733 THIRD AVENUE

AVAILABILITIES

<table>
<thead>
<tr>
<th>Partial Floor</th>
<th>Size (SF)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partial Floor 18</td>
<td>2,059</td>
<td>Built Space. Corner Unit.</td>
</tr>
<tr>
<td>Partial Floor 3</td>
<td>14,404</td>
<td>Second Generation Built Space.</td>
</tr>
<tr>
<td>Partial Floor 2</td>
<td>9,789</td>
<td>Second Generation Built Space.</td>
</tr>
<tr>
<td>Ground Floor Corner Retail</td>
<td>4,006</td>
<td>Prime Corner Retail Location with 45’ of Frontage Along Third Avenue. Close Proximity to Grand Central.</td>
</tr>
</tbody>
</table>

PROPERTY OVERVIEW

Standing on the southeast corner of Third Avenue and 46th Street, 733 Third Avenue recently received a number of lobby upgrades and underwent a building-wide window replacement program. The property also features 7,107 SF of green roofs and exclusive outdoor terraces. 733 Third Avenue’s LEED GOLD certification in 2018 under LEED v4 Existing Buildings: Operations + Maintenance reflects the successful implementation of Durst’s portfolio-wide sustainable policies and procedures.

MAJOR TENANTS

EisnerAmper; Fujitsu; Marwood Group; Rosenberg & Estis

LEASING CONTACTS

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733 THIRD AVENUE

PROPERTY FACT SHEET

OVERVIEW
BUILDING OWNER & MANAGER
The Durst Organization

LEASING CONTACTS
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YEAR COMPLETED
1961

CAPITAL IMPROVEMENTS
Recently completed renovations include an updated lobby entrance and security turnstiles as well as a building-wide comprehensive window replacement program. New windows feature UV-protected clear insulated glass to enhance views and promote natural light.

ARCHITECT
Emery Roth & Sons

LOCATION
733 Third Avenue is located on the southeast corner of Third Avenue between 45th and 46th Streets.

PROXIMITY TO MASS TRANSIT
Grand Central Terminal: 4, 5, 6, 7, S and M42 bus on 42nd Street and M5 and M7 bus stops on 43rd Street.

BUILDING HEIGHT
286 feet

STORIES
24

SLAB TO SLAB HEIGHT
Floors 6 through 10 - 10'10”
Floor 7 - 11'4”

FLOOR PLATES (LOW/HIGH)
Low: 25,000 to 30,000 SF
Mid: 16,500 to 18,000 SF
High: 7,400 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 from 8:00 AM to 5:00 PM, Monday through Friday.

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
Eight modernized elevators

FREIGHT ELEVATORS
One freight elevator: 8'4"x 7'6"x 5'6"d
Two entrances: lobby and loading dock door: 3'6" x 6'10"

DELIVERIES/LOADING DOCK
The loading dock is located at 211 East 44th Street. Freight hours are Monday through Friday, 9:30 AM to 12:00 PM and 1:00 PM to 4:30 PM.

SUSTAINABILITY
• LEED Gold certification under LEED v4 Existing Buildings: Operations + Maintenance
• EPA Water Sense-labeled new plumbing fixtures to promote high-performance and 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
Heat is provided by Con Edison steam. Heat exchangers convert the steam to hot water, which is supplied to the coils in the central fan rooms and the perimeter induction units. The air conditioning system is a central-fan variable-air type consisting of one 625-ton steam turbine and one 625-ton electric drive centrifugated. The two central fan rooms are located in the sub-cellar and on the 25th floor. The cooling tower has a capacity of 1,960 tons, of which approximately 350 tons are available for tenant’s supplementary cooling systems. Conditioned air is distributed through perimeter induction units and overhead ductwork for interior spaces. Temperatures for these zones are controlled by thermostats.

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 the two 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 total energy utilized by the building consists of wind power. 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, which is used for tenant billing as well as allowing our in-house experts to monitor system performance in real-time. Our in-house electrical engineers analyze new tenant designs and requirements to ensure that sufficient electrical distribution is provided in accordance with the lease terms and building rules and regulations.

TELECOMMUNICATIONS
The Durst Organization offers its tenant a wide range of telecommunication providers. Service providers which are currently available at 733 Third Avenue:
• Wireless: Verizon Wireless
• Telephone: Verizon
• Internet: Cogent, Crown Castle, Astound Broadband, Reliance, and Spectrum
• Television: RCN and Spectrum

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PROPERTY HIGHLIGHTS

RECENTLY COMPLETED WINDOW REPLACEMENT PROGRAM

TENANT TERRACE

CORNER RETAIL OPPORTUNITY
733 THIRD AVENUE
PARTIAL 19TH FLOOR, SUITE 1900 | 5,308 SF

PROPERTY IMAGES

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 4
Workstations 20
Reception 1
TOTAL 25

COLLABORATION SPACE
Conference Rooms 2

PLANNED SUPPORT
Pantry 1
IDF Room 1
Wellness Room 1
Phone Booth 1

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DURSTREADY.COM

Durst Ready
733 THIRD AVENUE
PARTIAL 19TH FLOOR, SUITE 1920 | 2,134 SF

PROPERTY IMAGES

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 8
TOTAL 10

COLLABORATION SPACE
Conference Room 1

PLANNED SUPPORT
Pantry 1
IDF Room 1
Phone Booth 1

DURSTREADY.COM

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733 THIRD AVENUE
PARTIAL 10TH FLOOR, SUITE 1050 | 7,227 SF

PROPERTY IMAGES

AVAILABILITY
• Available Q4 2023

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  8
Workstations   36
Reception      1
TOTAL          45

COLLABORATION SPACE
Conference Room  1
Huddle Room      1

PLANNED SUPPORT
Pantry          1
Wellness Room   1
IDF Room        1

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733 THIRD AVENUE

AS-BUILT PLAN
PARTIAL FLOOR 3

East 46th Street

14,404 SF
733 THIRD AVENUE

CORE & SHELL PLAN
CORNER GROUND FLOOR RETAIL

4,006 SF

East 46th Street

Third Avenue

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