AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floors 35-41 &amp; Rooftop</td>
<td>8,000–17,246 SF Each</td>
</tr>
<tr>
<td>Entire Floor 33</td>
<td>17,246 SF</td>
</tr>
<tr>
<td>Entire Floors 28-32</td>
<td>16,563–17,246 SF Each</td>
</tr>
<tr>
<td>Entire Floor 27</td>
<td>DurstReady 16,563 SF</td>
</tr>
<tr>
<td>Entire Floor 26</td>
<td>DurstReady 16,563 SF</td>
</tr>
<tr>
<td>Partial Floor 19</td>
<td>4,468 SF</td>
</tr>
<tr>
<td>Entire Floor 17</td>
<td>16,563 SF</td>
</tr>
<tr>
<td>Entire Floors 5-8</td>
<td>22,149–30,140 SF Each</td>
</tr>
<tr>
<td>Partial Floor 3</td>
<td>5,387 SF</td>
</tr>
<tr>
<td>Ground Floor Retail</td>
<td>2,275 SF</td>
</tr>
<tr>
<td>Ground Floor Retail</td>
<td>Prime Corner Ground Floor Retail with an Office Lease Available. Avenue of the Americas Frontage.</td>
</tr>
</tbody>
</table>

PROPERTY OVERVIEW

Newly refined through a $120 million capital improvement program, 1155 Avenue of the Americas presents signature office opportunities suited to a wide range of tenants, from law firms to private equity funds to visionary tech companies. Crowned by The APEX – an unrivaled skyline office opportunity wrapped by a 4,000 SF rooftop terrace – the property offers premier boutique office floors ranging from 16,500 to 30,140 SF. Podium floors offer contiguous area up to 105K SF and a 6,000 SF 7th floor terrace presents front-row Avenue of the Americas views.

MAJOR TENANTS
Cornell University; Genpact; Knobbe Martens; Perkins Coie; Robert W. Baird & Co; South Street Securities; and Verizon.
OVERVIEW
BUILDING OWNER & MANAGER
The Durst Organization

YEAR COMPLETED
1984

ORIGINAL ARCHITECT
Emery Roth & Sons

YEAR RENOVATED
2017

RENOVATION ARCHITECT
STUDIOS Architecture

LOCATION
1155 Avenue of the Americas between 44th and 45th Streets

LEASING CONTACTS
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rromeo@durst.org, 212.257.6630

Thomas Bow
tbow@durst.org, 212.257.6610

Tanya Grimaldo
tgrimaldo@durst.org, 212.257.6515

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
515 feet

STORIES
41

SLAB TO SLAB HEIGHT
12'-6" to 14'-0"

FLOOR PLATES
Base: Approx. 21,500–30,000 SF
Mid: Approx. 16,000 SF
Tower: Approx. 17,000 SF

TENANT ACCESS & 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 an in-house licensed security guard and/or a building staff member. All Durst buildings are centrally monitored by the 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.

STANDARD HOURS OF OPERATION
The on-site property management office is open 8:30 am to 5:00 pm, Monday through Friday.

PASSENGER ELEVATORS
17 passenger elevators with destination dispatch and modernized cabs.

FREIGHT ELEVATORS
1 freight elevator, 11'9" high x 7'3" wide x 5'4" deep

DELIVERIES/LOADING DOCK
The loading dock is located at 102-108 West 45th Street. Deliveries requiring freight elevator service may be made between 8:00 am and 5:00 pm, Monday through Friday, excluding holidays. The loading dock measures 13' high x 24'3" wide x 45' long.

PROPERTY FEATURES

LOBBY
A newly reimagined entrance on West 44th Street includes outdoor seating and a landscaped plaza. The dramatic new lobby features a cascading ceiling and security desk clad in distinctive back-lit sea-glass. New turnstile security access and elevator lobby complete the ground floor modernization.

CURTAIN WALL WINDOWS
All new low-iron casement windows yield both better views and increased energy efficiency, while floor-to-ceiling glass via new curtain walls at each chamfered corner floods each floor with daylight.

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 LEED v4 rating system
• Pre-packaged LEED v4 Commercial Interiors Certification guidelines for tenant use
• The first thermal ice storage plant in New York City; makes and stores ice at night when electricity demand is low, uses ice to supplement cooling during the day
• EPA Water Sense-labeled plumbing fixtures 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
MECHANICAL

HEATING, VENTILATION & AIR CONDITIONING
Heating is provided by a heat exchanger that converts Con Edison steam to hot water. The hot water is circulated to 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 floor being served by its own air-handling unit. Thermostats control the interior and perimeter zones. Electric centrifugal chillers and ice storage tanks provide cooling.

