

1133

Avenue of the Americas

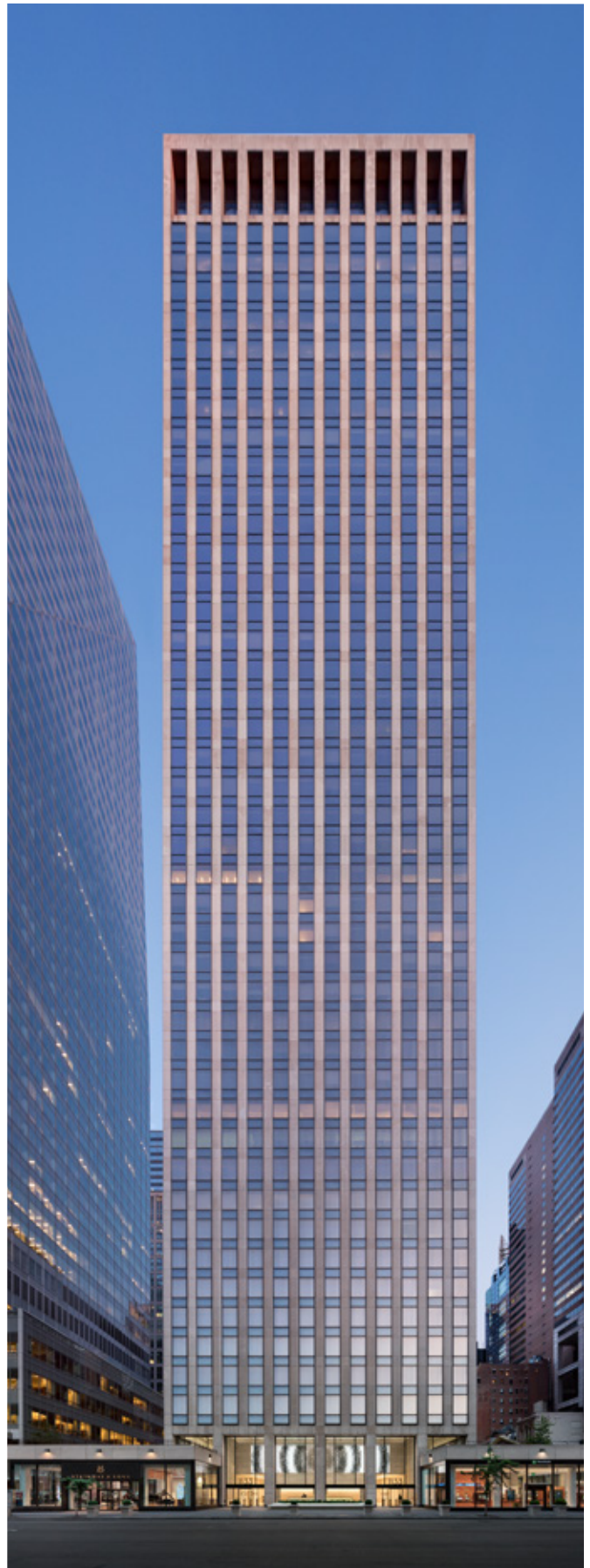
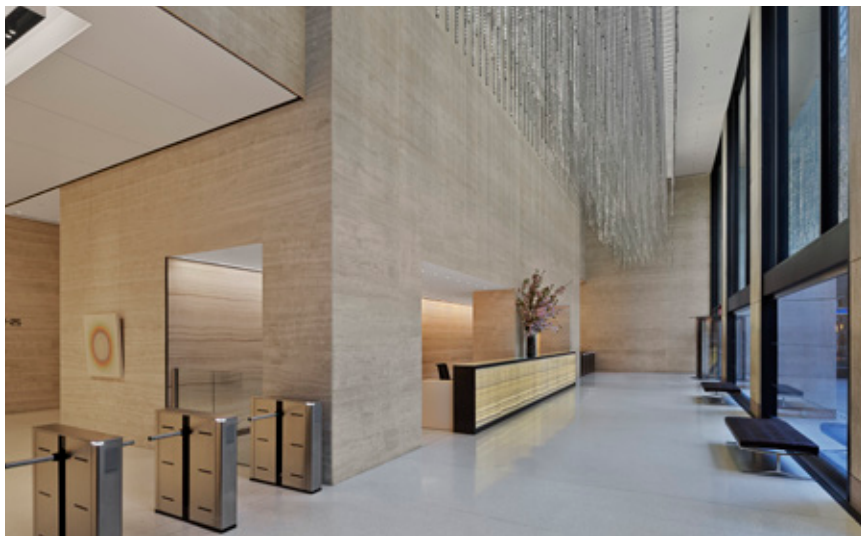
AVAILABILITIES

