

# 1155

## AVENUE OF THE AMERICAS

A VIEW FOR EVERY VISION

### AVAILABILITIES

Entire Floor 37	17,246 SF	<i>Boutique Tower Floor with Sweeping Skyline Views and Column-Friendly Floorplate.</i>
Partial Floor 33 North	9,197 SF	<i>Premium Blended Office/Open Work Prebuilt.</i>
Partial Floor 33 South	8,049 SF	<i>Premium Blended Office/Open Work Prebuilt.</i>
Entire Floor 28	16,563 SF	<i>Dramatic Midtown and West Side Views.</i>
Entire Floor 27 <b>DurstReady</b>	16,563 SF	<i>Premium Move-In Ready Office Space.</i>
Entire Floors 8-10	22,129-22,148 SF	<i>Contiguous Block up to 198K SF. Avenue of the Americas Frontage.</i>
Entire Floor 7	22,148 SF	<i>Contiguous Block up to 198K SF with 6,000-SF Terrace. Avenue of the Americas Frontage.</i>
Entire Floors 5-6	30,140 SF each	<i>Contiguous Block up to 198K SF. Avenue of the Americas Frontage.</i>
Partial Floor 3	18,584 SF	<i>Up to 198k SF Block Available. Short-Term Lease Available.</i>
Ground Floor Retail	1,973 SF	<i>Fast-Casual Restaurant Buildout in Excellent Condition. Direct Access to Lower Level. Storage Included.</i>
Ground Floor Retail	2,275 SF	<i>Prime Corner Ground Floor Retail with an Office Lease Available. Avenue of the Americas Frontage.</i>

### PROPERTY OVERVIEW

Newly refined through a \$130 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. The property offers premier boutique office floors ranging from 16,500 to 30,140 SF. Podium floors offer contiguous area up to 198k SF and a 6,000 SF 7<sup>th</sup> floor terrace presents front-row Avenue of the Americas views.

### MAJOR TENANTS

Cornell University; Genpact; Global Relay; Jenner & Block; Knobbe Martens; Perkins Coie; Robert W. Baird & Co; South Street Securities; and Verizon.



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## 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 44<sup>th</sup> and 45<sup>th</sup> Streets

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#### 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 44<sup>th</sup> 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 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, Lighttower, and RCN
- Television: RCN



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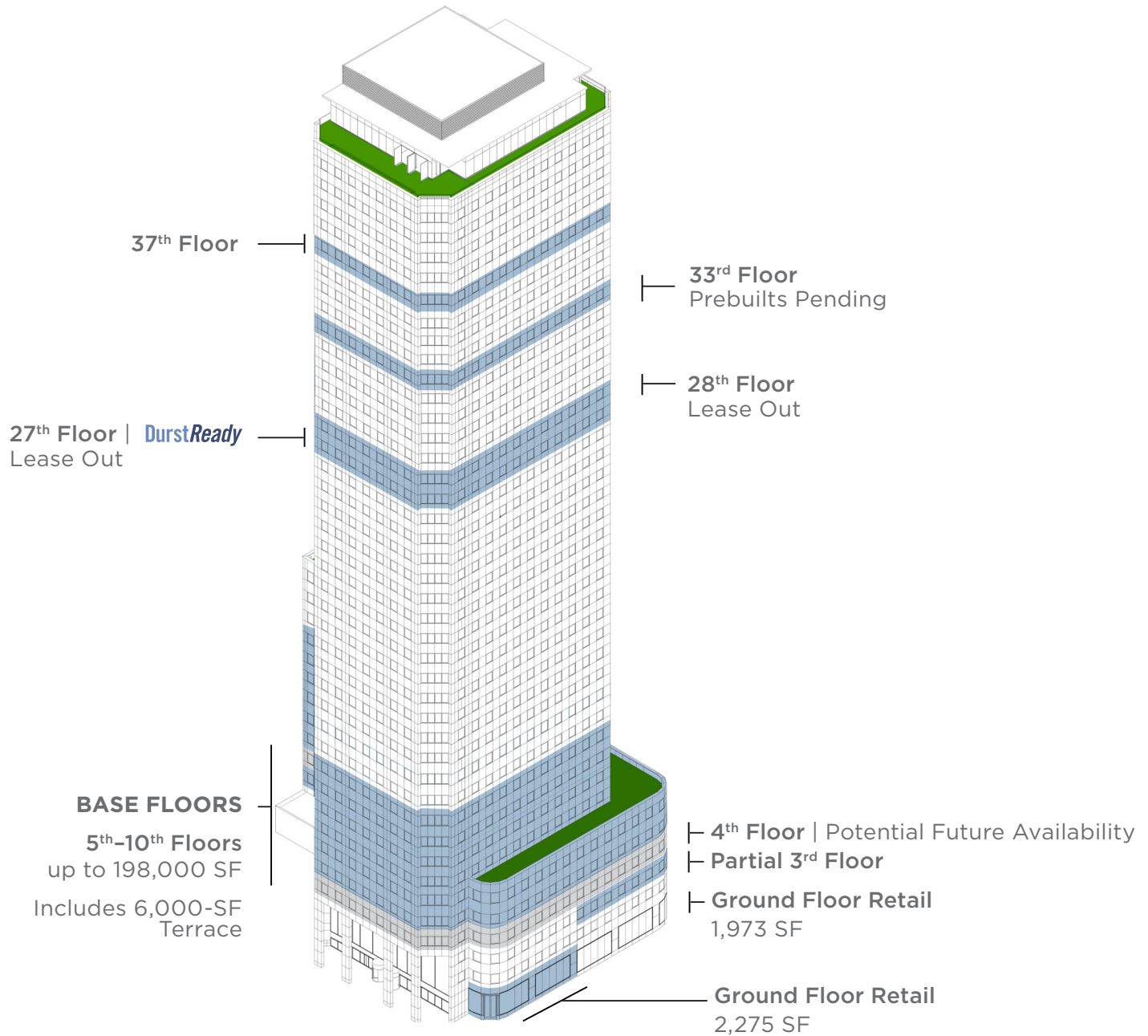