BASE BUILDING CHILLER PLANT
Chilled water is provided under low load conditions including variable frequency drives on chillers and bypass valves.

FLOOR AIR HANDLERS & FAN ROOM
All original air handlers were replaced with high efficiency ECM fan wall technology to provide floor-by-floor service.

AUTOMATIC TEMPERATURE CONTROL
A new direct digital automatic temperature control system uses of a network of independent microprocessor-based direct digital control (DDC) units and unitary controllers communicating over a high-speed fiber/ethernet local area network. All perimeter fin tube valves have been replaced with electronically actuated valves connected to tenant systems.

DEMAND CONTROLLED VENTILATION
CO2 sensors are installed in the outside air intake, supply, and return sides of each air handling unit to monitor CO2 levels. Ventilation rates can therefore be controlled to limit CO2 levels to less than 500ppm above outside air in accordance with ASHRAE 62.1 (Standard for Ventilation for Indoor Air Quality). This control method limits the amount of outside air to what is truly needed, in turn reducing the fan, heating, and cooling energy required to condition the building.

POWER & UTILITIES

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 comprises four 3,200-amp service take-offs that feed the building’s service switchgear. Power is then 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 used for tenant billing as well as real-time performance monitoring. As standard tenant on-boarding procedure, in-house electrical engineers analyze new tenant designs and requirements to ensure sufficient electrical distribution is provided in accordance with the lease terms and building rules and regulations.

BACK UP POWER
A new 1.5MW life safety generator and fuel oil system is sized to energize the building’s condenser water system, one elevator in each bank, all signs and egress lighting, as well as critical tenant systems.

TELECOMMUNICATIONS
The Durst Organization offers its tenants a wide range of telecommunication providers. Service providers currently available at 1155 Avenue of the Americas are:

- Wireless: Verizon Wireless
- Telephone: Verizon
- Internet: AT&T, Cogent Communication, Lightower, and RCN
- Television: RCN
1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

STACKING PLAN

APEX
35th–41st Floors & Pavilion
Up to 129,000 SF
Includes 4,000 SF Custom Rooftop Pavilion with Wraparound Terrace

27th Floor | DurstReady
26th Floor | Lease Out

Partial 19th Floor | DurstReady

BASE FLOORS
5th–8th Floors
Up to 104,500 SF
Includes 6,000-SF Terrace Available 1Q 2021

33rd Floor
Prebuilt Pending

28th–32nd Floors
Up to 83,500 SF

17th Floor
Marketing Floor

Partial 3rd Floor

Ground Floor Retail

Available Immediately
Marketing Floor

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1155AoA.com
PROPERTY HIGHLIGHTS

CHAMFER CORNERS

FLOOR-TO-CEILING CLEAR GLAZING
8,000-SF ROOFTOP PAVILION
4,000-SF TERRACE INCLUDED

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1155AoA.com
1155 Avenue of the Americas

YOUR PLACE FOR
BLUE SKY THINKING

TEST FIT
EXECUTIVE OFFICE / AMENITY 1
ROOFTOP PAVILION

West 45th Street

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFFICE</td>
<td>-</td>
</tr>
<tr>
<td>ADMIN</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL</td>
<td>-</td>
</tr>
<tr>
<td>CONFERENCE ROOM (8-14)</td>
<td>6</td>
</tr>
<tr>
<td>CAFE</td>
<td>1</td>
</tr>
<tr>
<td>TERRACE LOUNGE</td>
<td>1</td>
</tr>
<tr>
<td>OPEN BREAKOUT</td>
<td>3</td>
</tr>
</tbody>
</table>

SUMMARY (5 FLOORS + PAVILION)

- SF: 96,230
- OCCUPANTS: 546
- SF/OCC: 172

8,000-SF PAVILION
4,000-SF TERRACE

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1155 AVENUE OF THE AMERICAS
YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
EXECUTIVE OFFICE / AMENITY 2
ROOFTOP PAVILION

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>LARGE OFFICE (220 SF)</td>
<td>2</td>
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<tr>
<td>ASSISTANT WORKSTATION</td>
<td>2</td>
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<tr>
<td>TOTAL</td>
<td>4</td>
</tr>
</tbody>
</table>

8,000-SF PAVILION
4,000-SF TERRACE

West 44th Street
West 45th Street

Avenue of the Americas

PRIMARY LEASING CONTACT
Rocco Romeo
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8,000-SF PAVILION
4,000-SF TERRACE

