



855

AVENUE OF THE AMERICAS



WHAT IS THIS?

THIS IS

171,  
000  
SF

OF OPPORTUNITY





31<sup>ST</sup> STREET

30<sup>TH</sup> STREET

AVENUE OF THE AMERICAS

BROADWAY

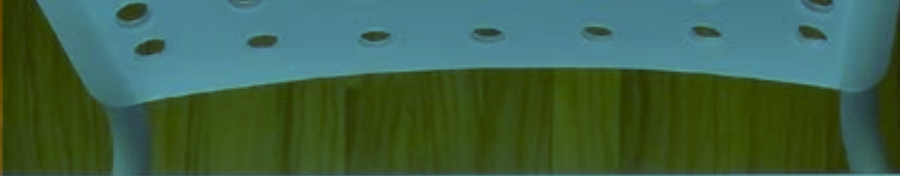


THIS IS

HAP  
PIN  
ESS

AT WORK







# The way we work today has evolved.

Our tools have become mobile, untethering workers from the traditional desk to migrate into collaborative spaces, where creativity and innovation are fostered. Our patterns have become more nomadic; our team structures banded by human engagement. The most productive environments are open, engaging, and supportive, allowing comfort in both creating and sharing of ideas. They are places you want to be in, not just places you are paid to be in. They are reflective and inclusive of your culture.

