

1185 AVENUE OF THE AMERICAS

**PREMIER MIDTOWN
SUBLEASE OPPORTUNITY**

27,508 RSF | Entire 11th Floor

Available September 2026 | Term Through November 2030

A PROMINENT MIDTOWN OFFICE ADDRESS

1185 Avenue of the Americas is a 1.1 million-square-foot office tower located along Sixth Avenue in the heart of Midtown Manhattan. Positioned between 46th and 47th Streets, the building offers immediate access to Bryant Park, Rockefeller Center, and Times Square, placing tenants within one of the city's most dynamic and connected business corridors. Designed by Emory Roth & Sons, the property features efficient floor plates and a strong architectural presence, making it a premier address along Sixth Avenue within an established corporate environment.

**DIRECT ACCESS TO ROCKEFELLER CENTER RETAIL
AND TRANSPORTATION CONCOURSE**

**TRANSIT-CENTRIC LOCATION - EASY PROXIMITY TO GRAND
CENTRAL, PENN STATION, PORT AUTHORITY AND MTA
SUBWAY LINES: 1 2 3 4 5 6 7 A E B D F M**

IN-BUILDING RETAIL



CARNEGIE
DINER & CAFE

DELOS
BAKERY



AVENUE OF THE AMERICAS





FULL-FLOOR SUBLEASE OPPORTUNITY

Functional Workplace

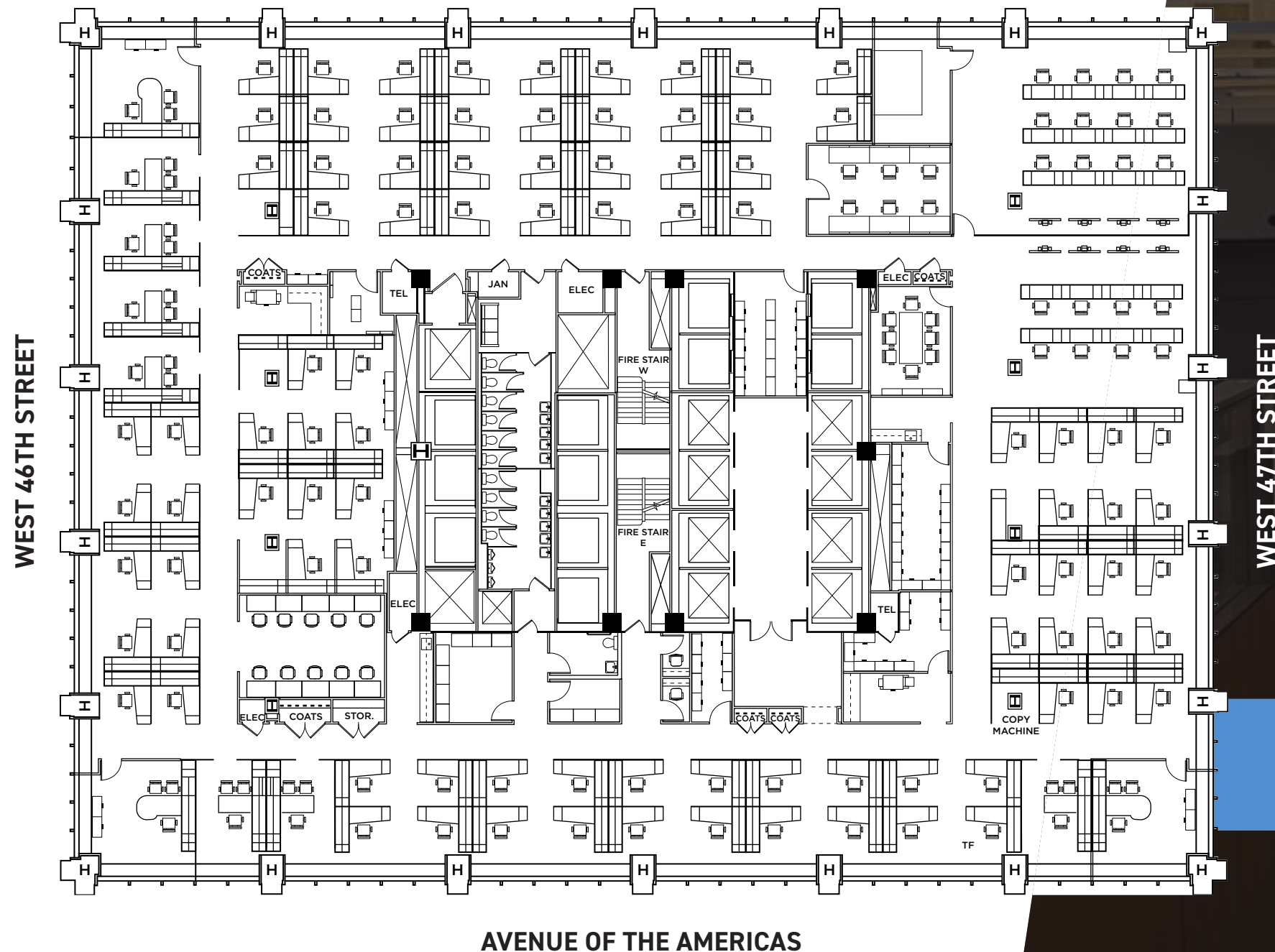
Availability
ENTIRE 11TH FLOOR: 27,508 RSF

Possession
SEPTEMBER 2026

Term
THROUGH NOVEMBER 29, 2030

Asking Rent
UPON REQUEST

SPACE WILL BE DELIVERED FURNISHED AND THE
EXISTING HEAD COUNT IS APPROXIMATELY 137



IN THE HEART OF MIDTOWN

Exceptional Connectivity & Access

1185 Avenue of the Americas is ideally positioned in the heart of Midtown Manhattan, offering seamless access to Grand Central Terminal, Penn Station, and the Port Authority Bus Terminal. The building is served by multiple subway lines and benefits from a direct underground connection to Rockefeller Center, providing unmatched connectivity across the city

52

RETAIL

33

RESTAURANTS

24

CAFES

22

HOTELS

12

BANKS

5

FITNESS

5

PHARMACIES

4

ARTS/ENTERTAINMENT

