AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>Availability Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floors 35-41 &amp; Rooftop</td>
<td>8,000–17,246 SF Each NYC’s Highest Skyline Boutique Office and 4,000-SF Rooftop Terrace Available. Up to 129,000 SF. Multiple Floor Combinations Considered.</td>
</tr>
<tr>
<td>Entire Floor 33</td>
<td>17,246 SF Prebuilts Pending.</td>
</tr>
<tr>
<td>Entire Floors 28-32</td>
<td>16,563–17,246 SF Each Contiguous Block of up to 83,500 SF Available.</td>
</tr>
<tr>
<td>Entire Floor 27</td>
<td>16,563 SF DurstReady</td>
</tr>
<tr>
<td>Entire Floor 26</td>
<td>16,563 SF Deal Pending.</td>
</tr>
<tr>
<td>Partial Floor 19 DurstReady</td>
<td>4,468 SF Highly Improved Marketing Floor.</td>
</tr>
<tr>
<td>Entire Floor 27</td>
<td>16,563 SF</td>
</tr>
<tr>
<td>Partial Floor 3</td>
<td>5,387 SF Efficient Corner Unit. Short-Term Lease Available.</td>
</tr>
<tr>
<td>Ground Floor Retail</td>
<td>2,275 SF 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
Rocco Romeo
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

TELEPHONE 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

PROPERTY FACTS
1155 AoA.com

YOUR PLACE FOR
BLUE SKY THINKING

Durst
1155 Avenue of the Americas
New York, NY 10036

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org

Lauren Ferrentino
212.257.6596
LFERRENTINO@durst.org

Tanya Grimaldo
212.257.6515
tgrimaldo@durst.org

Durstonline.com
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 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
1155 AVENUE OF THE AMERICAS

PROPERTY HIGHLIGHTS
7th FLOOR TERRACE

SOUTHEAST CORNER - SIXTH AVENUE VIEW

NORTHEAST CORNER - SIXTH AVENUE & 45TH STREET

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org
Lauren Ferrentino
212.257.6596
Lferrentino@durst.org
Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

1155AoA.com

YOUR PLACE FOR BLUE SKY THINKING
1155 AVENUE OF THE AMERICAS

PROPERTY HIGHLIGHTS

APEX

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org

Lauren Ferrentino
212.257.6596
LFerrentino@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

1155AoA.com

YOUR PLACE FOR
BLUE SKY THINKING
1155 Avenue of the Americas

Core & Shell Plan
Rooftop Pavilion

West 45th Street
West 44th Street
Avenue of the Americas

8,000-SF Rooftop Pavilion
4,000-SF Terrace Included
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>

TOTAL SF: 0,000
SF/OC: N/A

SUMMARY (5 FLOORS + PAVILION)

- SF: 94,230
- OCCUPANTS: 546
- SF/OC: 172

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

1155 Avenue of the Americas
PRIMARY LEASING CONTACT
Rocco Romeo 212.257.6630 RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow 212.257.6610 Tbow@durst.org
Lauren Ferrentino 212.257.6596 Lferrentino@durst.org
Tanya Grimaldo 212.257.6515 Tgrimaldo@durst.org

Durst durst.org

YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
EXECUTIVE OFFICE / AMENITY 1
ROOFTOP PAVILION

West 44th Street
West 45th Street

Avenue of the Americas
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>
</tr>
<tr>
<td>ASSISTANT WORKSTATION</td>
<td>2</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>4</strong></td>
</tr>
</tbody>
</table>

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

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org
Lauren Ferrentino
212.257.6596
Lferrentino@durst.org
Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

1155 Avenue of the Americas
YOUR PLACE FOR BLUE SKY THINKING

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

West 44th Street
West 45th Street
West 46th Street
Avenue of the Americas
PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFFICE</td>
<td>2</td>
</tr>
<tr>
<td>ADMIN</td>
<td>1</td>
</tr>
<tr>
<td>TOTAL</td>
<td>3</td>
</tr>
<tr>
<td>CONFERENCE ROOM (8-14)</td>
<td>5</td>
</tr>
<tr>
<td>CARE</td>
<td>1</td>
</tr>
<tr>
<td>TERRACE LOUNGE</td>
<td>1</td>
</tr>
<tr>
<td>OPEN BREAKOUT</td>
<td>3</td>
</tr>
<tr>
<td>SF: 8,000</td>
<td></td>
</tr>
<tr>
<td>SF/OCC: 2,666</td>
<td></td>
</tr>
</tbody>
</table>

