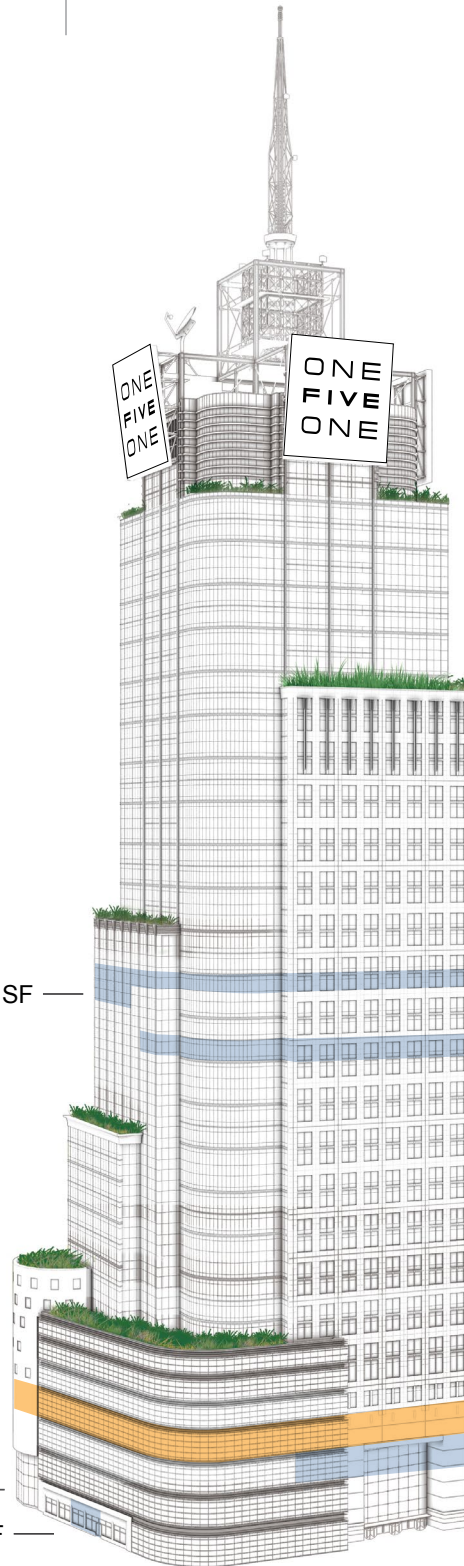
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# ONE FIVE ONE

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## STACKING PLAN



Partial Floor 24 18,747 SF

Entire Floor 25 37,768 SF

Partial Floor 22 9,638 SF

43<sup>rd</sup> Street Retail 1,255 – 16,956 SF

Broadway Retail 3,163 – 40,498 SF

WELL&  
by Durst

Amenity Floor

Partial Floor 3 24,336 SF



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**CORE & SHELL PLAN**  
ENTIRE FLOOR 25



