

# 114 W47th

S T R E E T

## AVAILABILITIES

Entire Floor 24	19,317 SF
<i>Built Space. Office Intensive Layout. 595 SF Activated Terrace. Arranged Possession.</i>	
Partial Floor 23 <b>DurstReady</b>	13,335 SF
<i>Premium Move-In Ready Office Space.</i>	
Partial Floor 23	5,923 SF
<i>Built Space.</i>	
Entire Floor 22	23,721 SF
<i>Built Space. Office Intensive Layout. Arranged Possession.</i>	
Ground Floor Retail	3,962 SF Total
<i>Bright, Upscale Restaurant Buildout. High Ceilings up to 20'. Full Glass Storefront.</i>	

### PROPERTY OVERVIEW

A boutique headquarters property strategically located on Corporate Row, 114 West 47<sup>th</sup> 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

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**Eric Engelhardt**  
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# PROPERTY FACT SHEET

## OVERVIEW

### BUILDING OWNER AND MANAGER

The Durst Organization

### LEASING CONTACTS

Rocco Romeo  
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Nora Caliban  
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### YEAR COMPLETED

1989

### ARCHITECT

Fox & Fowle

### LOCATION

114 West 47<sup>th</sup> 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

### 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

## 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

## 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 47<sup>th</sup> Street:

- Wireless: Verizon Wireless
- Telephone: Verizon
- Internet: AT&T, Crown Castle, Astound Broadband Powered by RCN, and Spectrum
- Television: RCN and Spectrum



### LEASING CONTACTS

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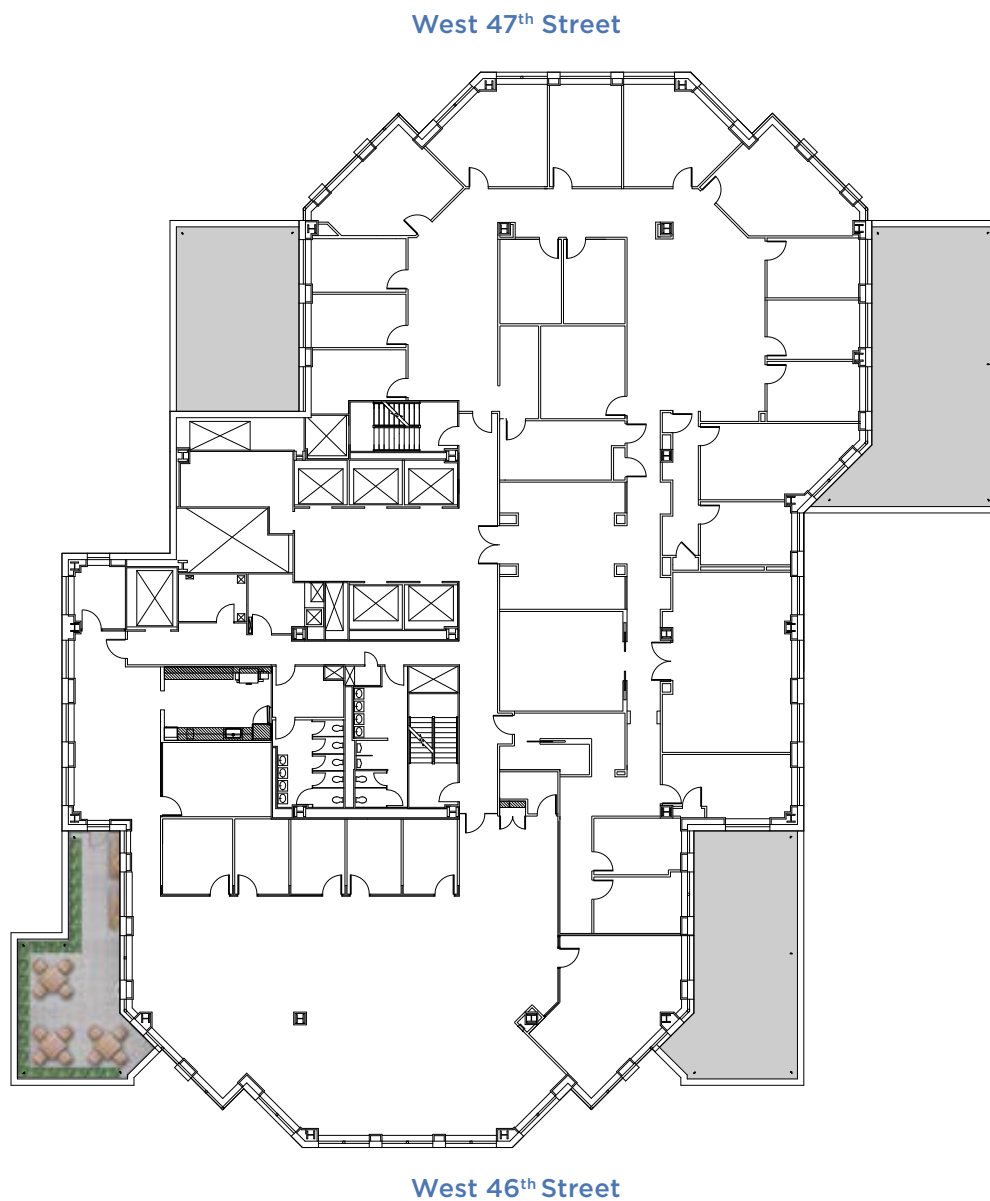
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## AS-BUILT PLAN ENTIRE FLOOR 24



