AVAIlABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>Size</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floors 35-41 &amp; Rooftop</td>
<td>8,000-17,246 SF Each</td>
<td>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>Partial Floor 33</td>
<td>9,197 SF</td>
<td>Prebuilt Pending</td>
</tr>
<tr>
<td>Entire Floor 33</td>
<td>8,049 SF</td>
<td>Prebuilt Pending</td>
</tr>
<tr>
<td>Entire Floors 28-32</td>
<td>16,563-17,246 SF Each</td>
<td>Contiguous Block of up to 83,500 SF Available.</td>
</tr>
<tr>
<td>Entire Floor 27</td>
<td>16,563 SF</td>
<td>DustReady</td>
</tr>
<tr>
<td>Partial Floor 19</td>
<td>4,468 SF</td>
<td>DustReady</td>
</tr>
<tr>
<td>Entire Floor 17</td>
<td>16,563 SF</td>
<td>Highly Improved Marketing Floor.</td>
</tr>
<tr>
<td>Entire Floors 5-8</td>
<td>22,148-30,140 SF Each</td>
<td>Contiguous Block up to 105K SF with 6,000-SF Terrace. Avenue of the Americas Frontage.</td>
</tr>
<tr>
<td>Partial Floor 3</td>
<td>5,387 SF</td>
<td>Efficient Corner Unit. Short-Term Lease Available.</td>
</tr>
<tr>
<td>Ground Floor Retail</td>
<td>2,275 SF</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.
PROPERTY FACTS

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

Lauren Ferrentino
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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 + rooftop pavilion

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 organsics 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

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

39th Floor
Marketing Floor

33rd Floor
Prebuilt Pending

28th-32nd Floors
Up to 83,500 SF

27th Floor | DurstReady

Partial 19th Floor | DurstReady

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

17th Floor
Marketing Floor

Partial 3rd Floor

Ground Floor Retail

Available Immediately
Marketing Floor

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1155Aoa.com
PROPERTY HIGHLIGHTS
CHAMFER CORNERS
PROPERTY HIGHLIGHTS
APEX

TERRACE VIEW LOOKING EAST

INTERIOR PAVILION VIEW

1155 AVENUE OF THE AMERICAS
YOUR PLACE FOR BLUE SKY THINKING

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1155 Avenue of the Americas

Your Place for Blue Sky Thinking

Core & Shell Plan
Rooftop Pavilion

West 45th Street

West 44th Street

Avenue of the Americas

Leasing Group:
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Ashlea Aaron
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8,000-SF Rooftop Pavilion
4,000-SF Terrace Included

FIRE PUMP AND ELEC. ROOM
DIGITAL ANTENNA CONTROL ROOM

8,000-SF ROOFTOP PAVILION
4,000-SF TERRACE INCLUDED
1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
EXECUTIVE OFFICE / AMENITY 1
ROOFTOP PAVILION

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>
<tr>
<td>SF</td>
<td>0.000</td>
</tr>
<tr>
<td>SF/ OCC.</td>
<td>N/A</td>
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</table>

SUMMARY (5 FLOORS + PAVILION)

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

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

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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>
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<tbody>
<tr>
<td>LARGE OFFICE (220 SF)</td>
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<tr>
<td>ASSISTANT WORKSTATION</td>
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</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>4</strong></td>
</tr>
</tbody>
</table>

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

WILLIAMSBURG DRIVE - EXECUTIVE OFFICE / AMENITY TEST FIT

PLANNED WORKSPACE

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

8,000-SF PAVILION
4,000-SF TERRACE
1155 Avenue of the Americas

YOUR PLACE FOR BLUE SKY THINKING

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PRIMARY LEASING CONTACT

ADDITIONAL LEASING CONTACTS

West 44th Street

TEST FIT

AMENITY / CONFERENCE 1

ROOFTOP PAVILION

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>OFFICE</th>
<th>ADMIN</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2</td>
<td>1</td>
<td>3</td>
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<tr>
<td>CONFERENCE ROOM</td>
<td>5</td>
<td>48</td>
<td>53</td>
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<td>CAFE</td>
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<td>10</td>
<td>11</td>
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<tr>
<td>TERRACE LOUNGE</td>
<td>1</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>OPEN BREAKOUT</td>
<td>3</td>
<td>14</td>
<td>17</td>
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<td>SF:</td>
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<tr>
<td>SF/OCC:</td>
<td>2,666</td>
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SUMMARY (5 FLOORS + PAVILION)

SF: 94,230
OCCUPANTS: 549
SF/OCC: 177

8,000-SF PAVILION

4,000-SF TERRACE

West 45th Street
1155 Avenue of the Americas

Your Place for Blue Sky Thinking

Test Fit

Amenity / Conference 2

Rooftop Pavilion

8,000-SF Pavilion
4,000-SF Terrace

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>
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</tr>
</tbody>
</table>

TOTAL: 83

84

Primary Leasing Contact

Rocco Romeo
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Additional Leasing Contacts

