

1155 Avenue of the Americas

Completed: 1984

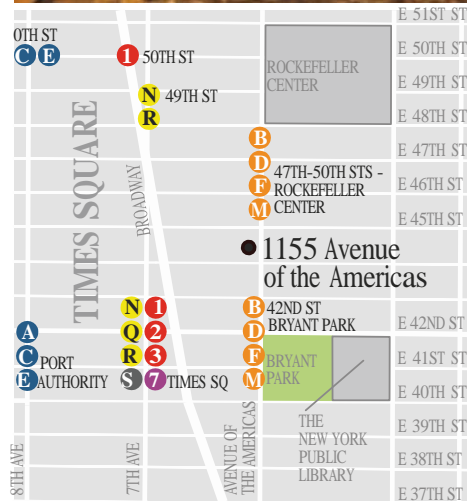
Architect: Emery Roth & Sons

Stories: 41

Building Area: 790,000

Major Tenants: Dow Jones (Wall Street Journal), White & Case, Principal Life Insurance, CRA International.

Occupying the western block front between 44th and 45th streets, this 41-story landmark stands proudly between Bryant Park and Times Square toward the base of “corporate row.” Its sleek, distinctive black-granite façade highlights its modern character. The building boasts every contemporary service and amenity, while the lobby plays host to a revolving art show, fresh flowers, and a newsstand.



Durst.org

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SPECIFICATIONS

Design and Construction

Architect: Emery Roth & Sons (1984)

Lobby: The two-story lobby features marble and terrazzo floors, marble and granite walls, and a polished stainless steel panel ceiling with recessed down lighting. There are two entrances, one on Avenue of the Americas, and one on W. 44th Street.

Building Height: 515 feet

Stories: 41

Slab Height: 12 feet, 6 inches

Floor Plates:

Low: approx. 21,500–30,000 sf

Mid: approx. 16,000 sf

High: approx. 17,000 sf

Heating, Ventilation and Air Conditioning

Heating is provided by a heat exchanger, which converts Con Edison steam to hot water, and circulates the hot water to the perimeter convection units located in the duct system. The air conditioning system is a variable air-volume type, serving the interior and perimeter areas. Air is supplied from fan rooms located on alternate floors, with each air-handling unit serving two floors. Thermostats control the interior and perimeter zones. Electric centrifugal chillers and ice storage tanks provide cooling.

Base Building and Life Safety

Since 2006, The Durst Organization has had the only 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 (FDNY controls FDNY, etc.), the system is tested regularly by both building personnel and an outside testing service to ensure uninterrupted operation.

Sustainable Building Features

The building was awarded an ENERGY STAR® rating for three consecutive years. Electric centrifugal chillers and ice storage tanks reduce electric demand and control energy changes.

Telecommunications

The property has a complete state-of-the-art telecommunications system for communication between and among building management, building services, engineers, and security. Wireless services are provided from one or more carriers, depending on the tenant requirements and carrier participation. Telecommunications are being constantly updated and modernized. Time Warner Cable provides cable TV, and Cogent provides wired high-speed Internet; the building has T-3 availability.

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 the four 3,200-amp service take-offs, which feed the building's service switchgear. Power is then distributed via pipe and wire risers throughout the building. 10% 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 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 lease terms and building rules and regulations.

Security

Electronic Security Systems provide security for the building, proximity key cards for all tenants, and CCTV cameras. The lobby is staffed by licensed security personnel 24/7. All buildings are centrally monitored from our security control command center.

Cleaning

High-caliber green cleaning is provided, which helps tenants achieve and maintain optimal efficiency and professionalism. Our recycling program ensures an environmentally responsible workplace in keeping with The Durst Organization's corporate philosophy.

Messenger Center

The building has a separate messenger center, which directs daily packages, food deliveries, and delivery personnel to a secure location separate from the building lobby.

Area Amenities

Several high-end restaurants, including Aureole, Del Frisco's, Bryant Park Grill & Café, Koi, db Bistro Moderne, Osteria al Doge, and Sushi Zen
A number of hotels, such as The Algonquin, The Royalton, Sofitel, and the New York Marriott Marquis
Prestigious clubs, including The Harvard Club, The Princeton Club, and New York Yacht Club
A variety of other destinations, including Bryant Park, Times Square, Museum of Modern Art, The New York Public Library, and Radio City Music Hall

Transportation:

Subways: A, C, E, B, D, F, M, N, R, 1, 2, 3, 7, S
Grand Central Terminal
Port Authority Bus Terminal

Corporate Neighbors: Bank of America, Condé Nast Publications, HBO, MetLife, NewsCorp, Skadden Arps Slate Meagher & Flom LLP, Marsh & McLennan Companies



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