



AVAILABILITIES

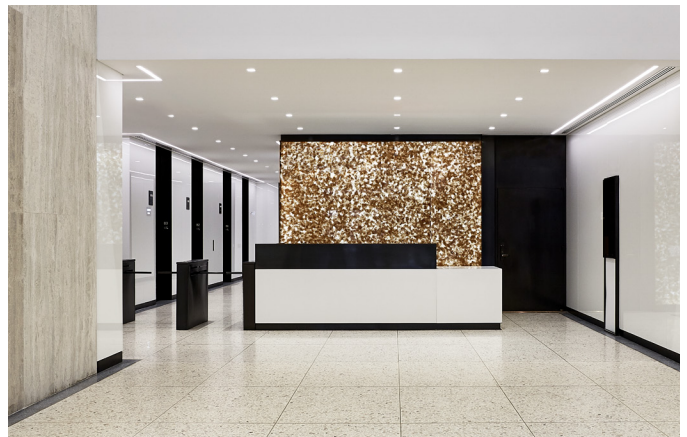
Partial Floor 30	4,351 SF SF <i>Built Space. Superb Easterly and Southerly Views.</i>
Partial Floor 28	5,275 SF <i>Built Space. Office Intensive Layout.</i>
Partial Floor 25	2,966 SF <i>Pending Demo. Available Immediately.</i>
Partial Floor 24	3,651 SF <i>Built Space. Corner Office. Exceptional West, South, and Easterly Views.</i>
Entire Floor 23 DurstReady	8,580 SF <i>Premium Move-In Ready Office Space. Blended Open and Private Office Layout. Available Q2 2024.</i>
Partial Floor 23 DurstReady	5,366 SF <i>Premium Move-In Ready Office Space. Blended Open and Private Office Layout. Available Q2 2024.</i>
Partial Floor 23 DurstReady	3,214 SF <i>Premium Move-In Ready Office Space. Blended Open and Private Office Layout. Available Q2 2024.</i>
Partial Floor 19	3,031 SF <i>Built Space. Direct Elevator Presence.</i>
Entire Floor 17	10,685 SF <i>Whitebox Pending. Full-Floor Presence.</i>
Partial Floor 15	4,834 SF <i>High-End Prebuilt.</i>
Partial Floor 15	4,675 SF <i>High-End Prebuilt. Exposed Ceilings.</i>
Entire Floor 14 DurstReady	10,235 SF <i>Premium Move-In Ready Office Space. Blended Open and Private Office Layout.</i>
Entire Floor 11	10,280 SF <i>Built Space. Full-Floor Presence. Bright With Superb Midtown Views.</i>

PROPERTY OVERVIEW

Located one block from Grand Central Terminal along Midtown's highly desirable Third Avenue commercial corridor, 675 Third Avenue offers sweeping city and river views through newly replaced energy-efficient windows. Recent capital improvements also include a landscaped entry plaza with zinc-green wall, renovated lobby, and redesigned elevator cabs.

MAJOR TENANTS

Consumer Reports; The Execu/Search Group; Gerner Kronick + Valcarcel; International Trademark Association



LEASING CONTACTS

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PROPERTY FACT SHEET

OVERVIEW

BUILDING OWNER & MANAGER

The Durst Organization

LEASING CONTACTS

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YEAR COMPLETED

1966

CAPITAL IMPROVEMENTS

A recently completed \$30+ million capital improvement program introduced new windows building-wide, upgrades to current induction units, a new plaza with a zinc green wall feature; an updated building lobby, and redesigned elevator cabs.

ARCHITECT

Emery Roth & Sons

LOCATION

Northeast corner of East 42nd Street and Third Avenue.

PROXIMITY TO MASS TRANSIT

Grand Central Terminal: 4, 5, 6, 7, E, and S subways. Metro North trains; M42, M101, M102, M103, M15, SBS buses

BUILDING HEIGHT

365 feet

STORIES

32

SLAB TO SLAB HEIGHT

11'4"

FLOOR PLATES

Low: Approx. 18,300 SF
Mid: Approx. 10,500 SF
Tower: Approx. 8,500 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. All loading docks are staffed by security personnel whenever in operation.

STANDARD 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.

PASSENGER ELEVATORS

Six modernized elevators

FREIGHT ELEVATORS

One freight elevator: 8'11"h x 6'2"w x 5'9"d
Entrance: 3'4" x 7'

DELIVERIES/LOADING DOCK

The loading dock is located at 202 East 43rd Street. Freight hours are Monday through Friday, 9:30 AM to 12:00 PM and 1:00 PM through 4:30 PM.

SUSTAINABILITY

- New windows and perimeter induction units greatly increase tenant comfort and energy efficiency
- EPA Water Sense-labeled new plumbing fixtures promote water efficiency
- LEED Gold certification under LEED v4 Existing Buildings: Operations and Maintenance
- 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
- New outdoor plaza featuring a zinc green wall

POWER AND UTILITIES

HVAC

Heating is provided by Con Edison steam. Heat exchangers convert the steam to hot water, which is supplied to recently upgraded coils in the central fan rooms and perimeter induction units. The air conditioning system is a central-fan constant-volume type consisting of two refrigeration machines with capacities of 500 tons each. The main mechanical room is located in the basement and the central fan rooms are located on the 7th and 32nd floors. The cooling tower has a capacity of 1,700 tons.

