

AVAILABILITIES

Entire Floor 49	32,228 SF <i>9' Tall Continuous Glass. Dramatic 14' Slab-to Slab Heights. Highly Efficient Floorplates. Flexible Lease Term Available.</i>
Entire Floor 48	33,034 SF <i>9' Tall Continuous Glass. Dramatic 14' Slab-to Slab Heights. Highly Efficient Floorplates. Flexible Lease Term Available. Available December 2023.</i>
Partial Floor 39	21,444 SF <i>9' Tall Continuous Glass. Dramatic 14' Slab-to Slab Heights. Highly Efficient Floorplates. Flexible Lease Term Available.</i>

PROPERTY OVERVIEW

Noted as the first North American skyscraper to Achieve LEED platinum certification, One Bryant Park remains among the world's most advanced and energy efficient highrises. Created with an emphasis light, fresh air, and an intrinsic connection to the outdoors, prestigious workspaces rise above New York City's business, cultural, transportation center.

A modern exterior that transitions seamlessly to a graciously welcoming interior, the lobby combines granite, limestone, bamboo and leather, while an urban garden strengthens the building's connection with the outdoors. Other advanced building features include green roofs, state-of-the-art air filtration, an advanced ice cooling system, a 4.6 megawatt cogeneration plant, and dedicated emergency backup generators, and destination dispatch elevator controls.

MAJOR TENANTS

Bank of America; Akin Gump Strauss Hauer & Feld LLP; The Durst Organization; Charlie Palmer Steak; Burger & Lobster.



LEASING CONTACTS

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OVERVIEW

BUILDING OWNER & MANAGER

The Durst Organization

LEASING CONTACTS

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YEAR COMPLETED

2008

ARCHITECT

Cook + Fox

LOCATION

Avenue of the Americas between 42nd Street and 43rd Street

PROXIMITY TO MASS TRANSIT

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

Bryant Park: B, D, F and M subways

Grand Central: 4, 5, 6, 7, and S subways, as well as Metro North Access to M5, M7, M42, and M55 buses

BUILDING HEIGHT

1,198 feet to top of spire; 945 feet to top of screen wall

BUILDING AREA

2,354,000 SF

STORIES

1 - 51 tenant floors

52 - 55 mechanical

SLAB TO SLAB HEIGHT

17'3" to 22'3" - Variable from Floors 2 through 9

14'6" - Floors 10 through 51

FLOOR PLATES (LOW/HIGH)

Low: Approx. 75,000 - 98,000 SF

Mid: Approx. 42,100 - 43,600 SF

Tower: Approx. 30,000 - 41,000 SF

LOBBY

One Bryant Park's lobby is a blend of simplicity, beauty, and urbanity. The light-flooded public lobby stretches from West 42nd to West 43rd Streets along Avenue of the Americas and features a wall of polished Jerusalem limestone, granite floor, and bamboo ceiling panels. The 40-foot-high space has glass cable-story walls that provide spectacular views of Bryant Park and weave the lobby into the urban fabric of the iconic intersection outside. Paneled in leather tiles with warm accent lights, the private lobby projects the intimacy and luxury of the world's finest office address.

TENANT ACCESS

The Securitas Electronic Security System utilized at One Bryant Park provides tenants and their visitors' convenient, secure access to the building, 24 hours a day, 7 days a week, 365 days a year. Tenants are issued Securitas cards to gain entry into the building through the proximity card readers located outside the entrances of One Bryant Park. There are two proximity card readers located near the wing doors: one on Avenue of the Americas at 42nd Street and one on 43rd Street at Avenue of the Americas.

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 8:00 PM, Monday through Friday.

FREIGHT ELEVATORS

Three freight elevators
11'8" long x 7' wide x 13'2" high, door opening
5'4" wide x 9'6" high

DELIVERIES/LOADING DOCK

The loading dock is located at 110 West 43rd Street. Deliveries requiring freight elevator service may be made Monday through Friday from 8:00 AM to 5:00 PM.