19,317 SF

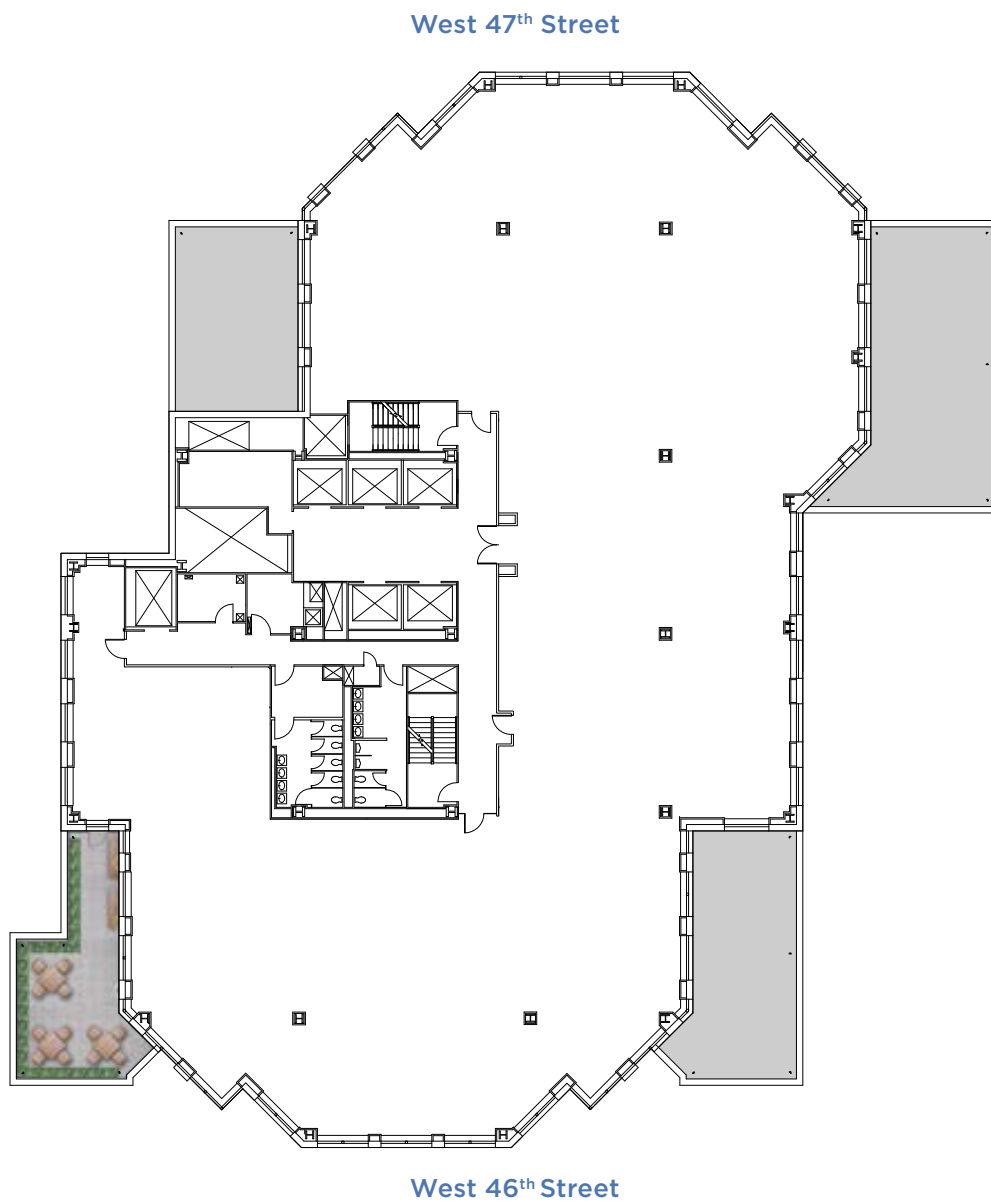
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## CORE & SHELL PLAN