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## STACKING PLAN



Available Immediately



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## PROPERTY HIGHLIGHTS

### CHAMFER CORNERS



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## PROPERTY HIGHLIGHTS

### 7<sup>TH</sup> FLOOR TERRACE



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## CORE & SHELL PLAN

### ENTIRE FLOOR 37



Avenue of the Americas

## West 44<sup>th</sup> Street

17,246 SF



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## PREBUILT PLAN PARTIAL FLOOR 33 NORTH

### WORKSPACE

Private Offices  
Workstations  
Reception

5  
41  
1

### COLLABORATION SPACE

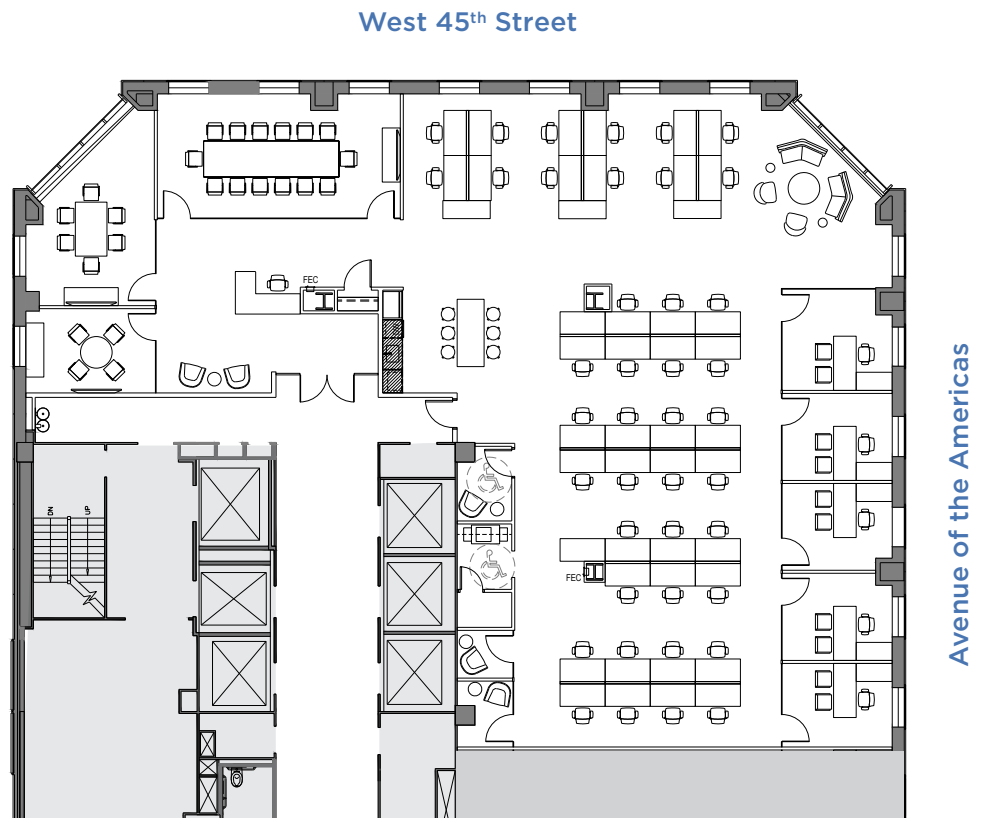
Conference Rooms  
Meeting Area  
Phone Rooms

3  
1  
2

### SUPPORT SPACES

Pantry  
Copy Room  
Wellness Room  
IDF Room

1  
1  
1  
1



9,197 SF



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## PREBUILT PLAN PARTIAL FLOOR 33 SOUTH

