### AVAILABILITIES

<table>
<thead>
<tr>
<th>Availability</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floor 37</td>
<td>17,246 SF</td>
</tr>
<tr>
<td>Partial Floor 33 North</td>
<td>9,197 SF</td>
</tr>
<tr>
<td>Partial Floor 33 South</td>
<td>8,049 SF</td>
</tr>
<tr>
<td>Entire Floor 28</td>
<td>16,563 SF</td>
</tr>
<tr>
<td>Entire Floor 27 DurstReady</td>
<td>16,563 SF</td>
</tr>
<tr>
<td>Entire Floors 8-10</td>
<td>22,129-22,148 SF</td>
</tr>
<tr>
<td>Entire Floor 7</td>
<td>22,148 SF</td>
</tr>
<tr>
<td>Entire Floors 5-6</td>
<td>30,140 SF each</td>
</tr>
<tr>
<td>Partial Floor 3</td>
<td>18,584 SF</td>
</tr>
<tr>
<td>Ground Floor Retail</td>
<td>1,973 SF</td>
</tr>
<tr>
<td>Ground Floor Retail</td>
<td>2,275 SF</td>
</tr>
</tbody>
</table>

### 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 7th 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.
1155 Avenue of the Americas
A View for Every Vision

Property Facts

Overview

Building Owner & Manager
The Durst Organization

Year Completed
1984

Original Architect
Emery Roth & Sons

Year Renovated
2017

Renaovation Architect
STUDIOS Architecture

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

Leasing Contacts
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Lauren Ferrentino L.Ferrentino@durst.org, 212.257.6596
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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 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
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
STACKING PLAN

BASE FLOORS
5th–10th Floors
up to 198,000 SF
Includes 6,000-SF Terrace

27th Floor | DurstReady
Lease Out

28th Floor
Lease Out

33rd Floor
Prebuilts Pending

37th Floor

4th Floor | Potential Future Availability
Partial 3rd Floor

Ground Floor Retail
1,973 SF

Ground Floor Retail
2,275 SF

Available Immediately
1155 Avenue of the Americas

A View for Every Vision

Property Highlights
Chamfer Corners

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PROPERTY HIGHLIGHTS
7TH FLOOR TERRACE

NORTHEAST CORNER - SIXTH AVENUE & 45TH STREET

SOUTHEAST CORNER - SIXTH AVENUE VIEW

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1155 AVENUE OF THE AMERICAS

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1155 Avenue of the Americas
A View for Every Vision

Core & Shell Plan
Entire Floor 37

17,246 SF
1155 AVENUE OF THE AMERICAS

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

A VIEW FOR EVERY VISION

9,197 SF
1155 AVENUE OF THE AMERICAS
A VIEW FOR EVERY VISION

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

8,049 SF
1155 Avenue of the Americas
A View for Every Vision

CORE & SHELL PLAN
Entire Floor 28

West 45th Street

West 44th Street

16,563 SF

1155 Avenue of the Americas
A View for Every Vision

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

Entire 18th Floor
Type: Office

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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

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DURSTREADY.COM
CORE & SHELL PLAN
ENTIRE FLOORS 8-10

22,129-22,148 SF

West 45th Street

West 44th Street

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1155 AVENUE OF THE AMERICAS
A VIEW FOR EVERY VISION

CORE & SHELL PLAN
ENTIRE FLOORS 5-6

30,140 SF EACH
2,275 SF
1155 AVENUE OF THE AMERICAS

A VIEW FOR EVERY VISION

AS-BUILT PLAN
GROUND FLOOR RETAIL

GROUNDFLOOR

CONCOURSE 1

1,049 SF GROUND FLOOR
924 SF CONCOURSE 1
1155 AVENUE OF THE AMERICAS
A VIEW FOR EVERY VISION

FLOOR VIEWS
FLOOR 37

SOUTHEAST

SOUTHWEST

NORTHEAST

NORTHWEST