PASSENGER ELEVATORS

32 destination dispatch passenger elevators paneled in glass and steel

POWER AND UTILITIES

HEATING, VENTILATION AND AIR CONDITIONING

Heating is provided via Con Edison/Cogeneration steam that is supplied by shell and tube heat exchangers, which heats hot water and is then pumped through perimeter fin-tube radiation units. The air conditioning system consists of centrifugal electric drive refrigeration machines with capacities of 1200, 1000, 800, and 600 tons, one of which provides chilled water to support the ice chiller plant. Condenser water is supplied from five base building cooling towers to the refrigeration machines located in the ice chilled plant. A 4.6MW, 13.8kV natural gas turbine generator supplies power to the Con Edison electrical distribution network. Heating and cooling of the lobby is accomplished via a radiant floor system that distributes hot/chilled water through coils located beneath the stone floor.

BASE BUILDING AND LIFE SAFETY

The Durst Organization installed the first-of-its-kind First-Responder In-Building Communications System that enables first responders (FDNY, EMS and NYPD) to communicate within the building. Under the control of the respective responder agency, the system is tested regularly by both building personnel and an outside testing service to ensure uninterrupted operation. This is the most advanced system of its kind in the United States.

ELECTRICAL SYSTEM

Con Edison delivers electrical power to the building via two second contingent, 277/480V, spot networks (one is located in the C1 level sidewalk vault and the other located interior to the building on the 7th floor). The C1 level service is made up of the six 3,200-amp service take-offs (four dedicated to serving the major tenants service switchgear and two that serve the building's service switchgear). The 7th floor interior service is made up of the five 3,200-amp service take-offs (two dedicated to serving the major tenant's service switchgear and three that serve the building's service switchgear). Power is distributed to tenant floors via multiple bus duct rises while the distribution to the major mechanical loads is accomplished via pipe and wire risers. All feeders and risers are oversized to limit the voltage drip to a maximum of 2% in accordance with LEED requirements.

100% of the total energy utilized by the building consists of wind power, which is purchased from a third-party energy supplier. 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 meeting system, used for tenant billing as well as in-house monitoring. Our in-house electrical engineers analyze new tenant designs and requirements to ensure that sufficient electrical distribution is provided in accordance with lease terms and building rules and regulations.

TELECOMMUNICATIONS

Service providers currently available at One Bryant Park include:

- Wireless Carriers: AT&T, Sprint, T-Mobile, and Verizon
- Telephone and Internet: Verizon
- Internet: Cogent Communication and Crown Castle
- Internet and TV: Astound Broadband Powered by RCN and Time Warner Cable
- TV: DirectTV and Dish Network

SECURITY

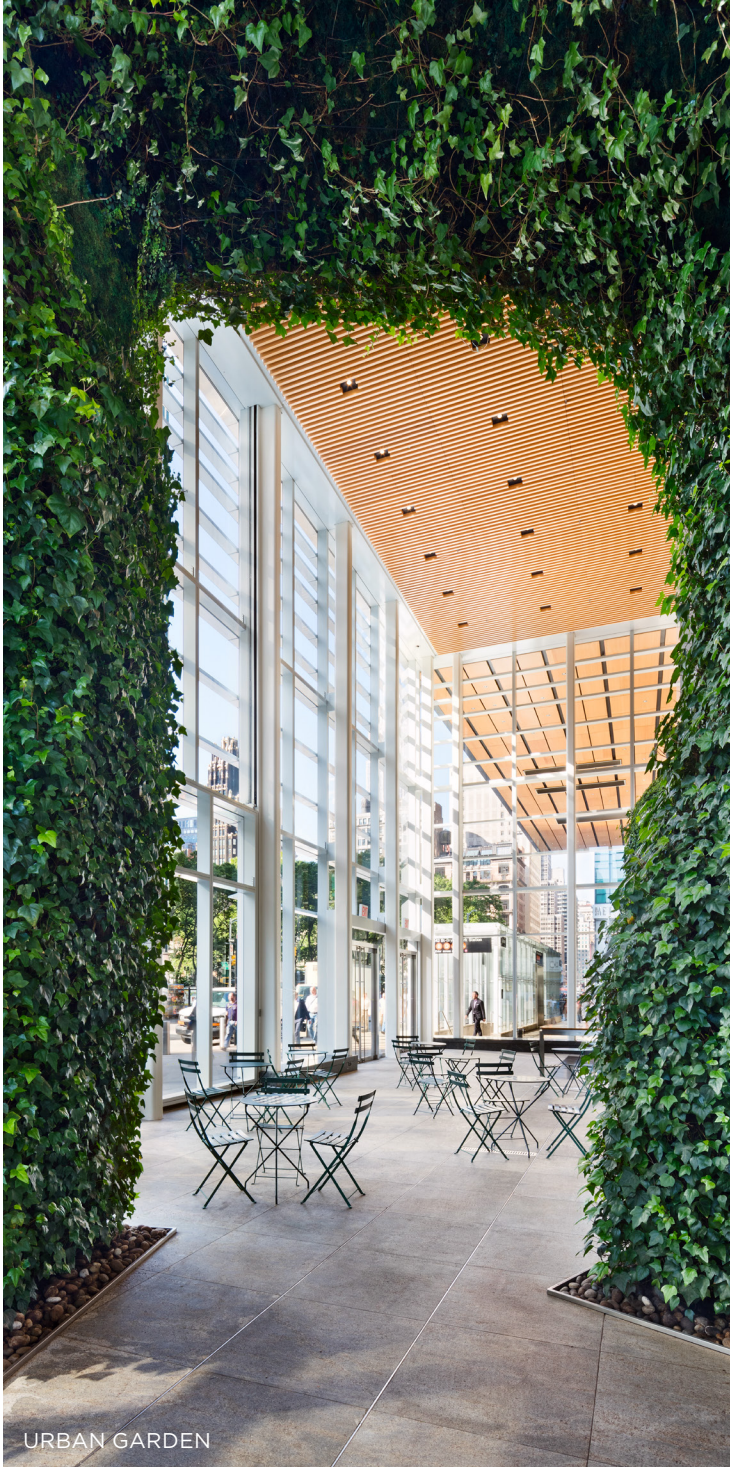
Security for the building is provided by electronic security systems, proximity cards for building access control and CCTV. The lobby is staffed 24/7 by either a licensed security guard and/or a building staff member. All buildings are centrally monitored by our security Command Center which is staffed 24/7 by licensed security personnel. All loading docks are staffed by security personnel whenever they are in operation. Perimeter bollards were installed around One Bryant Park and neighboring One Five One in 2020.

