

655 THIRD AVENUE

AVAILABILITIES

Entire Floor 25	5,719 SF <i>Demoed Space. Superb Midtown East Views.</i>
Entire Floor 22	5,728 SF <i>Demoed Space. Superb Views of Midtown East. Potential Terrace Opportunity.</i>
Entire Floor 20	7,340 SF <i>Demoed Space. Available Immediately.</i>
Partial Floor 18 Suite 1850	3,979 SF <i>Built Space. Blended Layout with Perimeter Offices.</i>
Entire Floor 16	16,194 SF <i>Full Floor Presence. Sweeping Midtown Views. Whitebox Pending.</i>
Partial Floor 15	6,664 SF <i>Built Corner Unit.</i>
Partial Floor 14	4,767 SF <i>Built Space.</i>
Partial Floor 11 Suite 1100	15,797 SF <i>Built Space. Office-Intensive Layout.</i>
Partial Floor 9	13,069 SF <i>Midtown, 42nd Street, and East River Views. Divisions Considered.</i>
Partial Floor 7	13,742 SF <i>Built Space. Available January 2026.</i>

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; Clune Construction; Empire State Development Corporation.



LEASING CONTACTS

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655 THIRD AVENUE

PROPERTY FACT SHEET

OVERVIEW

BUILDING OWNER & MANAGER

The Durst Organization

LEASING CONTACTS

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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: 23,500 SF

Mid: 11,900 SF - 16,200 SF

High: 5,600 SF - 7,300 SF

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 a licensed security guard and/or a building staff member. All buildings are centrally monitored by our security Command Center, which is staffed 24/7 by licensed security personnel.

HOURS OF OPERATION

The on-site Property Management Office is open 8:30 AM to 5:30 PM, Monday through Friday. Building hours are 8:00 AM to 6:00 PM, Monday through Friday.

ELEVATORS

9 passenger elevators

FREIGHT ELEVATORS

Two freight elevators:

#6 serves sub-basement to loading dock

Door opening is 42"W x 82"H

Inside elevator 79"W x 104-½"H x 56-½"D

#10 serves sub-basement to floor 29

Door opening is 42"W x 90"H

Inside elevator 73-½"W x 96"H x 72"D

DELIVERIES/LOADING DOCK

The loading dock is located at 207 East 41st Street. Deliveries requiring freight elevator service can be made Monday through Friday during regular freight hours (9:30 AM to 12:00 PM and 1:00 PM to 4:30 PM), excluding weekends and holidays. All loading docks are staffed by security personnel whenever they are in operation.

LOBBY

The renovated lobby includes a new concierge desk, newsstand, turnstiles connected to a building security system, and central alarm reporting station.

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

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 contingent, 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



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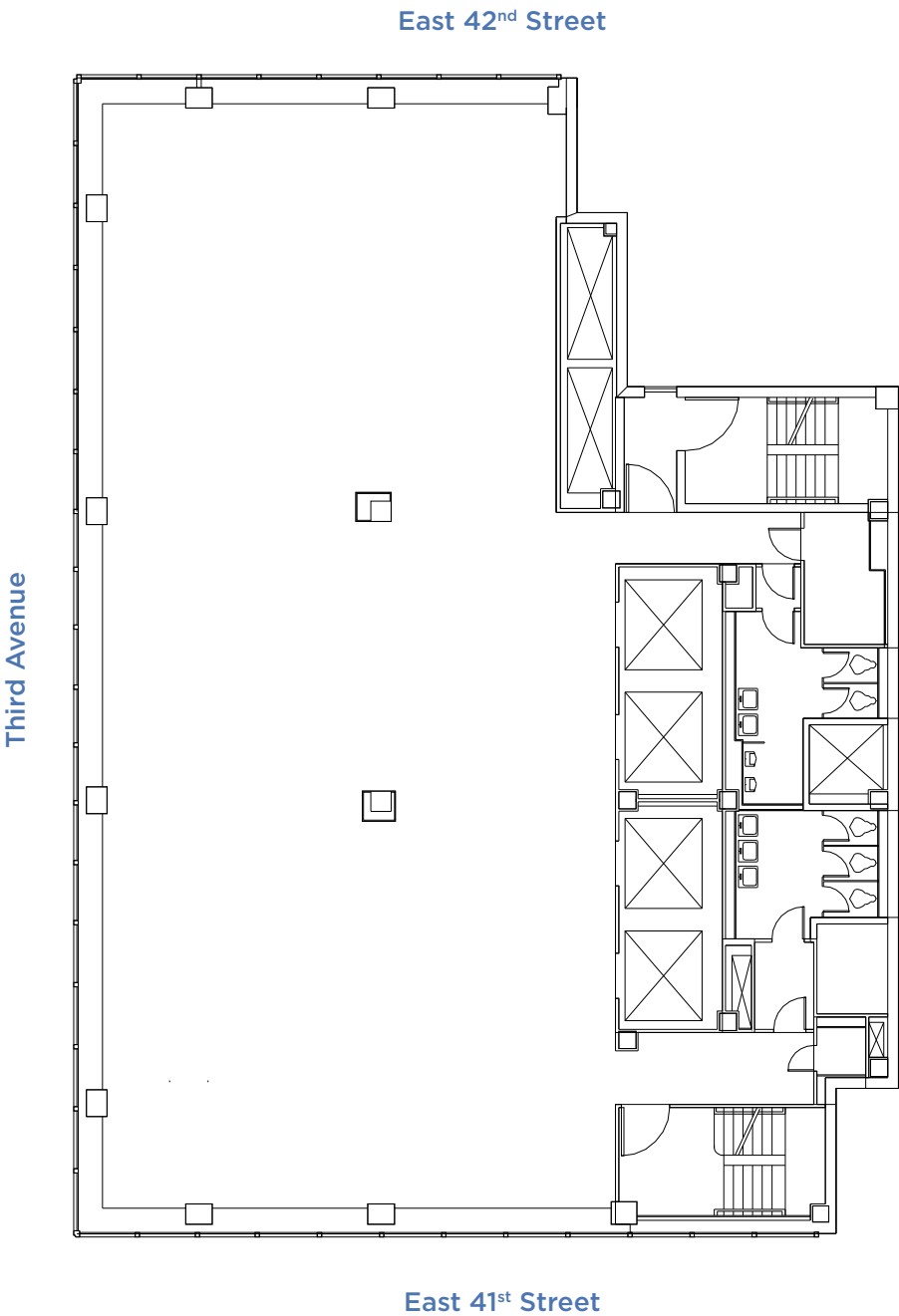
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655 THIRD AVENUE