### ENTIRE FLOOR 24



19,317 SF

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# 114 WEST 47<sup>TH</sup> STREET

PARTIAL 23<sup>RD</sup> FLOOR, SUITE 2350B | 13,335 SF

## PROPERTY IMAGES



BUILDING EXTERIOR



PRIVATE OFFICE



## AVAILABILITY

- 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



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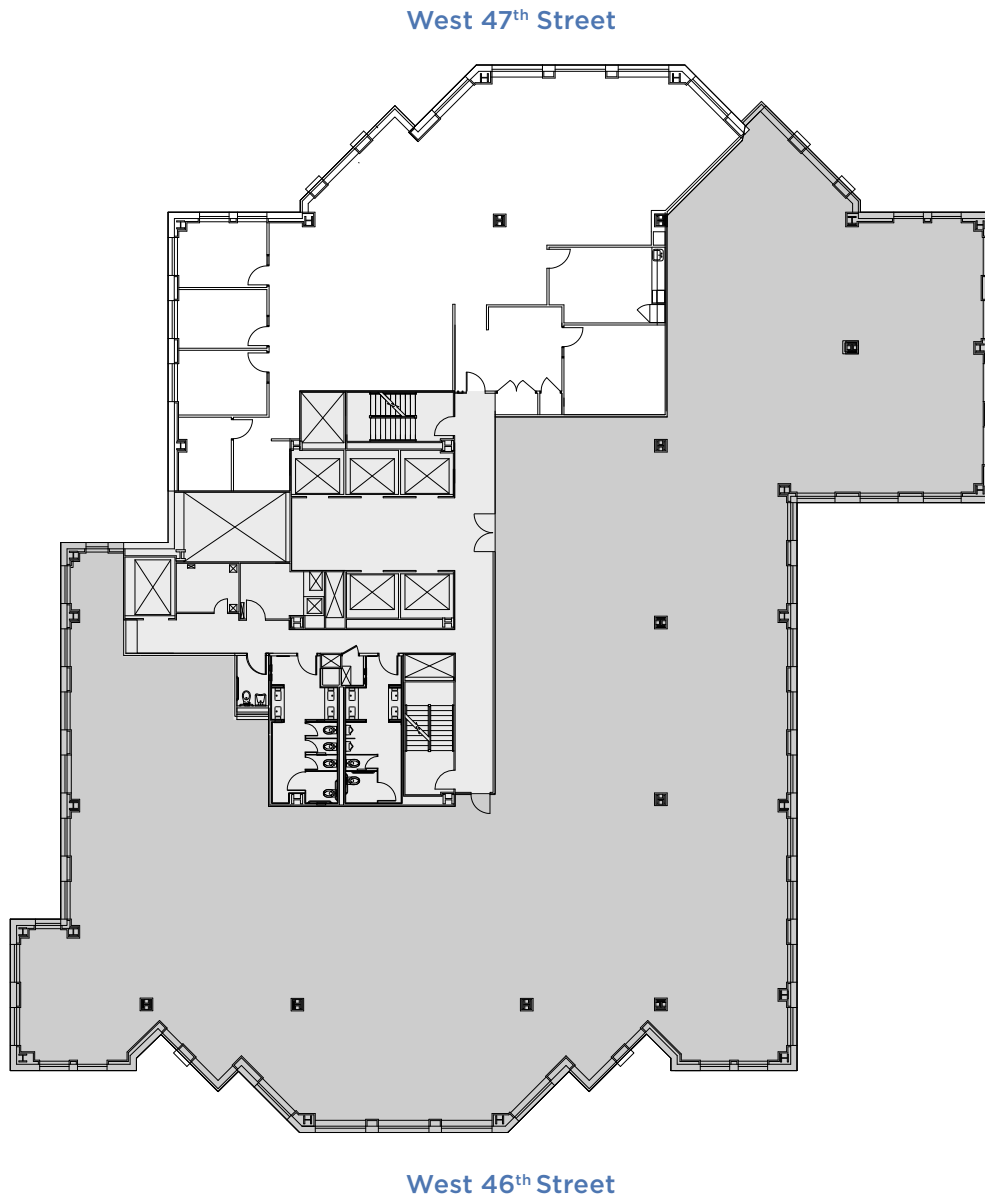
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**DurstReady**

