1133
Avenue of the Americas

AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partial Floor 36</td>
<td>5,976</td>
</tr>
<tr>
<td></td>
<td>Built Space, Corner Unit, Excellent Views and Natural Light</td>
</tr>
<tr>
<td>Ground Floor Retail</td>
<td>5,227</td>
</tr>
<tr>
<td></td>
<td>Deal Pending</td>
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</tbody>
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PROPERTY OVERVIEW

Tenants at 1133 Avenue of the Americas enjoy a soaring travertine lobby accented by a striking LED sculpture by Leo Villareal, destination dispatch elevator controls and new elevator cab interiors, and a newly landscaped outdoor plaza. In addition to office opportunities, 1133 Avenue of the Americas offers a jewel box retail opportunity on the north corner of the property. The building is also home to the world headquarters, showroom and performance space of Steinway & Sons.

MAJOR TENANTS

Bank of America; Patterson, Belknap Webb & Tyler; Chubb; ING Financial Holdings; Take 2 Interactive; Steinway & Sons; and The National Basketball Players Association (NBPA).
**OVERVIEW**

**BUILDING OWNER & MANAGER**
The Durst Organization

**YEAR COMPLETED**
1970

**CAPITAL IMPROVEMENTS**
In 2016, a $40 million capital improvement program completed renovations to the soaring travertine lobby, which include: a new security desk, a striking LED sculpture by Leo Villareal, destination dispatch elevator controls and new elevator cab interiors. Other features of the property include over 5,000 square feet of green roofs and exclusive landscaped terraces for tenants to enjoy.

**ARCHITECT**
Emory Roth & Sons

**LOCATION**
1133 Avenue of the Americas between 43rd and 44th Streets

**LEASING CONTACTS**
Tom Bow
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Rocco Romeo
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Ashlea Aaron
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Tanya Grimaldo
tgrimaldo@durst.org, 212.257.6515

**PROXIMITY TO MASS TRANSIT**
Adjacent to 15 Subway lines on 42nd Street: 1, 2, 3, 7, A, B, C, D, E, F, M, N, R, Q, S; Blocks from the Port Authority Bus Terminal and Grand Central; 10 minute walk to Penn Station

**BUILDING HEIGHT**
539 feet

**STORIES**
45

**SLAB TO SLAB HEIGHT**
12 feet to 21 feet

**FLOOR PLATES**
Low: 32,000 - 35,000 SF
High: 22,000 - 24,000 SF

**STANDARD HOURS OF OPERATION**
The on-site Property Management Office is open 8:30 AM – 5:30 PM, Monday – Friday. Building hours are from 8:00 AM – 6:00 PM.

**DELIVERIES/LOADING DOCK**
The loading dock is located at 111 West 43rd Street. Deliveries requiring freight elevator service can be made Monday – Friday during regular freight hours (8:00 am – 5:00 pm, excluding holidays). The loading dock bays measure 11’ 4” high and 12’ 4” high.

**ELEVATORS**
20 passenger elevators with destination dispatch and modernized cabs Two freight elevators: 70’d x 84’w x 120’h and 79’d x 70’w x 112’h

**SUSTAINABILITY**
• LEED Silver certification under LEED v4 Operations + Maintenance: Existing Buildings; one of the first two buildings in NYC to receive certification under the more stringent LEEDv4 rating system
• ENERGY STAR® certified and ranked in the top 12% of most energy efficient buildings in the US
• EPA Water Sense-labeled new plumbing fixtures to promote high-performance and water efficiency
• 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
• Green roofs and exclusive outdoor terraces for tenants to enjoy

**POWER AND UTILITIES**

**HEATING, VENTILATION AND AIR CONDITIONING**
Heating is provided by boiler systems. The air conditioning system is a high-velocity induction unit system serving the perimeter of the building and a medium velocity variable air-volume system serving the interior areas.

**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 the distributed via pipe and wire risers 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, 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 the lease terms and building rules and regulations.

**TELECOMMUNICATIONS**
The Durst Organization offers its tenants a wide range of telecommunication providers. Service providers currently available at 1133 Avenue of the Americas:

Wireless: Verizon Wireless
Telephone: Verizon
Internet: Cogent Communication, Lightower, RCN, and Spectrum
Television: RCN and Spectrum
AS-BUILT PLAN
PARTIAL FLOOR 36

West 44th Street

West 43rd Street

5,976 SF
1133 Avenue of the Americas

PARTIAL FLOOR 36
VIEWS

NORTH EAST

NORTH WEST

SOUTH WEST

WEST

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The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600 | www.durst.org
CORE & SHELL PLANS
GROUND FLOOR RETAIL

West 44th Street

West 43rd Street

GROUND FLOOR RETAIL

5,227 SF

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PROPERTY HIGHLIGHTS
JEWEL BOX RETAIL OPPORTUNITY

5,227 SF PRIME RETAIL OPPORTUNITY