Partial 36th Floor 5,976 SF

44th Street Ground Floor Retail 5,227 SF

MAJOR TENANTS

Bank of America, Patterson Belknap Webb & Tyler,
Chubb, ING Financial Holdings, Take 2 Interactive



Primary Contact

Rocco Romeo
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Leasing Contacts

Thomas Bow
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The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600 | www.durst.org

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PROPERTY FACT SHEET

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

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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 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

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PROPERTY HIGHLIGHTS - JEWEL BOX RETAIL OPPORTUNITY



5,227 SF PRIME RETAIL OPPORTUNITY

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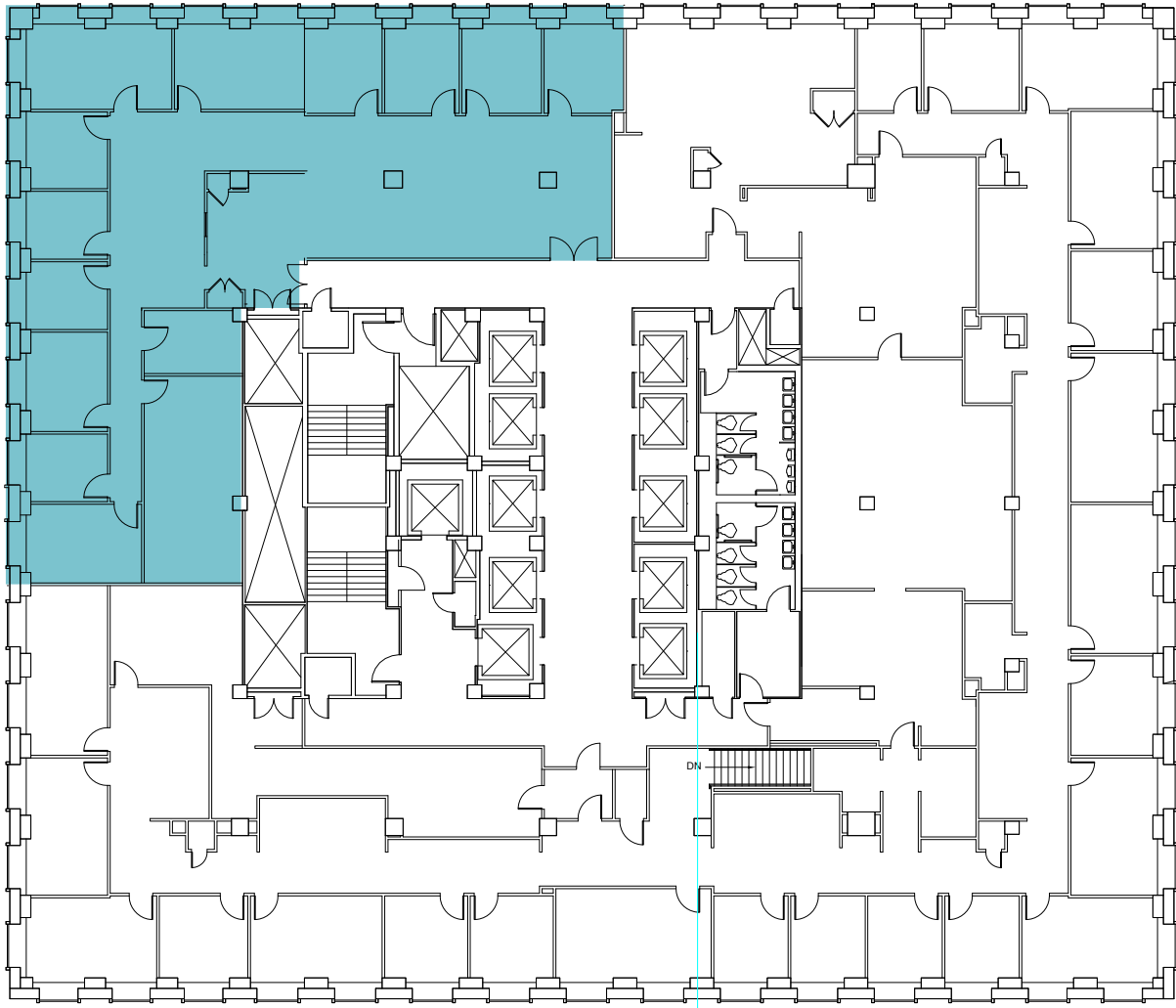
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AS-BUILT PLAN PARTIAL 36TH FLOOR