CORE & SHELL PLAN ENTIRE FLOOR 25



5,719 SF



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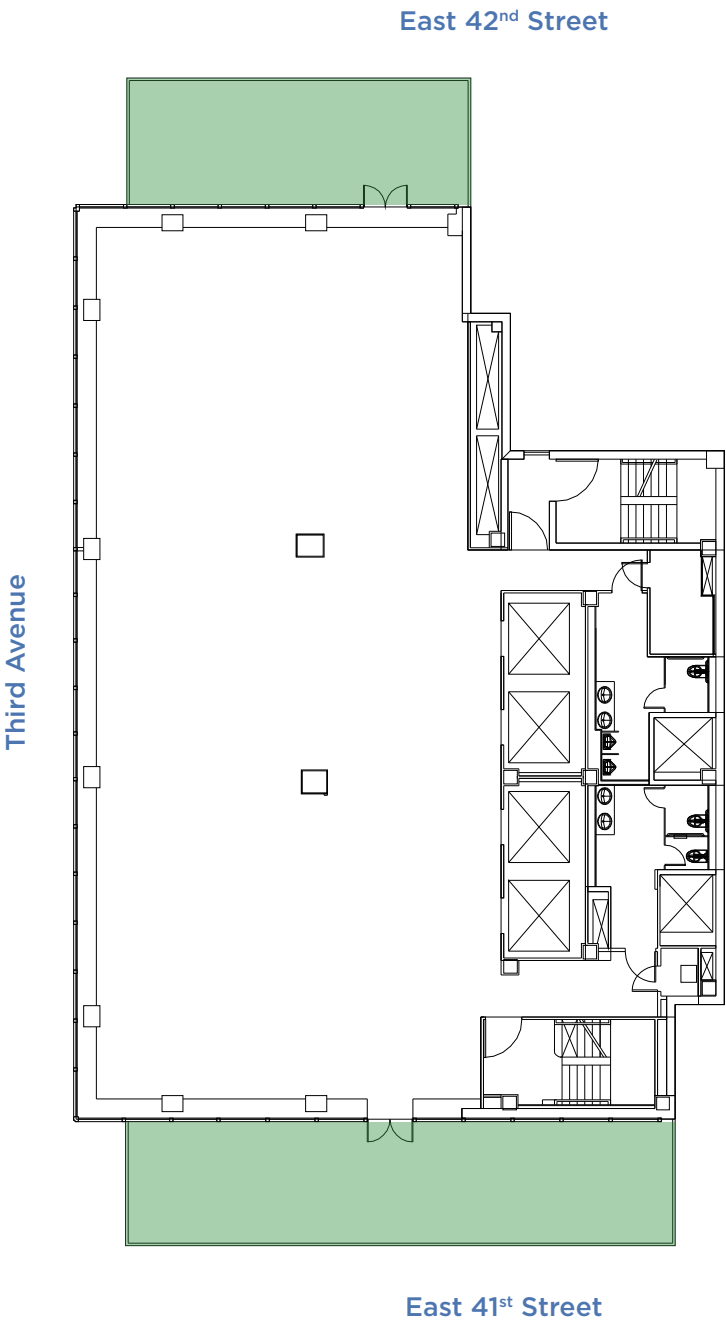
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655 THIRD AVENUE

