



OWN YOUR **HORIZON**

1185 AVENUE OF
THE AMERICAS

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Completed Capital Program



Central Park Views



Efficient Floor Plates



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: Joe & The Juice
(opening soon), Carnegie Diner, Delos
Bakery (opening soon).



STACKING PLAN

FLOORS 35-37

87,500 RSF

Fully furnished,
move-in ready option.

FLOOR 32

9,815 RSF

FLOOR 31

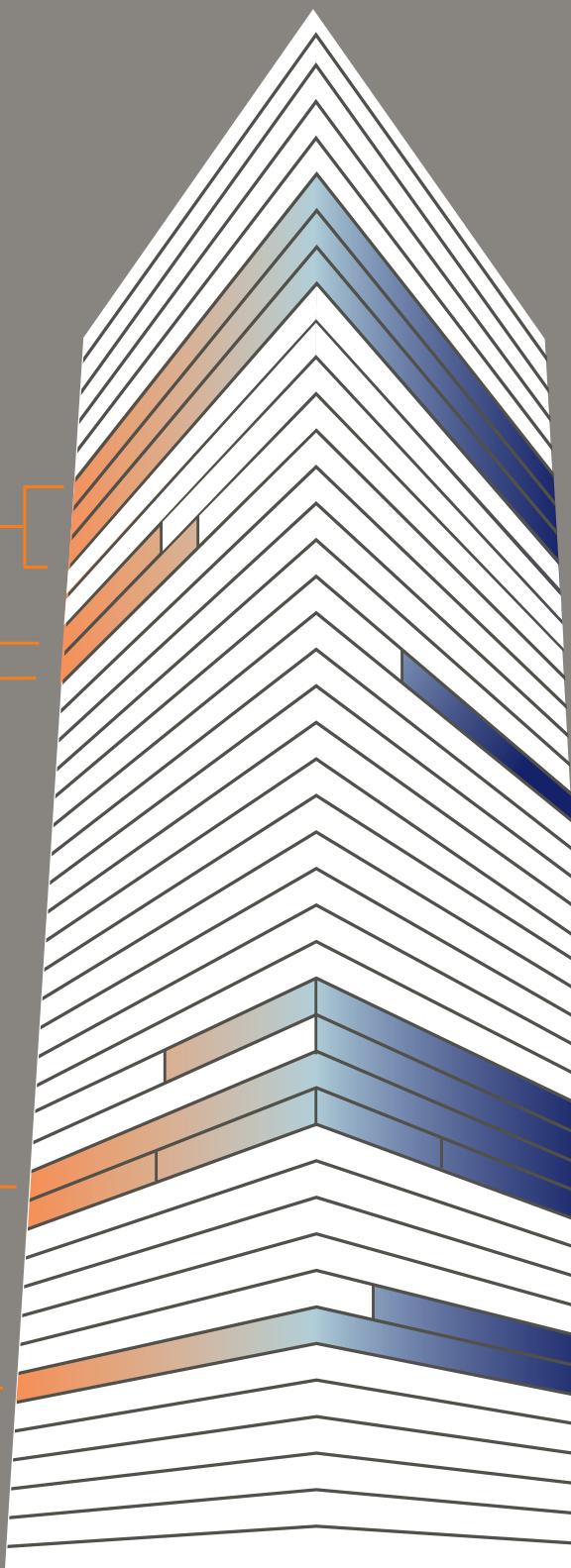
12,263 RSF

FLOOR 13

27,508 RSF

FLOOR 6

55,016 RSF



PRE-BUILT SUITES

OTHER SUITES

FLOOR 26
6,187 RSF

FLOOR 15
5,946 RSF
6,668 RSF

FLOOR 14
8,057 RSF

FLOOR 12
5,023 RSF
6,654 RSF
7,171 RSF
8,661 RSF

FLOOR 7
9,020 RSF



A comprehensive lobby and elevator cab renovation was recently completed. In keeping with its pure international style, the renovation introduces a palette of timeless materials and unique design. The feature wall with Kenya Black Marble is a classic stone defined by its unique pattern, which showcases a depth of sophistication and superior quality creating an elegant and urban aesthetic in the modern design.



The revitalization continues with the white glass walls flowing seamlessly through the elevator lobby.

New elevator cabs compliment the distinctive design features of the lobby.



BATHROOM
RENDERING

1185 AVENUE OF
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CREATIVE OFFICE
RENDERING

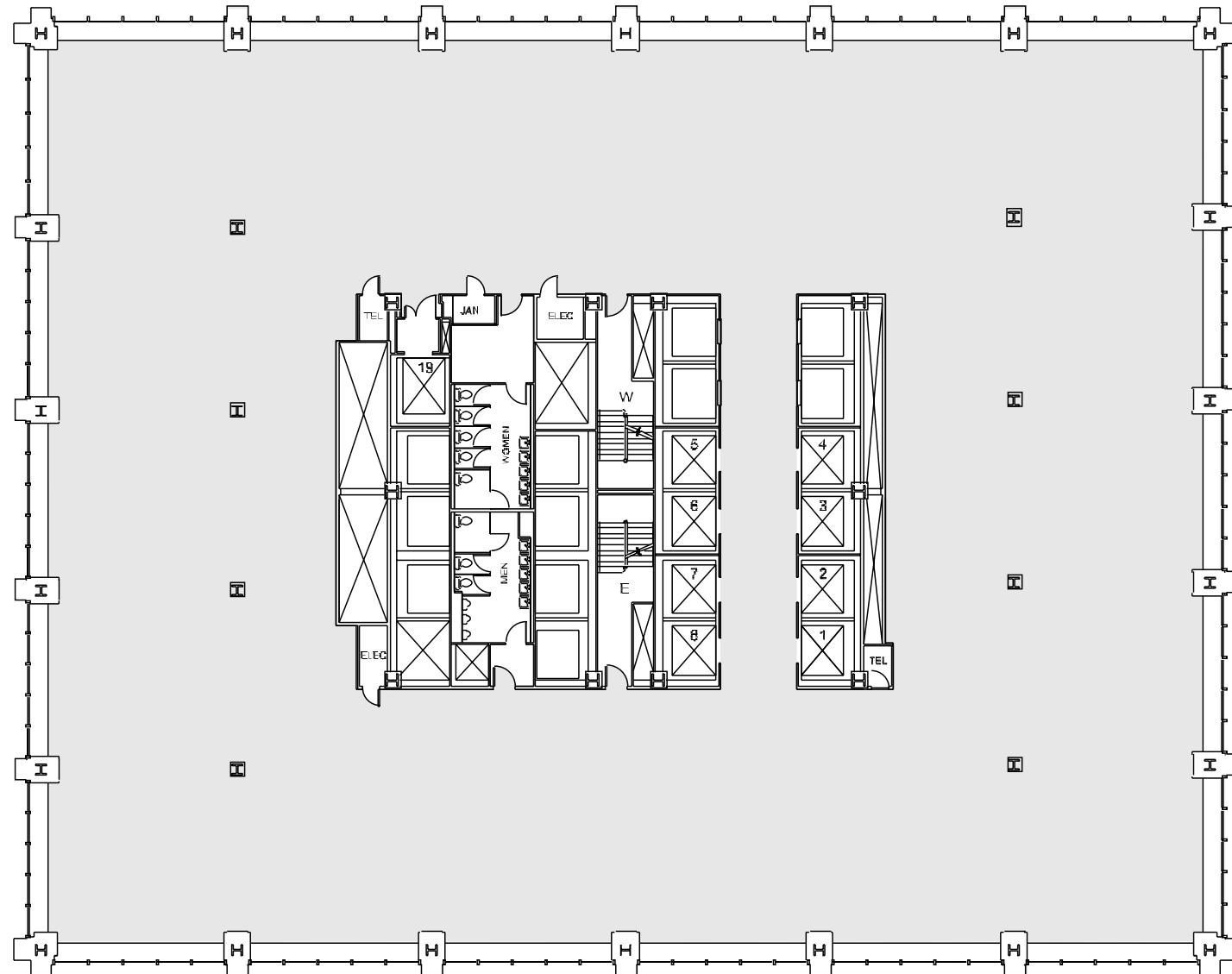
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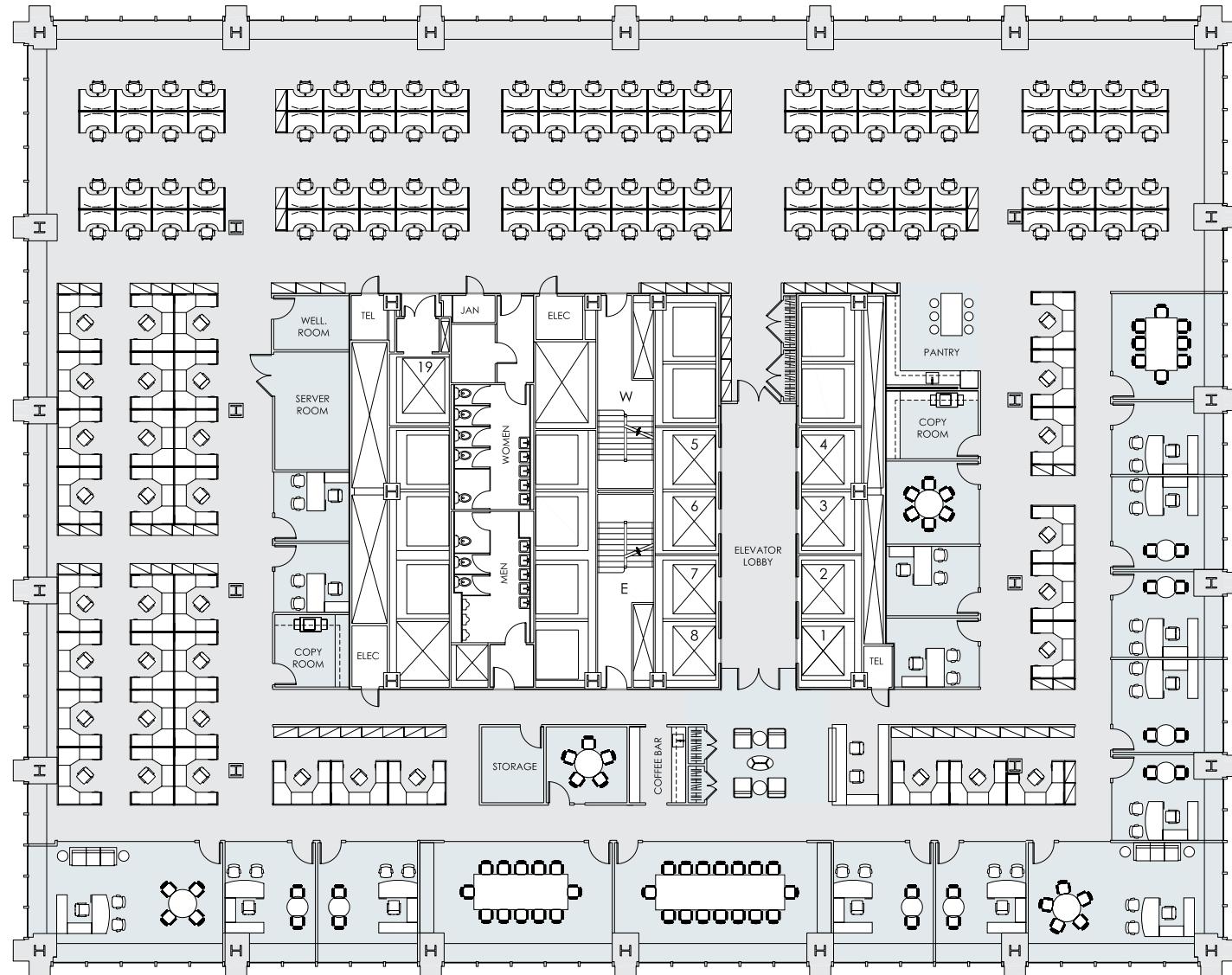
PROFESSIONAL SERVICES OFFICE
RENDERING

