

Durst *Ready*

PREMIUM, MOVE-IN READY
OFFICE SPACE



READY.
SET.
SUCCESS.





DurstReady combines the agility of private, furnished, wired, move-in ready office space with the service, prestige, and reliability of a 100+ year-old, family-owned real estate company.

DurstReady delivers flexibility and direct landlord / tenant turnkey space in New York City's finest buildings.





DurstReady

ADVANTAGES

DurstReady simplifies your real estate journey through expedited transactions and seamless move-ins so you can focus on your business.



**Built & Wired Space
Saves Months of
Installation Time**



**Expedited
Lease
Execution**



**Seamless Growth
Opportunities**



**Flexible
Lease Terms**



**Private
Space**



**Tenant
Brand Identity**



**Full-service, On-site
Property Management
and Security**



**Plug-and-Play
Convenience**



**Knoll Furniture
Including
Sit/Stand Desks**



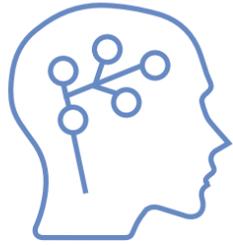
**Exclusive
Durst Tenant
Benefits**

DEDICATED PARTIAL AND FULL-FLOOR AVAILABILITIES



DurstReady

Offices that put
health & wellness first.



HEALTHY & MINDFUL

DurstReady spaces promote occupant health and wellness, combining thoughtful planning strategies, non-toxic building materials, and increased ventilation to improve employee productivity, satisfaction, and cognitive function.



EXACTING STANDARDS

Spaces are thoughtfully vetted to EXCLUDE numerous harmful substances found in the majority of conventional offices, thereby reducing exposure and mitigating health risks.



QUALITY MATERIALS & FURNISHINGS

Top-quality construction methods, as well as furniture and finishes that comply with strict sourcing and emission standards, set DurstReady spaces apart from competitive offerings.



TOXIC CHEMICALS IN CONVENTIONAL OFFICES

The average American spends nearly 90% of their time indoors, exposing them to harmful chemicals commonly used to manufacture construction materials and furnishings. These chemicals enter the air over the product's lifetime, contributing to indoor air pollution, headaches, fatigue, and long-term health conditions.

EXAMPLES OF COMMON TOXIC CHEMICALS EXCLUDED FROM DURSTREADY SPACES

- Formaldehyde, linked to cancer and respiratory diseases
- Chemical Flame Retardants, linked to reduced fertility
- PFAS, linked to kidney and testicular cancers
- Antimicrobials, linked to reproductive disorders



DurstReady CONNECT

WIRED FOR SUCCESS FROM DAY ONE

DurstReady Connect ensures your fully furnished office space is also fully operational the moment you move in, providing dedicated Wi-Fi, wired internet, and telephone service backed by robust cyber security and 24/7/365 network oversight. With best-in-class equipment and flexible options perfectly suited for your business' needs, DurstReady Connect easily minimizes transitional downtime and guarantees streamlined I.T. operations.

NO WASTED RESOURCES

Be productive immediately upon move-in without using valuable management resources on getting connected

RIGHT-SIZED IN EVERY WAY

Simplified single-point-of-access and flexible service options without long-term contract

OPTIMAL PERFORMANCE

State-of-the-art equipment, best-in-class protocols, and a proactive I.T. management team

PEACE OF MIND INCLUDED

Professional oversight, robust cyber security, and 24/7/365 support



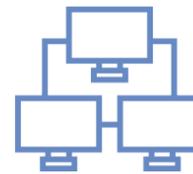
DEDICATED WI-FI

- Secure Wi-Fi with pre-installed and configured firewall
- Customized Wi-Fi SSIDs and passwords
- Dynamic Host Configuration Protocol (DHCP) server installed and configured



DEDICATED WIRED INTERNET

- Wired dedicated internet connection at each desk
- Pre-installed and configured firewall
- DHCP server installed and configured.



LOCAL AREA NETWORK (LAN)

- Private LAN configured for all wired & wireless devices
- Power over ethernet delivered to each desk
- Virtual Local Area Network (VLAN) can be customized
- Data racks with power to accommodate additional servers and devices



BUSINESS TELEPHONES

- Polycom VVX250 phone with three-way calling, call logs, call transfer, call waiting, caller ID, and extension dial (other phone models available on request)
- Choice of new telephone numbers or porting of existing numbers
- All telephones installed, configured and operational on move-in day



LIVE, WORK, AND THRIVE **WITH DURST**



The Durst Organization owns and manages 16 million square feet of Class A New York City properties including premier office towers and 4,000 rental apartments.

Our enduring relationships with our tenants and partners are critical to our success and have ensured the longevity of The Durst Organization.



PREFERRED BY DURST

As a valued Durst tenant, enjoy exclusive opportunities and reduced pricing within our luxury residential rental portfolio.

DURST SIGNATURE SERVICES

Curated services are available including expert green cleaning and maintenance. Additionally, our in-house team of construction project managers is available for space planning, alterations, and repairs.

WELL& BY DURST EVENTS & ACTIVATIONS

Tenants are routinely offered exclusive virtual and in-person events organized by The Durst Organization. Connect with friends and colleagues for events ranging from game nights and cooking demos to wellness classes and volunteer opportunities.

A TRADITION OF ELEVATING GREEN

From beehives and portfolio-wide composting programs to a 4.6 megawatt cogeneration plant and 3 acres of green roofs, terraces, and landscaped plazas, sustainable practices are integral to every project The Durst Organization undertakes.



Contact us to experience **DurstReady**

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