### WORKSPACE

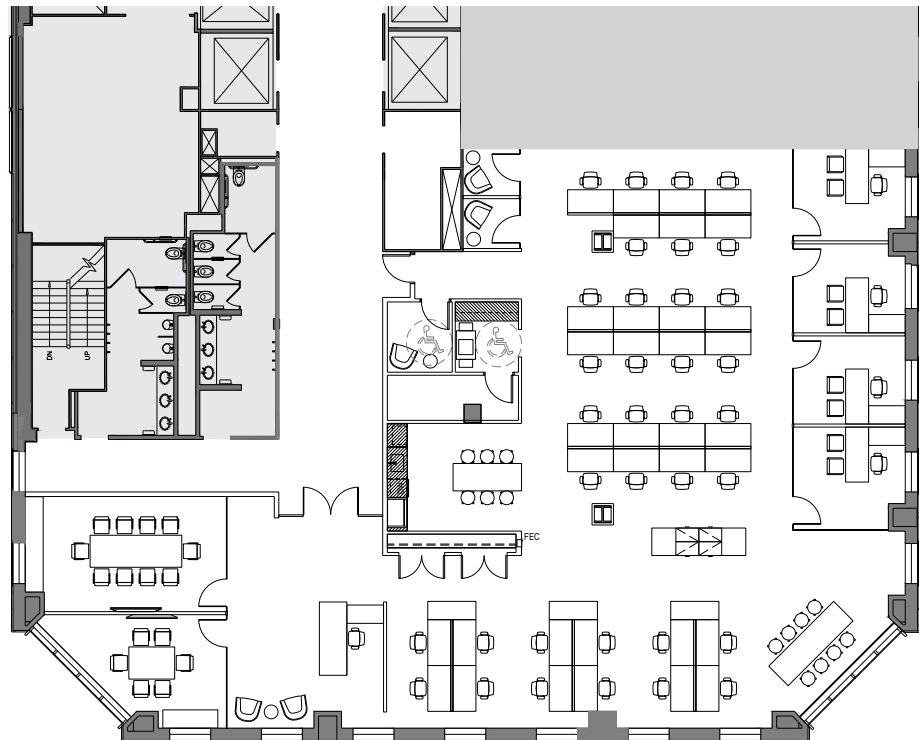
Private Offices	4
Workstations	35
Reception	1

### COLLABORATION SPACE

Conference Rooms	2
Meeting Area	1
Phone Rooms	2

### SUPPORT SPACES

Pantry	1
Copy Room	1
Wellness Room	1
IDF Room	1



West 44<sup>th</sup> Street

Avenue of the Americas

8,049 SF



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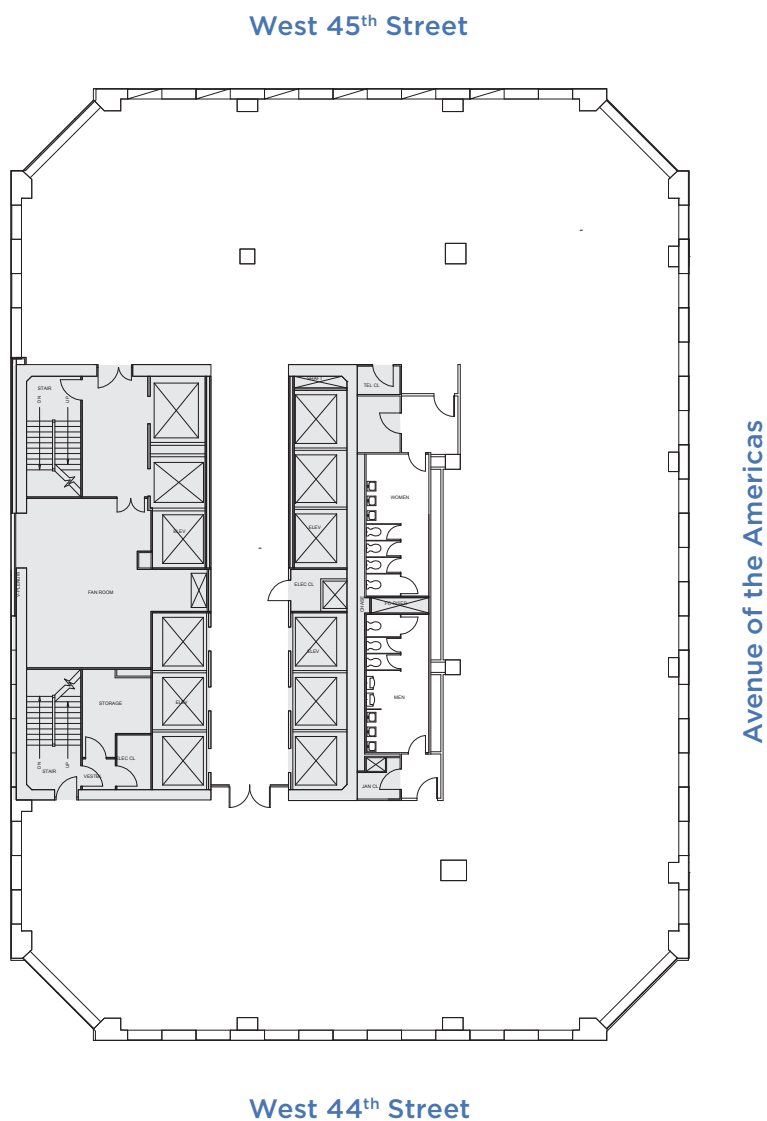
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## CORE & SHELL PLAN ENTIRE FLOOR 28



16,563 SF

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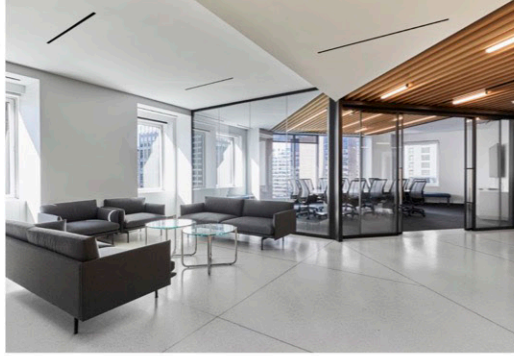
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## ENTIRE 27<sup>TH</sup> FLOOR | 16,563 SF