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TYPICAL LOW-RISE CORE AND SHELL



TYPICAL FLOOR PROPOSED OPEN LAYOUT



Executive Windowed Office: 2

Windowed Private Office: 9

Interior Office: 4

Reception: 2

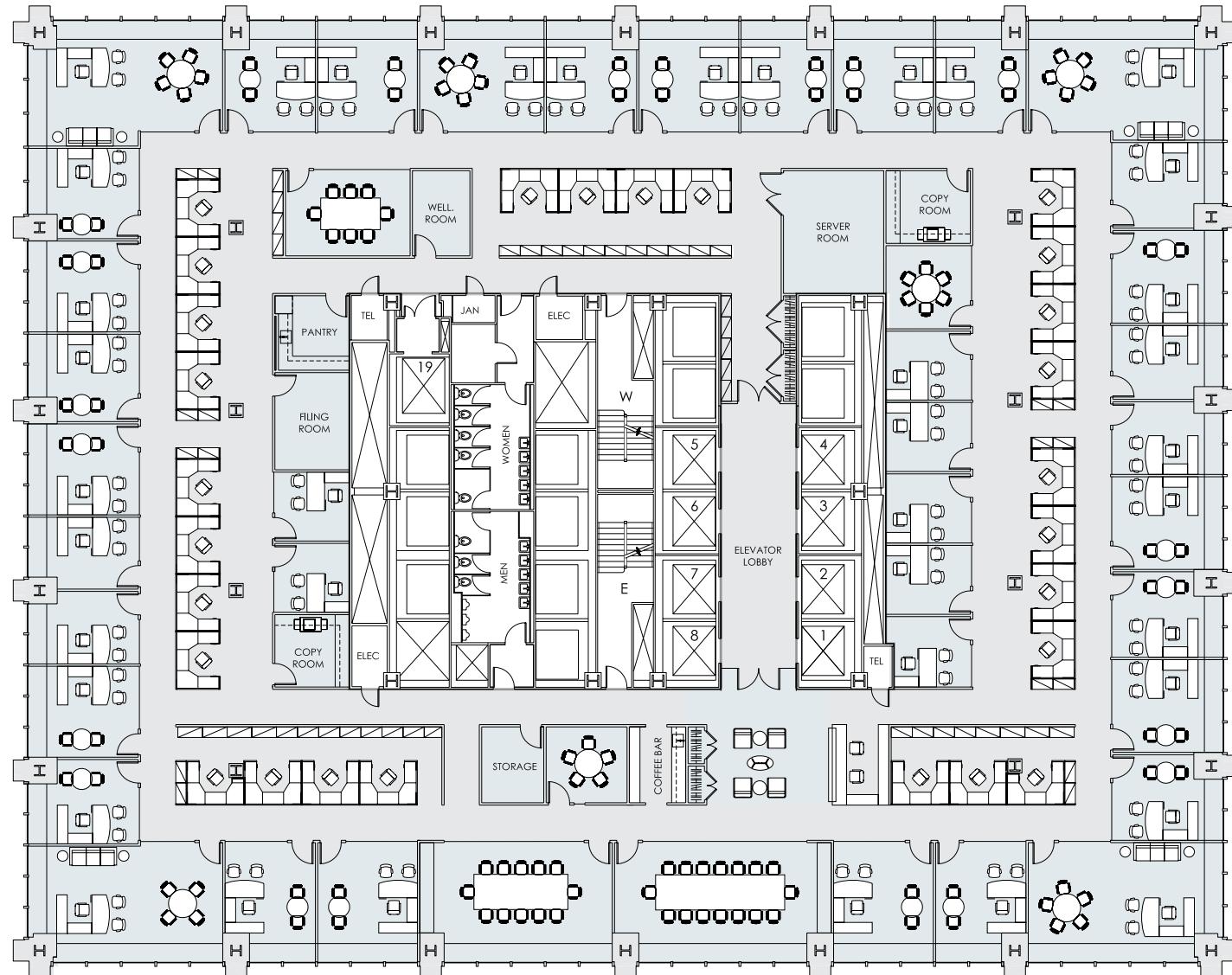
Workstation: 132

Conference/Meeting Room: 5

Pantry/Storage/Server: 6

Total Personnel: 149

TYPICAL FLOOR PROPOSED OFFICE LAYOUT



Executive Windowed Office: 4

Windowed Private Office: 28

Interior Offices 7

Reception: 2

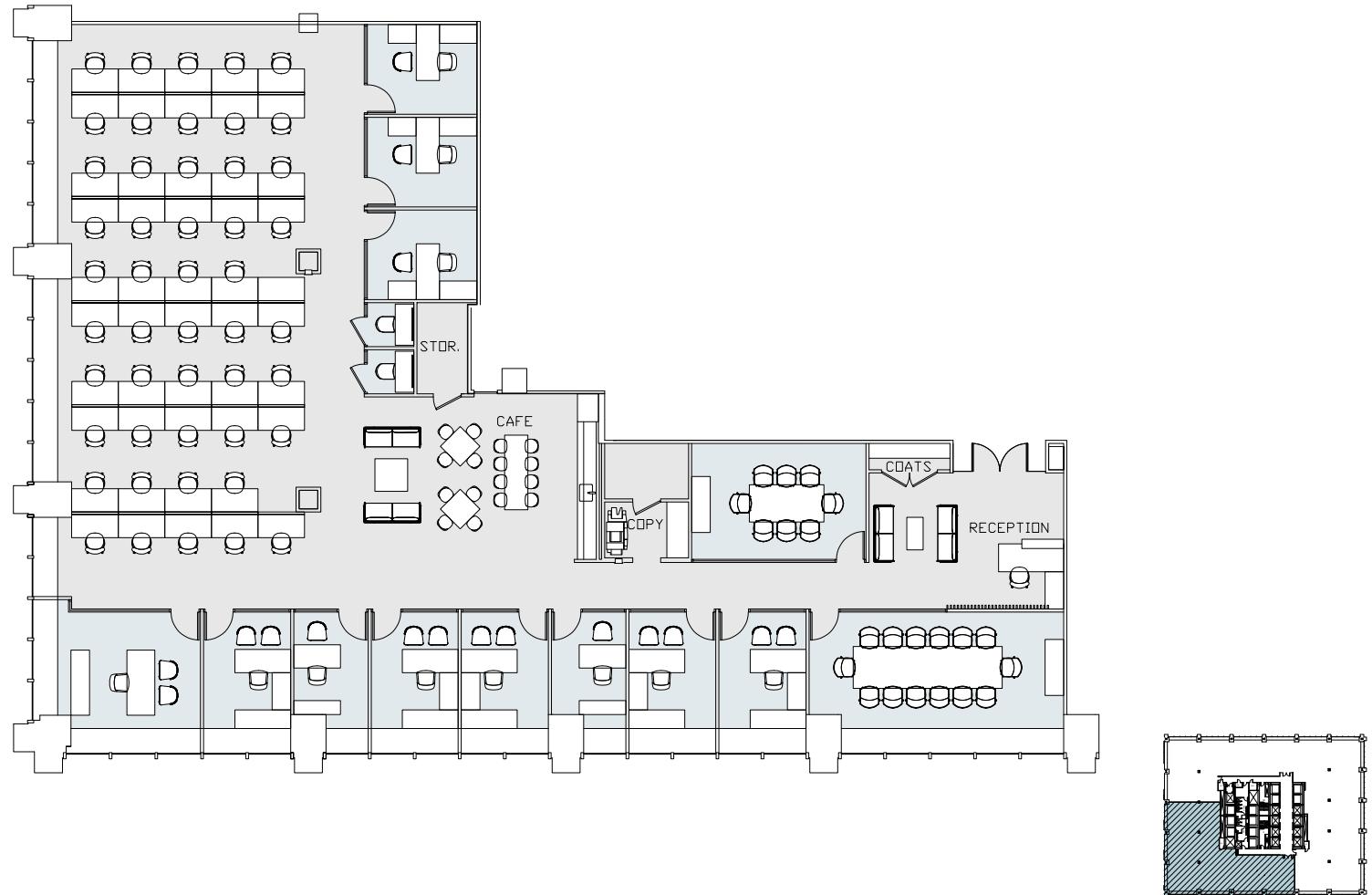
Workstation: 27

Conference/Meeting Room: 5

Pantry/Storage/Server: 7

