**AVAILABILITIES**

<table>
<thead>
<tr>
<th>Availability</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partial Floor 23 DurstReady</td>
<td>13,335</td>
</tr>
<tr>
<td>Premium Move-In Ready Office Space.</td>
<td></td>
</tr>
<tr>
<td>Partial Floor 23</td>
<td>5,923</td>
</tr>
<tr>
<td>Built Space. Available January 2024.</td>
<td></td>
</tr>
<tr>
<td>Ground Floor Retail</td>
<td>7,200</td>
</tr>
<tr>
<td>High-End Restaurant Buildout. Turnkey Condition. 400-SF Entry Vestibule + 6,790-SF Lower Level</td>
<td></td>
</tr>
<tr>
<td>Ground Floor Retail</td>
<td>3,962 SF Total</td>
</tr>
<tr>
<td>Bright, Upscale Restaurant Buildout. High Ceilings up to 20'. Full Glass Storefront.</td>
<td></td>
</tr>
</tbody>
</table>

**PROPERTY OVERVIEW**

A boutique headquarters property strategically located on Corporate Row, 114 West 47th Street welcomes tenants and visitors with a dramatic backlit bioglass entrance portal. Building features include a stunning lobby rotunda, concierge desks, turnstile security, as well as black Laguna marble and mahogany finishes. Several of the property’s office opportunities offer green roofs and dramatic vistas of Manhattan’s West Side. The building is also supported by a conference center and street-level coffee bar.

**MAJOR TENANTS**

Axinn Veltrop & Harkrider; Bank of America Private Wealth Management; Convene; IFM Investors; L.E.K. Consulting.

**LEASING CONTACTS**

Rocco Romeo  
212.257.6630  
RRomeo@durst.org

Nora Caliban  
212.789.6029  
NCaliban@durst.org

**DURSTREADY LEASING CONTACTS**

Lauren Ferrentino  
212.257.6596  
L.Ferrentino@durst.org

Eric Engelhardt  
212.667.8704  
EEngelhardt@durst.org
OVERVIEW
BUILDING OWNER AND MANAGER
The Durst Organization

LEASING CONTACTS
Rocco Romeo
RRomeo@durst.org, 212.257.6630
Nora Caliban
NCaliban@durst.org, 212.789.6029

YEAR COMPLETED
1989

ARCHITECT
Fox & Fowle

LOCATION
114 West 47th Street between Avenue of the Americas and Seventh Avenue

PROXIMITY TO MASS TRANSIT
Rockefeller Center: B, D, F, and M subways
49th Street: N, R, and W subways
Times Square / Port Authority: 1, 2, 3, 7, N, Q, R, S, W, A, C, E subways M5, M7, M50, M104 buses

RETAIL TENANTS
Convene Meetings and Conference Center
For Five Coffee Roasters

BUILDING HEIGHT
350 feet

STORIES
26

SLAB TO SLAB HEIGHT
12'-9” to 14'-0”

FLOOR PLATES
Low: Approx. 32,000 SF
Mid: Approx. 27,500 SF
High: Approx. 20,000 SF

STANDARD HOURS OF OPERATION
The on-site property management office is open 8:30 AM to 5:00 PM, Monday through Friday

POWER AND UTILITIES
HEATING, VENTILATION, AND AIR CONDITIONING
The building utilizes a variable air-volume HVAC system in which the zone controls are monitored by a fully computerized Siemens Energy Management System to ensure uniform levels of comfort.

ELECTRICAL SYSTEM
Con Edison delivers electrical power to the building via a second contingent, 277/480V, spot network located in the sidewalk vault.

