205
EAST 42ND STREET

AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floor 17</td>
<td>19,832 SF</td>
</tr>
<tr>
<td>Entire Floor 16</td>
<td>19,832 SF</td>
</tr>
<tr>
<td>Entire Floor 15</td>
<td>19,832 SF</td>
</tr>
<tr>
<td>Entire Floor 14</td>
<td>19,831 SF</td>
</tr>
<tr>
<td>Ground Floor Retail</td>
<td>1,242 SF</td>
</tr>
</tbody>
</table>

PROPERTY OVERVIEW

The acquisition of 205 East 42nd Street by Joseph Durst in 1944 signaled the first step in The Durst Organization's monumental transformation of Third Avenue into the highly coveted office submarket it is today. Surrounded by restaurants, hotels, corporate headquarters, and countless transit options, this stately 1927 brick-clad Class A office property recently underwent extensive capital improvements to even better serve its diverse tenant base.

Located a mere block from Grand Central Terminal, 205 East 42nd Street most notably features a masterfully restored Art Deco lobby, new windows, new life safety systems, 3,625 SF of green roofs, and tenant terrace opportunities punctuated by sweeping Midtown East views.

MAJOR TENANTS

CUNY; Fedcap Rehabilitation Services; Residential Management Group; United Way of New York City

LEASING CONTACTS

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The Durst Organization offers its tenants a wide range of telecommunications providers. Service providers currently available at 205 East 42nd Street are:

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

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 metering system used for tenant billing as well as in-house monitoring. In-house electrical engineers analyze new tenant designs and requirements to ensure sufficient electrical distribution is provided in accordance with lease terms and building rules and regulations.

**SUSTAINABILITY**

- EPA Water Sense-labeled new plumbing fixtures promote water efficiency
- LEED Gold certified under the LEED v4 Existing Buildings: Operation 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

**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 of three 4,000-amp service take-offs, which feed the building’s service switchgear and is shared with the adjacent building, 675 Third Avenue (also owned and operated by The Durst Organization). Power is then distributed via pipe and wire risers throughout the building. 100% of the energy utilized by the building is supplied by wind power purchased from a third-party energy supplier.

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**TELECOMMUNICATIONS**

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CORE & SHELL PLAN
ENTIRE FLOOR 17

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Durst
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19,832 SF
205 EAST 42ND STREET

AS-BUILT PLAN
ENTIRE FLOOR 17

19,832 SF

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CORE & SHELL PLAN
ENTIRE FLOOR 15

19,832 SF

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PRIMAR Y LEASING CONTACT
ADDITIONAL LEASING CONTACTS

205 East 42nd Street
Entire 15th Floor

Type:
Office

19,832 SF

AS-BUILT PLAN
ENTIRE FLOOR 15

43rd Street

42nd Street
CORE & SHELL PLAN
ENTIRE FLOOR 14

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CORE & SHELL PLAN
ENTIRE FLOOR 14

19,831 SF
Potential Outdoor Space: 1,902 SF

TDO is currently conducting studies to determine location and feasibility of converting setbacks to active terraces.
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Potential Outdoor Space: 1,902 SF

TDO is currently conducting studies to determine location and feasibility of converting setbacks to active terraces.
AS-BUILT PLAN
GROUND FLOOR RETAIL

1,242 SF

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