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West 45th Street

West 44th Street
1155 Avenue of the Americas

Your Place for Blue Sky Thinking

Core & Shell Plan
Entire Floor 41

West 45th Street

17,246 SF EACH

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1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

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>TOTAL</td>
<td>83</td>
</tr>
</tbody>
</table>

17,246 SF

PRIMARY LEASING CONTACT
Rocco Romeo
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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>RECEPTION</td>
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<td>1</td>
</tr>
<tr>
<td>OFFICE</td>
<td>3</td>
<td>3</td>
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<tr>
<td>OPEN WORKSTATION</td>
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<td>85</td>
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<td>TOTAL</td>
<td>89</td>
<td>89</td>
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<tr>
<td>CONFERENCE ROOM (4 - 16)</td>
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<td>CAFE</td>
<td>1</td>
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<td>OPEN BREAKOUT</td>
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<tr>
<td>SF/OCC</td>
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</table>

SUMMARY (5 FLOORS + PAVILION)

SF: 94,230
OCCUPANTS: 549
SF/OCC: 177

17,246 SF
1155 Avenue of the Americas

Your place for Blue Sky Thinking

Test Fit
Office Intensive
Entire Floor 41

West 45th Street

West 44th Street

Avenue of the Americas

Planned Workspace

<table>
<thead>
<tr>
<th>Workspace</th>
<th>Population</th>
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<tbody>
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<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>
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<tr>
<td>Total</td>
<td>32</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 FLOOR 41

17,246 SF

PLANNED WORKSPACE

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

TOTAL POPULATION: 86

West 45th Street
West 44th Street

AVENUE OF THE AMERICAS

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1155AoA.com
1155 Avenue of the Americas

Your place for blue sky thinking

17,246 SF

PLANNED WORKSPACE (2 FLOORS + PAVILION)

<table>
<thead>
<tr>
<th></th>
<th>WORKSPACE</th>
<th>POPULATION</th>
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</thead>
<tbody>
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<td>12</td>
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<td>TOTAL</td>
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<td>97</td>
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<td>CONFERENCE ROOM (5-8)</td>
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<tr>
<td>HUB (3)</td>
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<tr>
<td>PANTRY/PRINT</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: 94,330
OCCUPANTS: 549
SF/OCC: 171

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Durst durst.org

1155AoA.com

Tube

1155 Avenue of the Americas

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Durst durst.org

1155AoA.com

TEST FIT
OPEN WORK
ENTIRE FLOOR 41
CORE & SHELL PLAN
ENTIRE FLOORS 39-40

17,246 SF EACH
1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
OFFICE INTENSIVE
ENTIRE FLOORS 39-40

West 45th Street

West 44th Street

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPICAL OFFICE (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>
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</tr>
<tr>
<td>WORKSTATION</td>
<td>12</td>
</tr>
<tr>
<td>TOTAL</td>
<td>43</td>
</tr>
</tbody>
</table>

17,246 SF

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1155 AVENUE OF THE AMERICAS
YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
OPEN WORK / EXTERIOR OFFICES
ENTIRE FLOORS 39-40

West 45th Street

West 44th Street

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**

**TEST FIT**
OPEN WORK / INTERIOR OFFICES
ENTIRE FLOORS 39-40

**17,246 SF**

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

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---

**Diagram:**
- West 44th Street
- West 45th Street
- Avenue of the Americas
- Floor plans showing office layouts and workspace configurations.
1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR
BLUE SKY THINKING

TEST FIT
OPEN WORK
ENTIRE FLOORS 39-40

West 45th Street

West 44th Street

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th></th>
<th>WORKSPACE</th>
<th>POPULATION</th>
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<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>
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<tr>
<td>WORKSTATIONS</td>
<td>116</td>
<td>116</td>
</tr>
<tr>
<td>CONFERENCE ROOM</td>
<td>2</td>
<td>18</td>
</tr>
<tr>
<td>CAFES</td>
<td>1</td>
<td>18</td>
</tr>
<tr>
<td>HUDDLES</td>
<td>2</td>
<td>7</td>
</tr>
<tr>
<td>OPEN BREAKOUT</td>
<td>5</td>
<td>45</td>
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<tr>
<td>PHONE</td>
<td>1</td>
<td>1</td>
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<td>RSF</td>
<td>17,246</td>
<td></td>
</tr>
<tr>
<td>RSF/OCC</td>
<td>143</td>
<td></td>
</tr>
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</table>

SUMMARY [5 FLOORS + PAVILLION]