MESSENGER CENTER

The building has a separate messenger center that manages all inbound and outbound packages. All delivery personnel are directed to a secure location separate from the building lobby. Within this location, all messenger staff utilize an automated delivery tracking system which preserves the integrity of the building's security procedures while keeping the flow of business moving for our tenants.

SUSTAINABILITY

- First high-rise building to achieve LEED Platinum certification
- State-of-the-art, on-site co-generation plant provides 4.6 megawatts of clean, efficient power
- Gray-water system captures and re-uses rainwater, saving millions of gallons of water annually
- EPA Water Sense-labeled plumbing fixtures promote high-performance and water efficiency
- Thermal storage system at cellar level produces ice in the evening when electricity rates are lowest to reduce daytime peak-demand loads on the city
- 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



URBAN GARDEN



DURST BEEHIVES



LOBBY



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ONE
BRYANT PARK

PROPERTY HIGHLIGHTS



SOUTHWEST VIEW



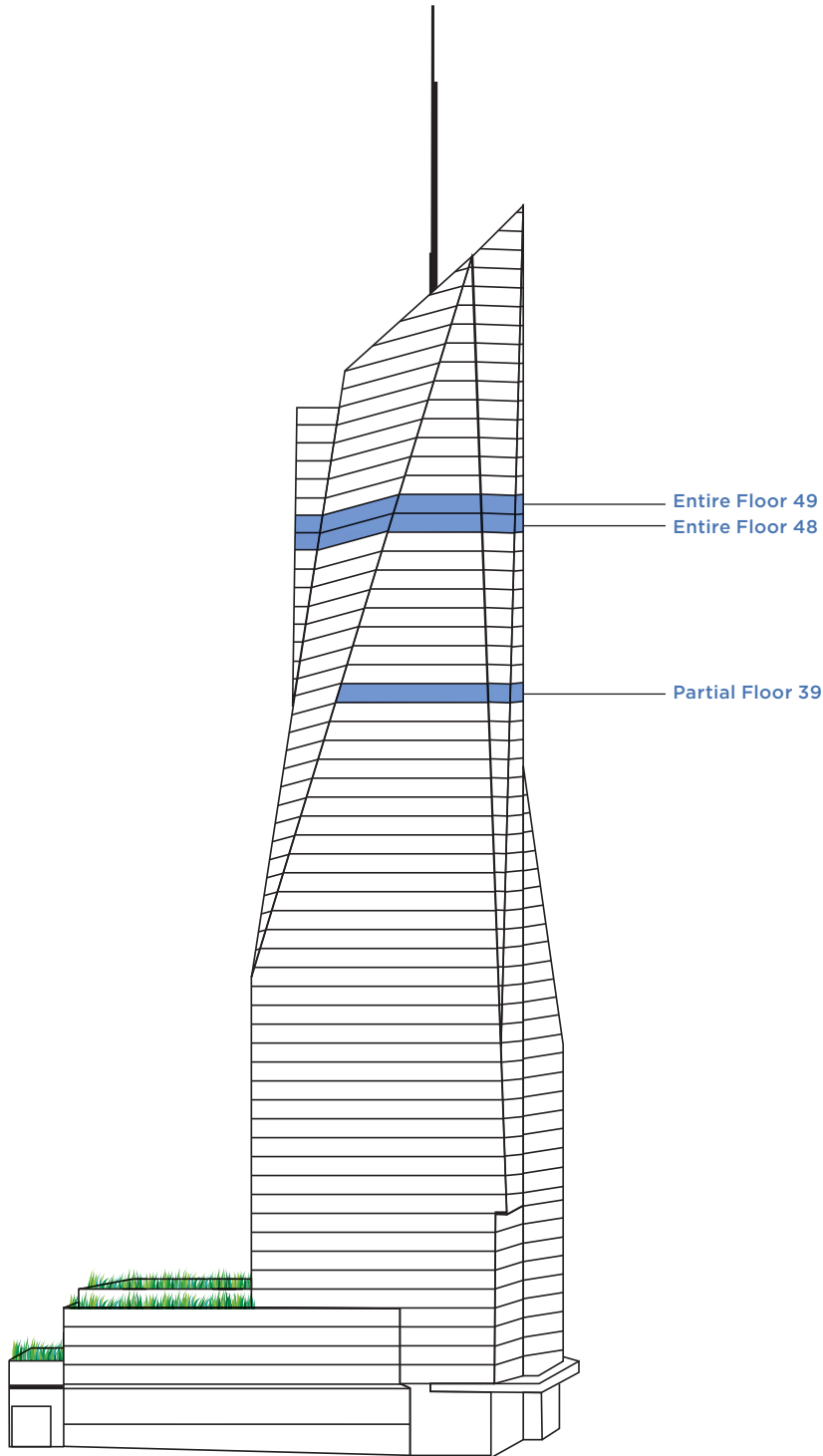
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STACKING PLAN



■ Available

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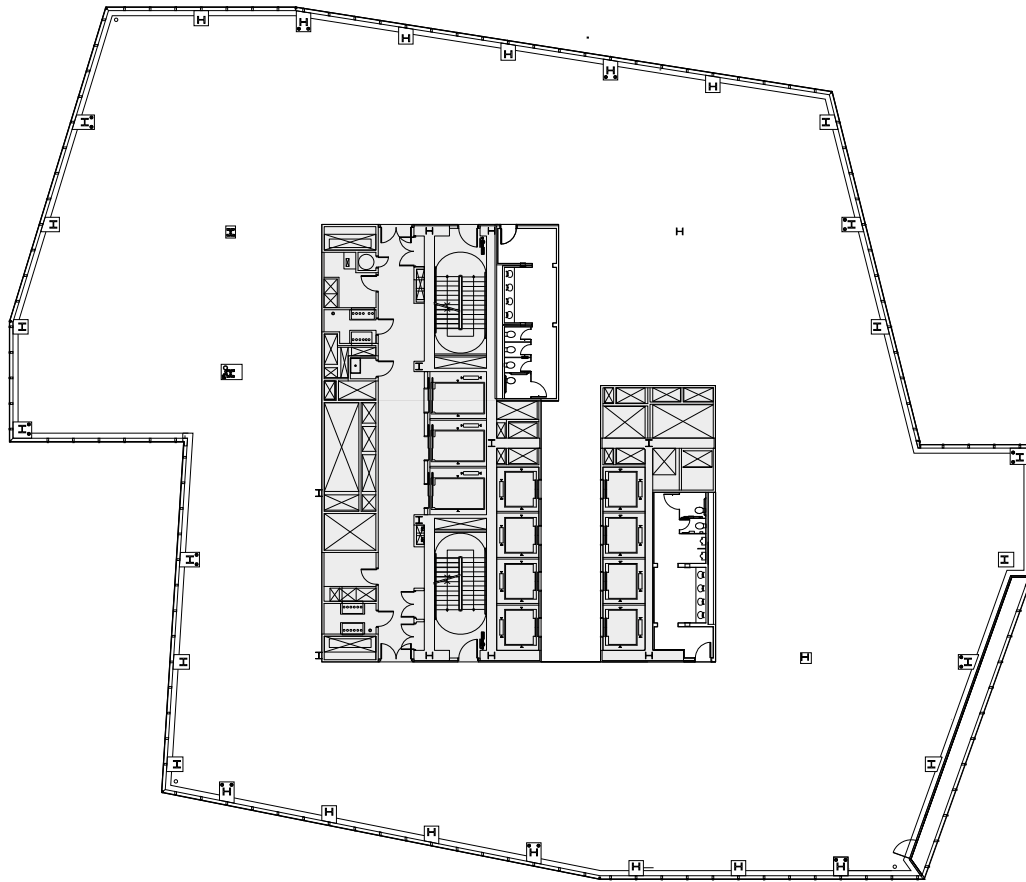
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CORE & SHELL PLAN ENTIRE FLOOR 49

