AVAILABILITIES

<table>
<thead>
<tr>
<th>Partial Floor</th>
<th>Size</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partial Floor 19 DurstReady</td>
<td>5,308 SF</td>
<td>Premium Move-In Ready Office Space.</td>
</tr>
<tr>
<td>Partial Floor 18</td>
<td>2,134 SF</td>
<td>Built Space. Perimeter Offices.</td>
</tr>
<tr>
<td>Partial Floor 10 DurstReady</td>
<td>7,227 SF</td>
<td>Premium Move-In Ready Office Space.</td>
</tr>
<tr>
<td>Partial Floor 10 DurstReady</td>
<td>7,227 SF</td>
<td>Available Now.</td>
</tr>
<tr>
<td>Partial Floor 3</td>
<td>14,404 SF</td>
<td>Demountable Partitions Allow for Layout Flexibility.</td>
</tr>
<tr>
<td>Partial Floor 2</td>
<td>9,789 SF</td>
<td>Second Generation Built Space.</td>
</tr>
<tr>
<td>Ground Floor Corner Retail</td>
<td>4,006 SF</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
733 THIRD AVENUE

PROPERTY FACT SHEET

OVERVIEW
BUILDING OWNER & MANAGER
The Durst Organization

LEASING CONTACTS
Eric Engelhardt
EEngelhardt@durst.org, 212.667.8704
Karen Rose
KRose@durst.org, 212.667.8705
Bailey Caliban
BCaliban@durst.org, 212.257.6535

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 45th and 46th Streets.

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

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

POWER AND UTILITIES
HEATING, VENTILATION AND AIR CONDITIONING
Heating 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

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 Powered by RCN, Reliance, and Spectrum
• Television: RCN and Spectrum

.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.

DELIVERIES/LOADING DOCK
The loading dock is located at 211 East 45th Street. Freight hours are Monday through Friday, 9:30 AM to 12:00 PM and 1:00 PM to 4:30 PM.

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POWER AND UTILITIES
HEATING, VENTILATION AND AIR CONDITIONING
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733 THIRD AVENUE

PROPERTY HIGHLIGHTS

RECENTLY COMPLETED WINDOW REPLACEMENT PROGRAM

TENANT TERRACE

CORNER RETAIL OPPORTUNITY

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

PROPERTY IMAGES

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• Available Now

FEATURES
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• 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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DURSTREADY.COM

2024-06-11

DurstReady
733 THIRD AVENUE |
PREBUILT PLAN
PARTIAL FLOOR 3

East 46th Street

14,404 SF

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