LIFE SAFETY

A 350kW voluntary diesel generator on the Third Avenue setback of the second floor supports life safety and the required standby loads — including the fire alarm system, egress/stair lighting, house pumps, secondary hot water pumps, one low rise elevator, one high rise elevator, sump/ejector pumps, and building management system — in the event of power loss.

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 is made up of two 4,000-amp service take-offs that feed the building's service switchgear (replaced in 2013). Power is then distributed throughout the building via pipe and wire risers.

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 as system 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.



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PROPERTY FACT SHEET

TELECOMMUNICATIONS

The Durst Organization offers its tenants a wide range of telecommunication providers. Service providers currently available at 675 Third Avenue include:

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



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PROPERTY HIGHLIGHTS

ENTRY PLAZA & ZINC-CLAD GREEN WALL



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PROPERTY HIGHLIGHTS



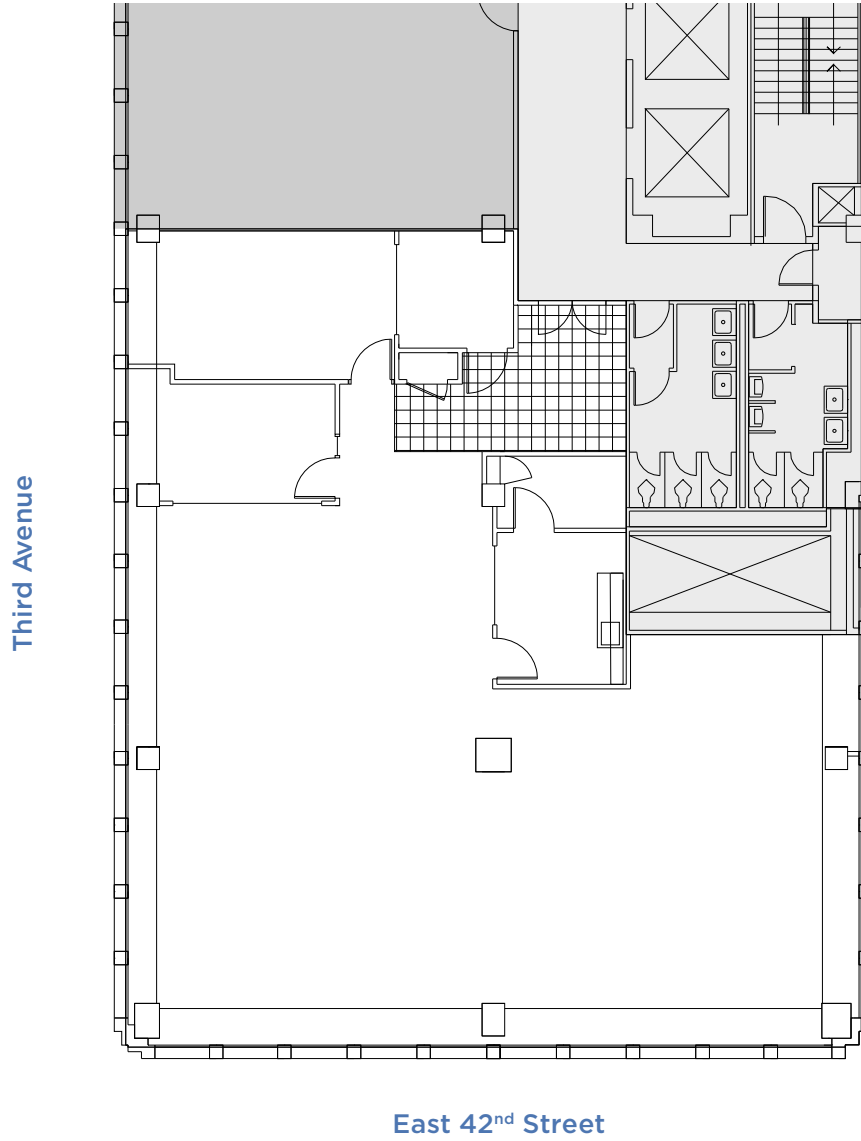
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AS-BUILT PLAN PARTIAL FLOOR 30