## AS-BUILT PLAN PARTIAL FLOOR 23



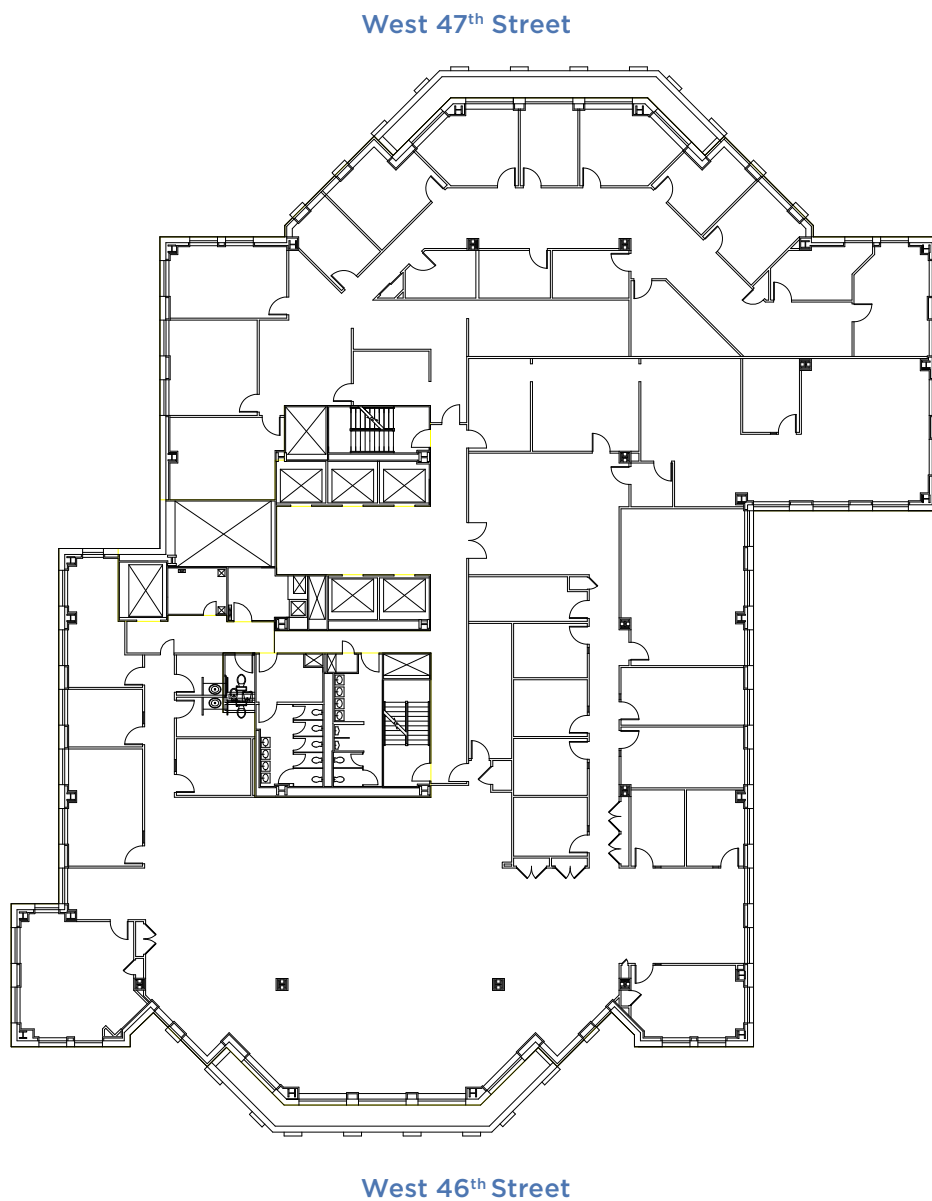
5,923 SF

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## AS-BUILT PLAN ENTIRE FLOOR 22