SUMMARY (5 FLOORS + PAVILION)

SF: 94,230

OCUPANTS: 549

SF/OCC: 177

8,000-SF PAVILION

4,000-SF TERRACE

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org

Lauren Ferrentino
212.257.6596
Lferrentino@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

1155AoA.com
PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEDIUM OFFICE (160 SF)</td>
<td>1</td>
</tr>
<tr>
<td>WORKSTATION</td>
<td>81</td>
</tr>
<tr>
<td>RECEPTION</td>
<td>1</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>83</strong></td>
</tr>
</tbody>
</table>

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

1155 AoA.com

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org
Lauren Ferrentino
212.257.6596
LFerrentino@durst.org
Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org
1155 Avenue of the Americas

Core & Shell Plan
Entire Floor 41

17,246 SF EACH
1155 Avenue of the Americas

Your place for blue sky thinking

Primary leasing contact
Rocco Romeo
212.257.6630
Rromeo@durst.org

Additional leasing contacts
Thomas Bow
212.257.6610
Tbow@durst.org

Lauren Ferrentino
212.257.6596
Lferrentino@durst.org

Tanya Grimaldo
212.257.6515
Tgrimaldo@durst.org

17,246 SF

West 45th Street

Test fit
Open work/amenity
Entire Floor 41

Planned workspace

<table>
<thead>
<tr>
<th>Workspace</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium Office (160 SF)</td>
<td>1</td>
</tr>
<tr>
<td>Workstation</td>
<td>81</td>
</tr>
<tr>
<td>Reception</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>84</strong></td>
</tr>
</tbody>
</table>

West 44th Street

Open plan w/ executive offices
Test fit
Floor 41

17,246 SF
1155 AVENUE OF THE AMERICAS
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>
<td>2</td>
</tr>
<tr>
<td>SHARED OFFICE (140 SF)</td>
<td>2</td>
</tr>
<tr>
<td>WORKSTATION</td>
<td>10</td>
</tr>
<tr>
<td>TOTAL</td>
<td>32</td>
</tr>
</tbody>
</table>

17,246 SF
1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
OPEN WORK / INTERIOR OFFICES
ENTIRE FLOOR 41

17,246 SF

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPICAL OFFICE (100 SF)</td>
<td>5</td>
</tr>
<tr>
<td>WORKSTATION</td>
<td>79</td>
</tr>
<tr>
<td>RECEPTION</td>
<td>1</td>
</tr>
<tr>
<td>TOTAL</td>
<td>85</td>
</tr>
</tbody>
</table>

West 45th Street

West 44th Street

1155AoA.com
1155 Avenue of the Americas

YOUR PLACE FOR BLUE SKY THINKING

TEST FIT OPEN WORK ENTIRE FLOOR 41

West 44th Street

West 45th Street

PLANNED WORKSPACE [2 FLOORS + PAVILION]

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>OFFICE</th>
<th>12</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPEN WORKSTATION</td>
<td>55</td>
<td>55</td>
</tr>
<tr>
<td>TOTAL</td>
<td>97</td>
<td>97</td>
</tr>
<tr>
<td>CONFERENCE ROOM [5-8]</td>
<td>3</td>
<td>19</td>
</tr>
<tr>
<td>HALL (3)</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>PANTRY/PRINT</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>OPEN BREAKOUT</td>
<td>3</td>
<td>22</td>
</tr>
<tr>
<td>WORK LOUNGE</td>
<td>2</td>
<td>28</td>
</tr>
</tbody>
</table>

SF: 17,246
SF/OCC: 177

SUMMARY [2 FLOORS + PAVILION]

SF: 94,230
OCCUPANTS: 549
SF/OCC: 171

17,246 SF

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org

Lauren Ferrentino
212.257.6596
Lferrentino@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

1155AoA.com
CORE & SHELL PLAN
ENTIRE FLOORS 32-40

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

TEST FIT
OFFICE INTENSIVE
ENTIRE FLOOR 40

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>TOTAL</td>
<td>43</td>
</tr>
</tbody>
</table>

