

685
THIRD
AVE

Leasing presentation





Availability overview

Partial 27th floor
3,967 RSF

Planned high end prebuilt to feature one conference room, two offices, one huddle room, pantry and open area.

Entire 19th floor
19,113 RSF

Whiteboxed full floor

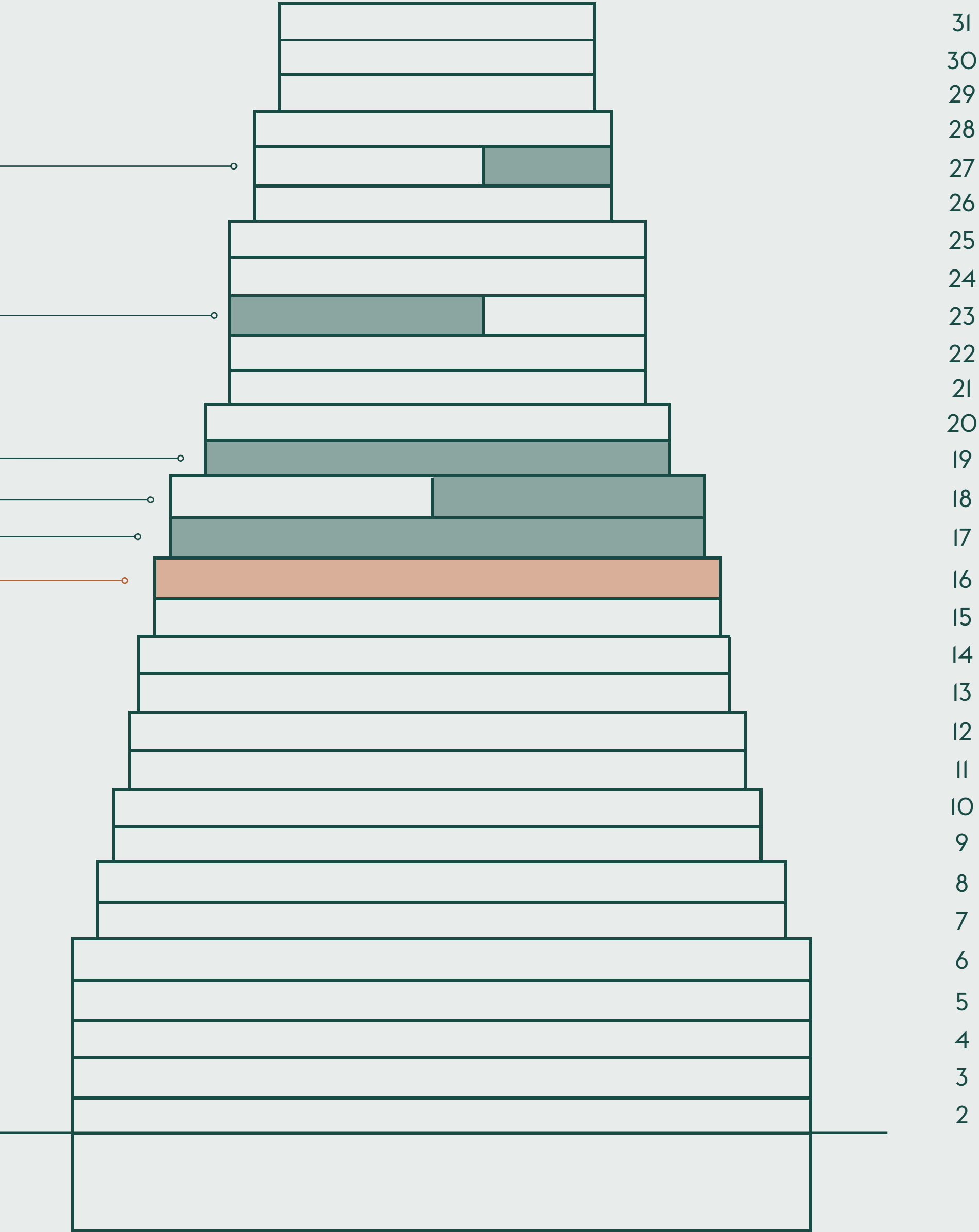
Entire 17th floor
6,912 RSF

Fully furnished high end prebuilt features two conference rooms, two offices, pantry and open area

Partial 23rd floor
10,966 RSF
High end prebuilt features three conference rooms, four offices, two phone booths, pantry and open area