855 Avenue of the Americas is the opportunity for that workplace.









**East Compton**

**THE NEW YORK TIMES**

8:47 AM  
nytimes.com

**Russia and China Reach 30-Year Deal on Natural Gas**

**A Fine Line Is Seen in U.S. Spring on Computers**

**Far-Right Fever for a Europe Tied to Russia**

**Today's Times Insider**

**TEAVANA**  
SHAKEN ICED TEA

**EGYPTIAN COURT CONSIDERS MUBARAK'S APPEAL**

**WHILE HOUSE TO RELEASE MEMO ON ENFORCED KILLING**

**CLINT: NEW CHIEF IN ATTORNEY GENERAL RACE**

**UNCOVERED PAPERS SHOW GALT OUSTED FROM JUNE 1**

**THE OPEN PAGES**

**THE LIMITS OF ARMED FORCE**

**AZON'S 'E PILOT'**

**SNEY'S 'QUEEN'**







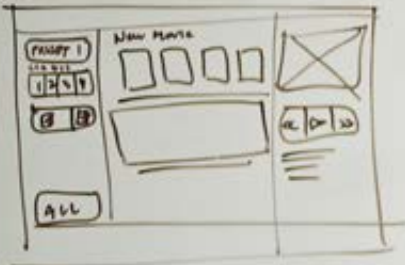




input

• faster input & descri M1

①



②



+ program  
+ admin for  
kids  
stuff

+ other



THIS IS

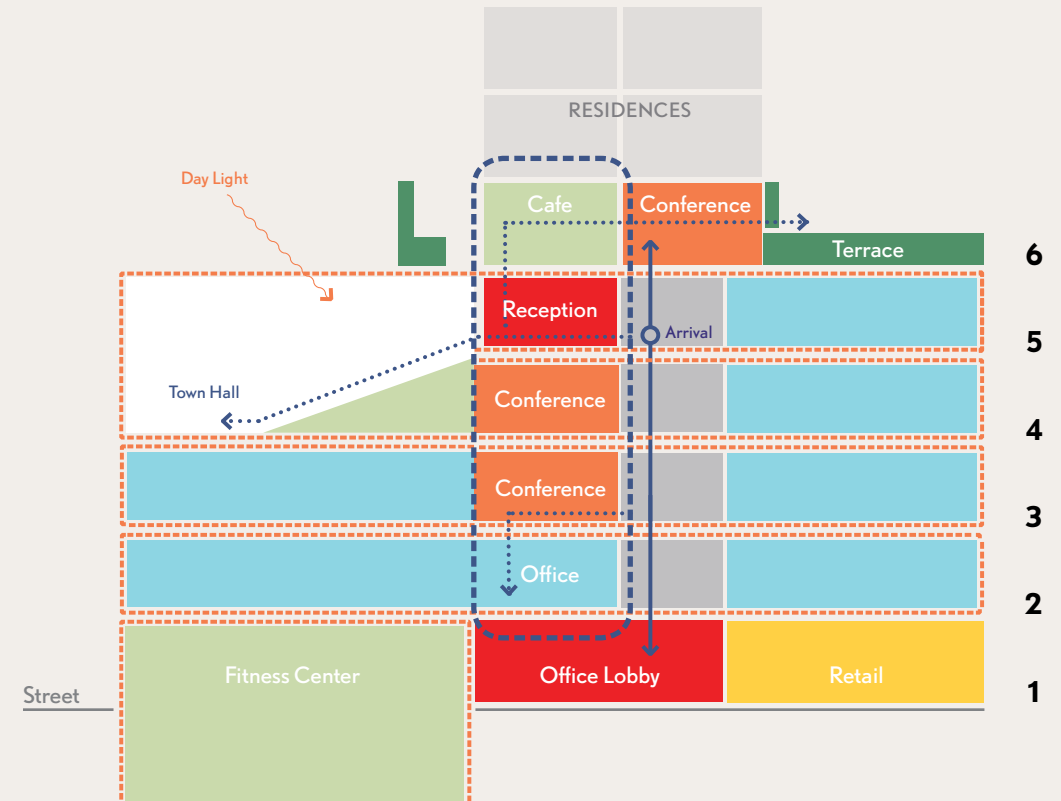
P O S  
S I B I  
L I T Y



# 855 Avenue of the Americas is a multi-floor office opportunity for a select group of visionary companies.

Designed by Cook + Fox for the way we work today, the customizable space is suited for a collaborative environment, with a diversity of spaces to adapt to human behavior and optimize performance.

- ◆ Total Office RSF: 171,000 RSF
- ◆ Slab-to-slab heights: 16'–0"
- ◆ 5'–0" Planning module
- ◆ Floor-by-floor tenant controlled DX units
- ◆ Expanded column free zones
- ◆ Emergency generator back-up to support life-safety and essential systems
- ◆ Additional supplemental generator capacity of up to 500kW available for purchase.
- ◆ At grade, indoor bicycle storage
- ◆ Access to premium fitness center including basketball court and indoor pool
- ◆ 20,000 RSF Outdoor roof terrace



CONCEPTUAL PROGRAM

**171,000**

TOTAL RSF

# Fit

## 5

FLOORS

## 78

PRIVATE OFFICES

## 910

WORKSTATIONS

## 40+

BREAKOUT AREAS

## 990

TOTAL OCCUPANCY

## 171,000\*

TOTAL RSF

\*Please note all RSF numbers provided are approximate

# 5

ARRIVAL



### Color Key

- Conference
- Private Office
- Open Office
- Breakout Areas
- Support
- Reception
- Core

### Planned Workspace

Partner Office	19
Workstation	160
Reception	1
<b>Total</b>	<b>180</b>

### Planned Support

Conference (10 Seats)	1
Conference (4 Seats)	3
Meeting (2-3 Seats)	2
Wellness Room	-
Copy Area	3
Pantry	-
IT Room	-
Mail Room	-
Storage	2
Coat Closets	4

## 31,600

RSF

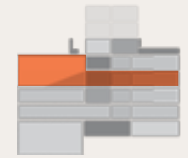
# 6

TERRACE



# 4

TOWN HALL



Color Key

- Conference
- Private Office
- Open Office
- Breakout Areas
- Support
- Terrace
- Reception
- Core

Planned Workspace

- Partner Office -
- Workstation -
- Reception -
- Total -**

Planned Support

- Conference (14 Seats) 2
- Conference (8 Seats) 2
- Conference (4 Seats) 4
- Wellness Room -
- Copy Area 3
- Pantry 2
- IT Room -
- Mail Room -
- Storage 1
- Coat Closets -