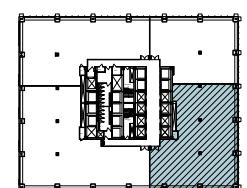
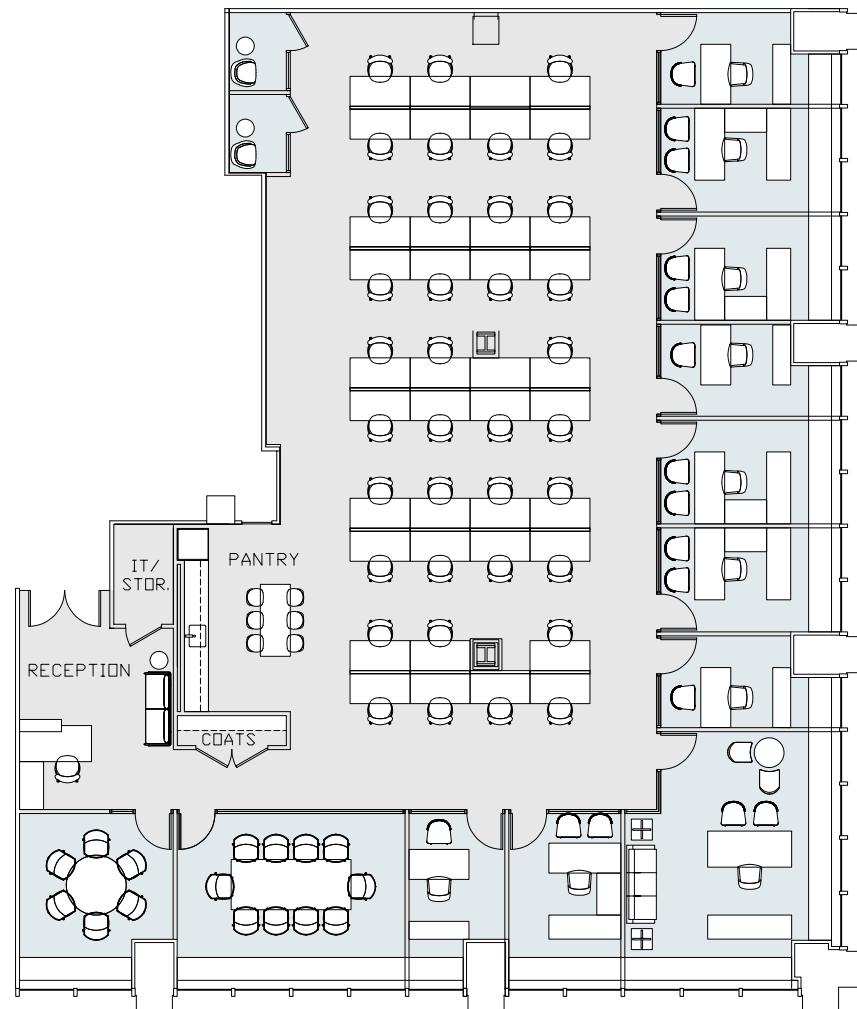
Total Personnel: 149

SUITE 710 | 9,020 RSF PREBUILD WITH SAMPLE FURNITURE



Office: 11 Workstation: 48 Conference Room: 2
Phone Room: 2 Copy Room: 1 Cafe: 1 Reception: 1 **Total Personnel: 60**

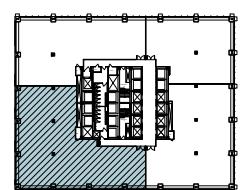
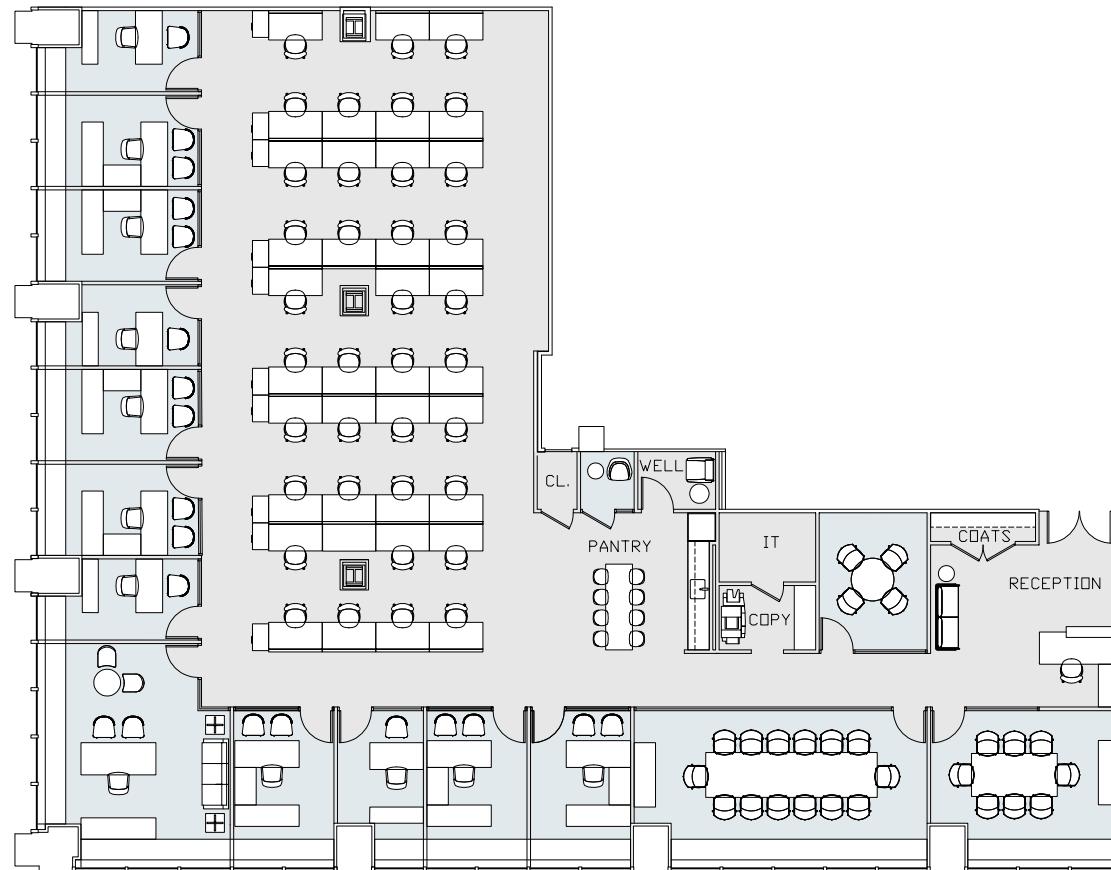
SUITE 1205 | 7,171 RSF PREBUILD WITH SAMPLE FURNITURE



Office: 10 Workstation: 37 Conference Room: 2

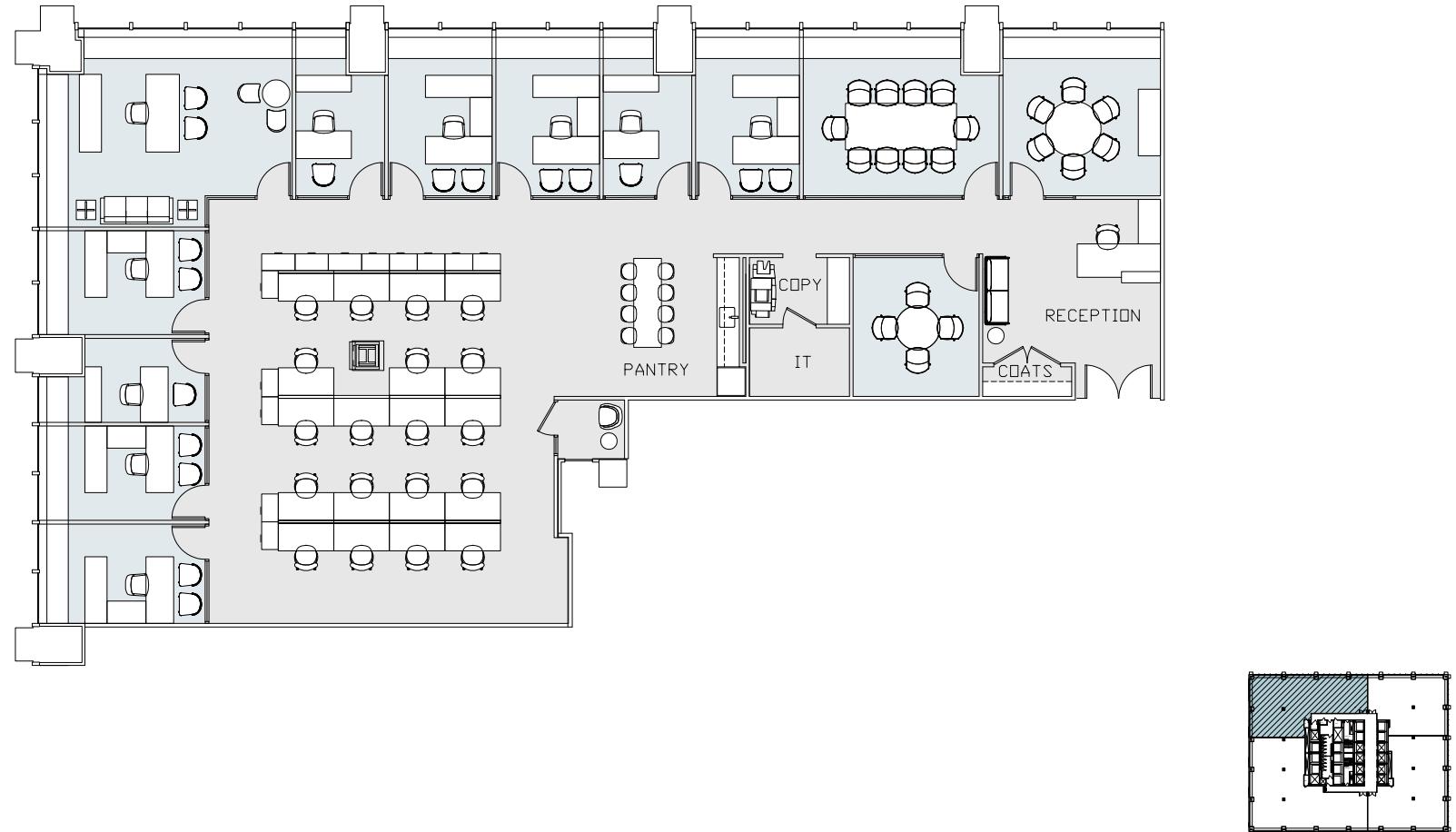
Phone Room: 2 Pantry: 1 IT Room: 1 Reception: 1 **Total Personnel: 48**