37,768 SF



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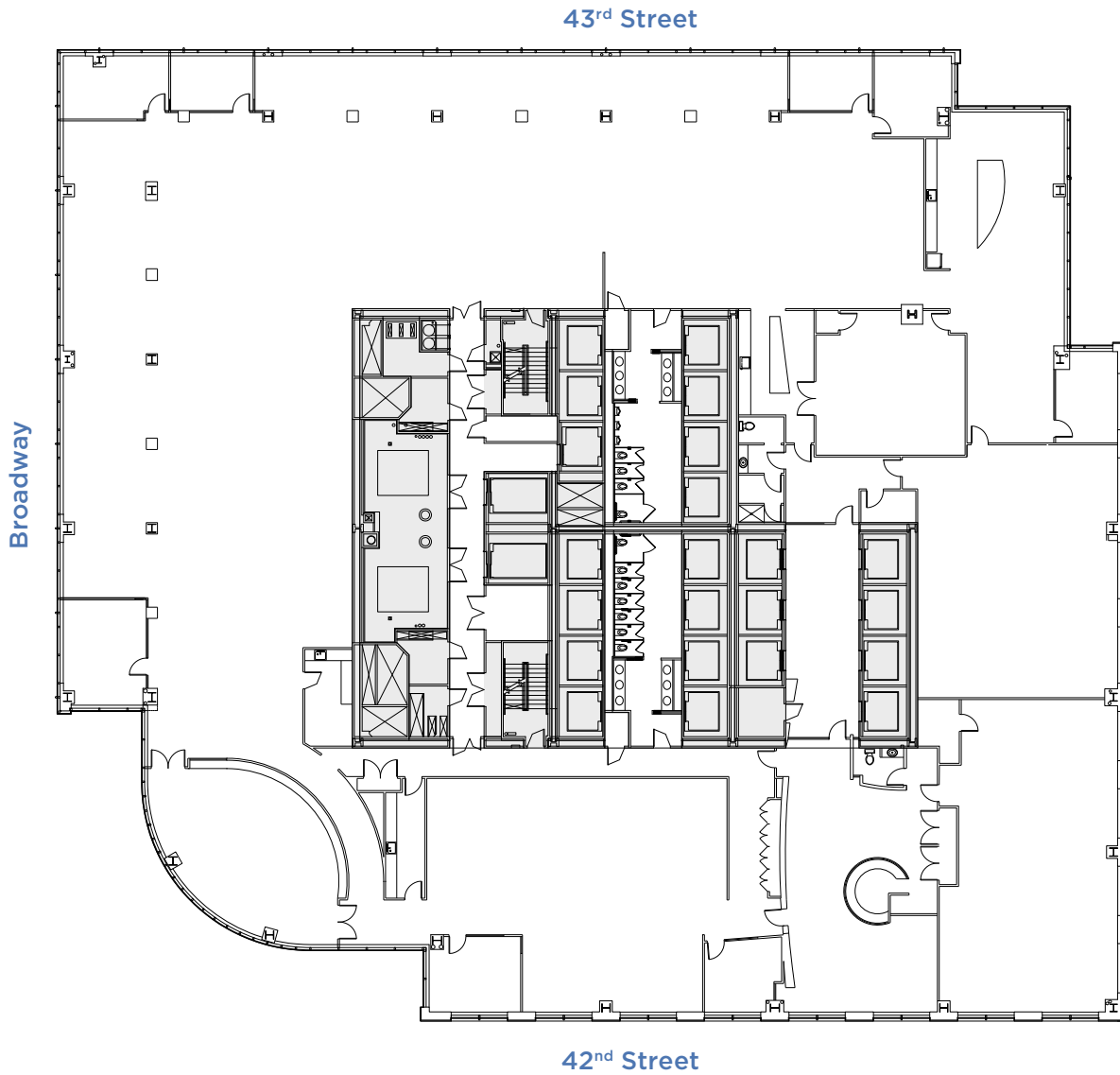
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**AS-BUILT PLAN**  
ENTIRE FLOOR 25



37,768 SF



LEASING CONTACTS

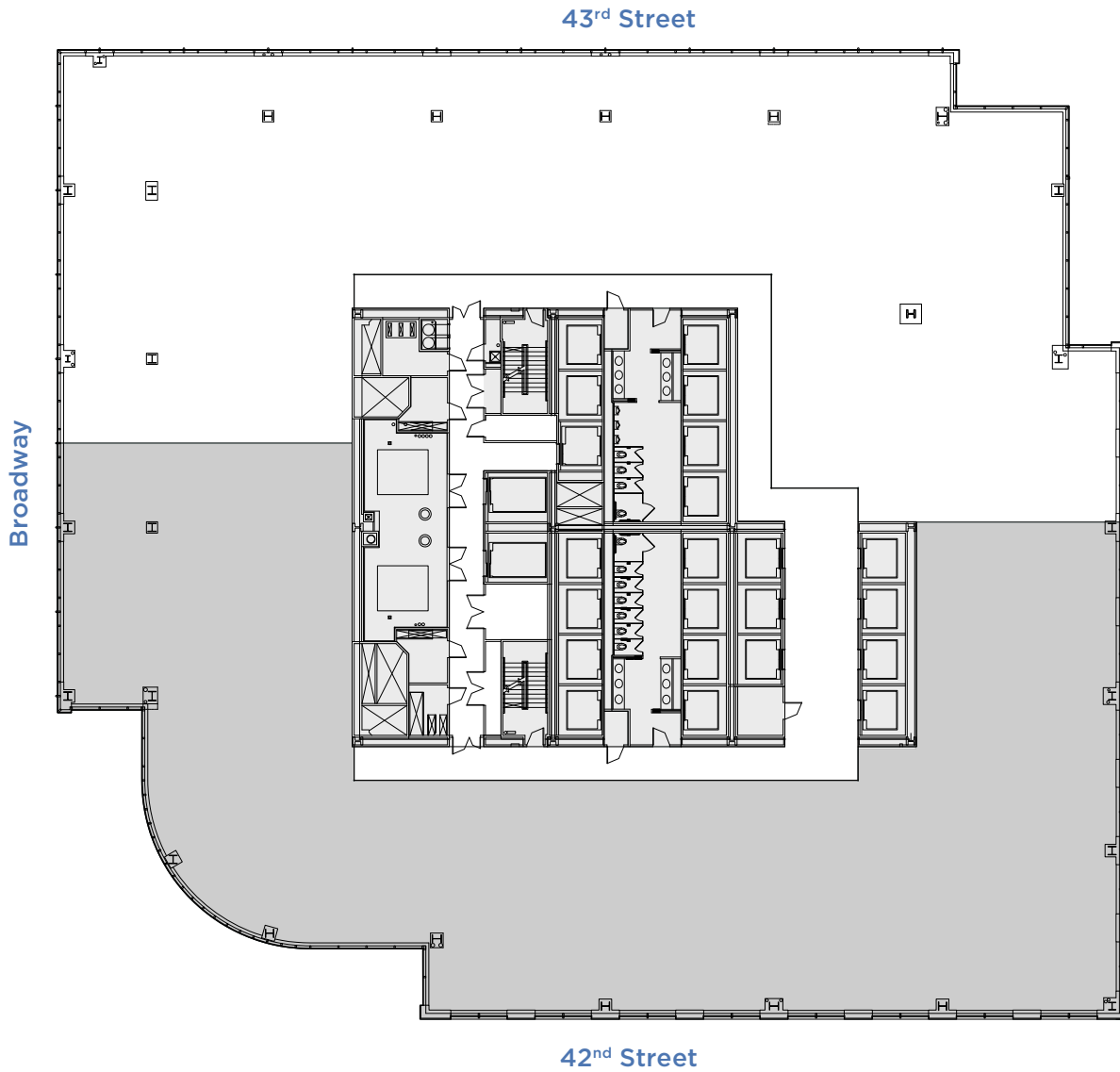
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**CORE & SHELL PLAN**  
PARTIAL FLOOR 24