CORE & SHELL PLAN ENTIRE FLOOR 22



5,728 SF



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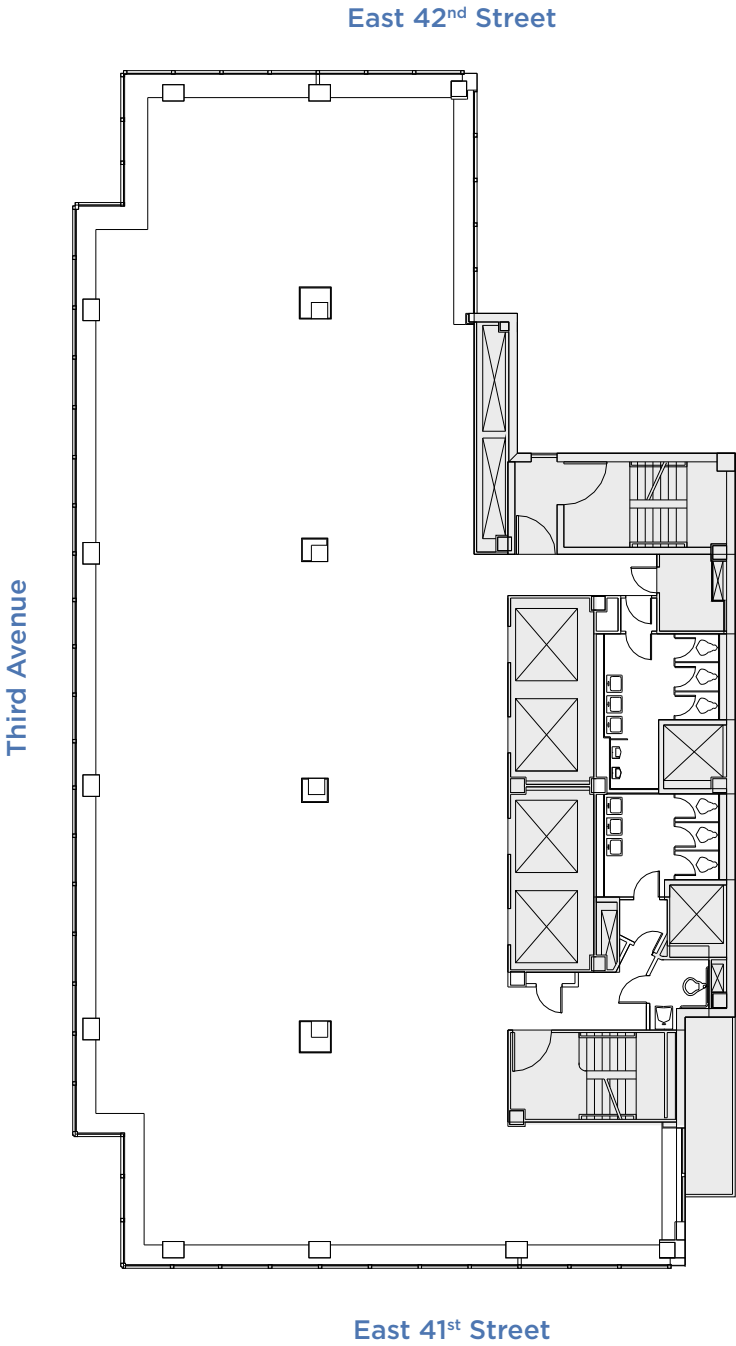
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655 THIRD AVENUE