West 44th Street



West 43rd Street

5,976 SF

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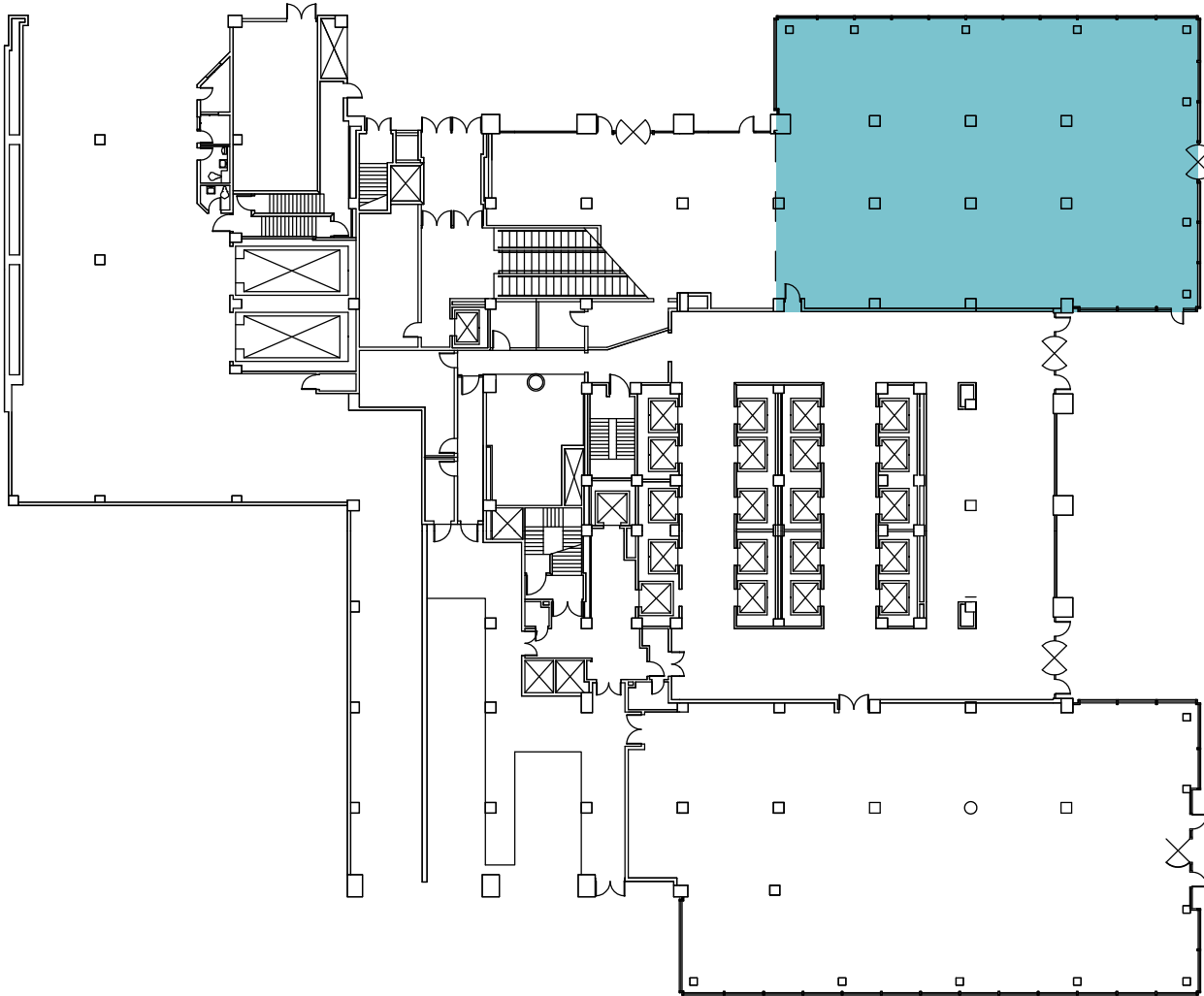
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CORE & SHELL PLANS

44TH STREET GROUND FLOOR RETAIL

West 44th Street



West 43rd Street

GROUND FLOOR RETAIL

5,227 SF

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