The service is made up of four 3,200-amp service take-offs that feed the building’s service switchgear. One of the take-offs is dedicated to the major tenant and directly metered by Con Edison. Power is then distributed via bus duct risers and pipe-and-wire sub-feeders throughout the building. 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 metering system used for tenant billing as well as real-time 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 wide range of telecommunications providers. Service providers currently available at 114 West 47th Street:
• Wireless: Verizon Wireless
• Telephone: Verizon
• Internet: AT&T, Crown Castle, Astound Broadband Powered by RCN, and Spectrum
• Television: RCN and Spectrum

SUSTAINABILITY
• The first building in NYC and the second building in NYS to achieve LEED Gold certification under LEED v4 Existing Buildings: Operations + Maintenance
• EPA Water Sense-labeled plumbing fixtures promote high-performance and water efficiency EPA Water Sense-labeled new plumbing fixtures to promote high-performance and water efficiency
• Tenant recycling program and organics waste collection program for composting at a Durst affiliate organic farm
• Renewable wind power is purchased to offset 100% of the building’s electricity use
• Green roofs and exclusive outdoor terraces for tenants to enjoy
• Use of green cleaning products, equipment, and strategies to promote a healthier work environment

TELECOMMUNICATIONS
The Durst Organization offers its tenants a wide range of telecommunications providers. Service providers currently available at 114 West 47th Street:
• Wireless: Verizon Wireless
• Telephone: Verizon
• Internet: AT&T, Crown Castle, Astound Broadband Powered by RCN, and Spectrum
• Television: RCN and Spectrum

TENANT 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 either an in-house licensed security guard, and/or a building staff member. All Durst buildings are centrally monitored by the 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.

DELIVERIES/LOADING DOCK
The loading dock is located at 121 West 46th Street. Deliveries requiring regular freight elevator service may be made Monday through Friday, 8:00 AM to 5:00 PM, excluding holidays. Large deliveries, such as construction material and furniture, must be delivered after 6pm. The loading dock measures 13’ high x 24’3” wide x 45’ long.

FREIGHT ELEVATORS
One freight elevator 11’9” high x 7’3” wide x 5’4” deep
114 WEST 47TH STREET
PARTIAL 23RD FLOOR, SUITE 2350B | 13,335 SF

PROPERTY IMAGES

AVAILABLE
• Available Now

FEATURES
• Premium Move-In Ready Office Space
• Elevator Lobby Presence
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS

WORKSPACE
Private Offices 17
Workstations 54
Reception 1
TOTAL 72

COLLABORATION SPACE
Conference Room 1
Meeting Room 1
Breakout Spaces 2

PLANNED SUPPORT
Pantry 1
Wellness Room 1
Coffee Bar 1
Copy Room 1
IDF Room 1
Phone Room 1

LAUREN FERRENTINO
212.257.6596
L.Ferrentino@durst.org

ROCCO ROMEO
212.257.6630
RRomeo@durst.org

ERIC ENGELHARDT
212.667.8704
EEngelhardt@durst.org

DURSTREADY.COM

Durst
Durst Ready
AS-BUILT PLAN
PARTIAL FLOOR 23

5,923 SF

LEASING CONTACTS
Rocco Romeo
212.257.6630
RRomeo@durst.org

Nora Caliban
212.789.6029
NCaliban@durst.org
TURNKEY RESTAURANT RETAIL
GROUND FLOOR & LOWER LEVEL

GROUND FLOOR WITH VESTIBULE
AS-BUILT PLAN

LOWER LEVEL
AS-BUILT PLAN

OCCUPANCY SUMMARY

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vestibule</td>
<td>3</td>
</tr>
<tr>
<td>Bar</td>
<td>11</td>
</tr>
<tr>
<td>Private Dining</td>
<td>15</td>
</tr>
<tr>
<td>Main Dining 1</td>
<td>14</td>
</tr>
<tr>
<td>Main Dining 2</td>
<td>34</td>
</tr>
<tr>
<td>Sushi Bar</td>
<td>10</td>
</tr>
<tr>
<td>Kitchen</td>
<td>6</td>
</tr>
<tr>
<td>Main Office</td>
<td>4</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>97</strong></td>
</tr>
</tbody>
</table>

406 SF ENTRY VESTIBULE
6,790 SF LOWER LEVEL

LEASING CONTACTS
Rocco Romeo 212.257.6630 RRomeo@durst.org
Nora Caliban 212.789.6029 NCaliban@durst.org
AS-BUILT PLAN
EXCEPTIONAL RESTAURANT OPPORTUNITY

West 47th Street

West 46th Street

3,962 SF

LEASING CONTACTS
Rocco Romeo
212.257.6630
RRomeo@durst.org

Nora Caliban
212.789.6029
NCaliban@durst.org