## 10,800

RSF

Color Key

- Conference
- Private Office
- Open Office
- Breakout Areas
- Support
- Reception
- Core

Planned Workspace

- Partner Office 20
- Workstation 273
- Reception -
- Total 293**

Planned Support

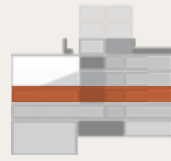
- Conference (14 Seats) 1
- Conference (10 Seats) 1
- Conference (6 Seats) 1
- Conference (4 Seats) 5
- Meeting (2 Seats) 3
- Wellness Room -
- Copy Area 2
- Pantry -
- IT Room -
- Mail Room -
- Storage 3
- Coat Closets 3

## 48,500

RSF



# 3



**Color Key**

- Conference
- Private Office
- Open Office
- Breakout Areas
- Support
- Reception
- Core

**Planned Workspace**

Partner Office	19
Workstation	160
Reception	1
<b>Total</b>	<b>180</b>

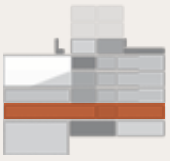
**Planned Support**

Conference (6 Seats)	2
Conference (4 Seats)	3
Meeting (2 Seats)	1
Wellness Room	4
Copy Area	2
Pantry	-
IT Room	-
Mail Room	-
Storage	3
Coat Closets	4

## 31,600

RSF

# 2



**Color Key**

- Conference
- Private Office
- Open Office
- Breakout Areas
- Support
- Reception
- Core

**Planned Workspace**

Partner Office	21
Workstation	298
Reception	1
<b>Total</b>	<b>320</b>

**Planned Support**

Conference (20 Seats)	2
Conference (6 Seats)	1
Conference (4 Seats)	1
Meeting (2 Seats)	2
Wellness Room	-
Copy Area	2
Pantry	-
IT Room	-
Mail Room	-
Storage	4
Coat Closets	3

## 48,500

RSF





6

5

4

3

2

ENTRY

URBANTE

HOTEL  
event





Beginning with a dedicated entrance and capped by a roof terrace with landmark views, the office floors are designed around a central hub of activity.





I really should

the  
OUR V  
RI  
Variety  
DIFFERENT  
FORMS OF LIFE

THE ACTOR



A unique double-height space is envisioned as an iconic social place that reflects a commitment to innovation and sharing.

















“People feel  
good when  
they feel  
connected  
to nature.”

—RICHARD COOK, COOK+FOX ARCHITECTS





THIS IS

No  
MAD

# Anchor

North of Madison Square, central to both midtown clientele and downtown business districts, NoMad provides optimal access to corporate, creative and tech companies. Additionally, the single tenant plan provides a unique branding opportunity to anchor NoMad, a neighborhood known for iconic landmarks like the Flatiron and Empire State Buildings, active neighborhood hubs like Madison Square and Bryant Parks, and innovative destinations like Eataly (A) and Dover Street Market (B).