SUITE 1210 | 8,661 RSF PREBUILD WITH SAMPLE FURNITURE



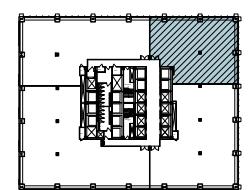
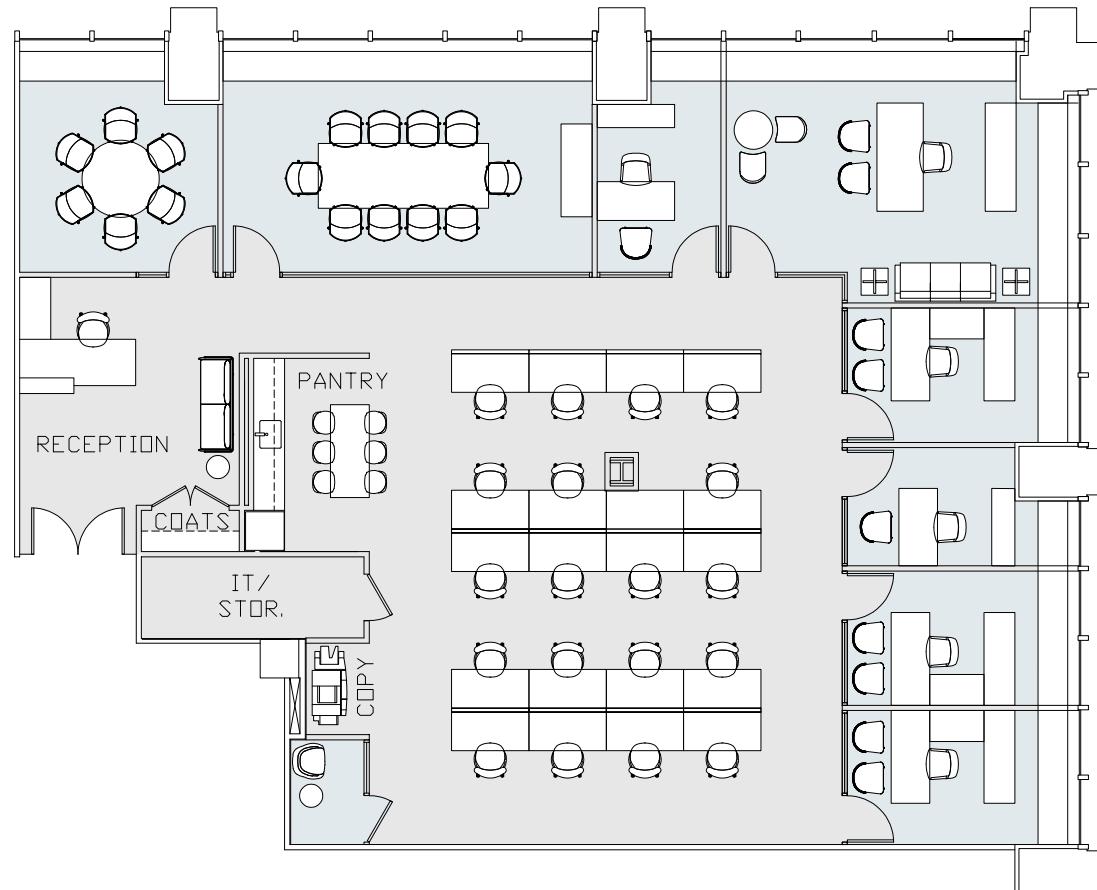
Office: 12 Workstation: 37 Conference Room: 3
Wellness Room: 1 Copy/IT Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 50**

SUITE 1215 | 6,654 RSF PREBUILD WITH SAMPLE FURNITURE



Office: 10 Workstation: 19 Conference Room: 3
Copy/IT Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 30**

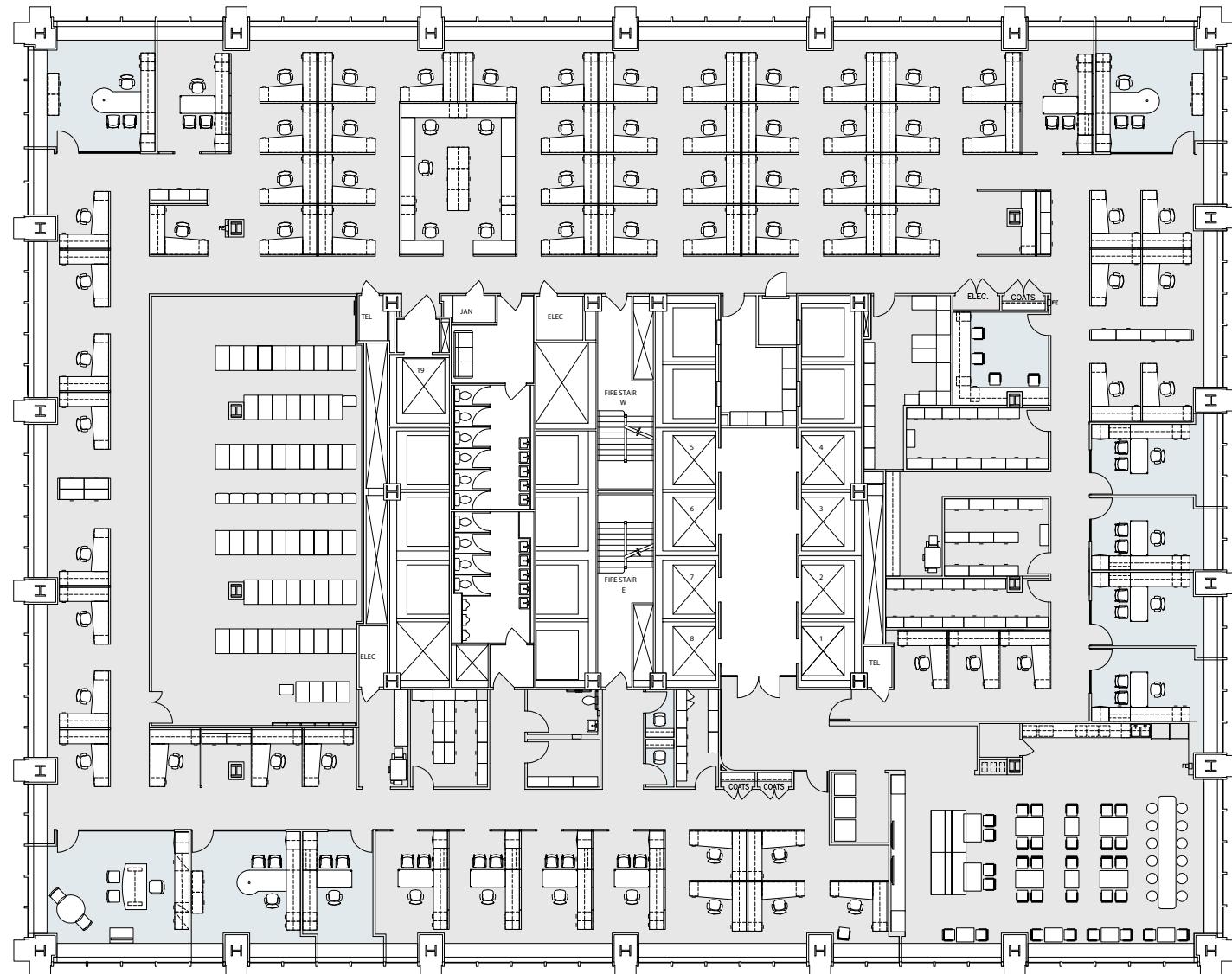
SUITE 1220 | 5,023 RSF PREBUILD WITH SAMPLE FURNITURE