### 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

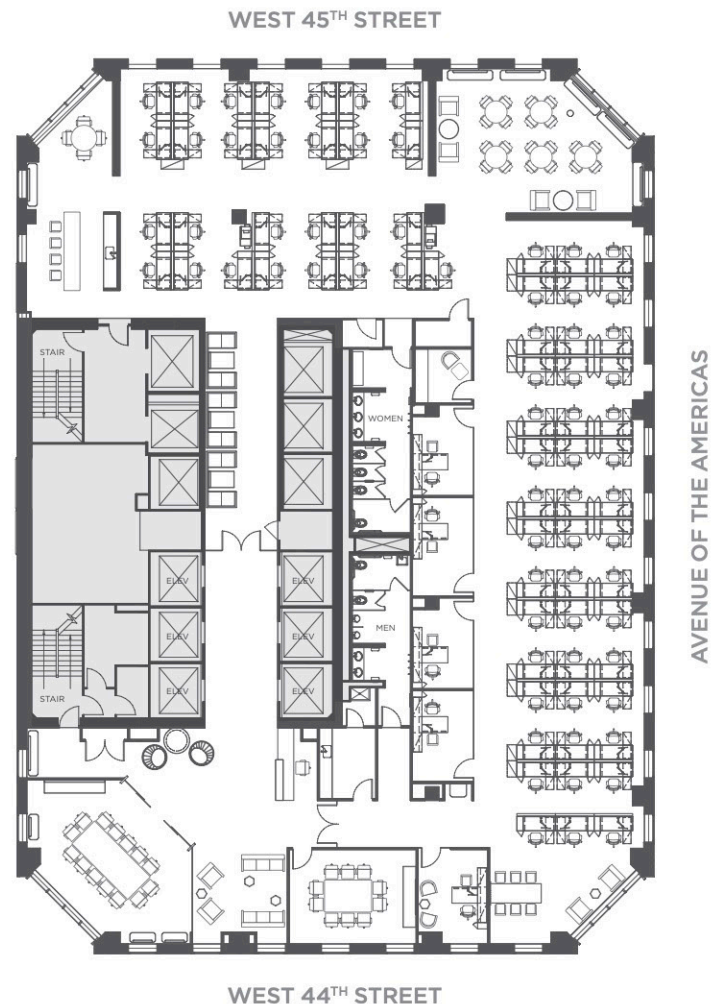
<b>TOTAL</b>	<b>79</b>
<b>SF</b>	<b>16,563</b>

#### 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**

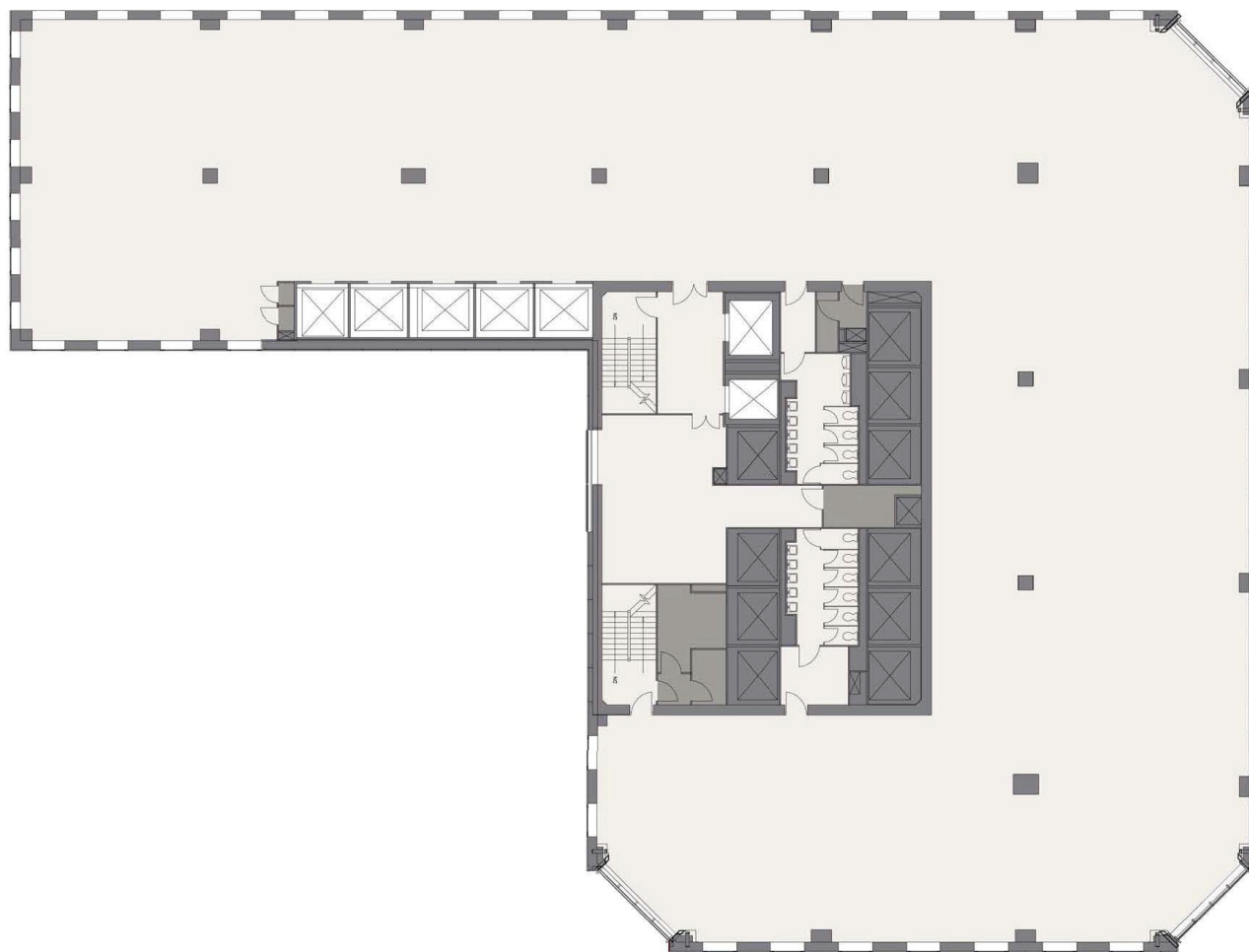
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## CORE & SHELL PLAN ENTIRE FLOORS 8-10