CORE & SHELL PLAN ENTIRE FLOOR 20



7,340 SF



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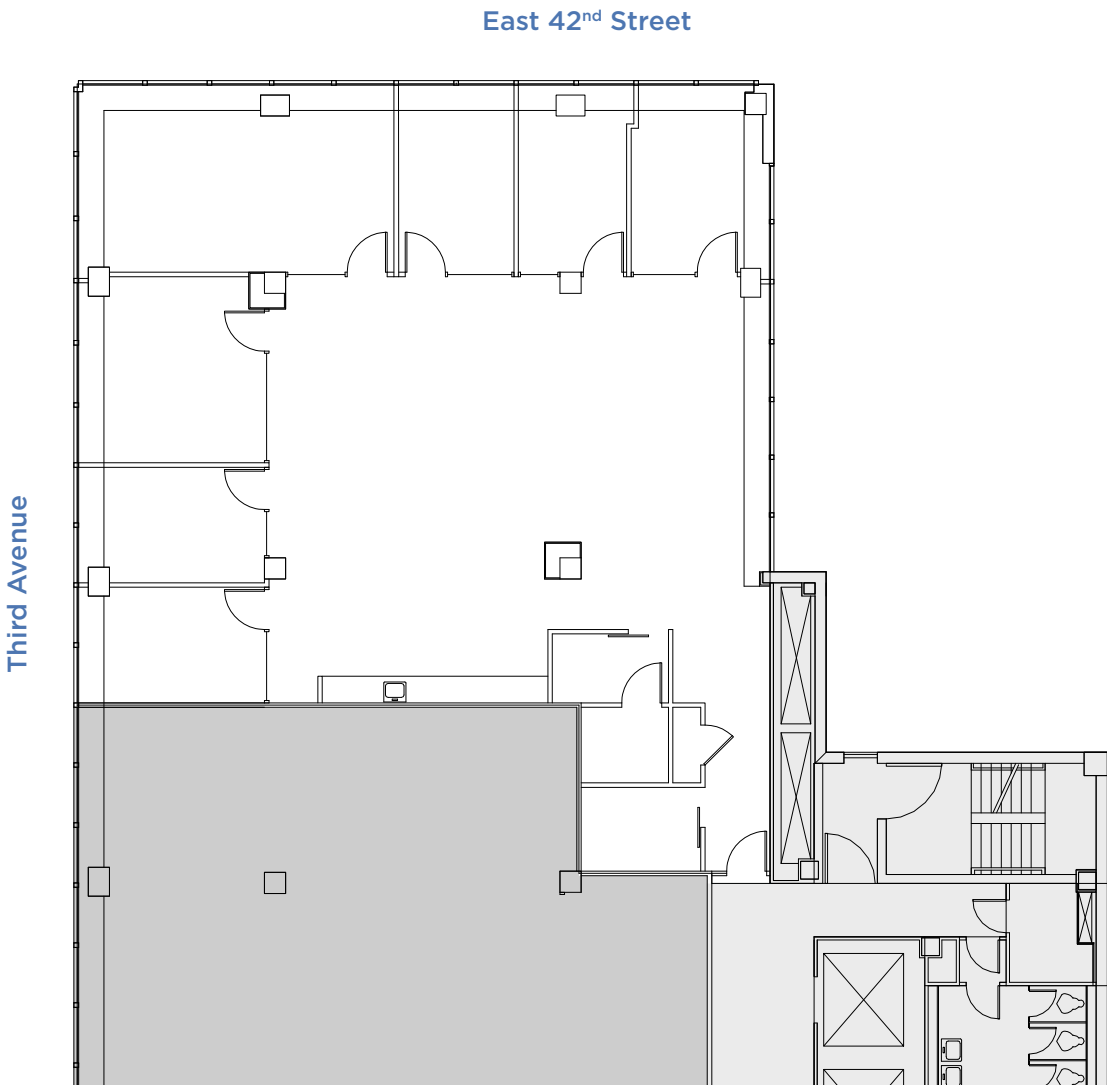
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655 THIRD AVENUE

AS-BUILT PLAN PARTIAL FLOOR 18 SUITE 1850



3,979 SF



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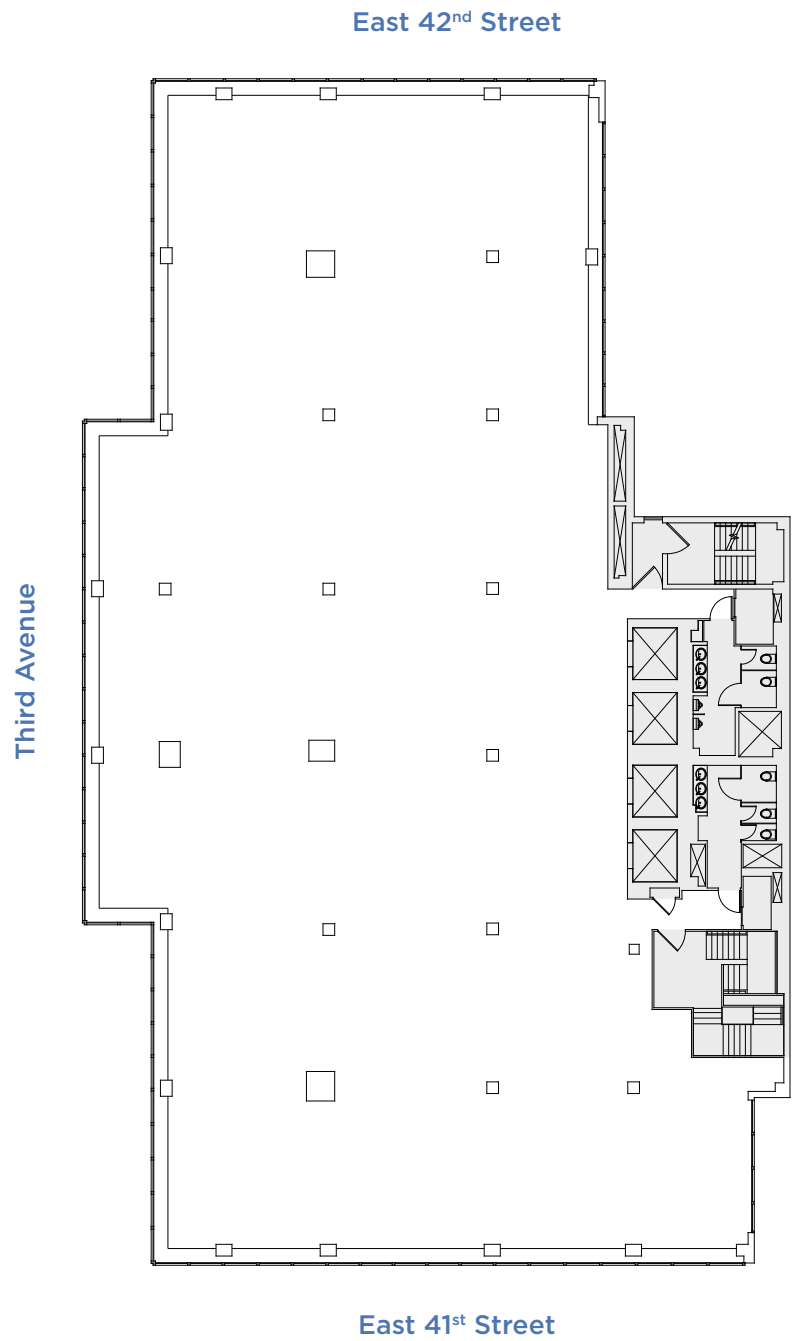
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655 THIRD AVENUE