Office: 6 Workstation: 19 Conference Room: 2

IT/Storage Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 26**

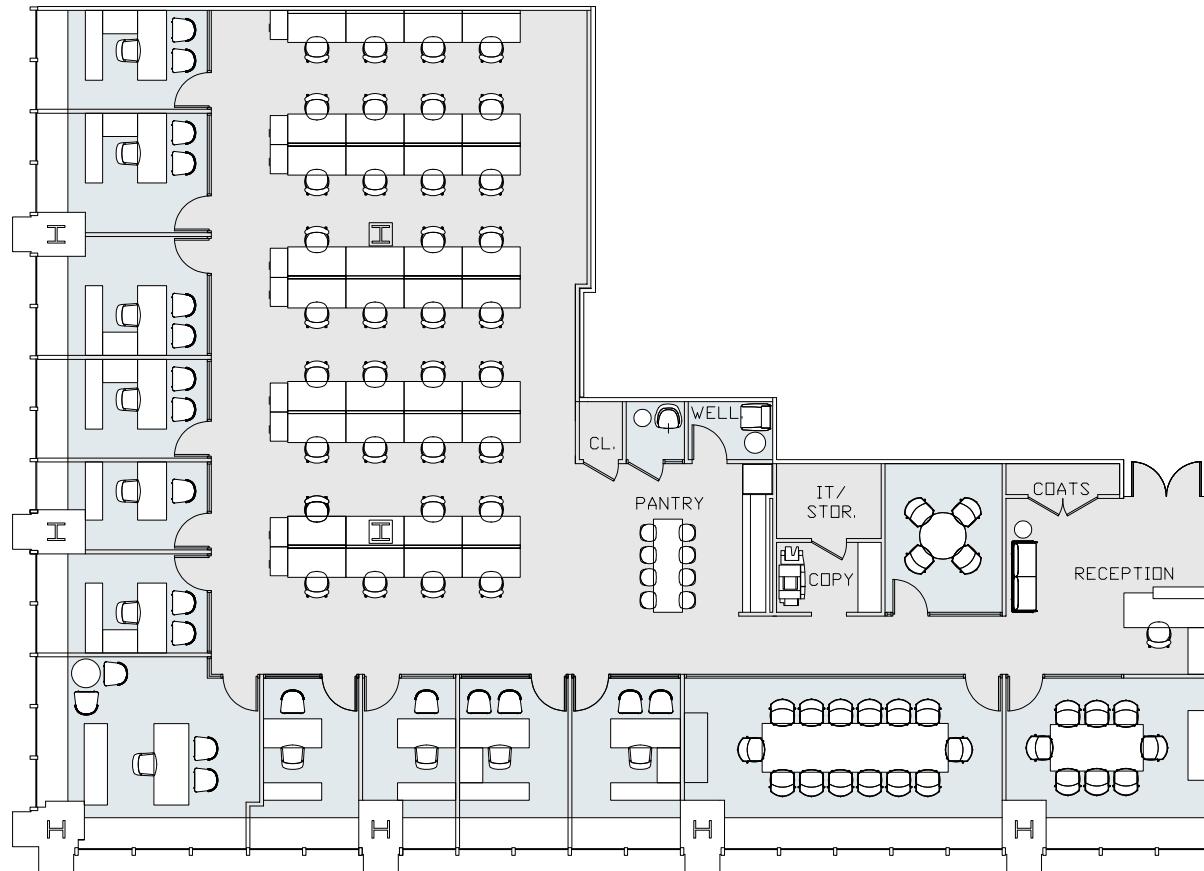
13TH FLOOR | 27,508 RSF EXISTING CONDITION WITH PROPOSED FURNITURE



TOUR THE
SPACE

Corner Office: 3 Windowed Office: 6 Workstation: 73 Training Room: 1 File Room: 6
Phone Room: 2 Large Server Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 83**

SUITE 1410 | 8,057 RSF PREBUILD WITH SAMPLE FURNITURE



TOUR THE
SPACE

Office: 11 Workstation: 34 Conference Room: 3
Phone Room: 1 Wellness Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 46**

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SUITE 1410

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SUITE 1410

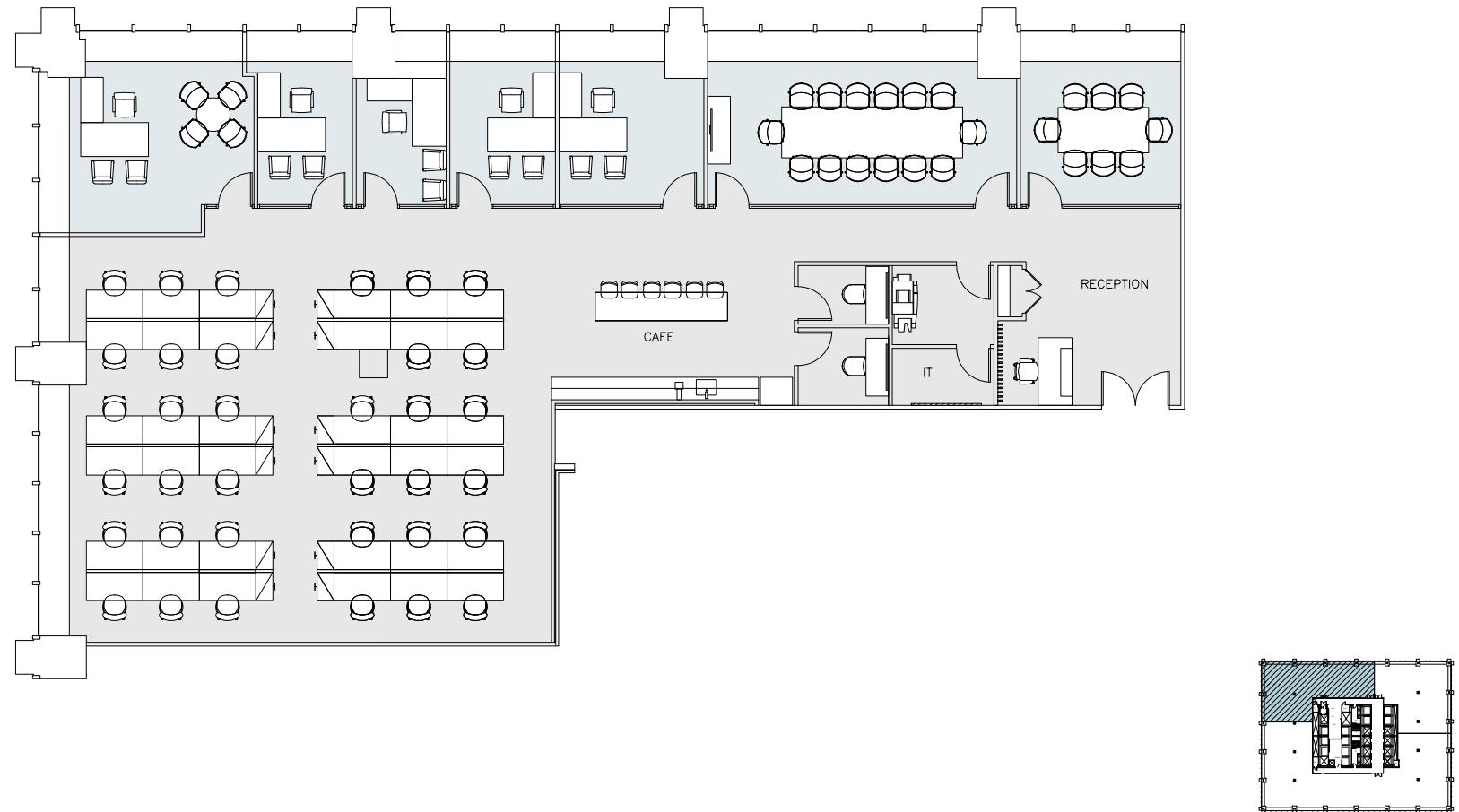
1185 AVENUE OF
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SUITE 1410

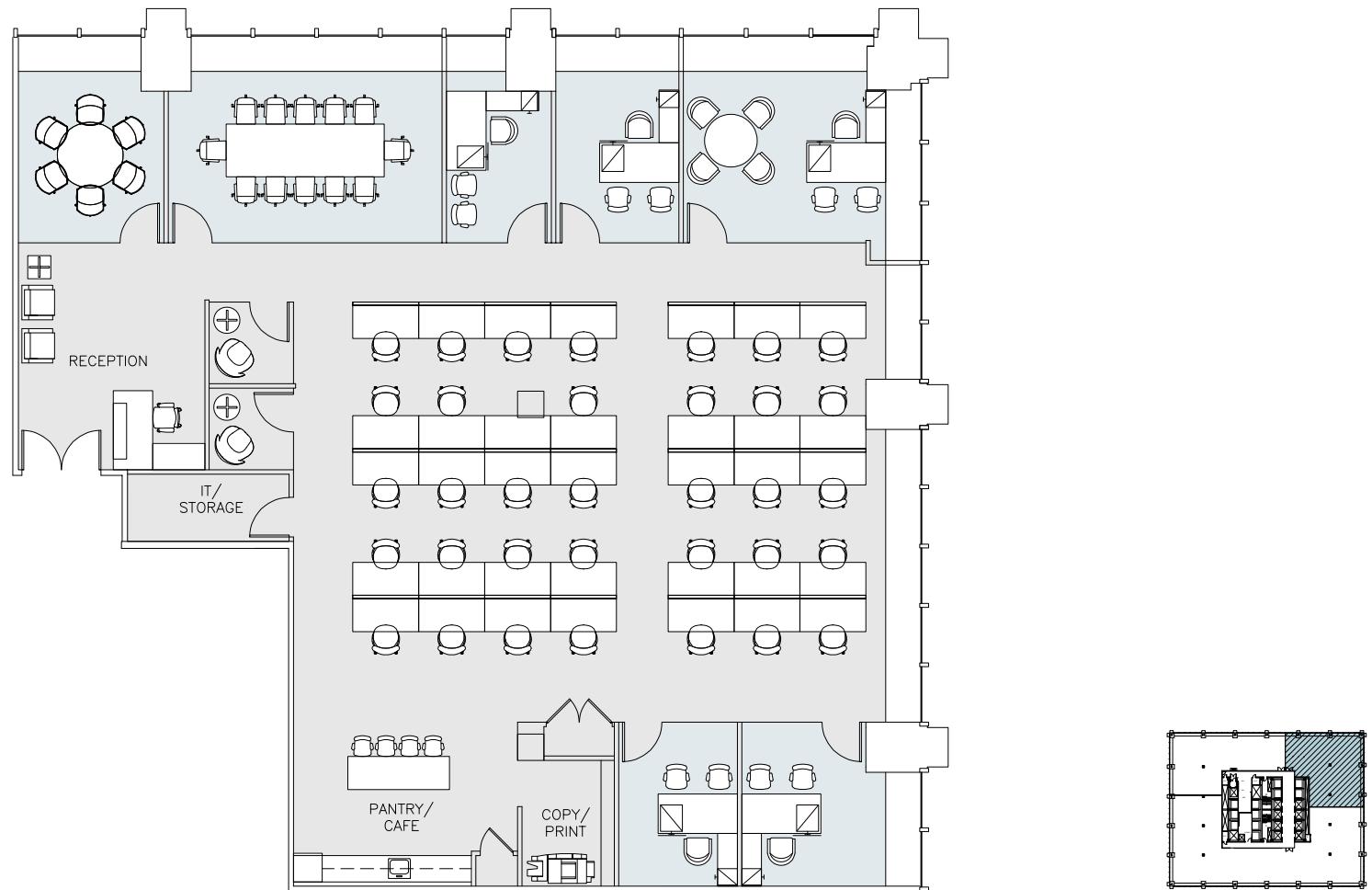
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SUITE 1510 | 6,668 RSF PREBUILD WITH SAMPLE FURNITURE



Office: 5 Workstation: 35 Conference Room: 2 Phone Room: 2
Cafe: 1 Reception: 1 **Total Personnel: 41**

SUITE 1520 | 5,946 RSF PREBUILD WITH SAMPLE FURNITURE



TOUR THE
SPACE

Office: 5 Workstation: 34 Conference Room: 2
Phone Room: 2 Pantry: 1 Reception: 1 **Total Personnel: 40**