West 45<sup>th</sup> Street



Avenue of the Americas

West 44<sup>th</sup> Street

22,129-22,148 SF



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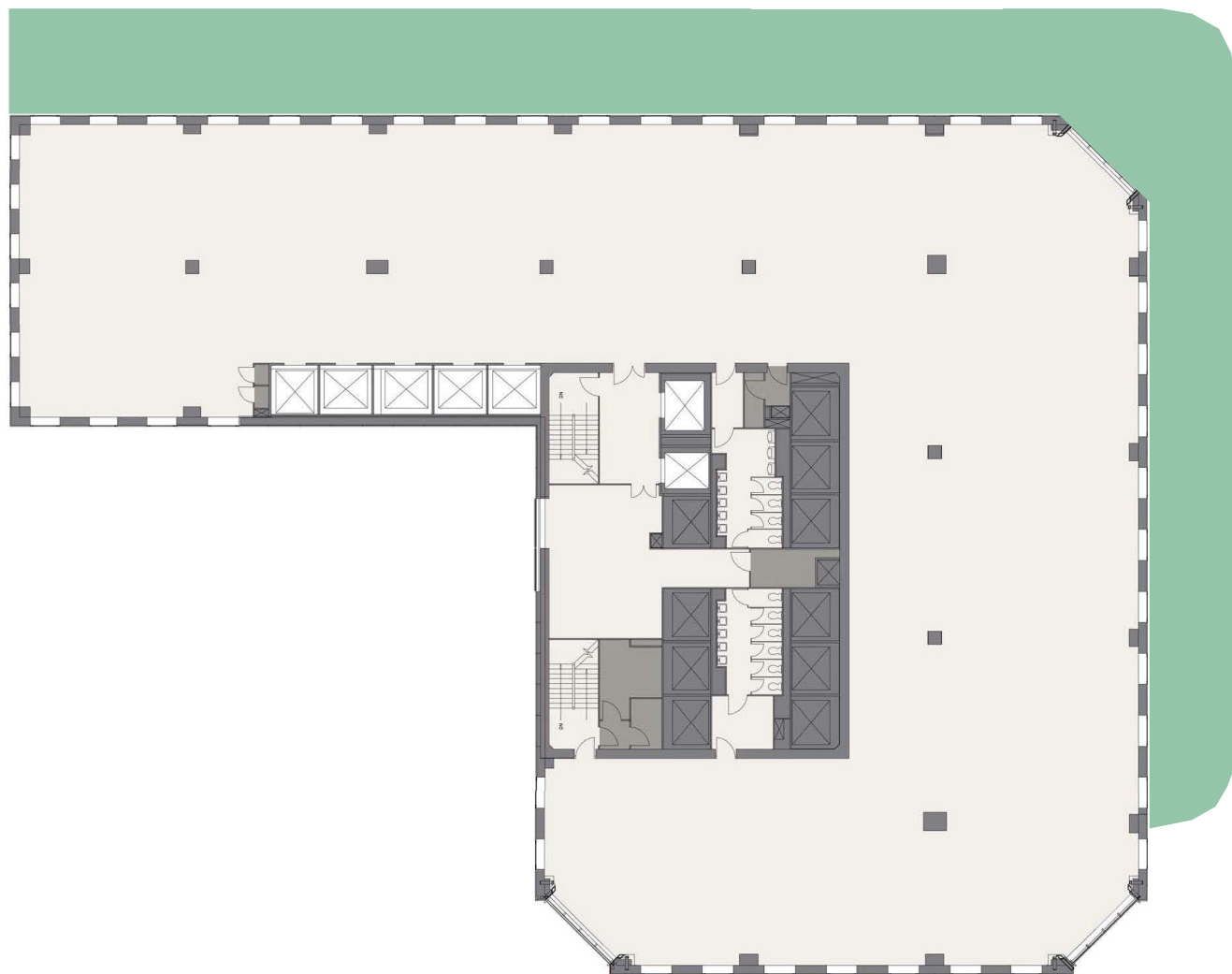
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## CORE & SHELL PLAN ENTIRE FLOOR 7