## FASHION

- 1 Gilt Groupe
- 2 Shopbop
- 3 Ideeli
- 4 Net-a-Porter

## ADVERTISING

- 5 Draftfcb
- 6 Publicis Worldwide
- 7 Razorfish
- 8 Leo Burnett

## PUBLISHING/NEW MEDIA

- 11 PureWow
- 12 BuzzFeed
- 13 Mashable
- 14 UrbanDaddy

## TECH/WEB

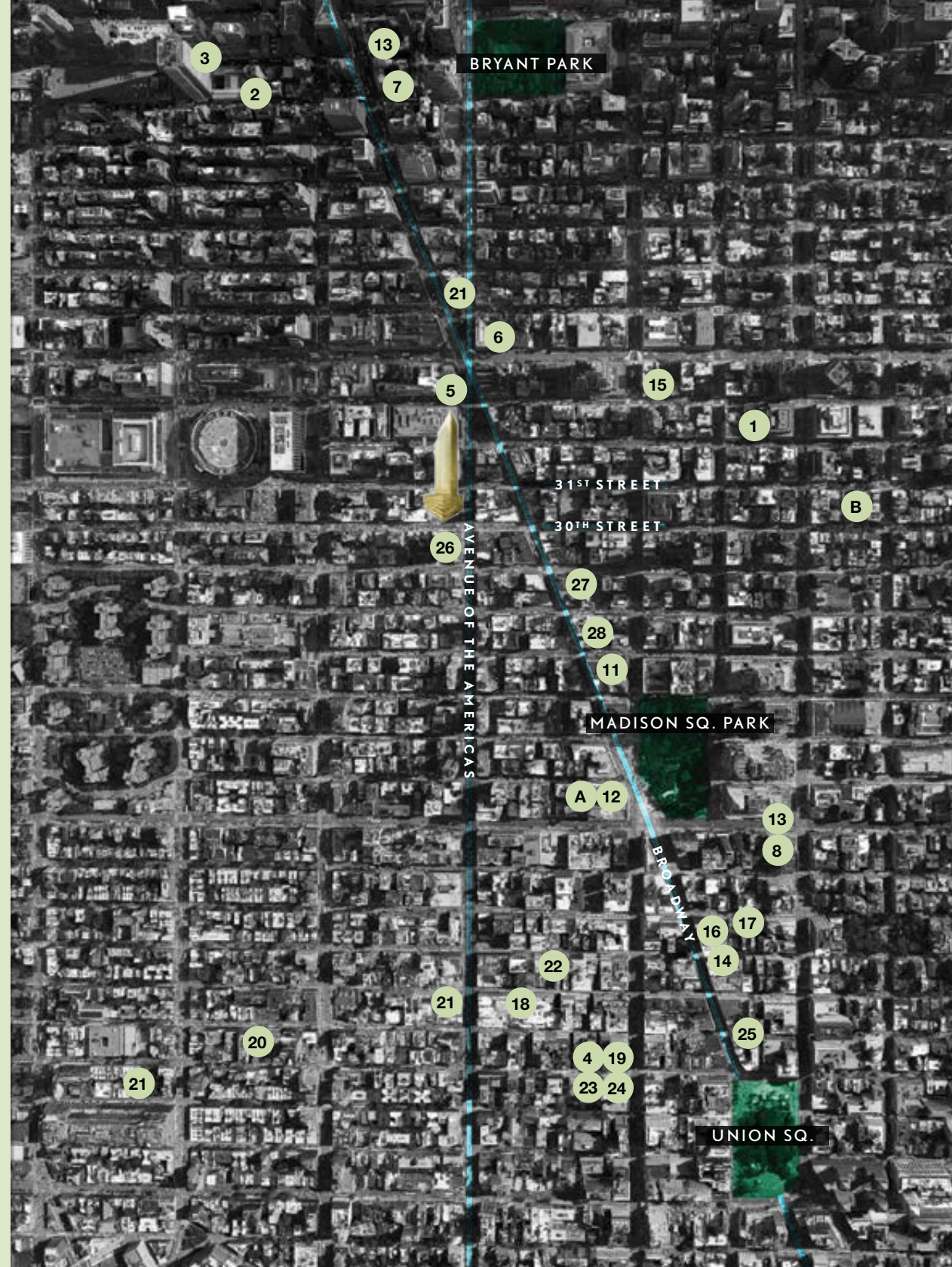
- 15 WeWork
- 16 General Assembly
- 17 Tumblr
- 18 Spotify
- 19 Yelp
- 20 Twitter
- 21 Google

## CONSUMER

- 21 Ebay
- 22 Groupon
- 23 Apple
- 24 Virgin Mobile
- 25 3D Systems

## HOTELS

- 26 Eventi Hotel
- 27 Ace Hotel
- 28 NoMad Hotel





# Converge

NoMad is a district on the move, where all walks—and trains—converge. Speed to and from home, whether you live uptown, downtown, New Jersey, Brooklyn, or beyond, NoMad's accessibility allows for quality of life for all employees.