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SUITE 1520

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SUITE 1520

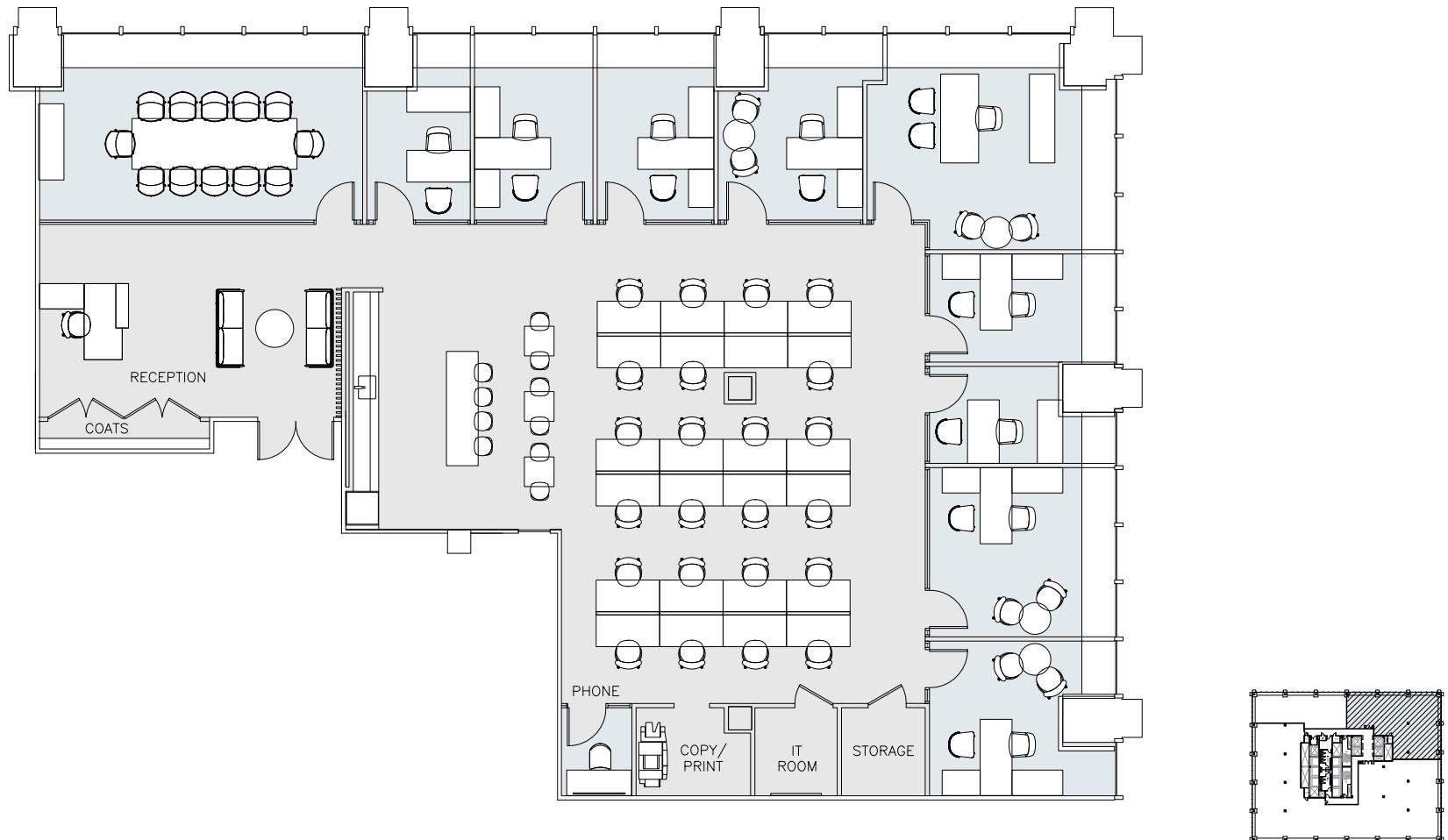
1185 AVENUE OF
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SUITE 1520

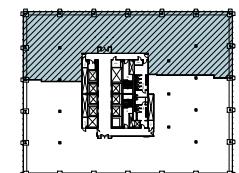
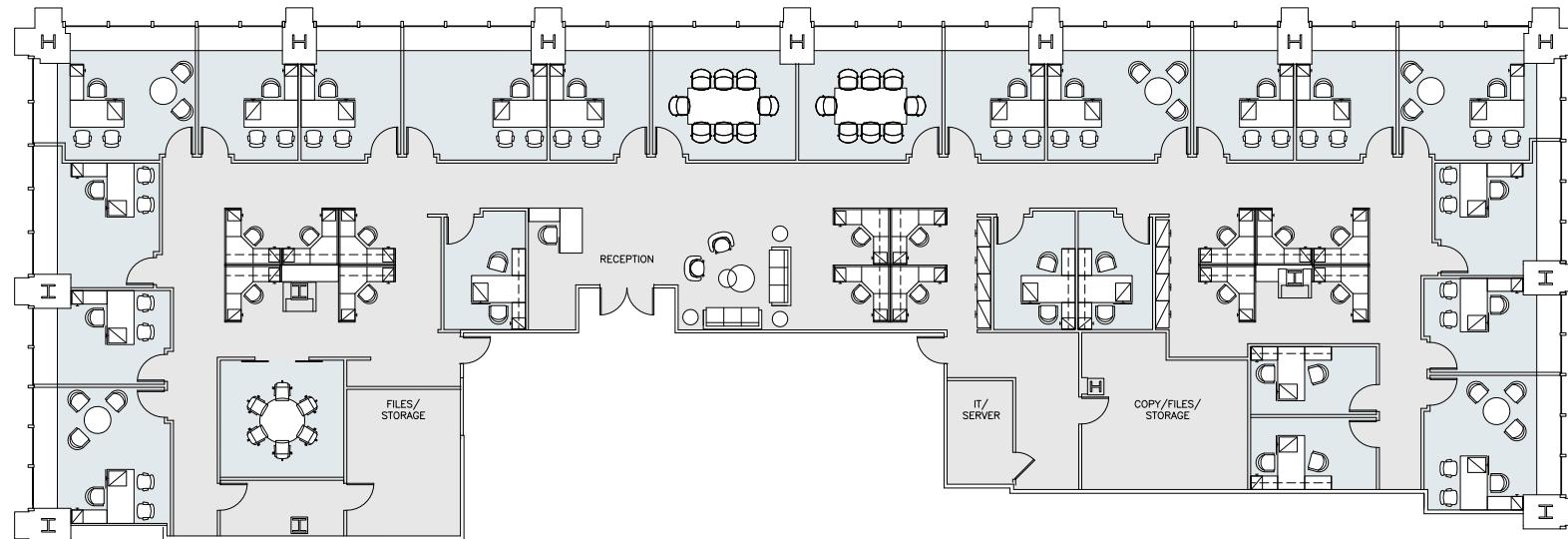
1185 AVENUE OF
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SUITE 2605 | 6,187 RSF PROPOSED PREBUILD WITH SAMPLE FURNITURE



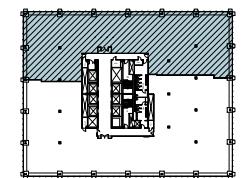
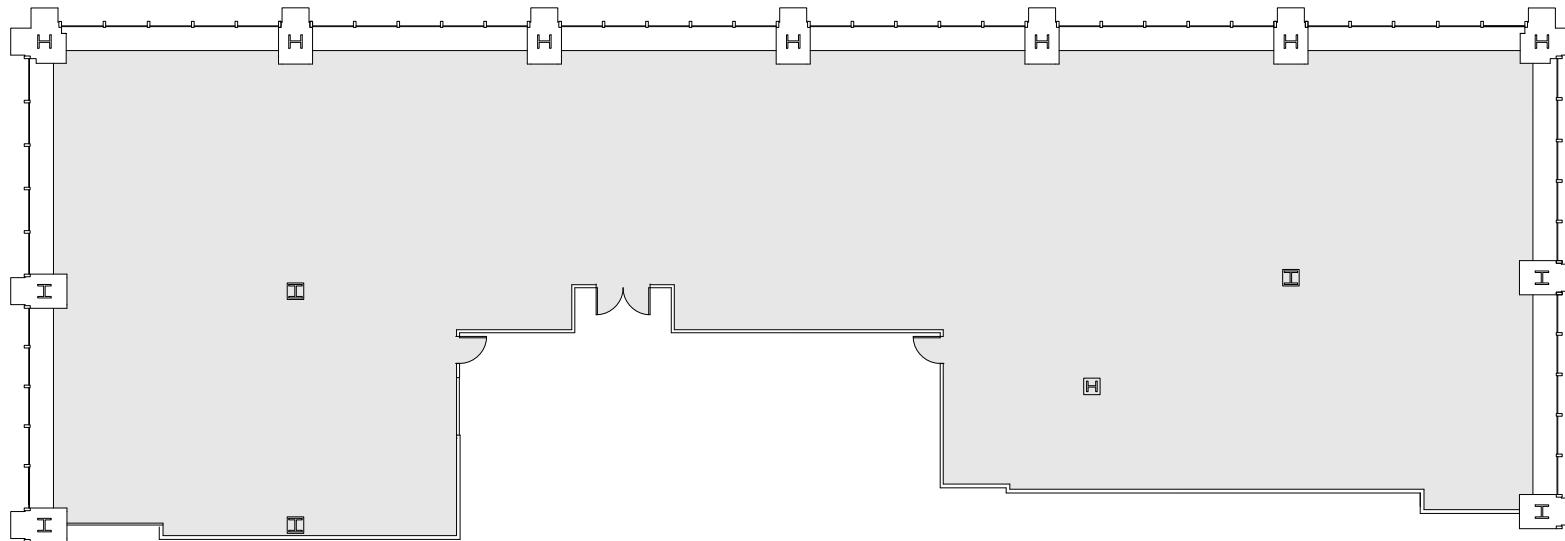
Offices: 9 Workstations: 23 Conference Rooms: 2 Reception: 1
Pantry: 1 Phone Room: 1 Storage: 1 IT Room: 1 **Total Personnel: 32**