1155AoA.com

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org

Lauren Ferrentino
212.257.6596
Lferrentino@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org
TEST FIT
OPEN WORK / EXTERIOR OFFICES
ENTIRE FLOOR 40

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>LARGE OFFICE (250 SF)</td>
<td>2</td>
</tr>
<tr>
<td>MEDIUM OFFICE (160 SF)</td>
<td>1</td>
</tr>
<tr>
<td>TYPICAL OFFICE (120 SF)</td>
<td>3</td>
</tr>
<tr>
<td>WORKSTATION</td>
<td>94</td>
</tr>
<tr>
<td>ASSISTANT WORKSTATION</td>
<td>2</td>
</tr>
<tr>
<td>TOTAL</td>
<td>102</td>
</tr>
</tbody>
</table>

17,246 SF
1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

17,246 SF

TEST FIT
OPEN WORK / INTERIOR OFFICES
ENTIRE FLOOR 40

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPICAL OFFICE (100 SF)</td>
<td>5</td>
</tr>
<tr>
<td>WORKSTATION</td>
<td>109</td>
</tr>
<tr>
<td>TOTAL</td>
<td>114</td>
</tr>
</tbody>
</table>

West 44th Street

West 45th Street

Avenue of the Americas

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org

Lauren Ferrentino
212.257.6596
Lferrentino@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

1155AoA.com
PIECE155 
AVENUE OF THE AMERICAS

YOUR PLACE FOR 
BLUE SKY THINKING

TEST FIT
OPEN WORK
ENTIRE FLOORS 37-39

1155AoA.com

West 45th Street

West 44th Street

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFFICE</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>ADMIN</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>WORKSTATIONS</td>
<td>116</td>
<td>116</td>
</tr>
<tr>
<td>CONFERENCE ROOM (6-12)</td>
<td>2</td>
<td>18</td>
</tr>
<tr>
<td>CAFES</td>
<td>1</td>
<td>18</td>
</tr>
<tr>
<td>HUDDLE</td>
<td>2</td>
<td>7</td>
</tr>
<tr>
<td>OPEN BREAKOUT</td>
<td>5</td>
<td>45</td>
</tr>
<tr>
<td>PHONE</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>RSF</td>
<td>17,246</td>
<td></td>
</tr>
<tr>
<td>RSF/ OCC.</td>
<td>143</td>
<td></td>
</tr>
</tbody>
</table>

SUMMARY [5 FLOORS + PAVILION]

- RSF: 94,230
- OCCUPANTS: 349
- RSF/OCC: 171

17,246 SF EACH
16,563 – 17,246 SF EACH
1155 AVENUE OF THE AMERICAS
ENTIRE 27TH FLOOR | 16,563 SF

PROPERTY IMAGES

AVAILABILITY
• Available December 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

ERIC ENGELHARDT
212.667.8704
EEngelhardt@durst.org

TANYA GRIMALDO
212.257.6515
TGrimaldo@durst.org

DURSTREADY.COM
1155 Avenue of the Americas

PREBUILT PLAN
ENTIRE FLOOR 26

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

PROPERTY IMAGES

- AVAILABLE
  - 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

ERIC ENGELHARDT
212.667.8704
EEngelhardt@durst.org

TANYA GRIMALDO
212.257.6515
TGrimaldo@durst.org

DURSTREADY.COM
1155
AVENUE OF THE AMERICAS

YOUR PLACE FOR
BLUE SKY THINKING

TEST FIT
OPEN WORK
ENTIRE FLOOR 8

West 45th Street

West 44th Street

22,148 SF

PLANNED WORKSPACE

WORKSTATIONS
154

TOTAL
154

SUMMARY (ALL FLOORS)

SF: 104,576 SF (NIC TERRACE)
OCCUPANTS: 644
SF/OCC: 162 SF

GAME AREA
300 sqm

WORKSPACE

CAFE

RECEPTION

MULTI-
PURPOSE
ROOM

EXECUTIVE
WORKSPACE

WORKSPACE WORKSPACE

7th FLOOR

8th FLOOR

5th FLOOR

6th FLOOR

TERRACE

West 44th
Street

West 45th
Street

COMMUNICATING
STAIR

COMMUNICATING
STAIR

OPEN TO BELOW

SN OUT

OPEN TO BELOW

SN OUT

1155AoA.com

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org

Lauren Ferrentino
212.257.6596
LFERRENTINO@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