West 45<sup>th</sup> Street



Avenue of the Americas

West 44<sup>th</sup> Street

22,148 SF  
6,000 SF TERRACE



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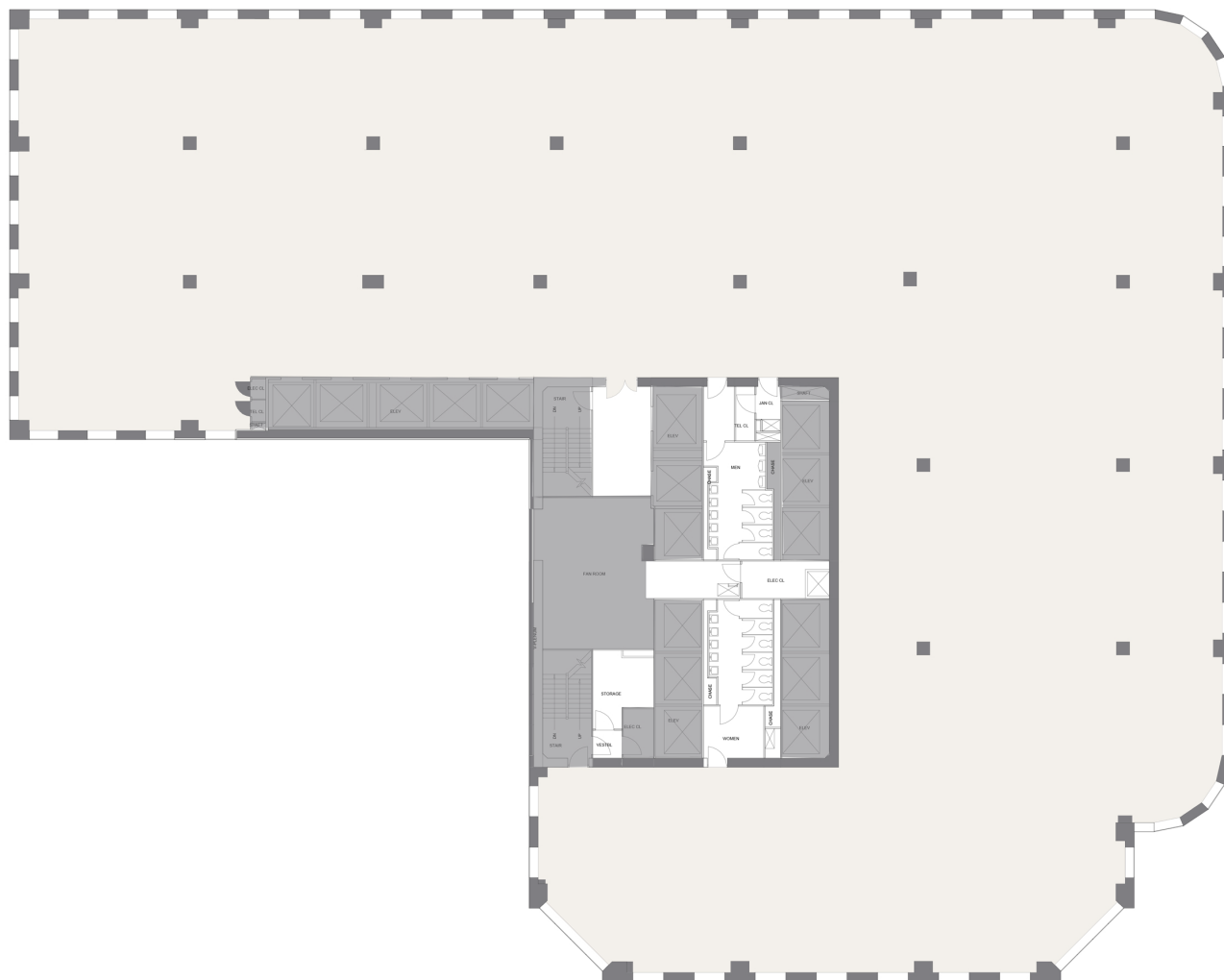
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## CORE & SHELL PLAN ENTIRE FLOORS 5-6