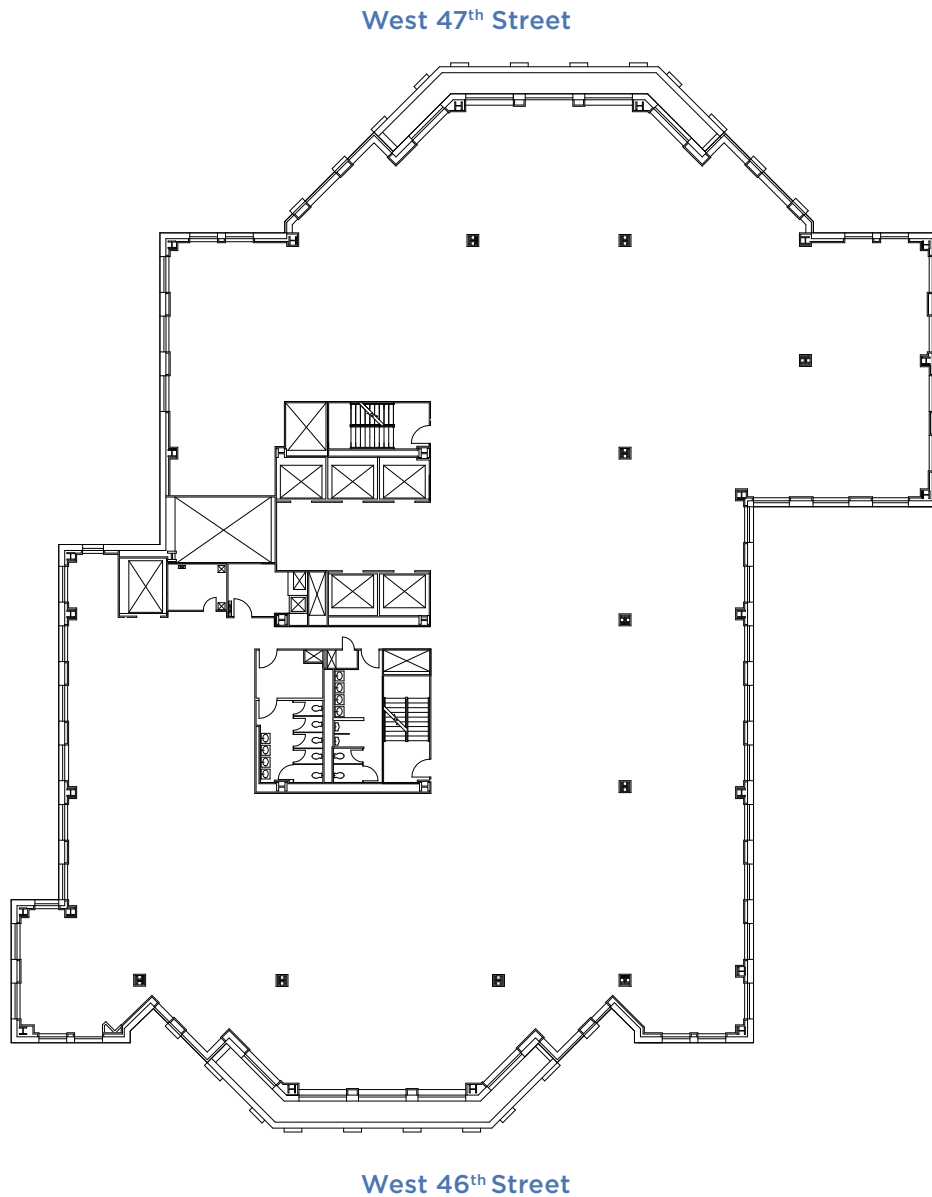
23,721 SF

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## CORE & SHELL PLAN ENTIRE FLOOR 22



23,721 SF

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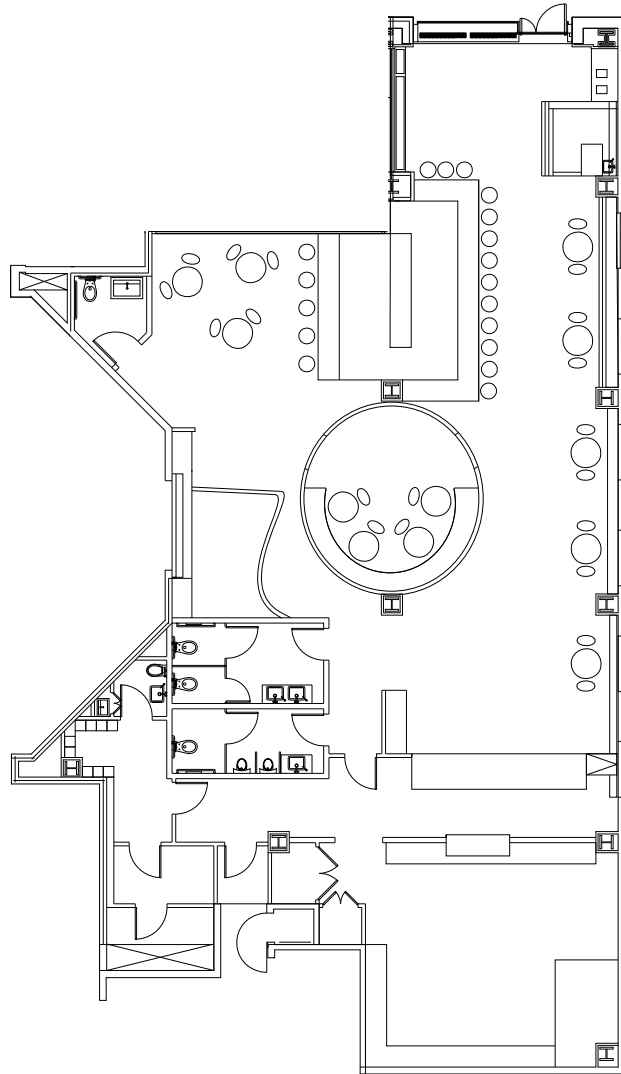
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## AS-BUILT PLAN EXCEPTIONAL RESTAURANT OPPORTUNITY

West 47<sup>th</sup> Street



West 46<sup>th</sup> Street

3,962 SF

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