SUITE 3110 | 12,643 RSF EXISTING CONDITION WITH SAMPLE FURNITURE

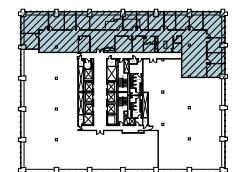
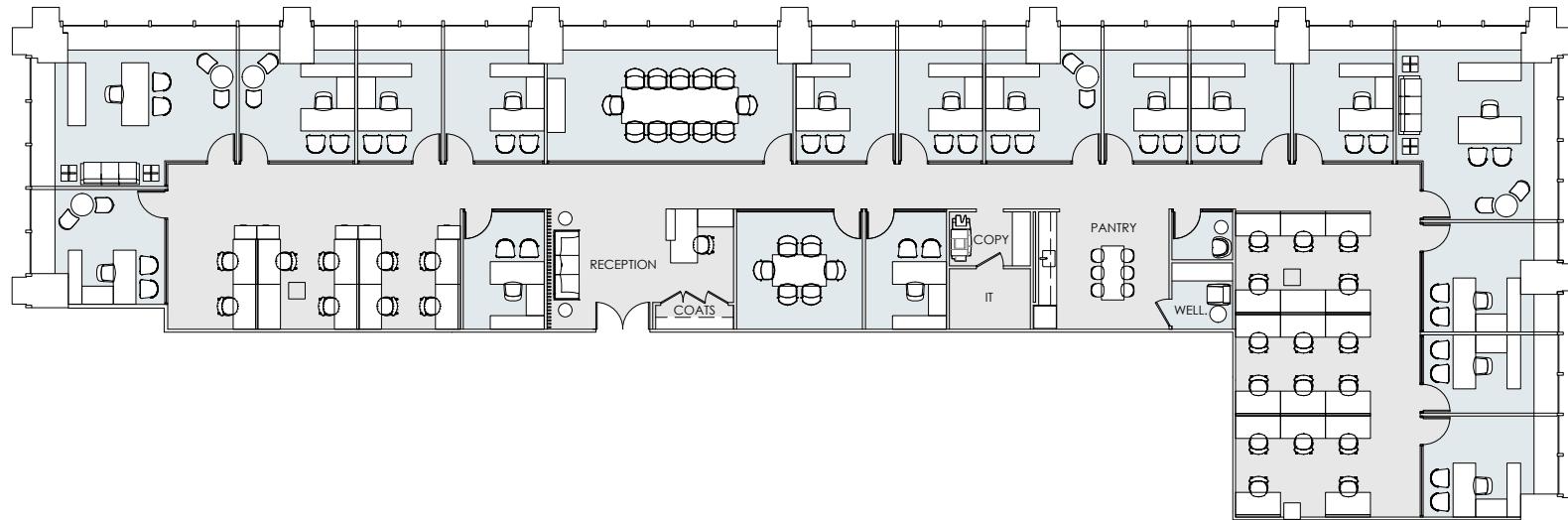


Windowed Offices: 16 Interior Offices: 5 Workstations: 14 Conference Rooms: 3
Copy/Storage Room: 1 Reception: 1 **Total Personnel: 81**

SUITE 3110 | 12,643 RSF CORE AND SHELL

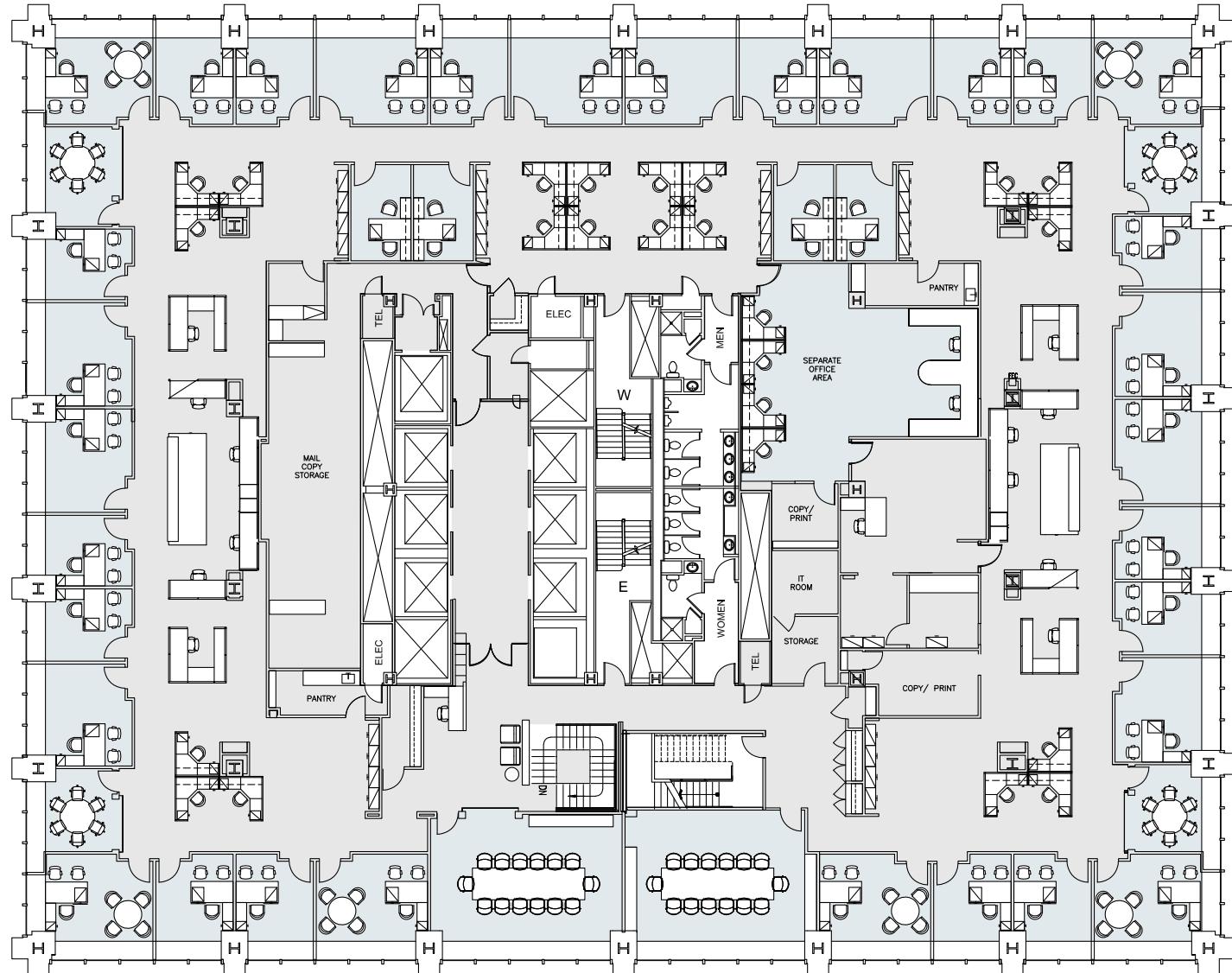


SUITE 3205 | 9,815 RSF PROPOSED LAYOUT WITH SAMPLE FURNITURE



Windowed Offices: 15 Interior Offices: 2 Workstations: 25 Conference Rooms: 2
Phone Room: 1 Wellness/Copy/IT Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 26**