4,351 SF

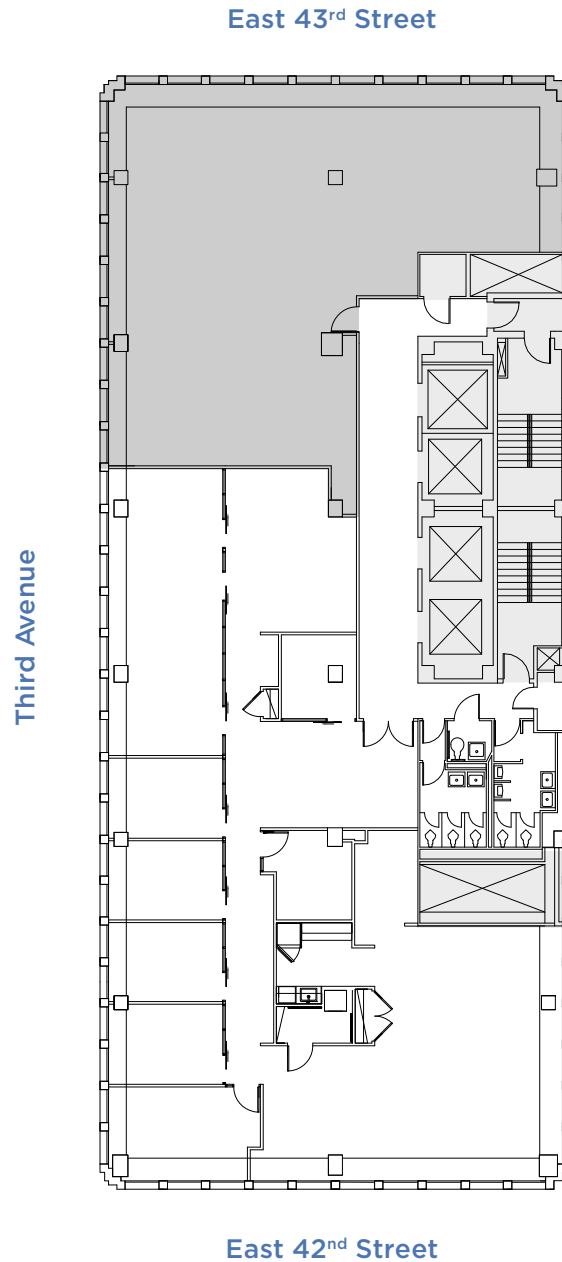


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AS-BUILT PLAN PARTIAL FLOOR 28



5,275 SF

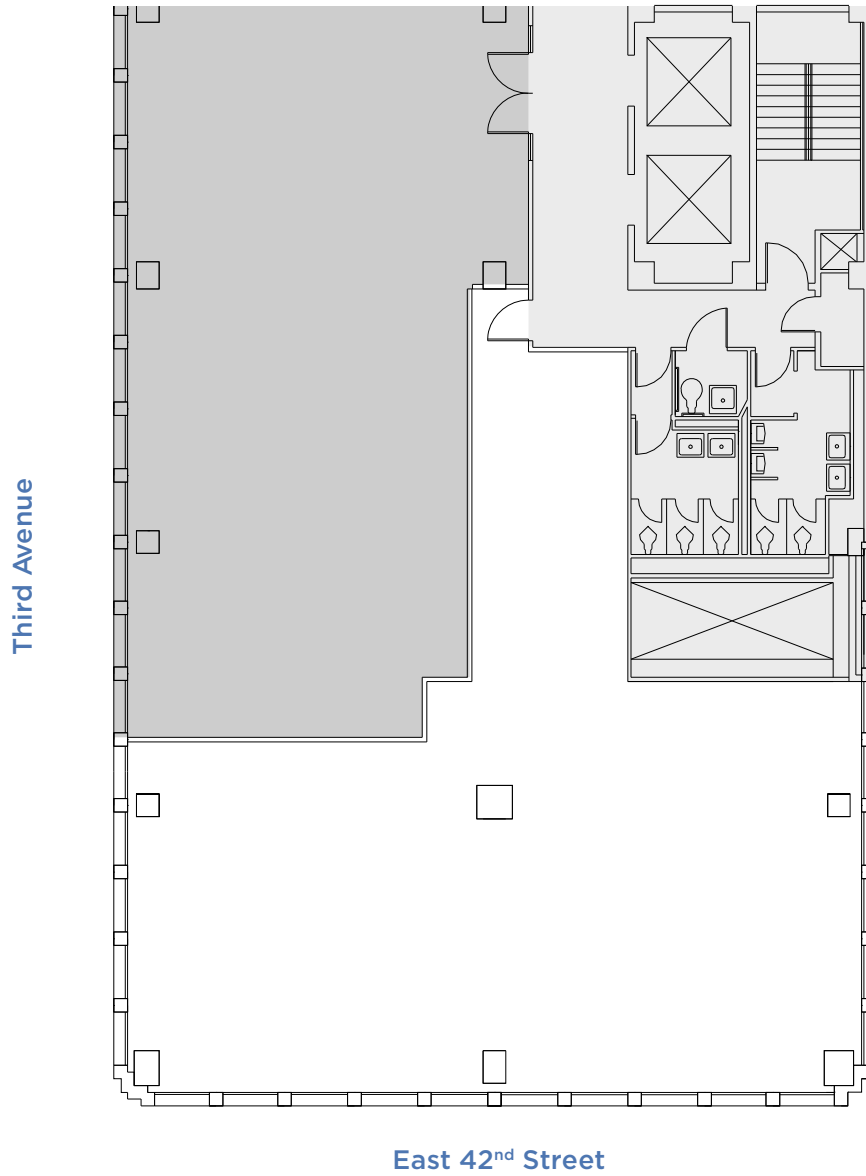
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CORE & SHELL PLAN PARTIAL FLOOR 25