**8** Citi Bike stations within walking distance

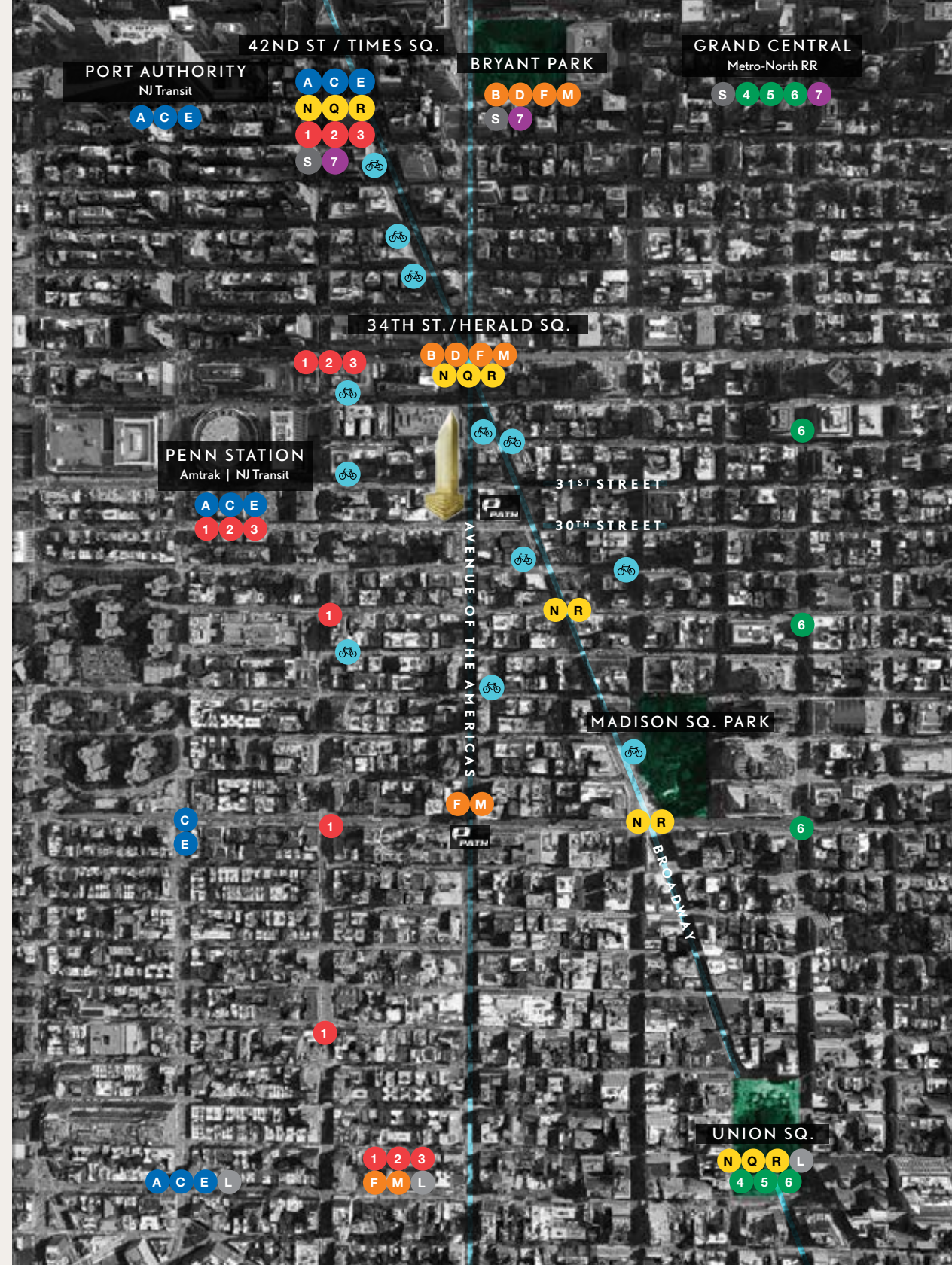
**4** Subway stations nearby, with **10** Subway lines to choose from