West 43rd Street



Avenue of the Americas

West 42nd Street

32,228 SF



LEASING CONTACTS

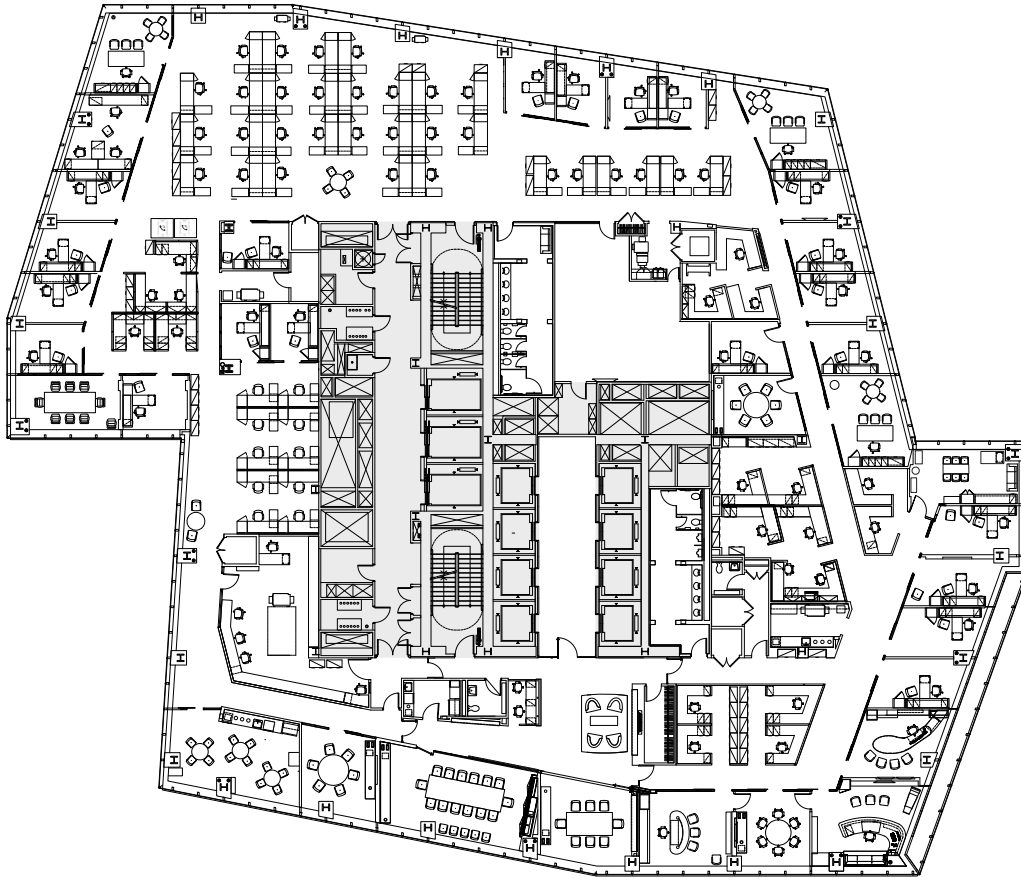
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AS-BUILT PLAN ENTIRE FLOOR 49

