AVAILABILITIES

Entire Floors 35-41 & Rooftop 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.

Partial Floor 33 North 9,197 SF
Premium Blended Office/Open Work Prebuilt.

Partial Floor 33 South 8,049 SF
Premium Blended Office/Open Work Prebuilt.

Entire Floor 28 16,563 SF
Dramatic Midtown and West Side Views.

Entire Floor 27 DurstReady 16,563 SF
Premium Move-In Ready Office Space.

Entire Floor 8 22,148 SF
Contiguous Block up to 105K SF Avenue of the Americas Frontage.

Entire Floor 7 22,148 SF
Contiguous Block up to 105K SF with 6,000-SF Terrace. Avenue of the Americas Frontage.

Entire Floors 5-6 30,140 SF each
Contiguous Block up to 105K SF Avenue of the Americas Frontage.

Partial Floor 3 5,387 SF
Efficient Corner Unit. Short-Term Lease Available.

Ground Floor Retail 1,973 SF
Fast-Casual Restaurant Buildout in Excellent Condition. Direct Access to Lower Level. Storage Included.

Ground Floor Retail 2,275 SF
Prime Corner Ground Floor Retail with an Office Lease Available. Avenue of the Americas Frontage.

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; Jenner & Block; Knobbe Martens; Perkins Coie; Robert W. Baird & Co; South Street Securities; and Verizon.

1155 Avenue of the Americas
A VIEW FOR EVERY VISION

Durst
durst.org

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1155AoA.com
**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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**PROXIMITY TO MASS TRANSIT**
Times Square / Port Authority: 1, 2, 3, A, C, E, N, Q, R, W, 7 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

**PROPERTY FACTS**

**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 cabinets.

**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 Gold 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

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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
**STACKING PLAN**

1155 Avenue of the Americas
A View for Every Vision

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

27th Floor | **DurstReady**

**BASE FLOORS**
5th-8th Floors
Up to 104,500 SF
Includes 6,000-SF Terrace

- 39th Floor Marketing Floor
- 33rd Floor Prebuilts Pending
- 28th Floor
- Partial 3rd Floor
- Ground Floor Retail

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**Available Immediately**

**Marketing Floor**
1155 AVENUE OF THE AMERICAS

PROPERTY HIGHLIGHTS
APEX

A VIEW FOR EVERY VISION

INTERIOR PAVILION VIEW

TERRACE VIEW LOOKING EAST

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durst.org
8,000-SF ROOFTOP PAVILION
4,000-SF TERRACE INCLUDED
1155 Avenue of the Americas
A View for Every Vision

CORE & SHELL PLAN
Entire Floor 41

17,246 SF

West 45th Street
West 44th Street

Avenue of the Americas

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Core & Shell Plan
Entire Floors 39-40

West 45th Street

West 44th Street

17,246 SF EACH
1155 Avenue of the Americas
A View for Every Vision

Core & Shell Plan
Entire Floors 35-38

17,246 SF Each
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
8,049 SF
1155 AVENUE OF THE AMERICAS
ENTIRE 27TH FLOOR | 16,563 SF

PROPERTY IMAGES

BUILDING EXTERIOR
CONFERENCE ROOM
WORKSTATIONS

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
A VIEW FOR EVERY VISION

CORE & SHELL PLAN
ENTIRE FLOOR 8

22,148 SF
1155 AVENUE OF THE AMERICAS
A VIEW FOR EVERY VISION

CORE & SHELL PLAN
ENTIRE FLOOR 7

22,148 SF
6,000 SF TERRACE

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1155 Avenue of the Americas
A View for Every Vision

CORE & SHELL PLAN
Entire Floors 5-6

West 45th Street

West 44th Street

30,140 SF Each
1155 Avenue of the Americas

AS-BUILT PLAN
PARTIAL FLOOR 3

5,387 SF
FLOOR VIEWS
THE APEX

SOUTHEAST

SOUTHWEST

NORTHEAST

NORTHWEST