**2** Steps to the PATH train to New Jersey

**6** Minute walk to Madison Square Park or the Empire State Building

**15** Minute walk to Union Square

**2** Blocks to NJ Transit and Amtrak





# Gather

Led by an influx of bespoke hotels with a decidedly New York sensibility, NoMad has quietly become a prime neighborhood for chefs and mixologists to open doors. From April Bloomfield's John Dory and The Breslin, to Mario Batali's gastronomic emporium Eataly and Danny Meyer's original Shake Shack, there is always room to gather.

## GRABBING LUNCH OR COFFEE

- 1 Stumptown at Ace Hotel
- 2 No 7 Subs at Ace Hotel
- 3 Sweetgreen
- 4 Num Pang
- 5 Birch Coffee
- 6 Hill Country Barbeque
- 7 Hill Country Chicken
- 8 Melt Shop
- 9 Shake Shack

## CLIENT LUNCH

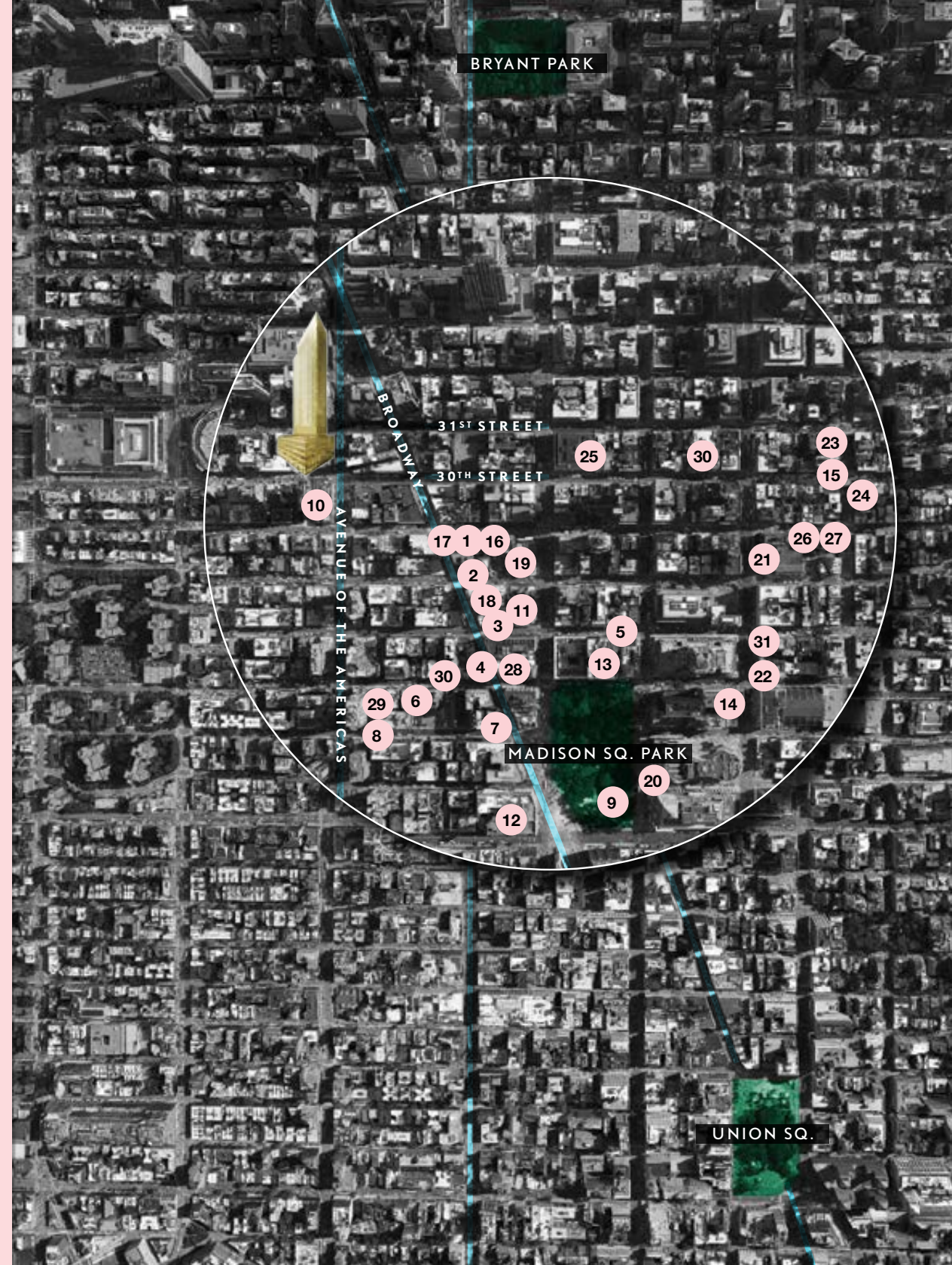
- 10 Humphrey at Eventi
- 11 Ilii
- 12 Eataly
- 13 SD26
- 14 General Assembly
- 15 Rose Bakery