18,747 SF



LEASING CONTACTS

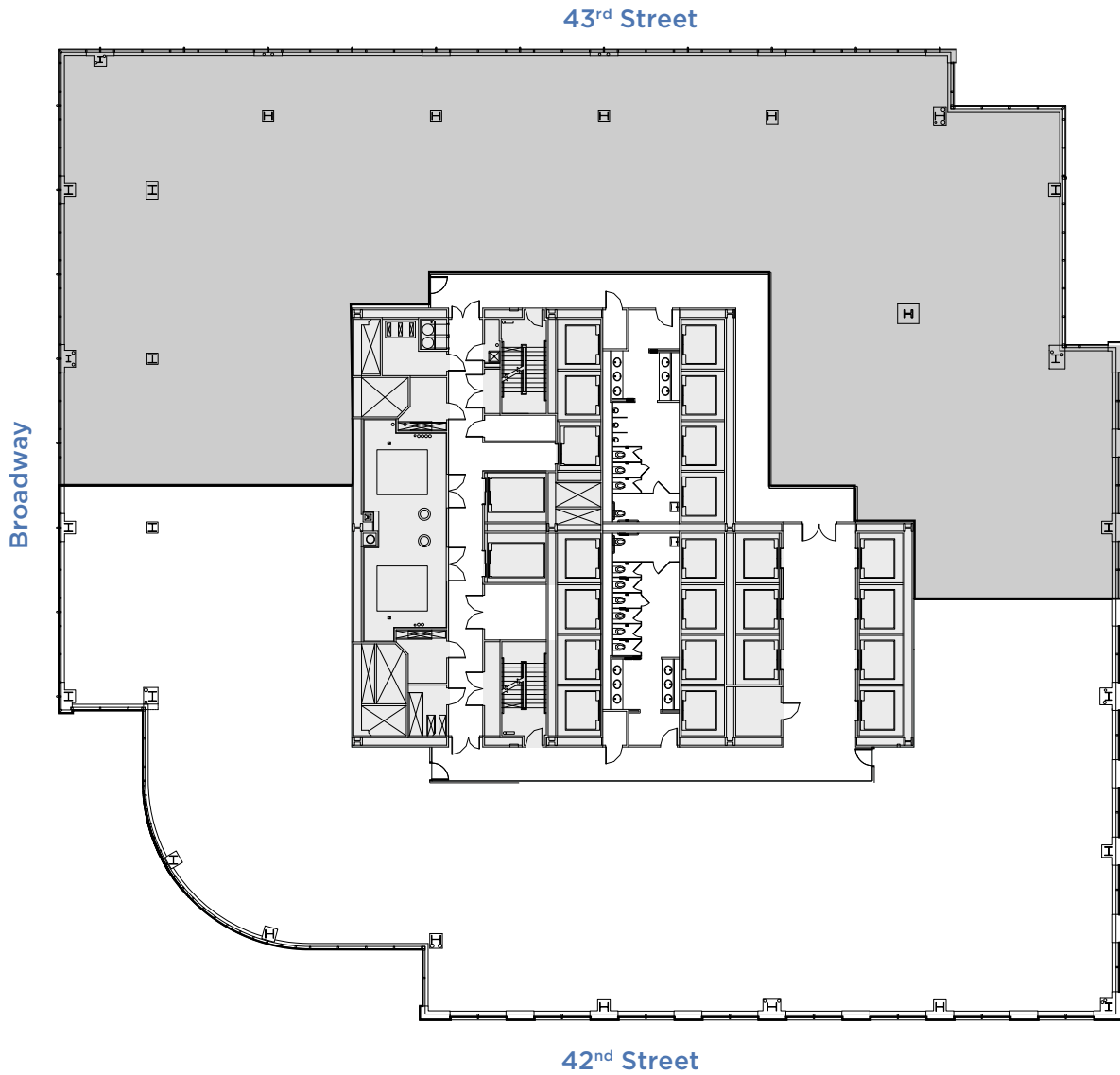
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151 WEST 42 ST