West 45<sup>th</sup> Street



Avenue of the Americas

West 44<sup>th</sup> Street

30,140 SF EACH

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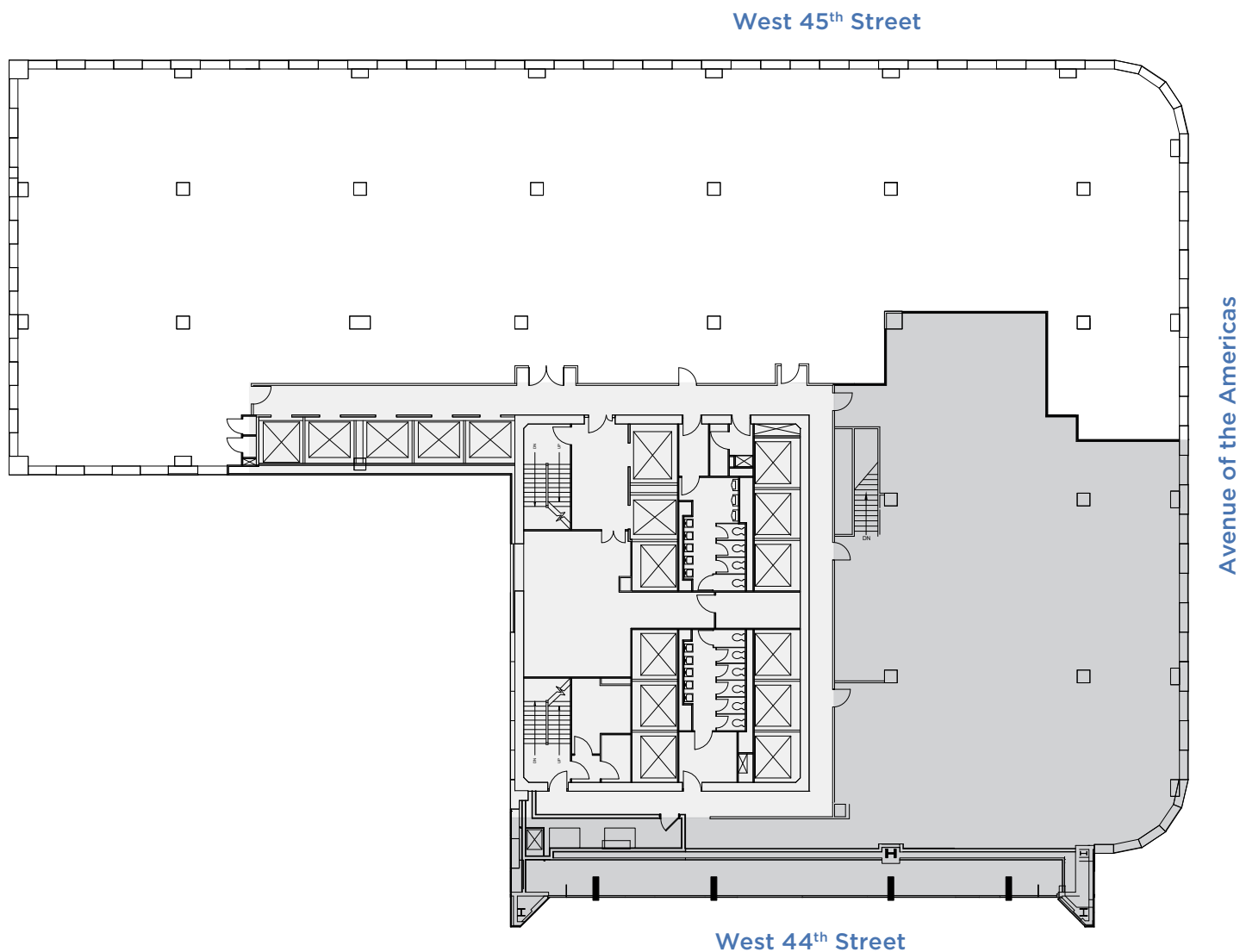
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## CORE & SHELL PLAN PARTIAL FLOOR 3



18,584 SF



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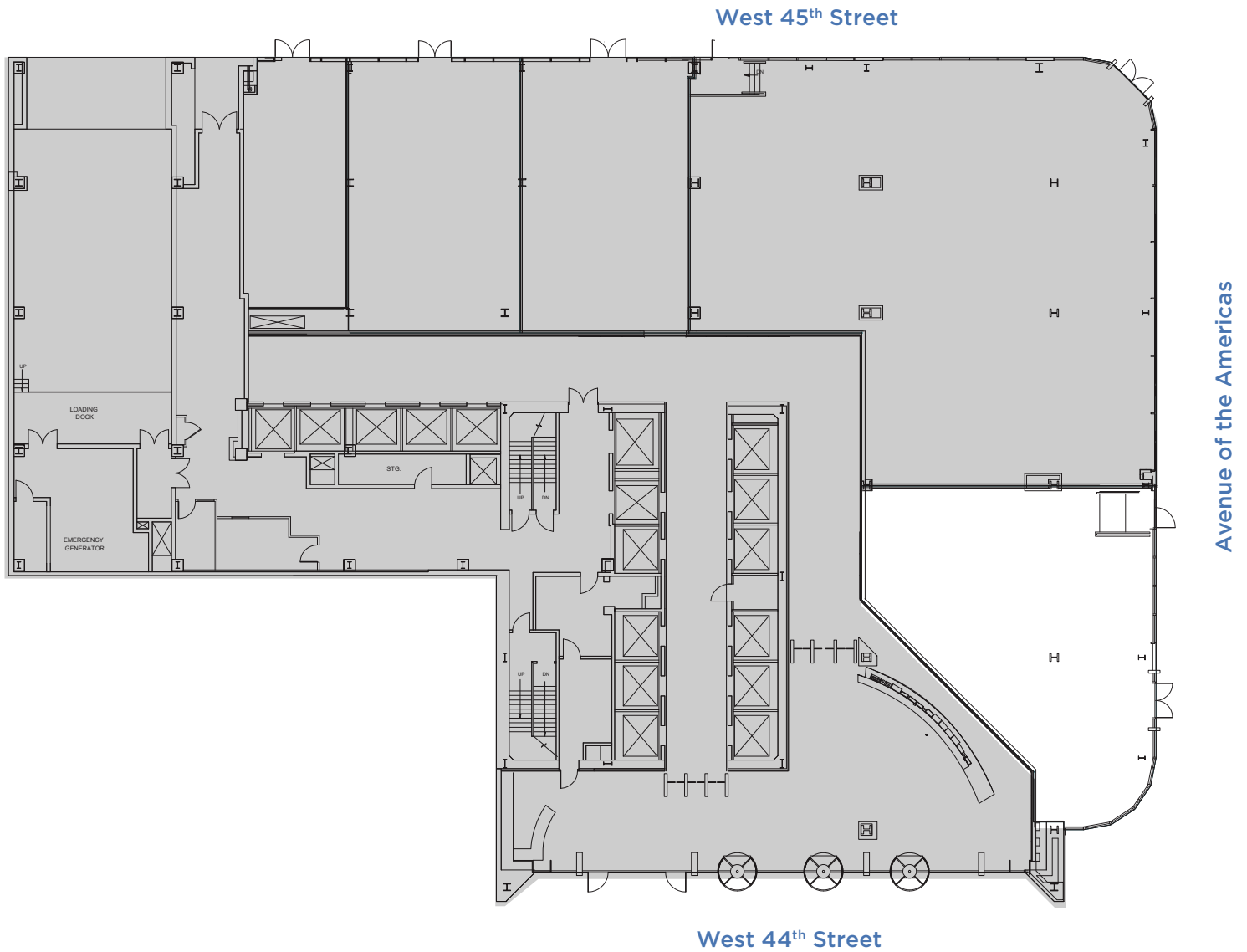
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## CORE & SHELL PLAN GROUND FLOOR RETAIL



