AVAILABILITIES

<table>
<thead>
<tr>
<th>Partial Floor 29</th>
<th>1,787 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Built Space. Southern Exposure. Great Light and Views.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Partial Floor 26</th>
<th>2,167 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Built Space. Great Southerly Views.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Partial Floor 25</th>
<th>2,716 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Built Space. Corner Unit. Great Light and Views.</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Partial Floor 20</th>
<th>4,960 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Demo Pending. Midtown and East River Views.</td>
</tr>
</tbody>
</table>

| Partial Floor 18  | 3,979 SF |
| Suite 1850        |          |

| Partial Floor 18  | 2,607 SF |
| Suite 1800        |          |
|                   | Built Corner Unit. |

| Entire Floor 17    | 11,939 SF |
|                   |          |
|                   | Full Floor Presence. 1,250 SF Private Outdoor Terrace. Midtown and East River Views. 35K Contiguous Block Opportunity. |

| Entire Floor 16    | 16,194 SF |
|                   |          |

| Partial Floor 15   | 6,664 SF |
|                   |          |
|                   | Built Corner Unit. Arranged Possession. 35K Contiguous Block Opportunity. |

| Partial Floor 11   | 6,180 SF |
| Suite 1115         |          |

| Partial Floor 11   | 15,797 SF |
| Suite 1100         |          |

| Partial Floor 9    | 13,069 SF |
|                   |          |

PROPERTY OVERVIEW

Conveniently located one block from Grand Central Terminal on Midtown East’s highly desirable Third Avenue corridor, 655 Third Avenue features expansive double-glazed ribbon windows that deflect glare and reduce heat gain, while inviting ample light and classic NYC views.

The building recently achieved Gold certification under LEED v4 Existing Buildings: Operations + Maintenance, reflecting the successful implementation of Durst’s portfolio-wide sustainable policies and procedures.

MAJOR TENANTS

Abacus Group; Big East Conference; Empire State Development Corporation.
OVERVIEW
BUILDING OWNER & MANAGER
The Durst Organization

LEASING CONTACTS
Ashlea Aaron
AAaron@durst.org, 212.257.6590
Bailey Caliban
BCaliban@durst.org, 212.257.6535

YEAR COMPLETED
1958

ARCHITECT
Emery Roth & Sons

LOCATION
655 Third Avenue is located on the east side of Third Avenue between 42nd and 41st Streets

PROXIMITY TO MASS TRANSIT
Grand Central Terminal: 4, 5, 6, 7, and S subways; Metro North trains; M42, M101, M102, M103, SBS buses

BUILDING HEIGHT
356 feet

STORIES
30

SLAB TO SLAB HEIGHT
11’3”

FLOOR PLATES
Low: 23,900 SF
Mid: 11,900 SF - 16,200 SF
High: 5,600 SF - 7,300 SF

SUSTAINABILITY
• LEED Gold certification under LEED v4 Operations + Maintenance: Existing Buildings
• EPA WaterSense-labeled plumbing fixtures promote 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

PROPERTY FACT SHEET

POWER AND UTILITIES
HEATING, VENTILATION AND AIR CONDITIONING
Heating is provided by Con Edison steam. Heat exchangers convert the steam to hot water. The air conditioning system is a central-fan constant-volume type consisting of two refrigeration machines with capacities of 600 tons each. The central fan rooms are located on the 8th, 9th and 13th floors. The cooling tower has a capacity of 1,600 tons. Conditioned air is distributed to the perimeter while interior zones are controlled by thermostats. Perimeter fan coil units have individually controlled fan speeds.

ELECTRICAL SYSTEM
Con Edison delivers electrical power to the building via a second contiguous, 120/208V spot network located in the sidewalk vault. The service comprises three 4,000-amp service take-offs that feed the building’s service switchgear. Power is then distributed via pipe and wire risers throughout the building. 100% of the energy utilized by the building is wind power purchased from Con Edison Solutions.

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 performance monitoring. 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 regulations.

TELECOMMUNICATIONS
The Durst Organization offers its tenants a wide range of telecommunication providers. Service providers currently available at 655 Third Avenue include:
• Wireless: AT&T and Verizon Wireless
• Telephone: Verizon
• Internet: Cogent Communication, Crown Castle, Astound Broadband Powered by RCN, and Spectrum
• Television: Astound Broadband Powered by RCN and Spectrum
655 Third Avenue

AS-BUILT PLAN
PARTIAL FLOOR 29

1,787 SF

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655 THIRD AVENUE

AS-BUILT PLAN
PARTIAL FLOOR 25

East 42nd Street

Third Avenue

East 41st Street

2,716 SF

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655 Third Avenue

CORE & SHELL PLAN
PARTIAL FLOOR 20

East 42nd Street

Third Avenue

East 41st Street

4,960 SF
655 THIRD AVENUE

AS-BUILT PLAN
PARTIAL FLOOR 18
SUITE 1850

3,979 SF

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655 THIRD AVENUE

AS-BUILT PLAN
PARTIAL FLOOR 18
SUITE 1800

2,607 SF

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East 41st Street
655 THIRD AVENUE

AS-BUILT PLAN
ENTIRE FLOOR 17

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Bailey Caliban
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BCaliban@durst.org

11,939 SF
1,250 SF Terrace
CORE & SHELL PLAN
ENTIRE FLOOR 16

16,194 SF
6,180 SF
13,069 SF
Divisions Considered