Partial 18th floor
5,720 RSF
Prebuilt pending. Currently built with one conference room, four offices, pantry and open area/training space

Planned Amenity Center



Reception — 17th floor



Prebuilt — 17th floor



Prebuilt — 17th floor



Pantry — 23rd floor



Floor 17

Prebuilt plan

Exec office	1
Private office	1
Workstations	24
Reception	1

Conference	1
Meeting	1
Breakout	1
Pantry	1
Storage room	1
Storage closet	2
IT closet	1
Coat closet	2

Total headcount	27
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Key

- Meeting rooms
- Private offices
- Reception
- Core areas
- Elevators



Floor 19

Test fit — office intensive

Exec office	3
Private office	20
Workstations	65
Reception	1
Conference	4
Meeting	2
Pantry	1
IT room	1
Coat closet	4
Storage	1
Total headcount	89

Key

Meeting rooms

private offices

Reception

Core areas

Elevators



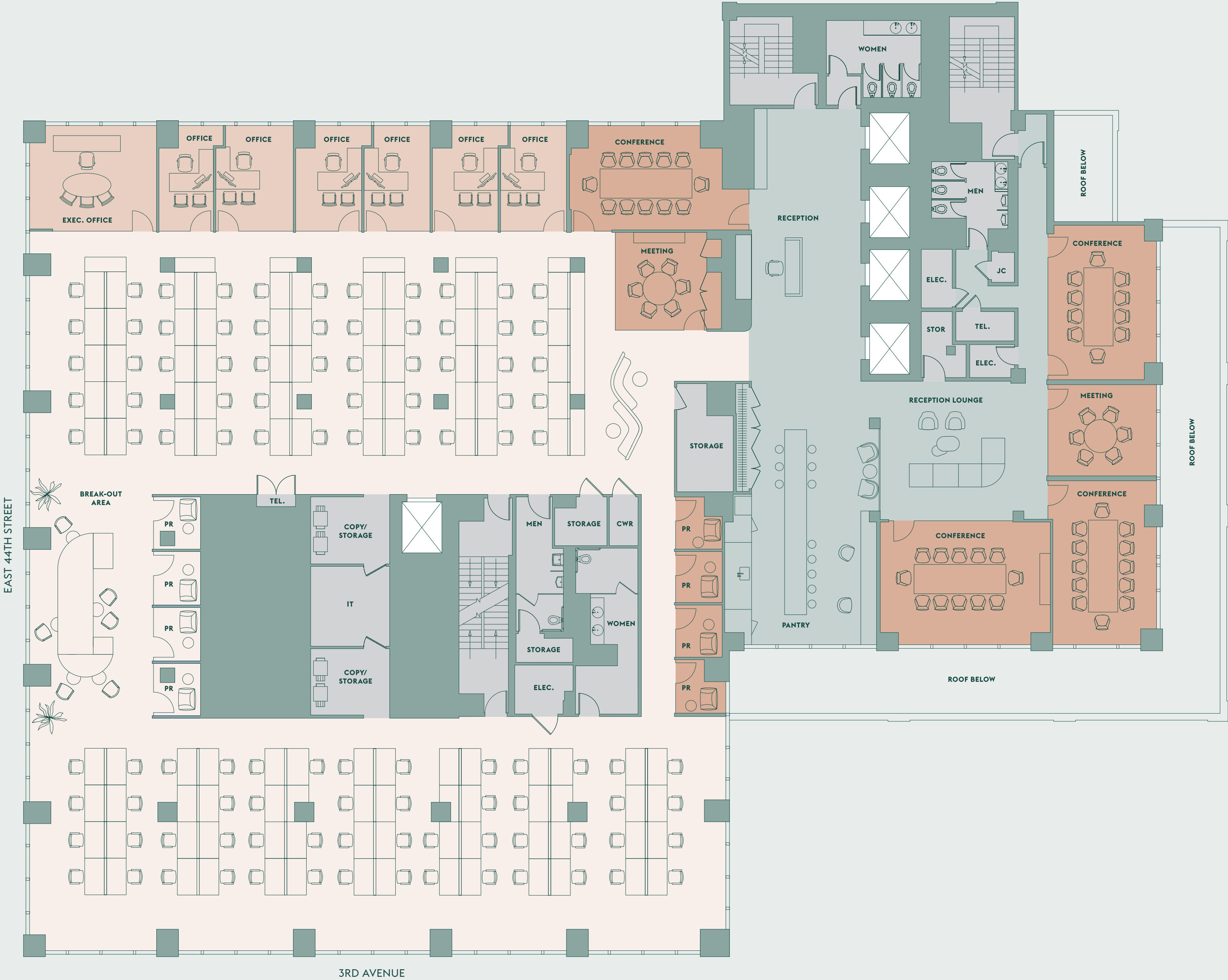
Floor 19

Test fit — open layout

Exec office	1
Private office	6
Workstations	104
Reception	1
Conference	4
Meeting	2
Pantry	1
IT room	1
Coat closet	1
Storage	1
Total headcount	112