2,966 SF

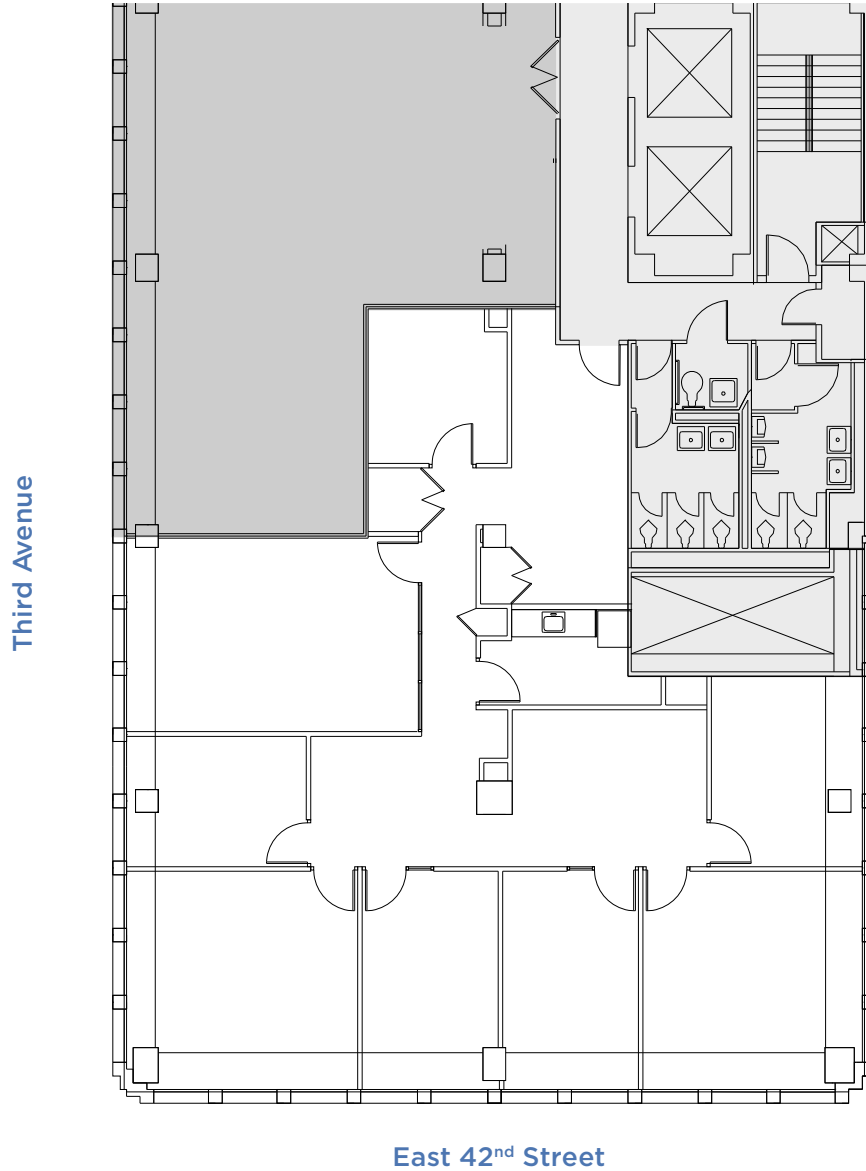


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AS-BUILT PLAN PARTIAL FLOOR 24



3,651 SF

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675 THIRD AVENUE

ENTIRE 23RD FLOOR | 8,580 SF

PROPERTY IMAGES



BUILDING EXTERIOR



LOBBY

AVAILABILITY

- Available Q2 2024

FEATURES

- Premium Move-In Ready Office Space
- Blended Open and Private Office Layout
- Fully Furnished With Knoll Furniture
- Sit/Stand Desks
- LED Lighting
- Fully Wired

PLAN DETAILS

WORKSPACE

Workstations	18
Executive Offices	2
Private Offices	6
Reception	1

TOTAL 27

COLLABORATION SPACE

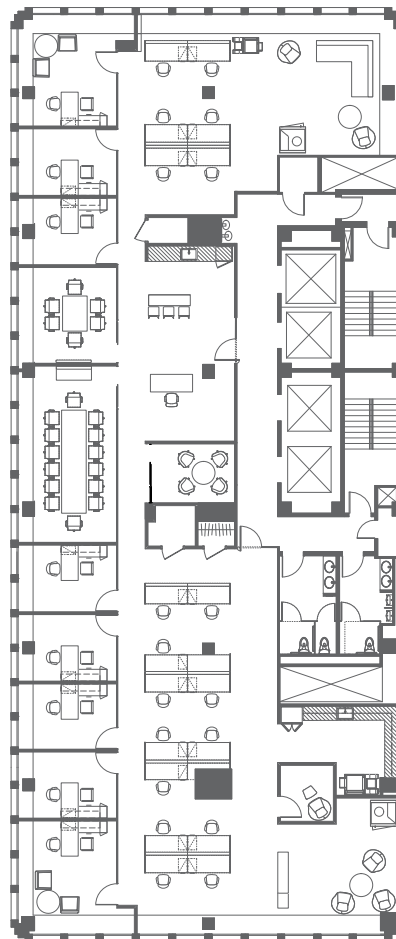
Breakout Spaces	2
Conference Rooms	2
Meeting Room	1