Durst
durst.org

Durts
1155AoA.com
TEST FIT
OPEN WORK / EXTERIOR OFFICES
ENTIRE FLOOR 8

TOTAL COLLABORATION SEATS: 115
OPEN: 68
ENCLOSED: 47

47 GAME AREA
300 sqm

SUMMARY (ALL FLOORS)
TOTAL: 96
TYPICAL OFFICE (150 SF): 3
MEDIUM OFFICE (230 SF): 2
LARGE OFFICE (300 SF): 1
WORKSTATIONS: 90

PLANNED WORKSPACE

PURPOSE
MULTI-ROOM WORKSPACE

RECEPTION WORKSPACE
EXECUTIVE WORKSPACE
ADMINISTRATIVE WORKSPACE
TEMPORARY WORKSPACE

SUMMARY (ALL FLOORS)
RSF: 104,576 SF (NIC TERRACE)
OCCUPANTS: 603
RSF/OCC: 173 SF

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org

Lauren Ferrentino
212.257.6596
L.Ferrentino@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

22,148 SF

1155 AVENUE OF THE AMERICAS
YOUR PLACE FOR BLUE SKY THINKING

West 45th Street

West 44th Street

Avenue of the Americas

West 44
West 45
1155 AVENUE OF THE AMERICAS
YOUR PLACE FOR BLUE SKY THINKING

CORE & SHELL PLAN
ENTIRE FLOOR 7

22,148 SF
6,000 SF TERRACE
1155 Avenue of the Americas
Your place for blue sky thinking

Test Fit
Open Work / Interior Offices
Entire Floor 7

Primary Leasing Contact
Rocco Romeo
212.257.6630
RRomeo@durst.org

Additional Leasing Contacts
Thomas Bow
212.257.6610
TBow@durst.org

Lauren Ferrentino
212.257.6596
Lferrentino@durst.org

Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

22,148 SF
6,000 SF Terrace
1155
AVENUE OF THE AMERICAS

YOUR PLACE FOR
BLUE SKY THINKING

TEST FIT
OPEN WORK
ENTIRE FLOOR 7

West 45th Street

West 44th Street

22,148 SF
6,000 SF TERRACE

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org
Lauren Ferrentino
212.257.6596
LFerrentino@durst.org
Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

22,148 SF
6,000 SF TERRACE
Core & Shell Plan
Entire Floors 5-6

1155 Avenue of the Americas
Your Place for Blue Sky Thinking

30,140 SF Each
30,140 SF

1155 AVENUE OF THE AMERICAS

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

30,140 SF
1155 AVENUE OF THE AMERICAS
YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
OPEN WORK
ENTIRE FLOORS 5-6

PLANNED WORKSPACE

WORKSTATIONS

TOTAL

WORKSPACE

214

COMMUNICATING STAIR

OPEN TO BELOW
OPEN TO ABOVE

OPEN TO BELOW
OPEN TO ABOVE

30,140 SF
1155 Avenue of the Americas

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

30,140 SF
1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR
BLUE SKY THINKING

TEST FIT
OPEN WORK
ENTIRE FLOORS 5-6

West 45th Street

West 44th Street

30,140 SF
1155 Avenue of the Americas

AS-BUILT PLAN
PARTIAL FLOOR 3

West 45th Street

West 44th Street

5,387 SF
1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

FLOOR VIEWS
THE APEX

SOUTHEAST

NORTHEAST

SOUTHWEST

NORTHWEST

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org
Lauren Ferrentino
212.257.6596
LFerrentino@durst.org
Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

1155AoA.com
1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

FLOOR VIEWS
FLOOR 31

SOUTHEAST

SOUTHWEST

NORTHEAST

NORTHWEST
1155 AVENUE OF THE AMERICAS
YOUR PLACE FOR BLUE SKY THINKING

FLOOR VIEWS
FLOOR 28

SOUTHEAST

SOUTHWEST

NORTHEAST

NORTHWEST

PRIMARY LEASING CONTACT
Rocco Romeo
212.257.6630
RRomeo@durst.org

ADDITIONAL LEASING CONTACTS
Thomas Bow
212.257.6610
TBow@durst.org
Lauren Ferrentino
212.257.6596
LFerrentino@durst.org
Tanya Grimaldo
212.257.6515
TGrimaldo@durst.org

1155AoA.com