**CORE & SHELL PLAN**  
PARTIAL FLOOR 22



9,638 SF



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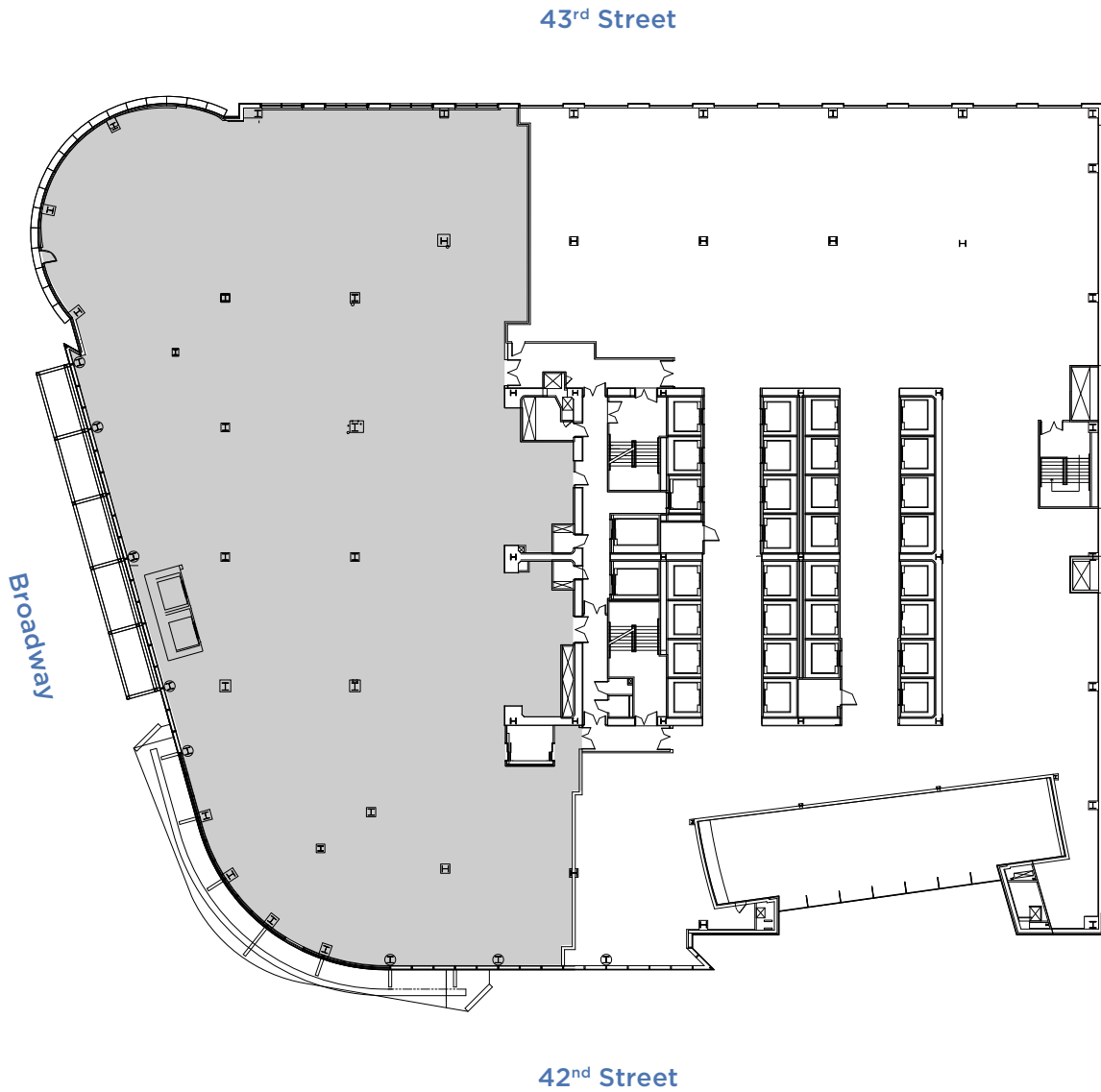
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**ONE FIVE ONE**  
151 WEST 42 ST