West 43rd Street



Avenue of the Americas

West 42nd Street

32,228 SF



LEASING CONTACTS

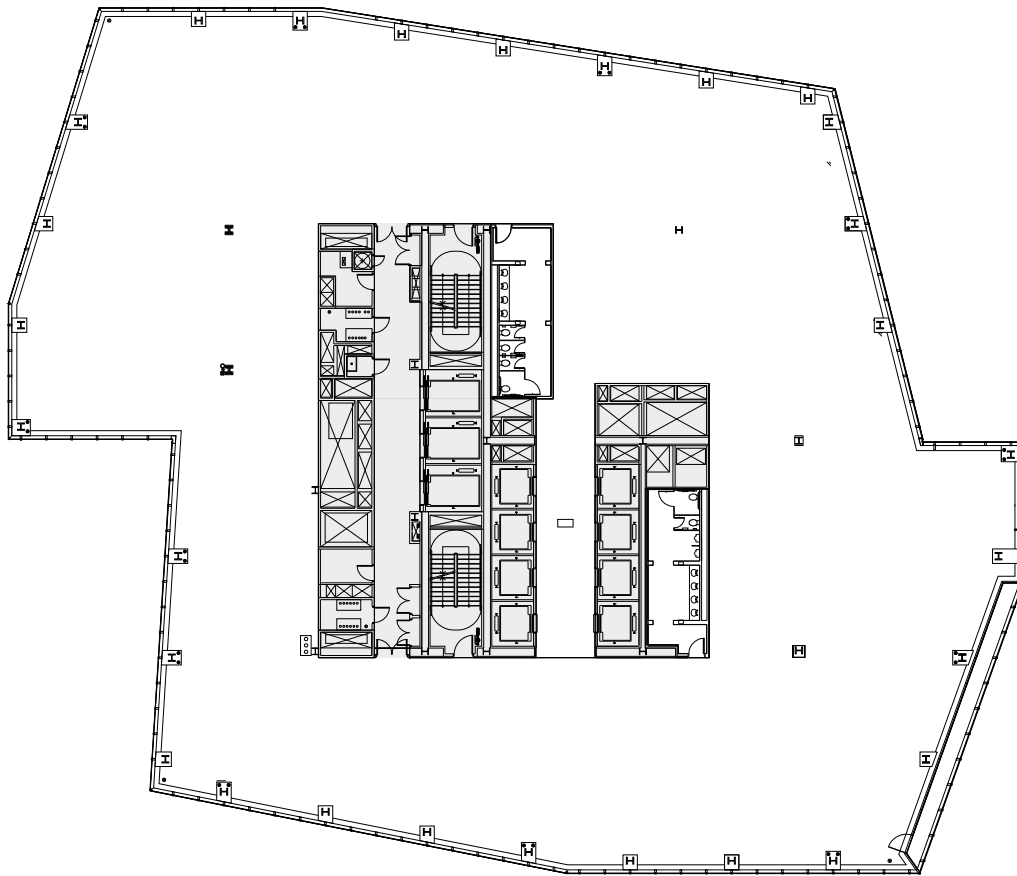
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CORE & SHELL PLAN ENTIRE FLOOR 48