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>LARGE OFFICE (220 SF)</td>
<td>2</td>
</tr>
<tr>
<td>ASSISTANT WORKSTATION</td>
<td>2</td>
</tr>
<tr>
<td>TOTAL</td>
<td>4</td>
</tr>
</tbody>
</table>

West 44th Street
West 45th Street

Avenue of the Americas

PRIMARY LEASING CONTACT
Rocco Romeo
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1155 Avenue of the Americas

YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
AMENITY / CONFERENCE 1
ROOFTOP PAVILION

West 45th Street

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>OFFICE</th>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADMIN</td>
<td>2</td>
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<tr>
<td>TOTAL</td>
<td>3</td>
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<tr>
<td>CONFERENCE ROOM</td>
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<td>48</td>
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<tr>
<td>CAFE</td>
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<td>18</td>
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<tr>
<td>TERRACE LOUNGE</td>
<td>3</td>
<td>14</td>
</tr>
<tr>
<td>OPEN BREAKOUT</td>
<td></td>
<td></td>
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<tr>
<td>SF: 8,000</td>
<td>SF/_OCC: 2,666</td>
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</table>

SUMMARY (5 FLOORS + PAVILION)

SF: 94,230
OCUPANTS: 549
SF/CC: 177

8,000-SF PAVILION
4,000-SF TERRACE

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1155 Avenue of the Americas
YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
AMENITY / CONFERENCE 2
ROOFTOP PAVILION

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEDIUM OFFICE (160 SF)</td>
<td>1</td>
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<tr>
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<tr>
<td>RECEPTION</td>
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<tr>
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<td>83</td>
</tr>
</tbody>
</table>

TOTAL WORKSPACE POPULATION: 84

8,000-SF PAVILION
4,000-SF TERRACE

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1155 Avenue of the Americas

Your Place for Blue Sky Thinking

17,246 SF

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17,246 SF
1155 Avenue of the Americas
YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
OPEN WORK
ENTIRE FLOOR 41

West 45th Street

West 44th Street

PLANNED WORKSPACE (2 FLOORS + PAVILION)

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>WORKSPACE</th>
<th>POPULATION</th>
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<tbody>
<tr>
<td>RECEPTION</td>
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<tr>
<td>OFFICE</td>
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<td>3</td>
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<tr>
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<td>89</td>
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<tr>
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<td>10</td>
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<td>24</td>
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<tr>
<td>TOTAL</td>
<td>105</td>
<td>120</td>
</tr>
</tbody>
</table>

SUMMARY (5 FLOORS + PAVILION)

- SF: 17,246
- SF/OCC: 1,93
- SF: 94,230
- OCCUPANTS: 549
- SF/OCC: 177

17,246 SF

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YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
OFFICE INTENSIVE
ENTIRE FLOOR 41

17,246 SF

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPICAL OFFICE (140 SF)</td>
<td>18</td>
</tr>
<tr>
<td>MEDIUM OFFICE (200 SF)</td>
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<tr>
<td>SHARED OFFICE (140 SF)</td>
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<tr>
<td>WORKSTATION</td>
<td>10</td>
</tr>
<tr>
<td>TOTAL</td>
<td>32</td>
</tr>
</tbody>
</table>

Durst

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YOUR PLACE FOR BLUE SKY THINKING

17,246 SF

TEST FIT
OPEN WORK / INTERIOR OFFICES
ENTIRE FLOOR 41

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
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</thead>
<tbody>
<tr>
<td>TYPICAL OFFICE (100 SF)</td>
<td>5</td>
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<tr>
<td>WORKSTATION</td>
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<tr>
<td>RECEPTION</td>
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</tbody>
</table>

Durst

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**1155 AVENUE OF THE AMERICAS**

**YOUR PLACE FOR BLUE SKY THINKING**

**TEST FIT**

**OPEN WORK**

**ENTIRE FLOOR 41**

---

**PLANNED WORKSPACE [2 FLOORS + PAVILION]**

<table>
<thead>
<tr>
<th></th>
<th>WORKSPACE</th>
<th>POPULATION</th>
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</thead>
<tbody>
<tr>
<td>OFFICE</td>
<td>12</td>
<td>12</td>
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<td>OPEN WORKSTATION</td>
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<td>85</td>
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<td>TOTAL</td>
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<td>CONFERENCE ROOM</td>
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<td>19</td>
</tr>
<tr>
<td>(5-8)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MIDDLE (3)</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>PANTRY/PRINT</td>
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<td>OPEN BREAKOUT</td>
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<td>32</td>
</tr>
<tr>
<td>WORK LOUNGE</td>
<td>2</td>
<td>28</td>
</tr>
</tbody>
</table>

