



114 WEST 47

A Headquarters Opportunity
in the Heart of Midtown

26 stories, 600,000 SF

Base Floors: 32,000 - 27,700 SF

Tower Floors: 24,700 - 18,400 SF

Hospitality-Focused Amenities

Conferencing Center



New Lobby



Private Office



Base Floor Open Work



24th Floor Southwest Terrace

Property Fact Sheet

OVERVIEW

BUILDING OWNER AND MANAGER

The Durst Organization

YEAR COMPLETED

1989

ARCHITECT

Fox & Fowle

LOCATION

114 West 47th Street between Sixth and Seventh avenues

PROXIMITY TO MASS TRANSIT

Rockefeller Center: B, D, F, and M subways

49th Street: N, R, and W subways

Times Square/Port Authority: 1, 2, 3, 7, N, Q, R, S, W, A, C, E subways

M5, M7, M50, M104 buses

5-minute walk to Grand Central Terminal

RETAIL TENANTS

Convenga, For Five Coffee Roasters, Langan's

BUILDING HEIGHT

350 feet

STORIES

26

SLAB TO SLAB HEIGHT

12'-9" to 14'-0"

FLOOR PLATES

Base: 32,000 - 27,700 SF

Tower: 24,700 - 18,400 SF

STANDARD HOURS OF OPERATION

The on-site property management office is open 8:30 AM to 5:00 PM, Monday through Friday.

SECURITY & 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 an in-house licensed security guard, and/or a building staff member. All Durst buildings are centrally monitored by the security command center, which is staffed 24/7 by licensed security personnel. All loading docks are staffed by security personnel whenever they are in operation.

DELIVERIES/LOADING DOCK

The loading dock is located at 121 West 46th Street. Deliveries requiring regular freight elevator service may be made Monday through Friday, 8:00 AM to 5:00 PM, excluding holidays. Large deliveries, such as construction material and furniture, must be delivered after 6 PM. The loading dock measures 13' high x 24'3" wide x 45' long.

FREIGHT ELEVATORS

One freight elevator 11'9" high x 5'4" wide x 7'3" deep

SUSTAINABILITY

- The first building in NYC and the second building in NYS to achieve LEED Gold certification under LEED v4 Existing Buildings: Operations + Maintenance
- EPA Water Sense-labeled plumbing fixtures promote high-performance and water efficiency
- Tenant recycling program and organics waste collection program for composting at a Durst affiliate organic farm
- Renewable wind power is purchased to offset 100% of the building's electricity use
- Green roofs and exclusive outdoor terraces for tenants to enjoy
- Use of green cleaning products, equipment, and strategies to promote a healthier work environment

POWER AND UTILITIES

HEATING, VENTILATION, AND AIR CONDITIONING

The building utilizes a variable air-volume HVAC system in which the zone controls are monitored by a fully computerized Siemens Energy Management System to ensure uniform levels of comfort.

ELECTRICAL SYSTEM

Con Edison delivers electrical power to the building via a second contingent, 277/480V, spot network located in the sidewalk vault.

The service is made up of four 3,200-amp service take-offs that feed the building's service switchgear. One of the take-offs is dedicated to the major tenant and directly metered by Con Edison. Power is then distributed via bus duct risers and pipe-and-wire sub-feeders throughout the building. 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 real-time 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.

TELECOMMUNICATIONS

The Durst Organization offers its tenants a range of telecommunications providers. Service providers currently available at 114 West 47:

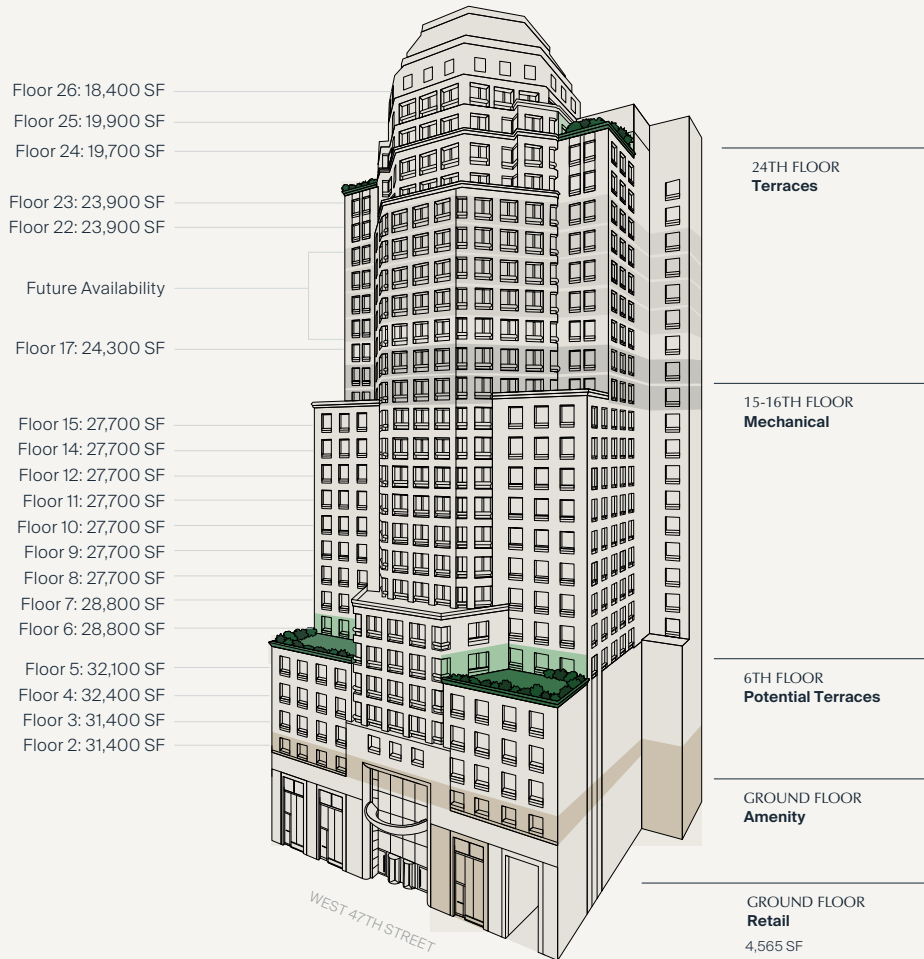
Wireless: Verizon Wireless

Telephone: Verizon

Internet: AT&T, Crown Castle, Astound Broadband Powered by RCN, and Spectrum

Television: RCN and Spectrum

STACKING PLAN



114 WEST 47



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