CORE & SHELL PLAN ENTIRE FLOOR 16



16,194 SF



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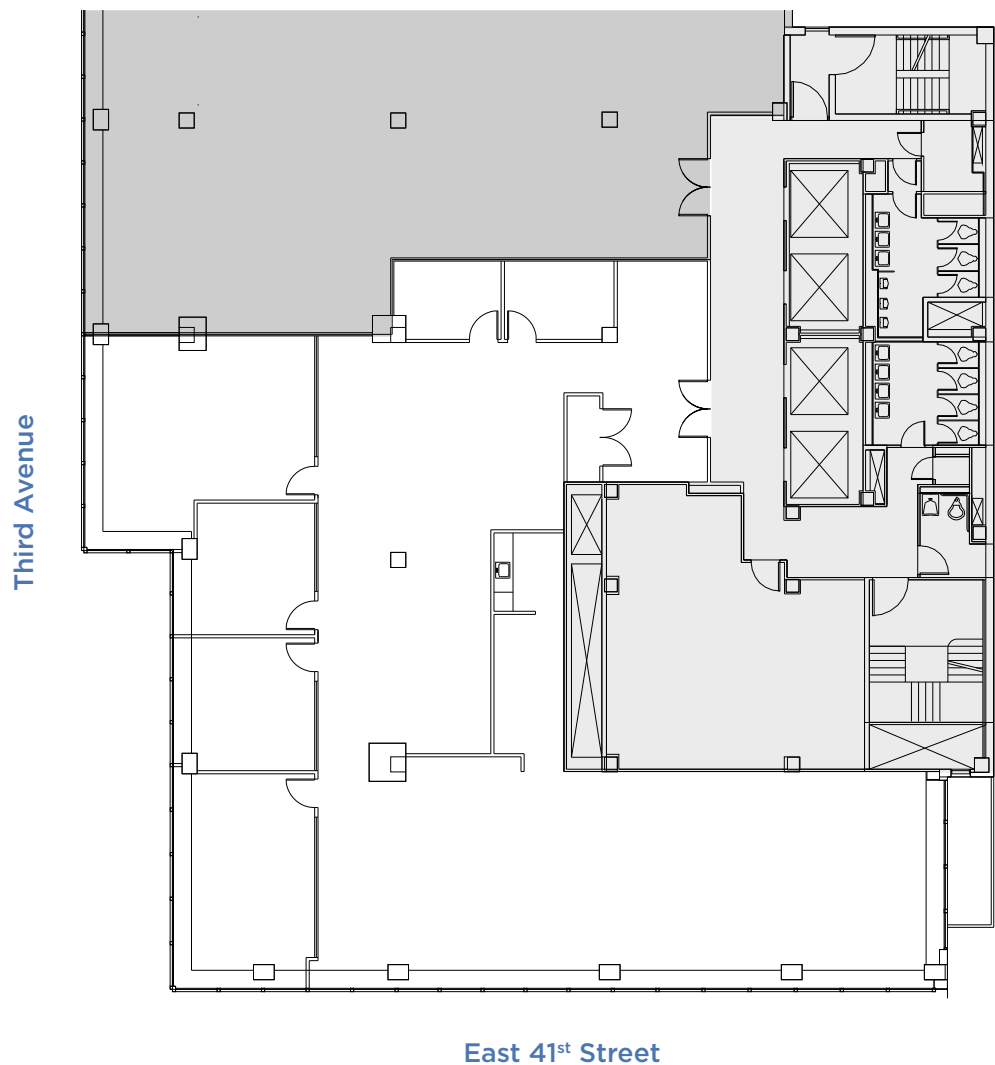
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AS-BUILT PLAN PARTIAL FLOOR 15