Key

- Meeting rooms
- Private offices
- Reception
- Core areas
- Elevators



Floor 23

Prebuilt plan



Exec office	1
Private office	3
Workstations	66
Reception	1
Conference	2
Meeting	1
Pantry	1
IT room	1
Coat closet	2
Storage	3
Total headcount	71

Key

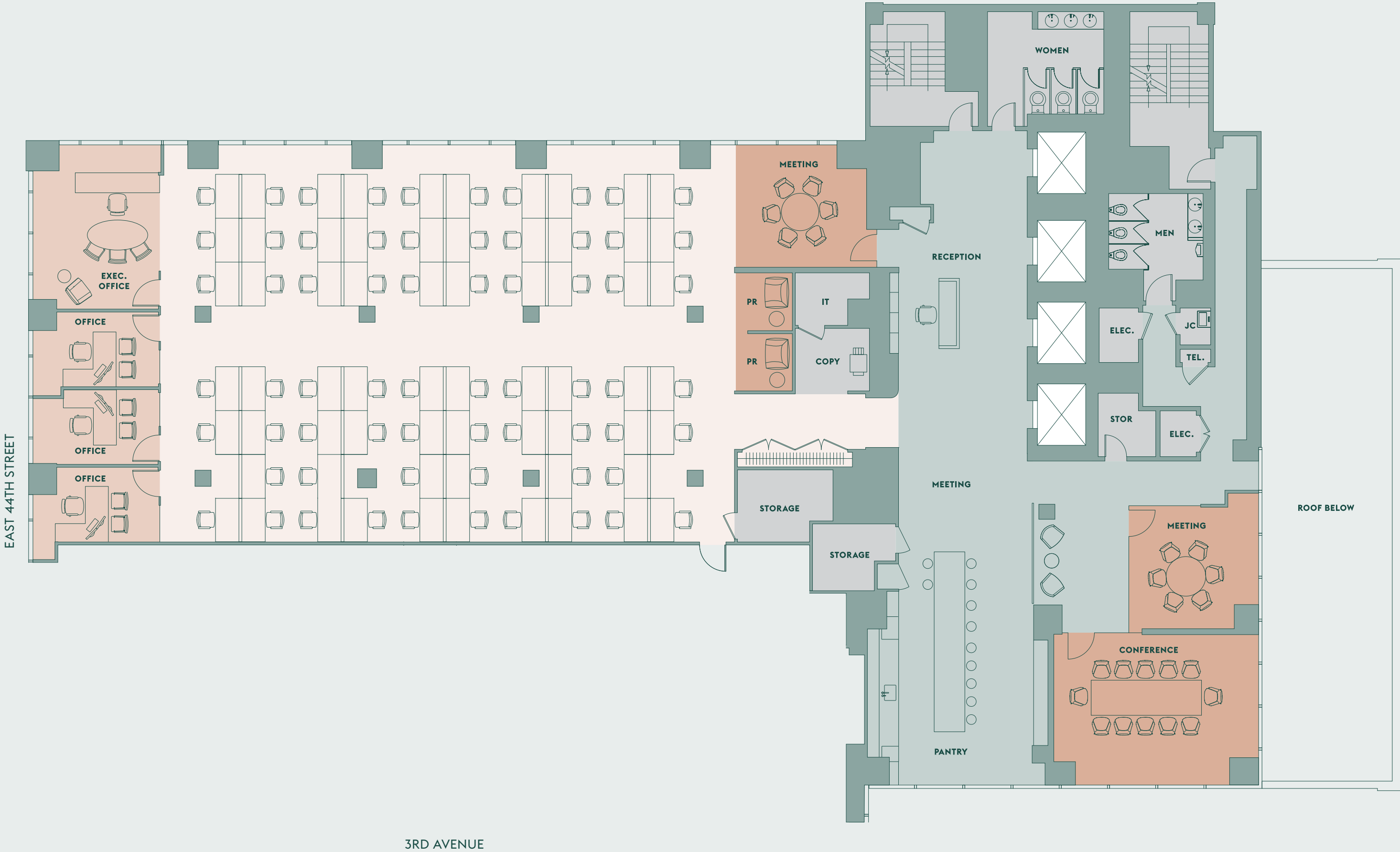
Meeting rooms

Private Offices

Reception

Core areas

Elevators



Floor 27

Prebuilt plan



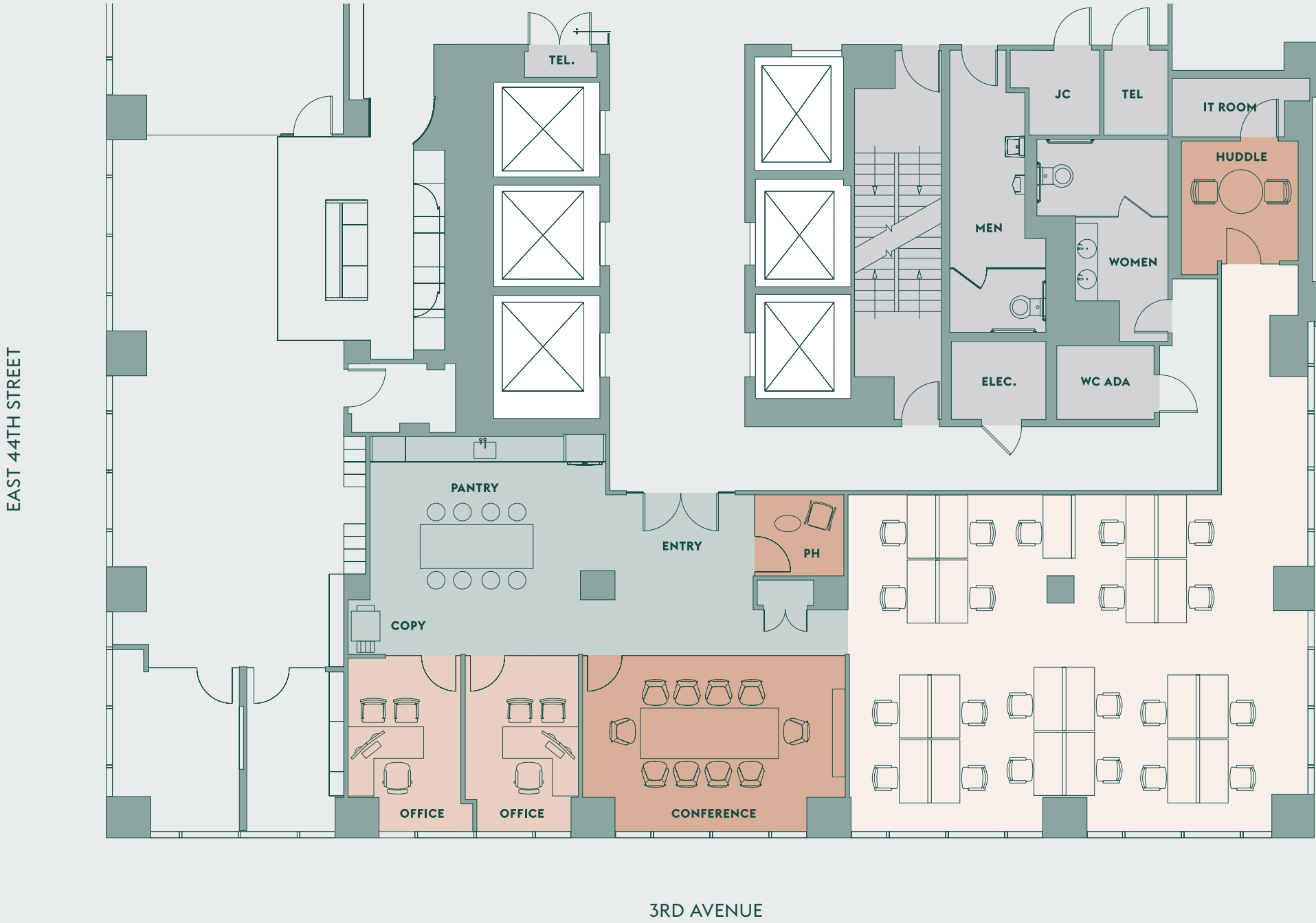
Private office	2
Workstations	21

Conference	1
Huddle Room	1
Pantry	1
IT room	1
Coat closet	1

Total headcount 23

Key

- Meeting rooms
- Private offices
- Reception
- Core areas
- Elevators





Neighborhood

RESTAURANTS/FOOD/COFFEE

- 1 Bento Sushi
- 2 Starbucks
- 3 Le Botaniste
- 4 Joe & The Juice
- 5 Chopt
- 6 Le Pain Quotidien
- 7 Inday
- 8 Luke's Lobster
- 9 Maman
- 10 The Capital Grille
- 11 Arestky's Patroon
- 12 Just Salad
- 13 Macchiato Espresso Bar
- 14 Bondi Sushi
- 15 Grand Central Market
- 16 Café Grumpy
- 17 Sweetgreen
- 18 Urbanspace
- 19 Sushi Yasuda
- 20 Grand Central Oyster Bar

Key

-  Citi Bike Station
-  Parking

HOTELS

- 1 Grand Hyatt Hotel
- 2 The Westin NY Grand Central
- 3 Club Quarters Hotel

FITNESS

- 1 Equinox
- 2 New York Sports Club, 633 Third Ave
- 3 New York Sports Club, 200 Park Ave
- 4 Blink Fitness
- 5 OrangeTheory Fitness





Transportation

One block from Grand Central Station, 685 Third Avenue is ideally located for a fast and easy commute. The location is also well served with Citibike terminals for those who wish to travel in by bike.