## CLIENT DINNER

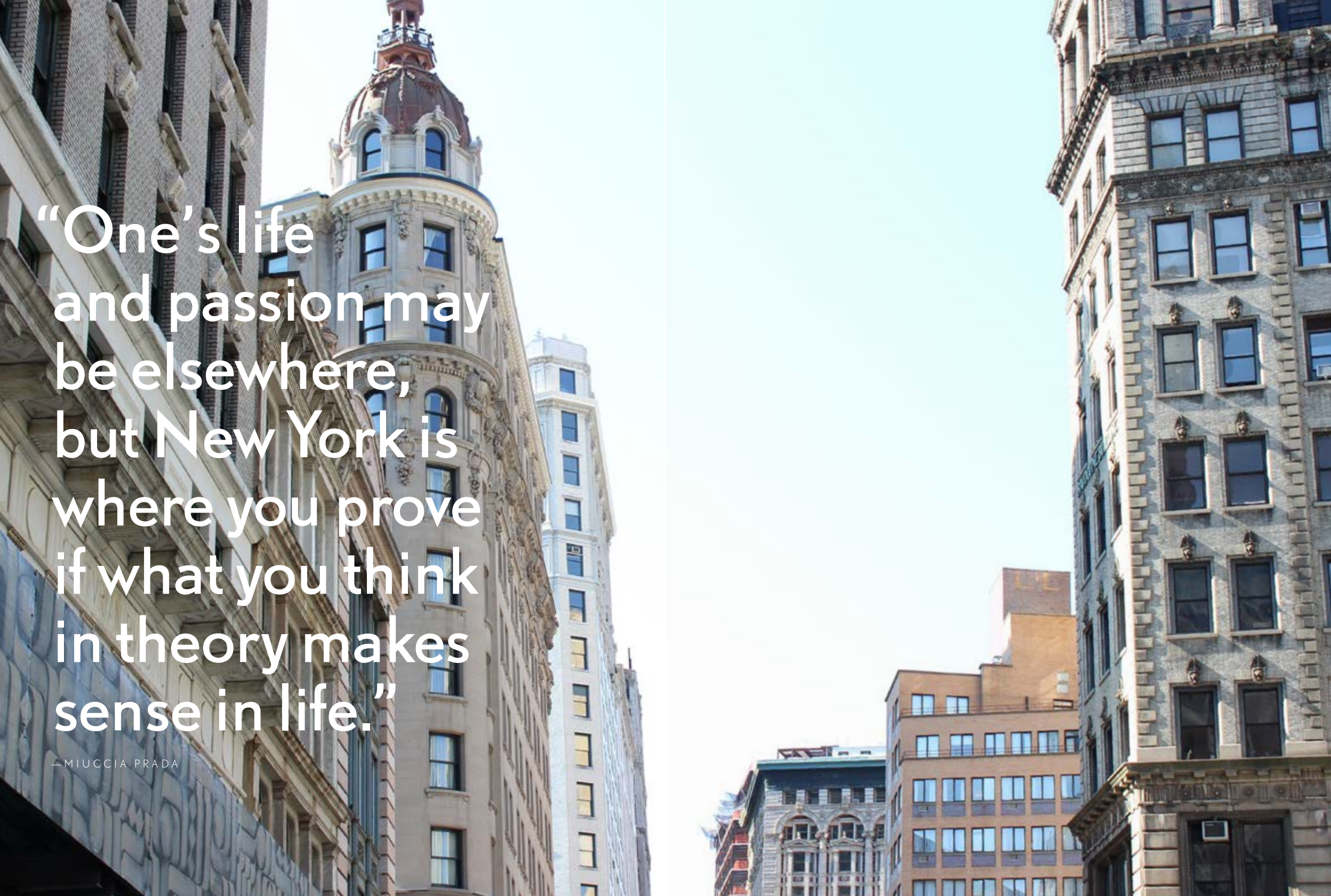
- 16 The Breslin
- 17 The John Dory Oyster Bar
- 18 The NoMad
- 19 L&W Oyster Co.
- 20 Eleven Madison Park
- 21 Brasserie Les Halles
- 22 Dos Caminos