2,275 SF



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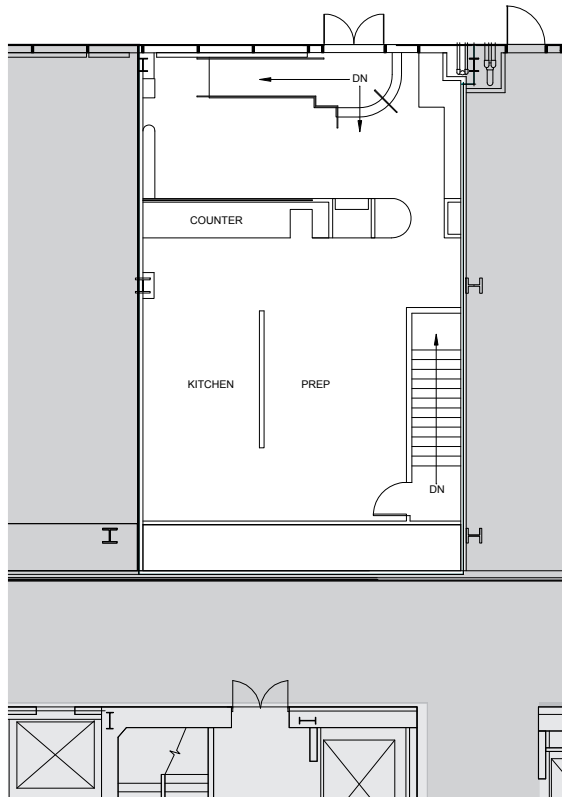
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## AS-BUILT PLAN GROUND FLOOR RETAIL

### GROUND FLOOR

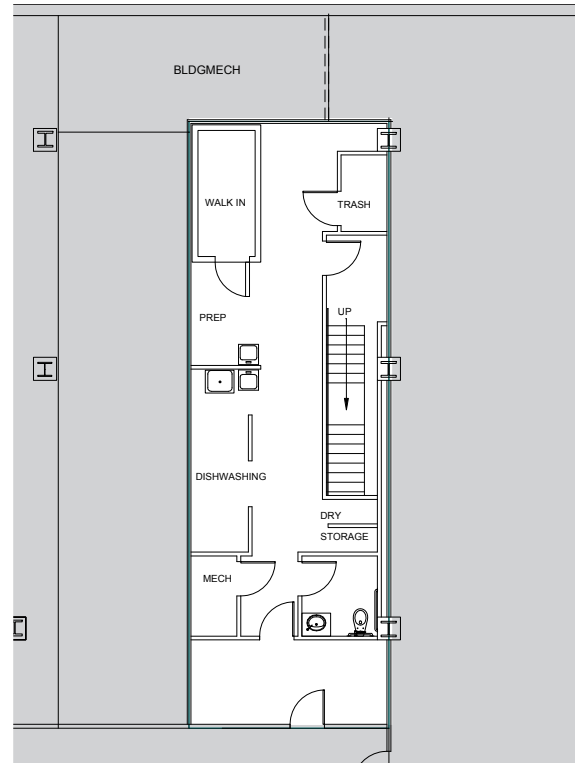


Avenue of the Americas

West 44<sup>th</sup> Street



### CONCOURSE 1



Avenue of the Americas

West 44<sup>th</sup> Street



1,049 SF GROUND FLOOR  
924 SF CONCOURSE 1

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## FLOOR VIEWS

### FLOOR 37



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