6,664 SF



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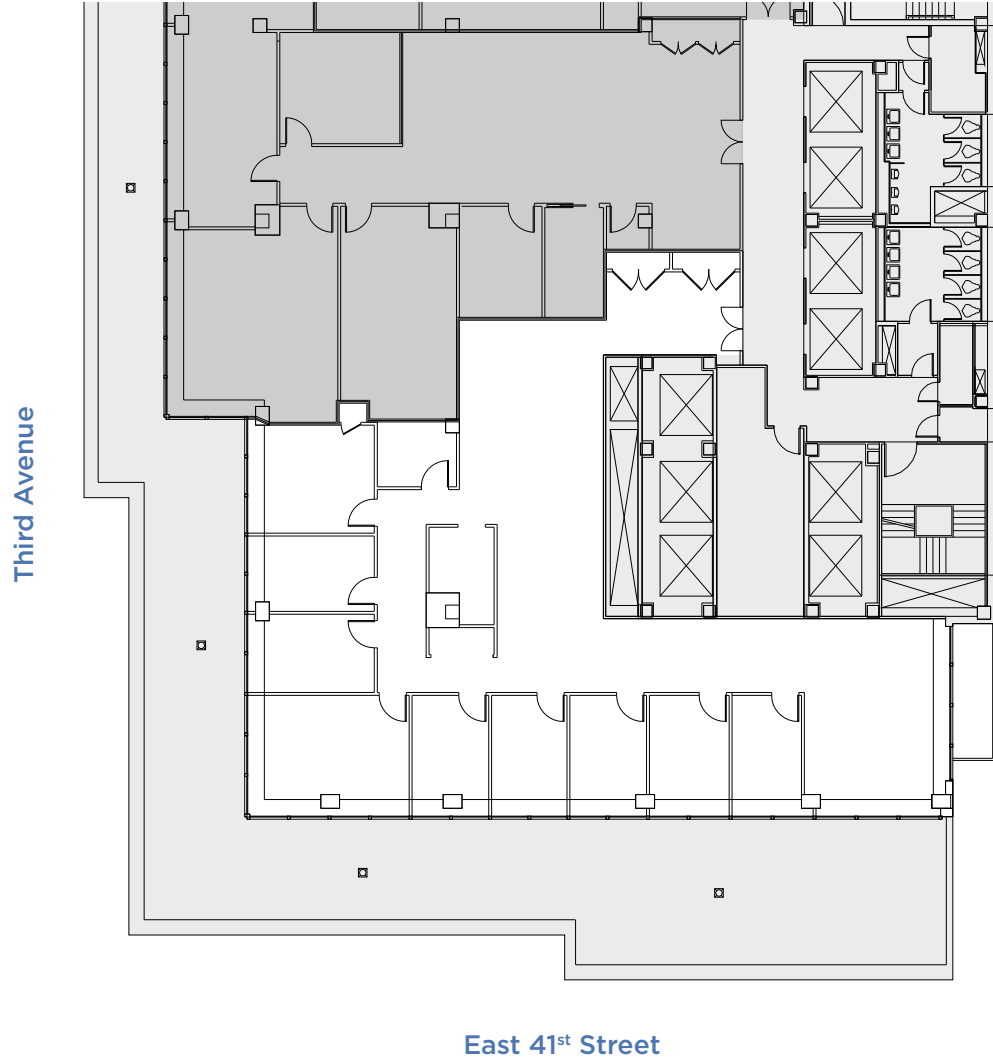
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AS-BUILT PLAN PARTIAL FLOOR 14



4,767 SF



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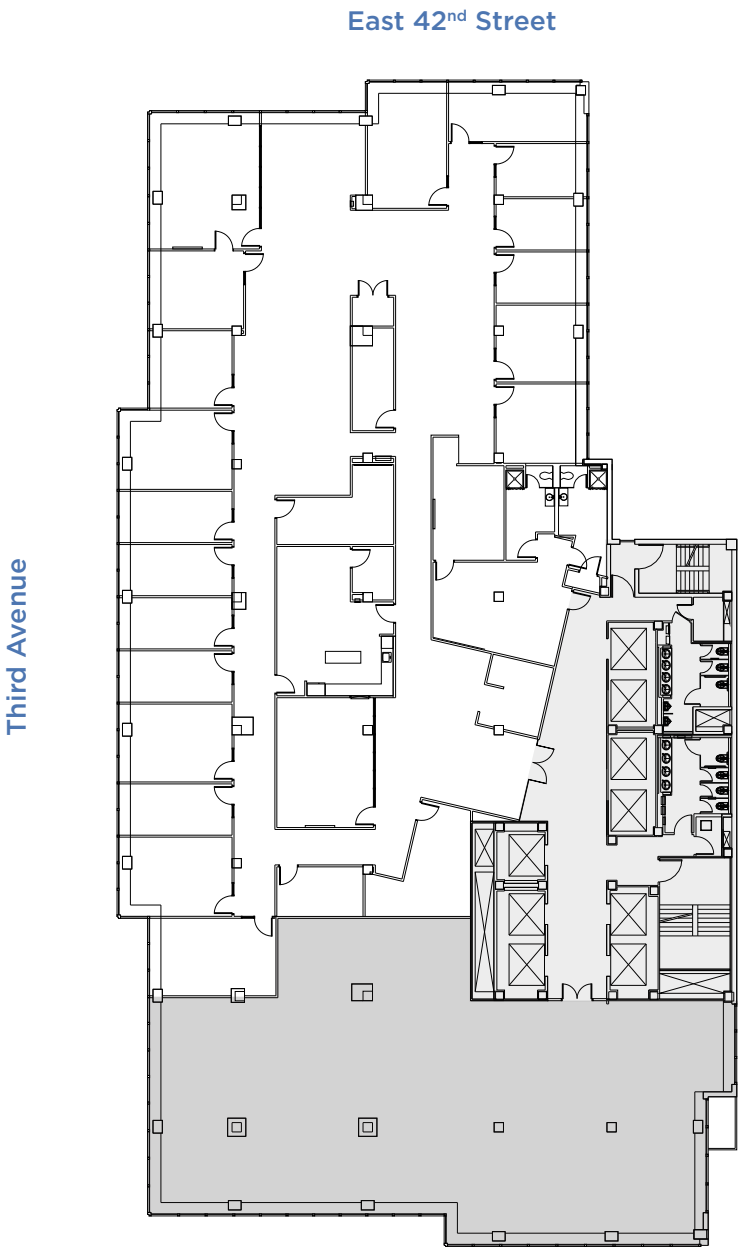
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AS-BUILT PLAN PARTIAL FLOOR 11 SUITE 1100