**AS-BUILT PLAN**  
PARTIAL FLOOR 3



24,336 SF



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4

TIMES  
SQUARE

BROADWAY RETAIL  
PARTIAL GROUND FLOOR  
3,163 SF - 42,037 SF



KIIX



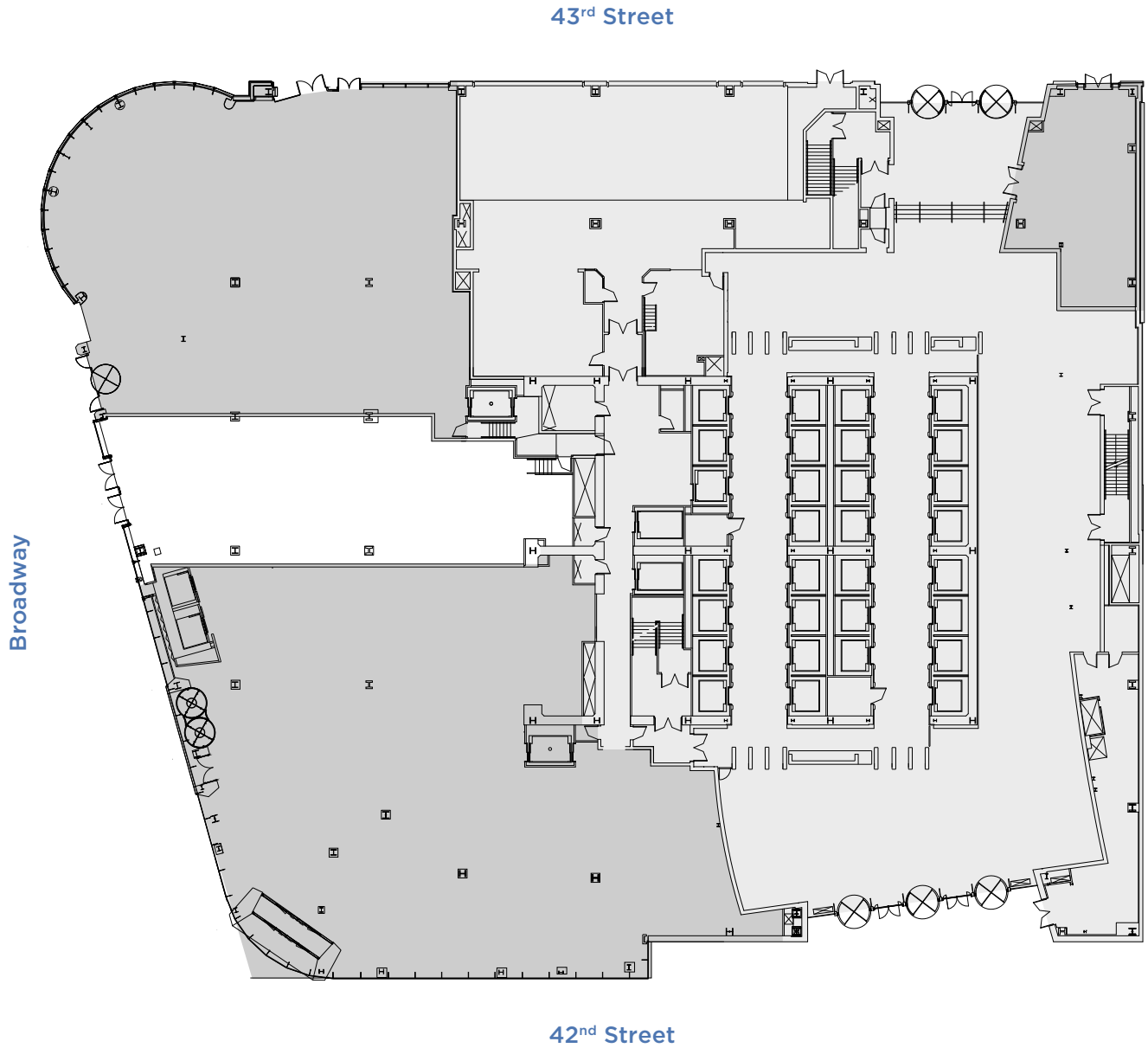
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**CORE & SHELL PLAN**  
PARTIAL GROUND FLOOR  
BROADWAY RETAIL