PLANNED SUPPORT

Pantries	2
IDF Rooms	2
Phone Booths	2
Wellness Room	1

EAST 43RD STREET

THIRD AVENUE



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DURSTREADY.COM

DurstReady

675 THIRD AVENUE

PARTIAL 23RD FLOOR, SUITE 2350 | 5,366 SF

PROPERTY IMAGES



BUILDING EXTERIOR



LOBBY

AVAILABILITY

- Available Q2 2024

FEATURES

- Premium Move-In Ready Office Space
- Blended Open and Private Office Layout
- Fully Furnished With Knoll Furniture
- Sit/Stand Desks
- LED Lighting
- Fully Wired

PLAN DETAILS

WORKSPACE

Workstations	12
Executive Office	1
Private Offices	4
Reception	1

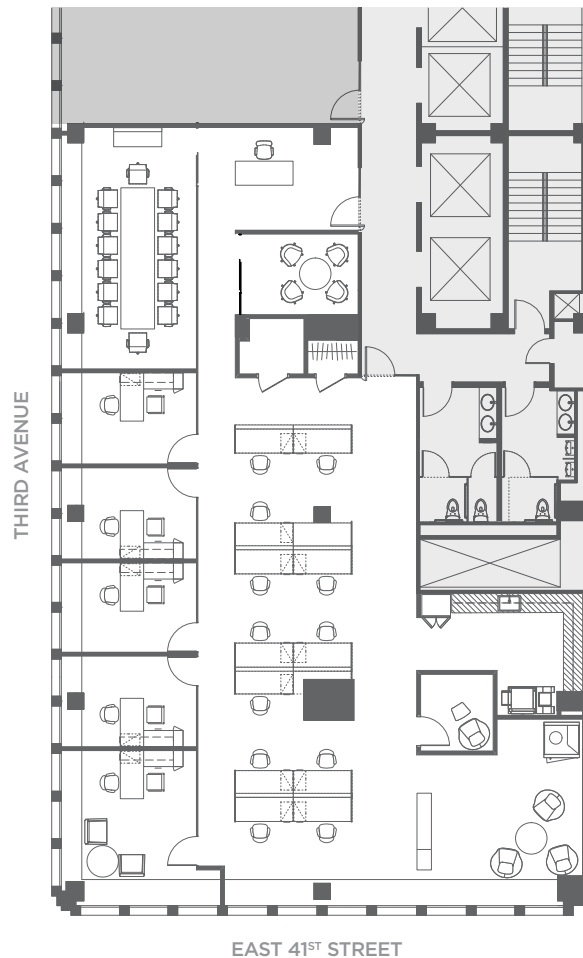
TOTAL 18

COLLABORATION SPACE

Breakout Space	1
Conference Room	1
Meeting Room	1

PLANNED SUPPORT

Pantry	1
IDF Room	1
Wellness Room	1
Phone Booth	1



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675 THIRD AVENUE

PARTIAL 23RD FLOOR, SUITE 2300 | 3,214 SF

PROPERTY IMAGES



BUILDING EXTERIOR



LOBBY

AVAILABILITY

- Available Q2 2024

FEATURES

- Premium Move-In Ready Office Space
- Blended Open and Private Office Layout
- Fully Furnished With Knoll Furniture
- Sit/Stand Desks
- LED Lighting
- Fully Wired