Numerous subway lines run into Grand Central along with main line rail services to upstate New York and beyond.

Key

-  Citi Bike Station
-  Parking



Technical specifications

Owner	BentallGreenOak
Leasing	CBRE
Management	Jones Lang LaSalle
Building size	646,422 square feet
Heights	31 floors
Architect	Fogarty Finger Architects
Building features	Major 2012 – 2023 capital improvement program including: <ul style="list-style-type: none">— Redesigned entryway and lobby— New interior elevator cabs— Redeveloped POPS Park with outdoor seating, water feature and artist mural \$85 million in infrastructure improvements from 2003 to 2008, including: <ul style="list-style-type: none">— Modernization of all building systems (HVAC, elevators)— New shipping / receiving center and loading dock— New back-up generator
Lobby & entryway	New glass and steel entrance Newly redesigned lobby
Floor details	Floor Sizes: <ul style="list-style-type: none">— Tower: 13,000 RSF— High-rise: 17,000 RSF— Mid-rise: 19,000 – 25,000 RSF— Low-rise: 29,000 RSF Floor Load Capacity: From 50 – 100 lbs/sf \$35 million HVAC renovation in 2008

HVAC	Heating: <ul style="list-style-type: none">— New meters, pressure-reducing valves and heat pump exchange installed between 2005 – 2008— Steam from Con Edison is provided to the building Ventilation: <ul style="list-style-type: none">— Four main fans for building