**SUMMARY [2 FLOORS + PAVILION]**

- **SF:** 17,246
- **SF/OCC:** 177
- **SF:** 94,320
- **OCCUPANTS:** 549
- **SF/OCC:** 171

---

17,246 SF

---

**Durst durst.org**

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  - RRomeo@durst.org

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  - 212.257.6515
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- 1155AoA.com
1155 AVENUE OF THE AMERICAS
YOUR PLACE FOR BLUE SKY THINKING

CORE & SHELL PLAN
ENTIRE FLOORS 32-40

17,246 SF EACH

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Leasing Group:
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AAaroon@durst.org

Ashley Gee
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AGee@durst.org

Primary Property Contact:
Thomas Bow
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Durst
1155AoA.com
17,246 SF

**PLANNED WORKSPACE**

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPICAL OFFICE (120 SF)</td>
<td>23</td>
</tr>
<tr>
<td>MEDIUM OFFICE (160 SF)</td>
<td>6</td>
</tr>
<tr>
<td>SHARED OFFICE (120 SF)</td>
<td>2</td>
</tr>
<tr>
<td>WORKSTATION</td>
<td>12</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>43</strong></td>
</tr>
</tbody>
</table>

**1155 AVENUE OF THE AMERICAS**

**YOUR PLACE FOR BLUE SKY THINKING**

**TEST FIT**

**OFFICE INTENSIVE**

**ENTIRE FLOORS 32-40**
1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
OPEN WORK / EXTERIOR OFFICES
ENTIRE FLOORS 32-40

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>LARGE OFFICE (250 SF)</td>
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<tr>
<td>MEDIUM OFFICE (160 SF)</td>
<td>1</td>
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<tr>
<td>TYPICAL OFFICE (120 SF)</td>
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<tr>
<td>WORKSTATION</td>
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<tr>
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<tr>
<td>TOTAL</td>
<td>102</td>
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</table>

17,246 SF
1155 Avenue of the Americas

YOUR PLACE FOR BLUE SKY THINKING

Test Fit
Open Work / Interior Offices
Entire Floors 32-40

West 45th Street

West 44th Street

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPICAL OFFICE (100 SF)</td>
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<tr>
<td>WORKSTATION</td>
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</tr>
<tr>
<td>TOTAL</td>
<td>114</td>
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</tbody>
</table>

17,246 SF
1155 AVENUE OF THE AMERICAS
YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
OPEN WORK
ENTIRE FLOORS 32-40

West 45th Street
West 44th Street

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFFICE</td>
<td>4</td>
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<tr>
<td>ADMIN</td>
<td>0</td>
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<td>TOTAL</td>
<td>4</td>
</tr>
<tr>
<td>WORKSTATIONS</td>
<td>116</td>
</tr>
<tr>
<td>CONFERENCE ROOM (6-12)</td>
<td>2</td>
</tr>
<tr>
<td>CAFÉ</td>
<td>1</td>
</tr>
<tr>
<td>Huddle</td>
<td>2</td>
</tr>
<tr>
<td>OPEN BREAKOUT</td>
<td>5</td>
</tr>
<tr>
<td>PHONE</td>
<td>1</td>
</tr>
<tr>
<td>RSF</td>
<td>17,246</td>
</tr>
<tr>
<td>RSF/OCC</td>
<td>143</td>
</tr>
</tbody>
</table>

SUMMARY [5 FLOORS + PAVILION]

<table>
<thead>
<tr>
<th>RSF</th>
<th>94,230</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANTS</td>
<td>349</td>
</tr>
<tr>
<td>RSF/OCC</td>
<td>171</td>
</tr>
</tbody>
</table>

17,246 SF EACH

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1155AoA.com
1155 AVENUE OF THE AMERICAS
ENTIRE 27TH FLOOR | 16,563 SF

PROPERTY IMAGES

AVAILABILITY
• Available Q3 2020

FEATURES
• Premium Move-In Ready Office Space
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS
WORKSPACE
Private Offices 5
Workstations 73
Reception 1

TOTAL 79
SF 16,563

COLLABORATION SPACE
Conference Rooms 2
Huddle Rooms 2
Breakout Spaces 2

PLANNED SUPPORT
Pantries 2
Wellness Room 1
IDF Room 1

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DURSTREADY.COM
1155 Avenue of the Americas