PLAN DETAILS

WORKSPACE

Workstations	6
Executive Office	1
Private Offices	2
Reception	1

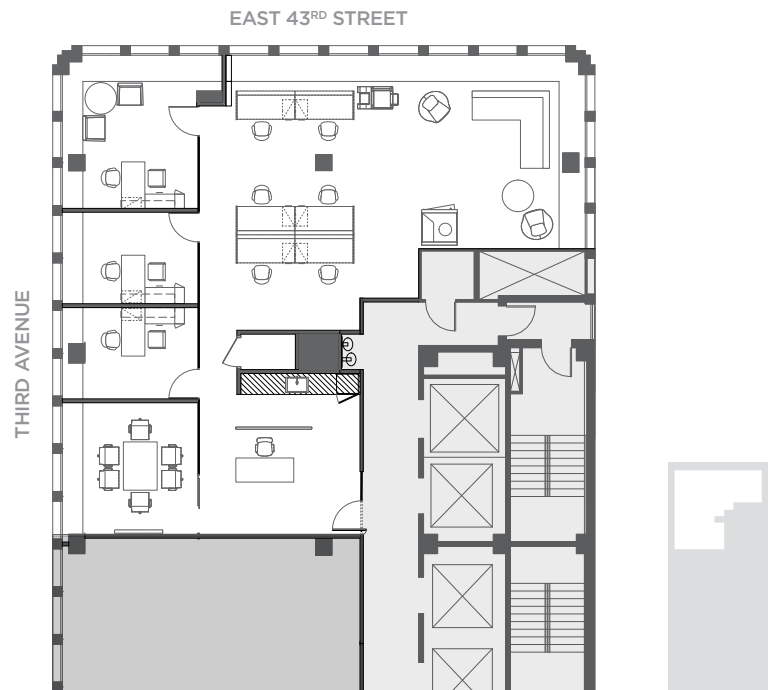
TOTAL 10

COLLABORATION SPACE

Breakout Space	1
Conference Room	1

PLANNED SUPPORT

Pantry	1
IDF Room	1
Phone Booth	1



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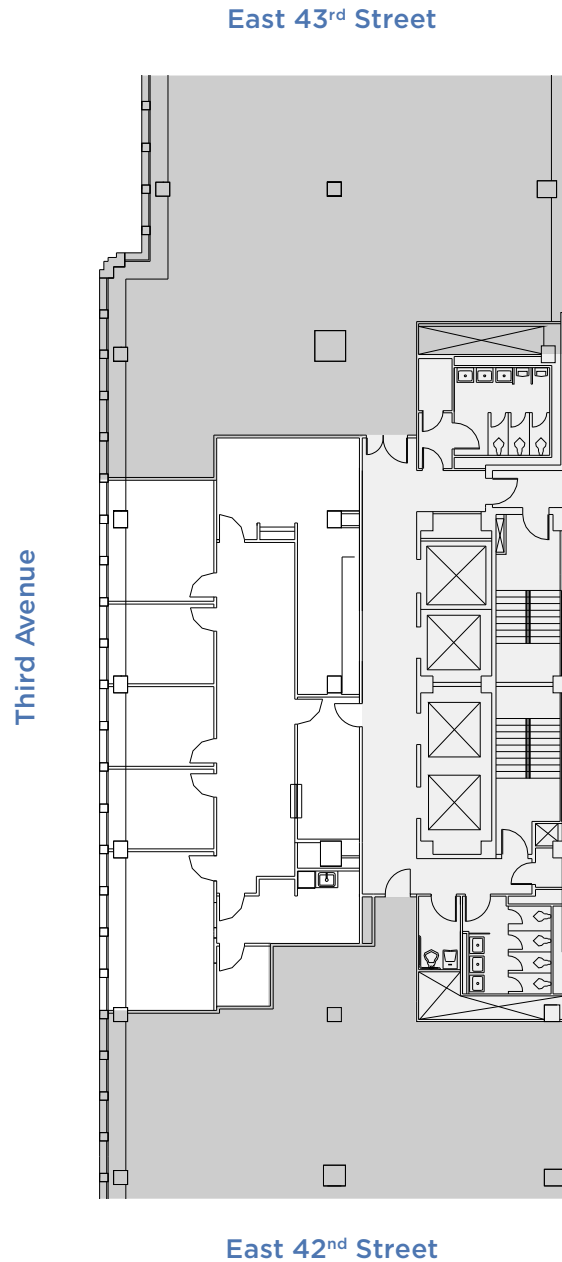
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AS-BUILT PLAN PARTIAL FLOOR 19



3,031 SF



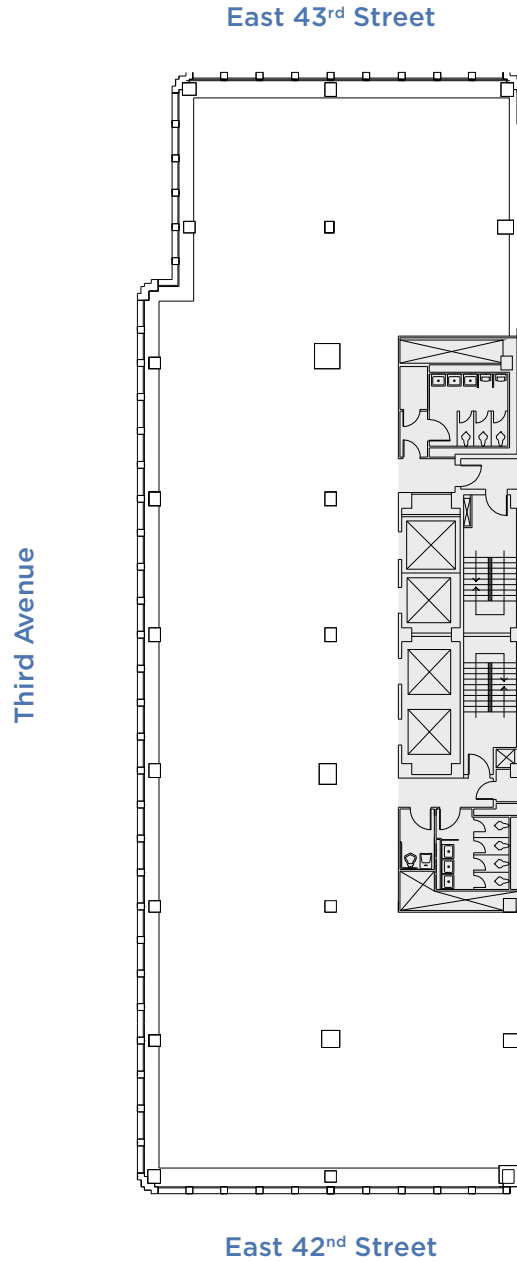
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CORE & SHELL PLAN ENTIRE FLOOR 17