3,163 SF



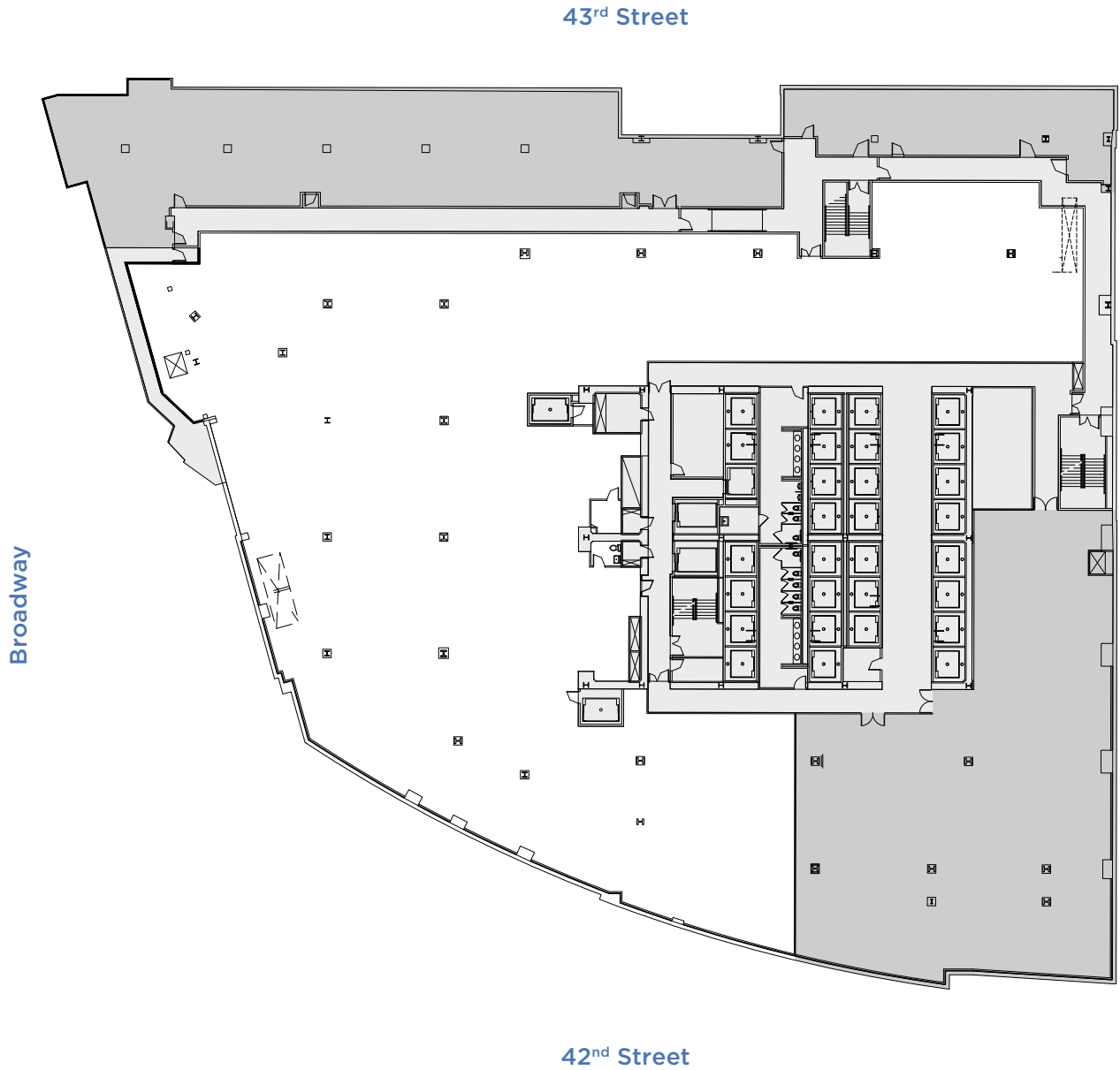
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**CORE & SHELL PLAN**  
CONCOURSE LEVEL 1  
BROADWAY RETAIL