Your place for blue sky thinking

West 45th Street

West 44th Street

Avenue of the Americas

16,563 SF

1155Aoa.com
**SUMMARY**

- **SF:** 16,563
- **OCCUPANTS:** 40
- **TOTAL ATTORNEY:** 31
- **ATTORNEY / SUPPORT:** 4.4
- **SF / ATTORNEY:** 534

16,563 SF
1155 AVENUE OF THE AMERICAS
PARTIAL 19TH FLOOR, SUITE 1900  |  4,468 SF

PROPERTY IMAGES

BUILDING EXTERIOR
PLAZA
LOBBY

WEST 45TH STREET

AVAILABILITY
• Available Q3 2020

FEATURES
• Premium Move-In Ready Office Space
• Open Plan Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS

WORKSPACE
Private Offices  2
Workstations  21
Reception  1

TOTAL  24
SF  4,468

COLLABORATION SPACE
Conference Room  1
Huddle Spaces  2

PLANNED SUPPORT
Pantry  1
IDF Room  1

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CORE & SHELL PLAN
ENTIRE FLOOR 8

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YOUR PLACE FOR BLUE SKY THINKING

1155AoA.com

22,148 SF
## 1155 Avenue of the Americas

**Your Place for Blue Sky Thinking**

### Test Fit

**Open Work**

**Entire Floor 8**

---

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<table>
<thead>
<tr>
<th><strong>West 45th Street</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>West 44th Street</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Planned Workspace**

- **Workstations**: 154
- **Total**: 154

**Summary (All Floors)**

- **SF**: 104,576 SF (NIC Terrace)
- **Occupants**: 644
- **SF/OCC**: 162 SF

**22,148 SF**
1155 Avenue of the Americas

Test Fit
Open Work / Exterior Offices
Entire Floor 8

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West 44th Street
West 45th Street

22,148 SF
1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

CORE & SHELL PLAN
ENTIRE FLOOR 7

West 45th Street

West 44th Street

22,148 SF
6,000 SF TERRACE

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1155 AVENUE OF THE AMERICAS
YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
OPEN WORK / INTERIOR OFFICES
ENTIRE FLOOR 7

PLANNED WORKSPACE

WORKSPACE

TYPICAL OFFICE (150 SF)  5
WORKSTATIONS           88
RECEPTION               1
TOTAL                   94

22,148 SF
6,000 SF TERRACE

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1155AoA.com
1155 Avenue of the Americas

Your place for Blue Sky Thinking

West 45th Street

West 44th Street

Test Fit
Open Work
Entire Floor 7

Planned Workspace

Workstations
Reception
Total

Workspace

82
1
83

Communicating Stair

Storage

West 44th Street

West 45th Street

22,148 SF
6,000 SF Terrace

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1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

CORE & SHELL PLAN
ENTIRE FLOORS 5-6

30,140 SF EACH

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YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
OPEN WORK / EXTERIOR OFFICES
ENTIRE FLOORS 5-6

West 45th Street

West 44th Street

PLANNED WORKSPACE

WORKSPACE
LARGE OFFICE (300 SF) 2
MEDIUM OFFICE (230 SF) 1
TYPICAL OFFICE (150 SF) 8
WORKSTATIONS 171
TOTAL 182

TOTAL STAFF SEATS: 182

30,140 SF

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1155 Avenue of the Americas
YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
OPEN WORK / INTERIOR OFFICES
ENTIRE FLOORS 5-6

West 45th Street

PLANNED WORKSPACE

TYPICAL OFFICE (150 SF)
WORKSTATIONS

TOTAL

WORKSPACE

TYPICAL OFFICE (150 SF)

WORKSTATIONS

COMMUNICATING STAIR

TOTAL

30,140 SF
AS-BUILT PLAN
PARTIAL FLOOR 3

West 44th Street

5,387 SF
1155 Avenue of the Americas
YOUR PLACE FOR BLUE SKY THINKING

CORE & SHELL PLAN
GROUND FLOOR RETAIL

2,275 SF
1155 AVENUE OF THE AMERICAS
YOUR PLACE FOR BLUE SKY THINKING

FLOOR VIEWS
THE APEX

SOUTHEAST

NORTHWEST

SOUTHWEST

NORTHEAST

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1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

FLOOR VIEWS
FLOOR 31

SOUTHEAST

SOUTHWEST

NORTHEAST

NORTHWEST

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