10,685 SF

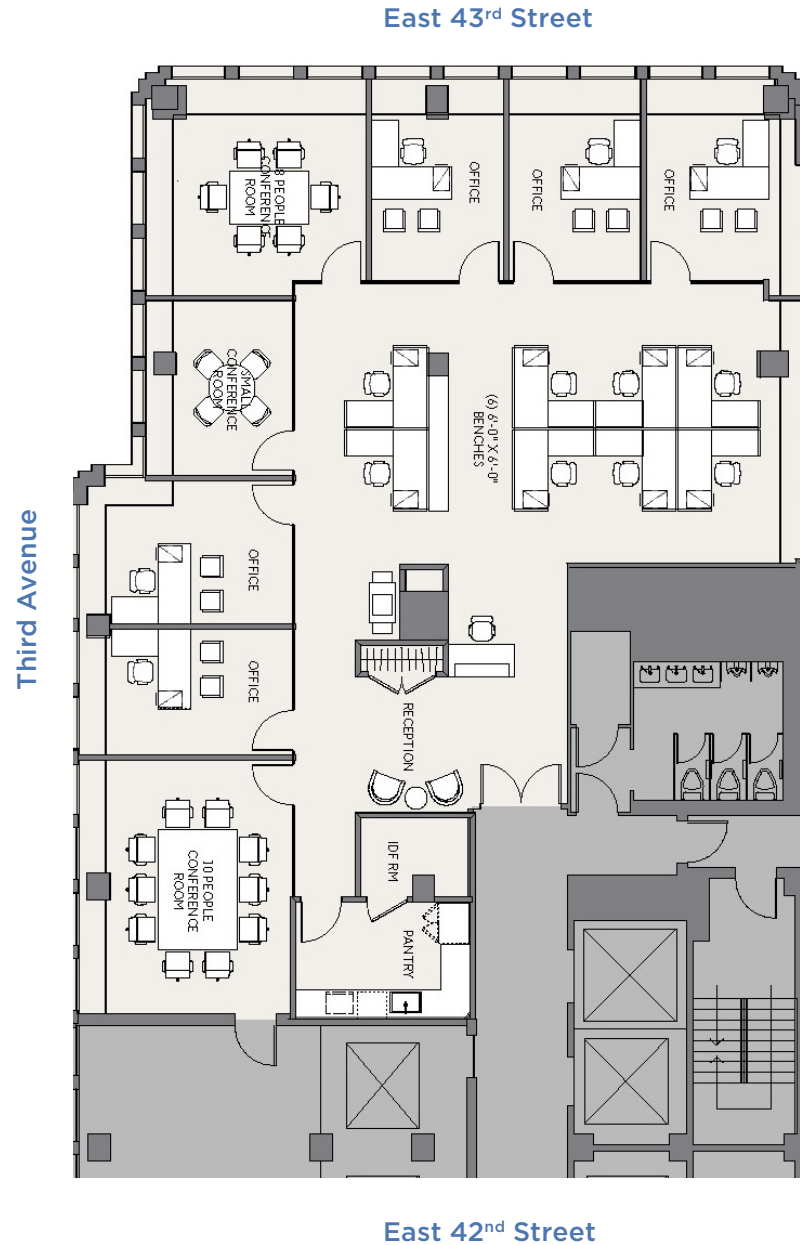


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PREBUILT PLAN PARTIAL FLOOR 15



PLANNED WORKSPACE

	WORKSPACE	POPULATION
Offices (143-122 SF)	5	5
Workstations	8	8
Reception	1	1
TOTAL	14	14

SUMMARY

RSF: 4834
OCCUPANTS: 14
RSF/OCC.: 345

4,834 SF

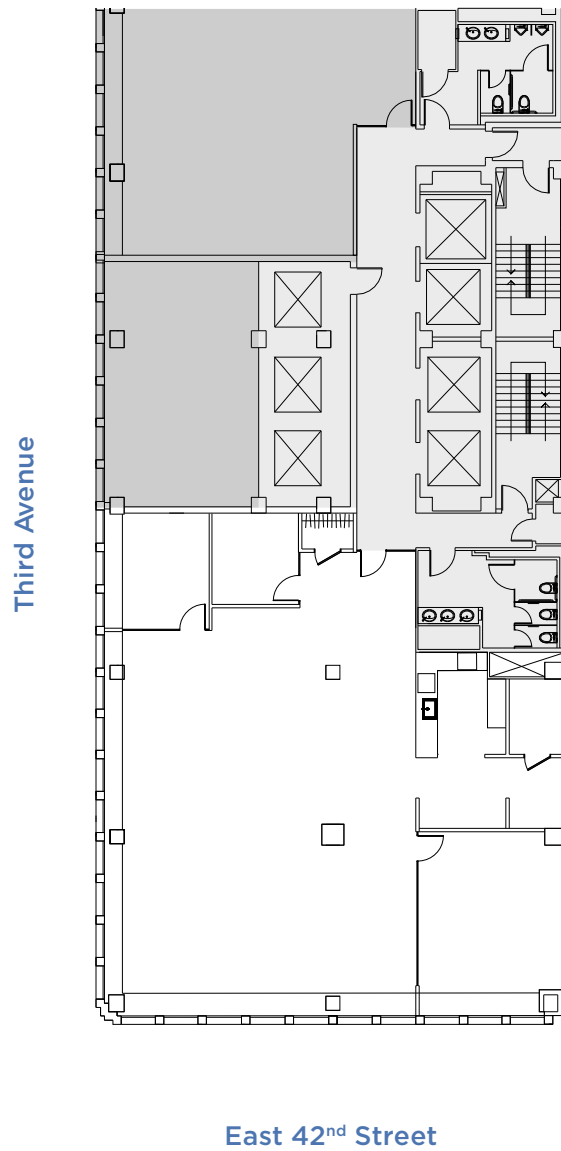
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AS-BUILT PLAN PARTIAL FLOOR 15