## CASUAL DINNER & DRINKS

- 23 Vezzo Thin Crust Pizza
- 24 Penelope
- 25 Ravagh
- 26 Resto
- 27 Cannibal
- 28 Vin Sur Vingt
- 29 Hanjan
- 30 Maysville
- 31 Sarabeth's







“One’s life  
and passion may  
be elsewhere,  
but New York is  
where you prove  
if what you think  
in theory makes  
sense in life.”

—MIUCCIA PRADA





"Scattered Light,"  
a sculptural installation  
by artist Jim Campbell  
on display in Madison  
Square Park



ACE

*29th at Broadway*

ACE





# SHAKE SHACK

SODA FROZEN FLOATS CONCRETES CONES SHAKES

PICKUP HERE

PICKUP HERE

PICKUP HERE



MAISON KITSUNÉ

PARIS















NoMad...  
where life  
and work  
merge and  
converge.





THIS IS

855

AVENUE OF THE AMERICAS



**Leasing Team**

Eric Engelhardt  
*Vice President*

Rocco Romeo  
*Senior Leasing Manager*

Tom Bow  
*Senior Vice President,  
Director of Leasing*

855 Avenue of the Americas is a 570,000-SF mixed-use development consisting of a residential tower on a commercial podium, with separate entrances, lobbies and elevators for residential and commercial tenants. The residential tower is comprised of 375 rental apartments and diverse amenities, including a roof terrace, pool and basketball court.

In addition to two levels of block-wide retail, the commercial base includes approximately 171,000-RSF of dynamic and flexible office space, with a 20,000-SF sixth floor terrace exclusively for office tenants.

The design, construction and operation of 855 Avenue of the Americas reflects The Durst Organization's on-going commitment to building sustainable development.

**About Durst**

For nearly 100 years, The Durst Organization has been a family run business committed to innovation, integrity, community involvement and sustainability. The Durst Organization develops, builds, owns and manages premiere office towers and residential buildings that set new standards in environmental responsibility and user efficiency. The Durst Organization's commitment to the short- and long-term needs of tenants and partners has distinguished the Durst family as generations of builders, building for generations.