15,797 SF



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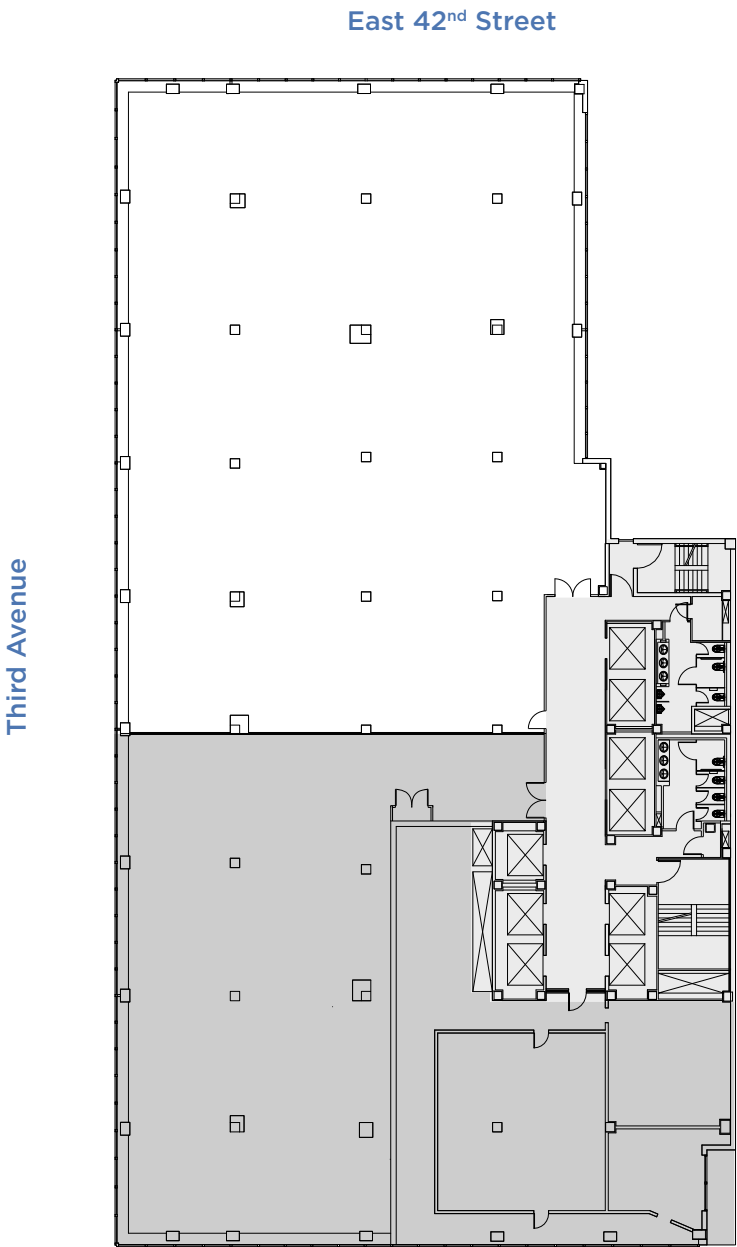
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655 THIRD AVENUE