West 43rd Street



Avenue of the Americas

West 42nd Street

33,034 SF



LEASING CONTACTS

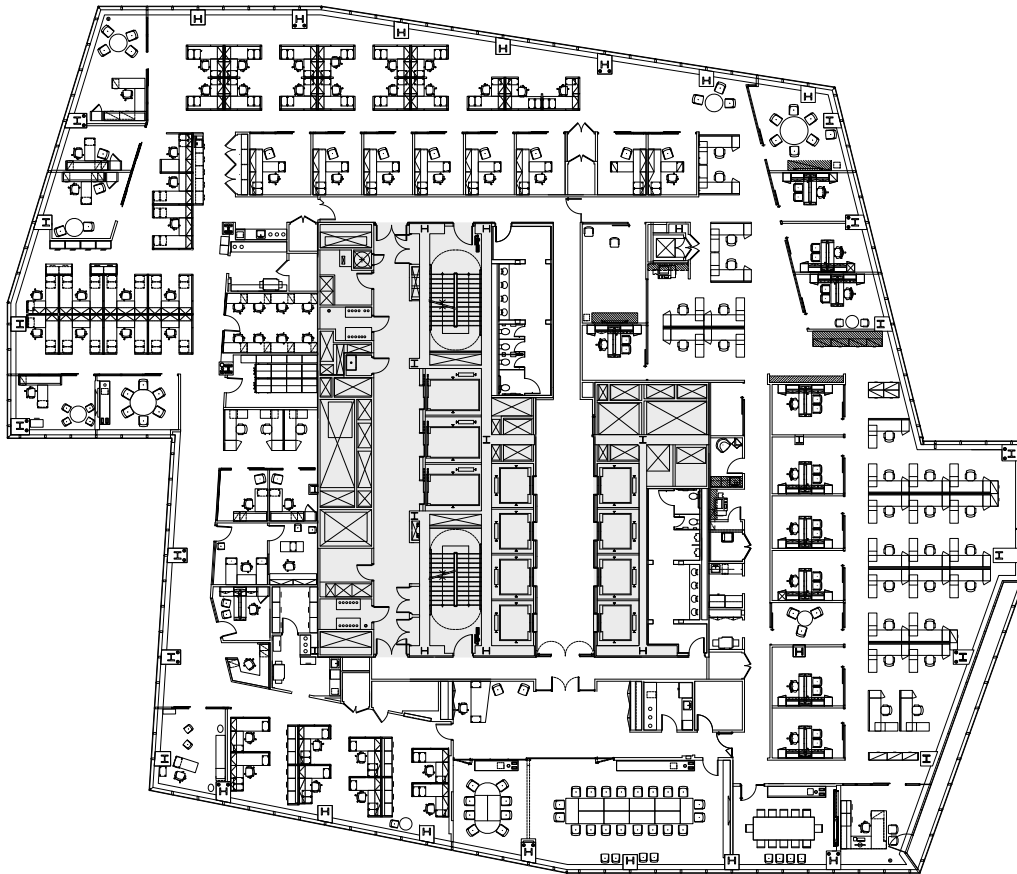
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AS-BUILT PLAN ENTIRE FLOOR 48

West 43rd Street



Avenue of the Americas

West 42nd Street

33,034 SF



LEASING CONTACTS

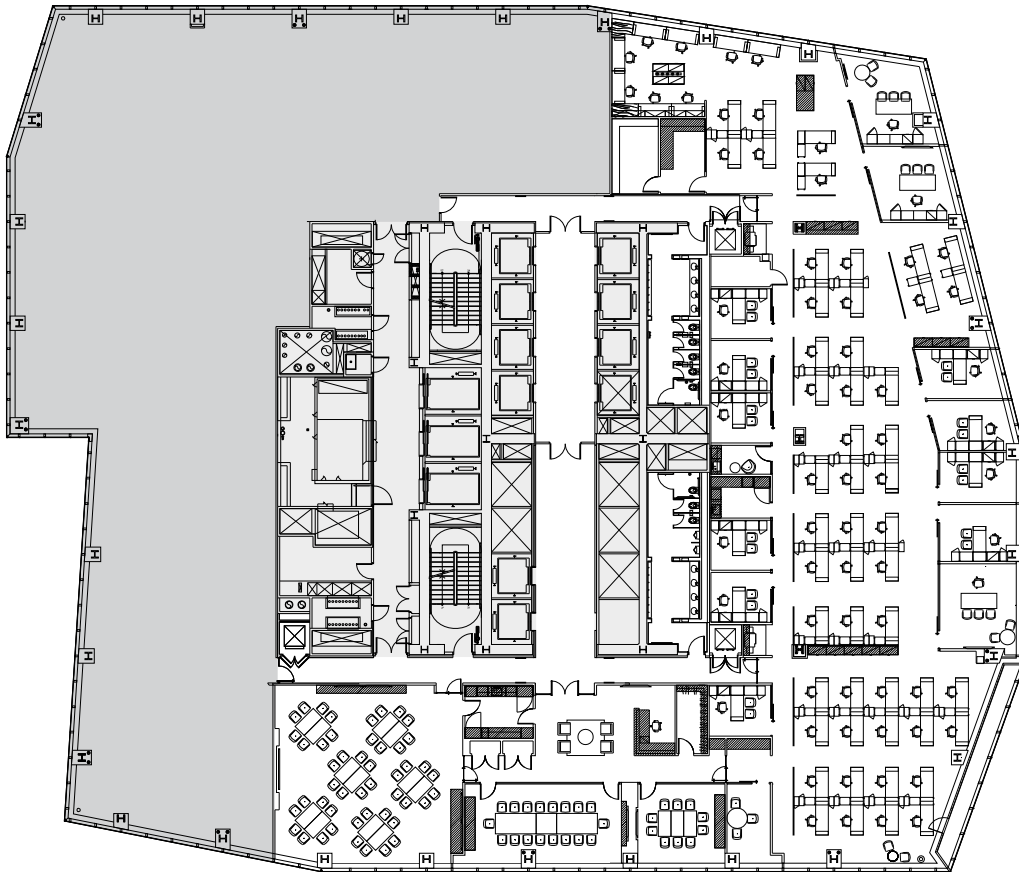
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CORE & SHELL PLAN PARTIAL FLOOR 39