25,046 SF

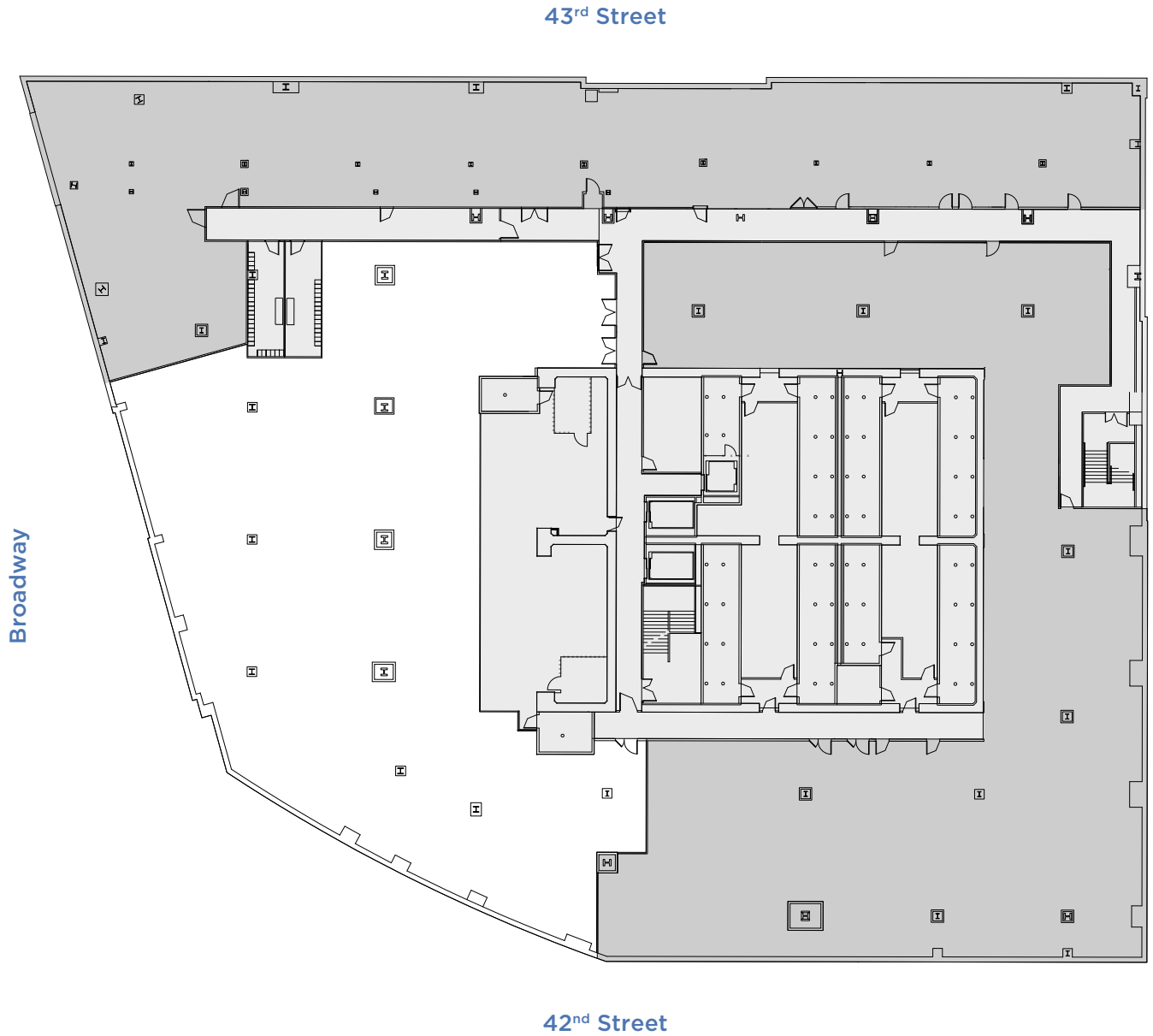
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**CORE & SHELL PLAN**  
CONCOURSE LEVEL 2  
BROADWAY RETAIL



13,828 SF

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4

TIMES  
SQUARE

43<sup>RD</sup> STREET RETAIL  
PARTIAL GROUND FLOOR  
1,255 SF - 16,956 SF

NY FITNESS



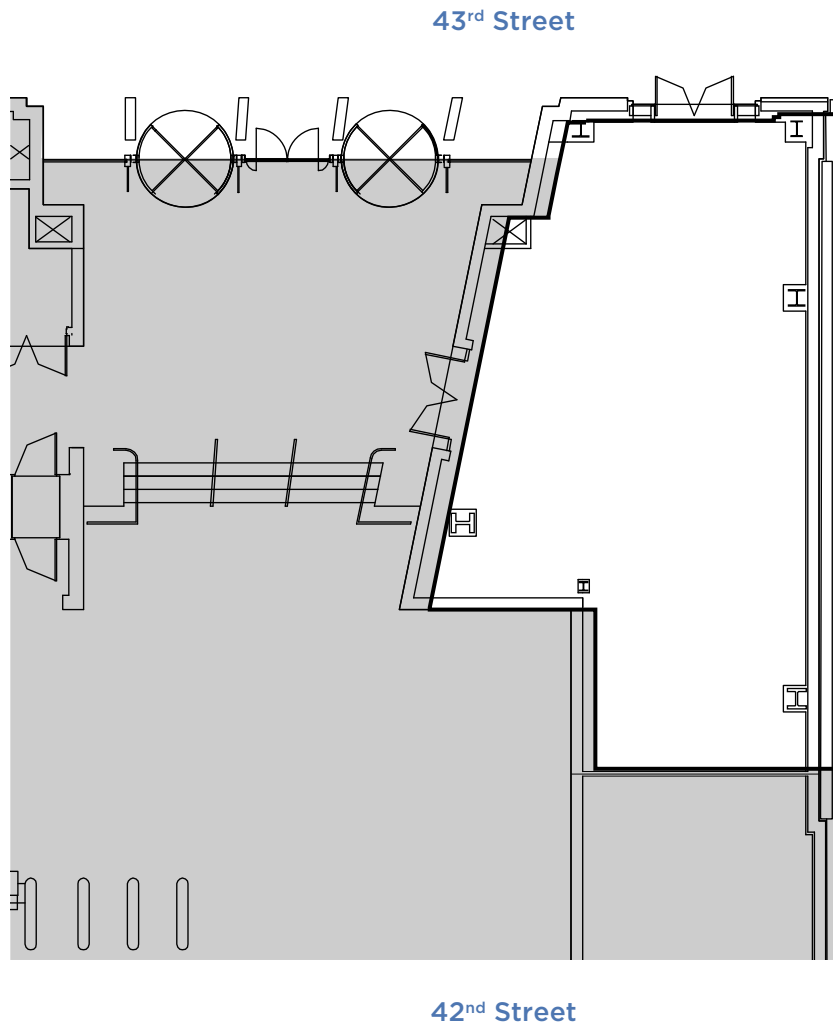
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**CORE & SHELL PLAN**  
GROUND FLOOR RETAIL  
43<sup>RD</sup> STREET