CORE & SHELL PLAN PARTIAL FLOOR 9



13,069 SF
Divisions Considered



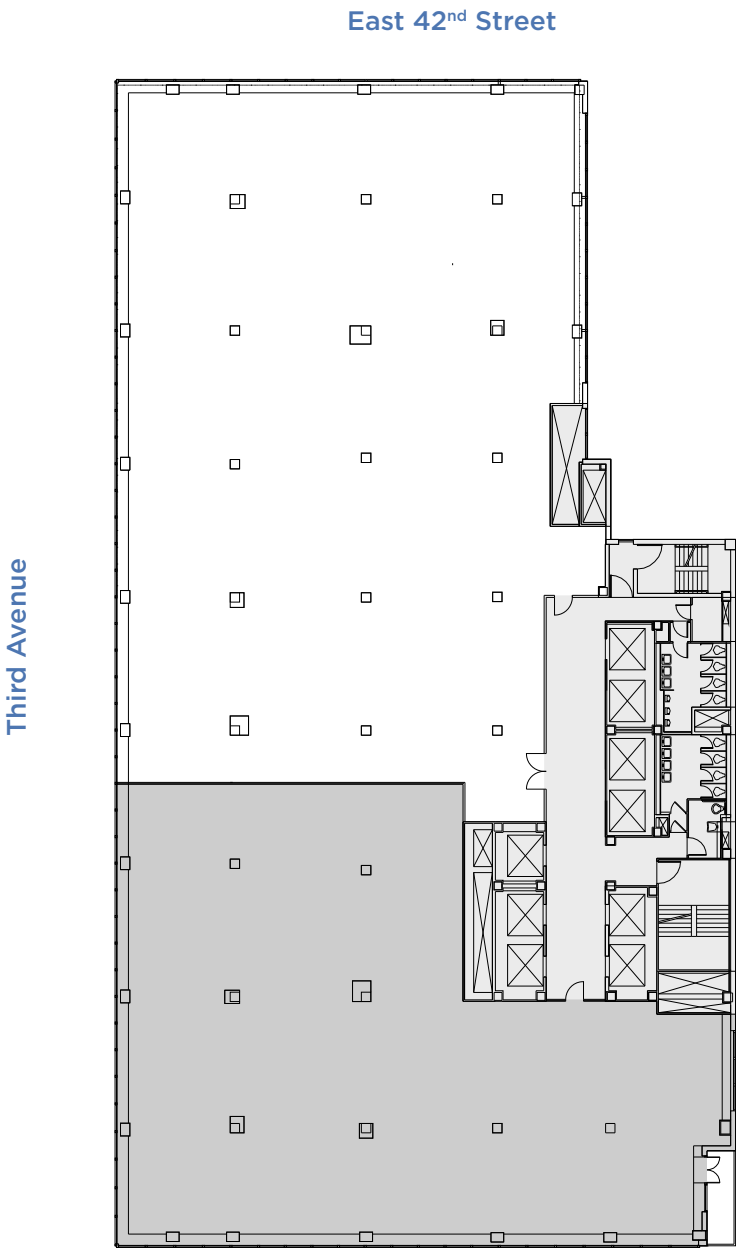
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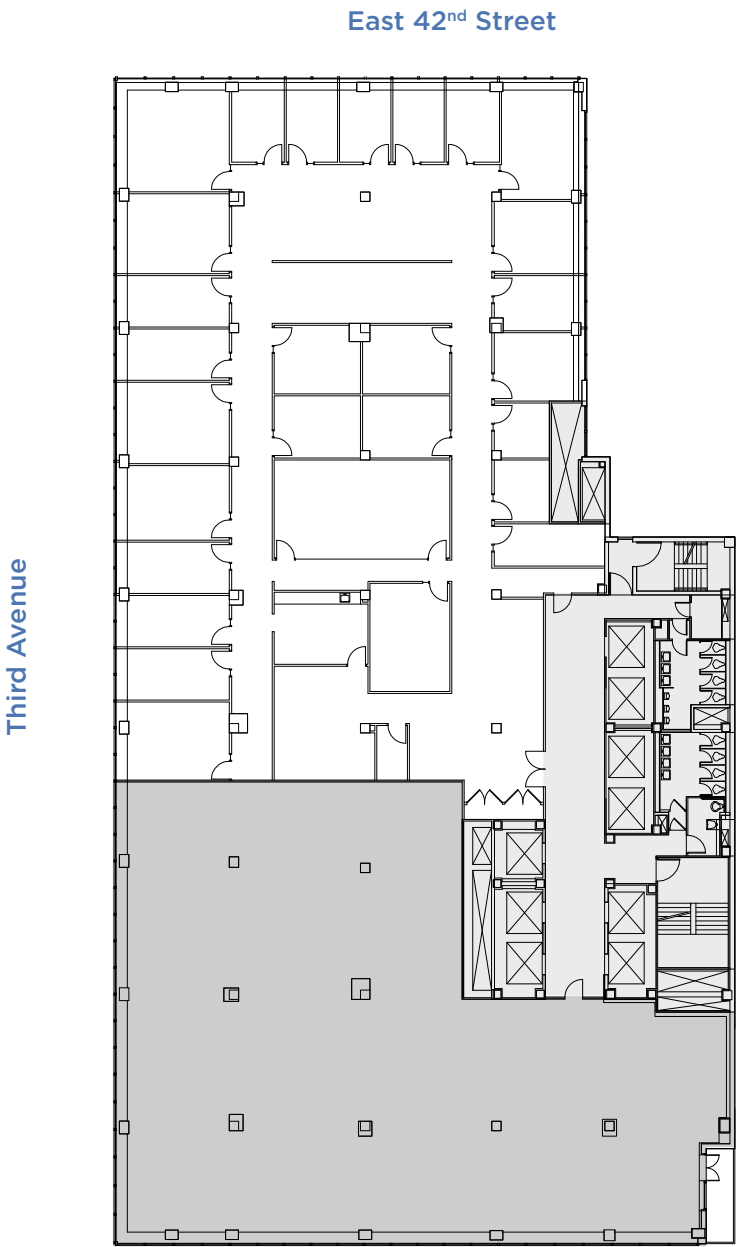
CORE & SHELL PLAN PARTIAL FLOOR 7



13,742 SF

655 THIRD AVENUE

AS-BUILT PLAN PARTIAL FLOOR 7



13,742 SF