West 43rd Street



Avenue of the Americas

West 42nd Street

21,444 SF



LEASING CONTACTS

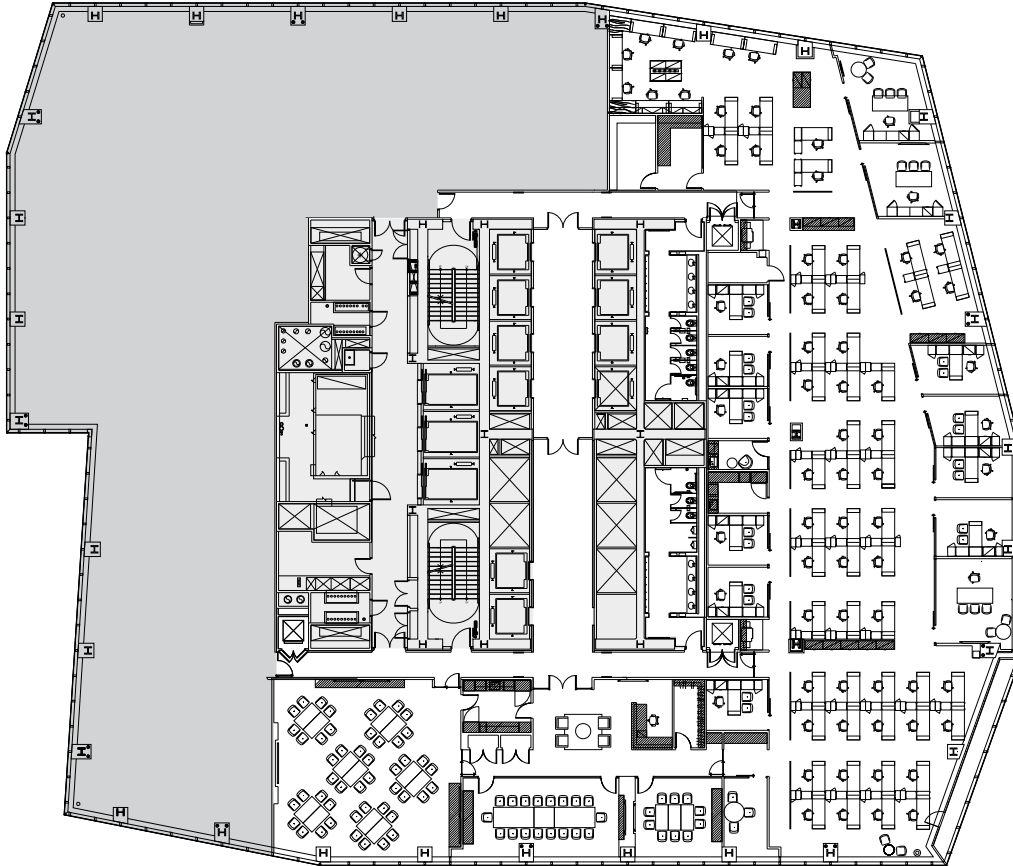
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AS-BUILT PLAN PARTIAL FLOOR 39

West 43rd Street



Avenue of the Americas

West 42nd Street

21,444 SF



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ONE
BRYANT PARK

FLOOR VIEWS

FLOOR 49



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