1,255 SF

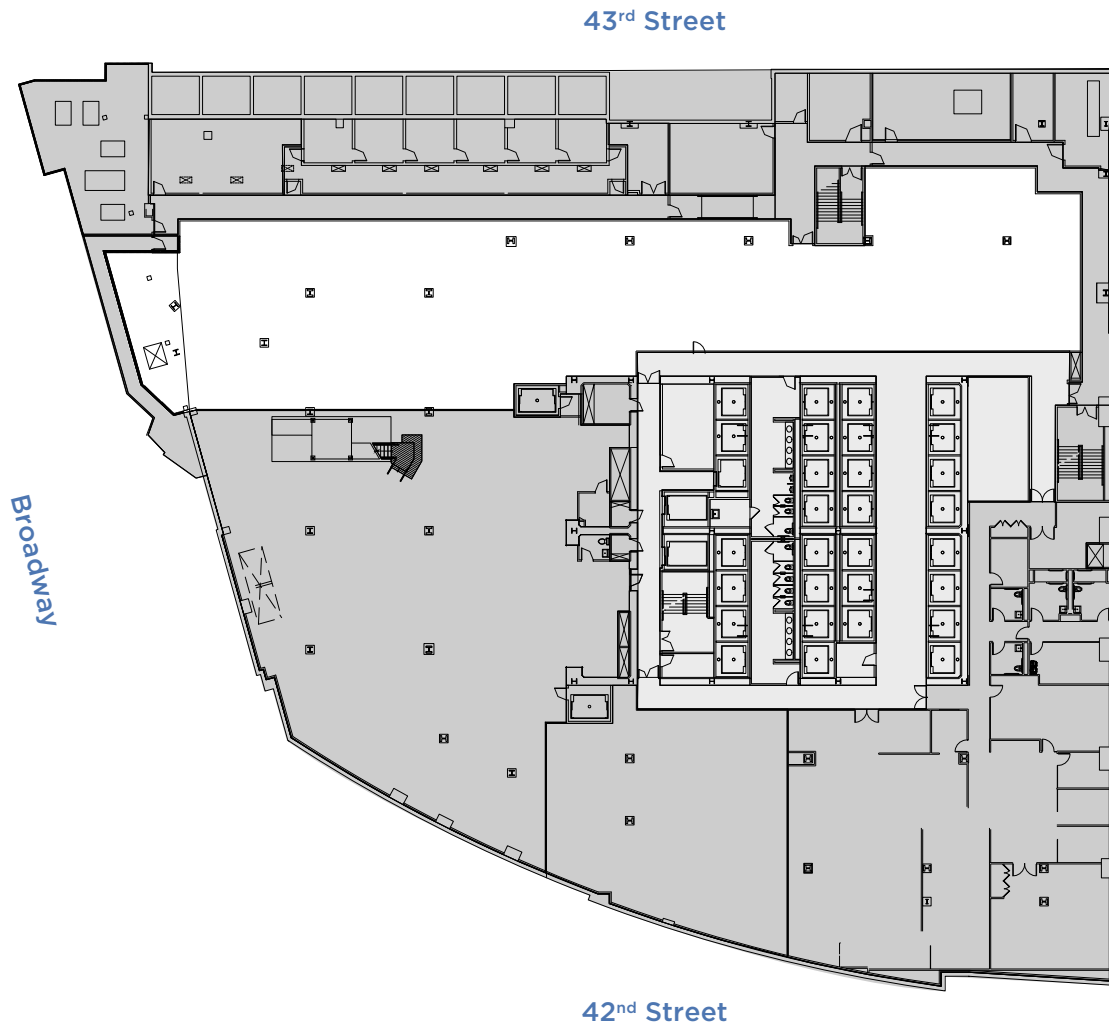
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**CORE & SHELL PLAN**  
RETAIL STORAGE SPACE  
CONCOURSE 1



15,701 SF



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