interior Cooling: <ul style="list-style-type: none">— New chillers with 2,750 tons of capacity— New perimeter fan coil units with individual controls connected to a new Trane “Trace Summit" BMS system— New 3000-ton Marley cooling towers
Electricity	Two separate Con Edison transformer vaults service the building: <ul style="list-style-type: none">— Northern component: Two (2) take-offs from the vault, each rated at 265/460 volts, and are 3 phase 4 wire with 4,000 amperes— Southern component: Two (2) take-offs from the vault, each rated for 120/208 volts, and are 3 phase 4 wire with 4,000 amperes Modernized controls
Elevators	13 passenger elevators: <ul style="list-style-type: none">— four (4) servicing floors L – 11— four (4) servicing floors L, 11 – 25— five (5) servicing L, 20 – 31 1 freight, servicing cellar and floors 2 – 31 Lobby has ADA elevator

Emergency power	Approximately 1,200KW available for incoming tenants
Life safety	Fully sprinklered, with Honeywell “Graphic Central" fully addressable Class E system
Security	24/7 building security with cameras and access control devices throughout building Renovated in 2007
Telecom	Fiber optics located in basement; providers include Verizon, AT&T, Time Warner and CATV
Loading dock	Located on 43rd Street East Bay — 12' wide and 12' 5" high West Bay — 8' 9" wide (excluding a 3' 3"cut in door) and 11' 10" high

**For leasing inquiries,
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