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

17,246 SF EACH
CORE & SHELL PLAN
ENTIRE FLOORS 32-38

11,246 SF EACH

1155 Avenue of the Americas

Your place for blue sky thinking

The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600

1155 Avenue of the Americas

The Durst Organization

West 45th Street

West 44th Street

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AVENUE OF THE AMERICAS

YOUR PLACE FOR
BLUE SKY THINKING

PREBUILT PLAN
PARTIAL FLOOR 33 NORTH

WORKSPACE
Private Offices 5
Workstations 41
Reception 1

COLLABORATION SPACE
Conference Rooms 3
Meeting Area 1
Phone Rooms 2

SUPPORT SPACES
Pantry 1
Copy Room 1
Wellness Room 1
IDF Room 1

9,197 SF

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1155AoA.com
WORKSPACE
Private Offices
Workstations
Reception

COLLABORATION SPACE
Conference Rooms
Meeting Area
Phone Rooms

SUPPORT SPACES
Pantry
Copy Room
Wellness Room
IDF Room

8,049 SF
1155 Avenue of the Americas

YOUR PLACE FOR BLUE SKY THINKING

CORE & SHELL PLAN
ENTIRE FLOORS 28-31

16,563 SF

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The Durst Organization
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1155 Avenue of the Americas

West 45th Street
West 44th Street

Avenue of the Americas

West 44th Street

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

PROPERTY IMAGES

AVAILABILITY
• Available Now

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

PROPERTY IMAGES

BUILDING EXTERIOR  PLAZA  LOBBY

WEST 45TH STREET

AVAILABILITY
• Available Now

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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YOUR PLACE FOR BLUE SKY THINKING

CORE & SHELL PLAN
ENTIRE FLOOR 17

16,563 SF

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1155AoA.com
CORE & SHELL PLAN
ENTIRE FLOOR 8

22,148 SF
22,148 SF
1155 AVENUE OF THE AMERICAS
YOUR PLACE FOR BLUE SKY THINKING

TEST FIT
OPEN WORK / EXTERIOR OFFICES
ENTIRE FLOOR 8

PLANNED WORKSPACE

WORKSTATIONS
LARGE OFFICE (300 SF)
MEDIUM OFFICE (230 SF)
TYPICAL OFFICE (150 SF)
TOTAL

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

22,148 SF
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

West 45th Street

West 44th Street

PLANNED WORKSPACE

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

22,148 SF
6,000 SF TERRACE

West 45th Street

Avenue of the Americas

Avenue of the Americas

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TEST FIT
OPEN WORK
ENTIRE FLOOR 7

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

YOUR PLACE FOR BLUE SKY THINKING

CORE & SHELL PLAN
ENTIRE FLOORS 5-6

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

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

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
30,140 SF
1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

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

30,140 SF

PLANNED WORKSPACE

TYPICAL OFFICE (150 SF)
WORKSTATIONS

TOTAL

WORKSPACE

WORKSTATIONS

TOTAL STAFF SEATS:

OFFICES:

TOTAL

COMMUNICATING STAIR

GAME AREA

300 sqm

EXECUTIVE WORKSPACE

WORKSPACE

MULTI-PURPOSE ROOM

RECEPTION

CAFE

WORKSPACE

7th FLOOR

8th FLOOR

5th FLOOR

6th FLOOR

TERRACE

West 45th Street

West 44th Street

COMMUNICATING STAIR

West 44th Street

West 45th Street

OPTION ONE

PLANNED WORKSPACE

151 TOTAL COLLABORATION SEATS:

WORKSPACE

TOTAL

EXECUTIVE WORKSPACE

WORKSPACE

7th FLOOR

8th FLOOR

5th FLOOR

6th FLOOR

TERRACE

TYPICAL OFFICE (150 SF)

WORKSTATIONS

TOTAL

4

210

214

COMMUNICATING STAIR

GAME AREA

300 sqm

EXECUTIVE WORKSPACE

WORKSPACE

MULTI-PURPOSE ROOM

RECEPTION

CAFE

WORKSPACE

7th FLOOR

8th FLOOR

5th FLOOR

6th FLOOR

TERRACE

West 45th Street

West 44th Street

COMMUNICATING STAIR

West 44th Street

West 45th Street

OPTION ONE

PLANNED WORKSPACE

151 TOTAL COLLABORATION SEATS:

WORKSPACE

TOTAL

EXECUTIVE WORKSPACE

WORKSPACE

7th FLOOR

8th FLOOR

5th FLOOR

6th FLOOR

TERRACE
West 45th Street

West 44th Street

Avenue of the Americas

PLANNED WORKSPACE

 WORKSTATIONS

 TOTAL

 WORKSPACE

 210

 TOTAL

 210

COMMUNICATING STAIR

GAME AREA

300 sqm

WORKSPACE

CAFE

COWORKING

10335 sqm

RECEPTION

MULTI-PURPOSE ROOM

WORKSPACE

EXECUTIVE WORKSPACE

7th FLOOR

8th FLOOR

5th FLOOR

6th FLOOR

TERRACE

TERRACE

30,140 SF
1155 AVENUE OF THE AMERICAS

YOUR PLACE FOR BLUE SKY THINKING

FLOOR VIEWS
FLOOR 28

SOUTHEAST

SOUTHWEST

NORTHWEST

NORTHEAST

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