4,675 SF



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675 THIRD AVENUE

ENTIRE 14TH FLOOR | 10,235 SF

PROPERTY IMAGES



BUILDING EXTERIOR



OPEN WORK AREA

[TAKE A VIRTUAL TOUR](#)

AVAILABILITY

- Available Now

FEATURES

- Premium Move-In Ready Office Space
- Blended Open and Private Office Layout
- Fully Furnished With Knoll Furniture
- Sit/Stand Desks
- LED Lighting
- Fully Wired

PLAN DETAILS

WORKSPACE

Private Offices	2
Workstations	61
Reception	1

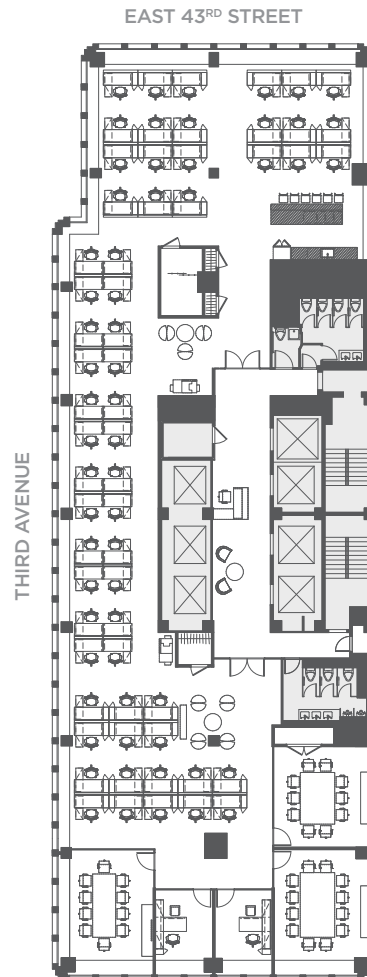
TOTAL 64

COLLABORATION SPACE

Conference Rooms	3
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PLANNED SUPPORT

Pantry	1
IDF Room	1



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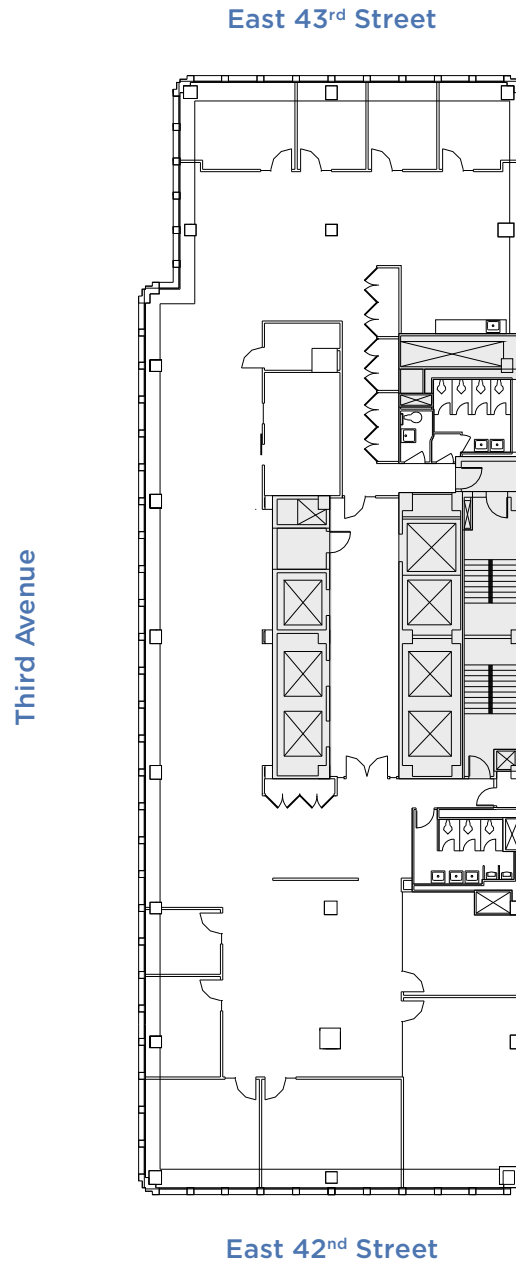
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AS-BUILT PLAN ENTIRE FLOOR 11



10,280 SF

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