35TH FLOOR | 29,166 RSF EXISTING CONDITION WITH EXISTING FURNITURE



Windowed Office: 32

Interior Office: 4

Workstation: 36

Conference Room: 6

Separate Office Area: 1

Storage Room: 1

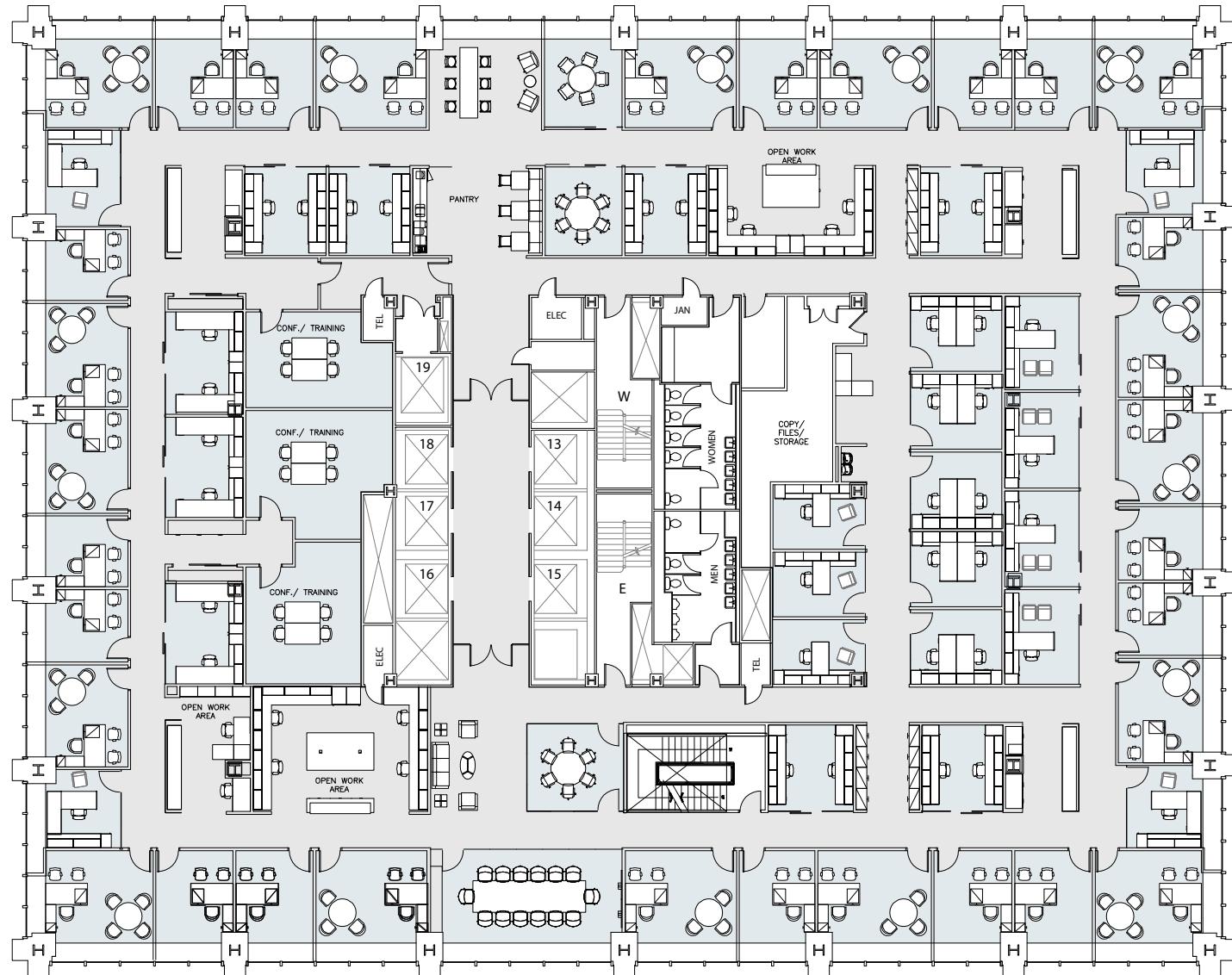
Mail/Copy Room: 1

Pantries: 2

Reception: 1

Total Personnel: 73

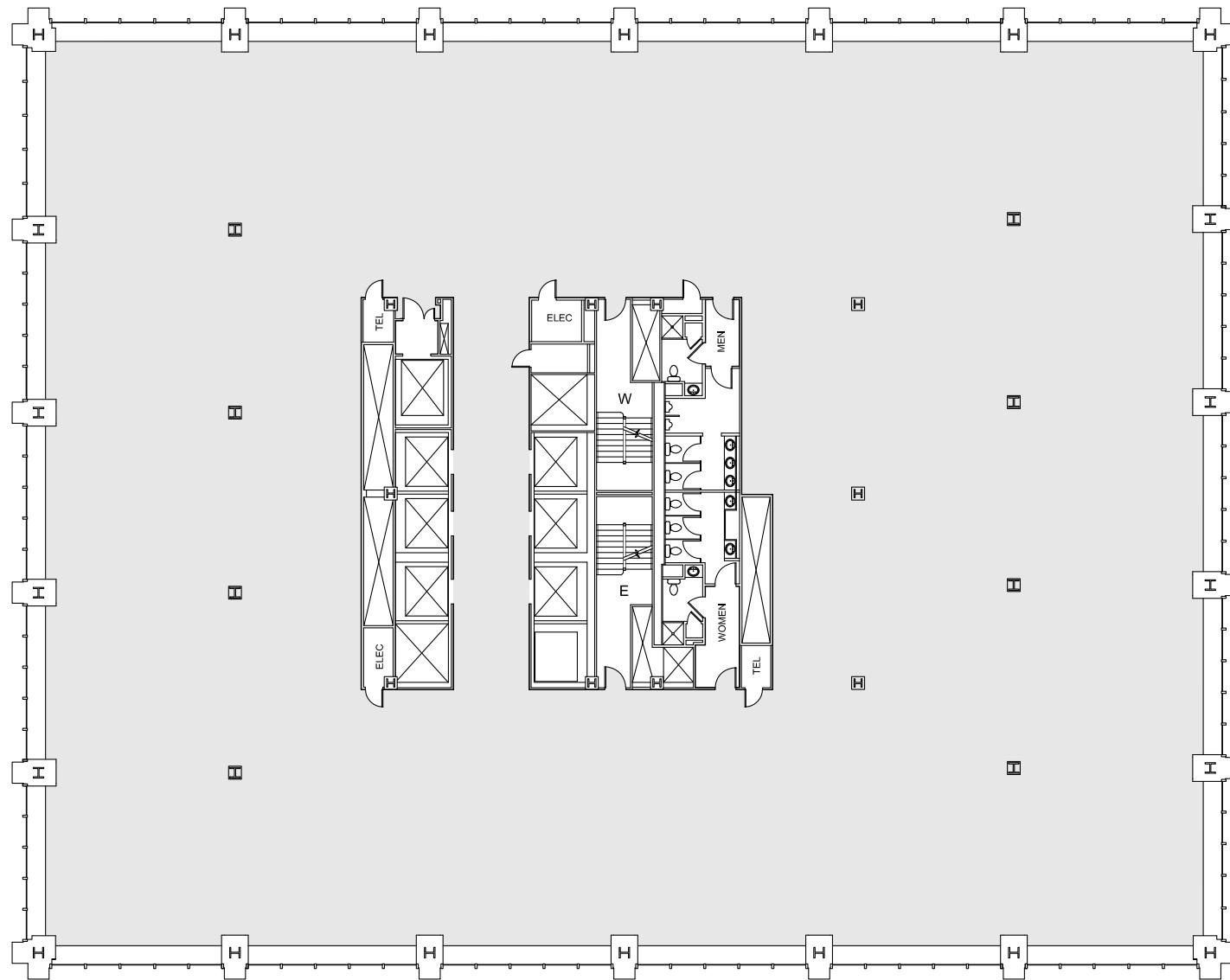
36TH FLOOR | 29,166 RSF EXISTING CONDITION WITH EXISTING FURNITURE



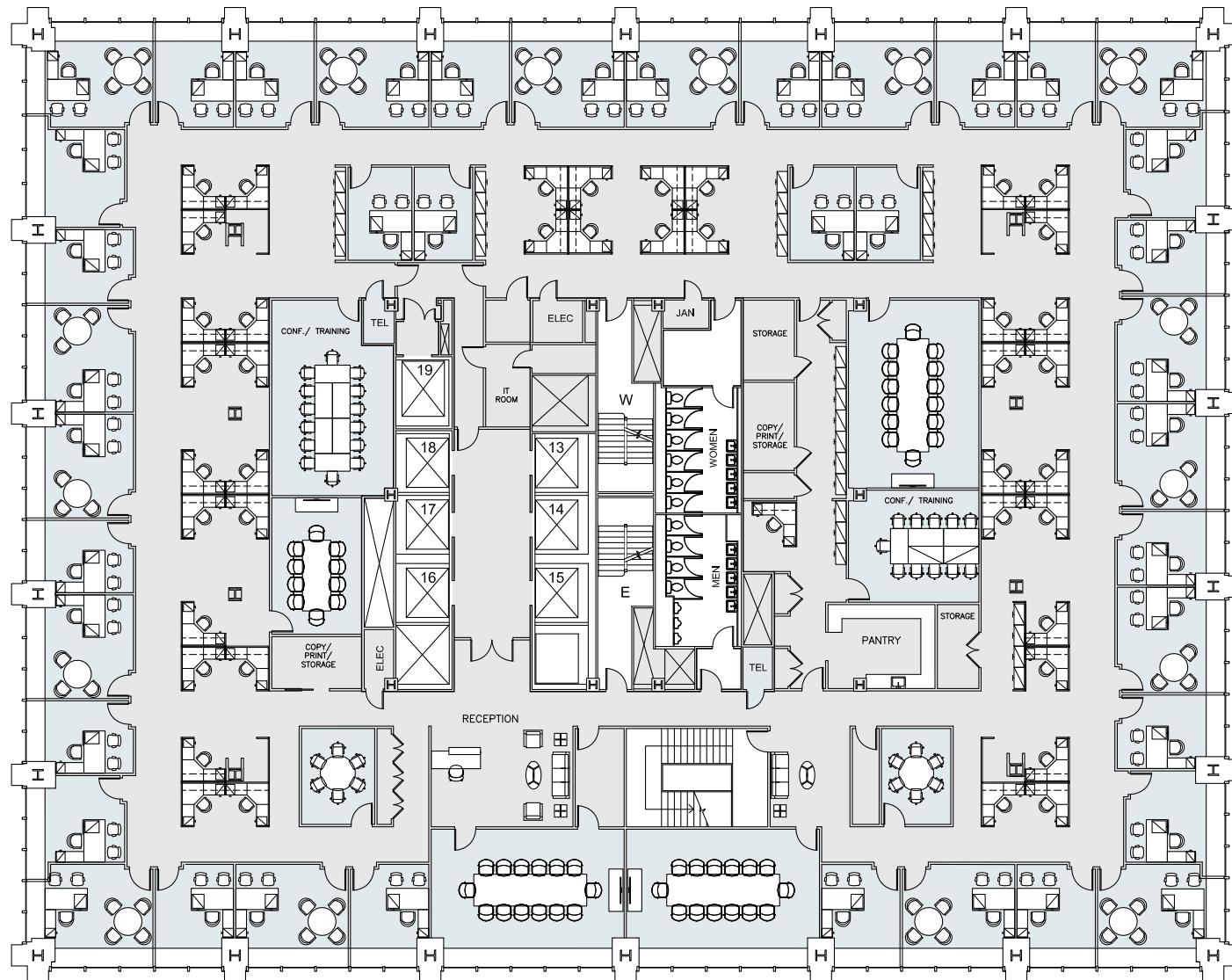
Windowed Office: 37 Interior Office: 21 Workstation: 10 Conference Room: 3

Training/Conference Room: 3 Copy/File Room: 1 Pantry: 1 **Total Personnel: 68**

36TH FLOOR | 29,166 RSF CORE AND SHELL



37TH FLOOR | 29,166 RSF EXISTING CONDITION WITH SAMPLE FURNITURE



Windowed Office: 36

Interior Office: 21

Workstation: 10

Conference Room: 4

Training/Conference Room: 3

Copy/File/Storage Room: 1

Cafe: 1

Reception: 1

Total Personnel: 68

BUILDING SPECIFICATIONS

LOCATION	Entire West block front of Sixth Avenue between 46th and 47th Streets	TYPICAL SLAB HEIGHTS	Floors 2-27 12'-1"
YEAR BUILT	1972, Renovated 2019	COLUMN SPACING	26' at center
ARCHITECT	Emery Roth & Sons, PC	ELEVATORS	Nineteen (19) passenger, one (1) freight, one (1) hydraulic and two (2) escalators Loading dock located on 46th Street
BUILDING SIZE	1,109,424 rsf	HVAC	Two (2) 1,900-ton steam chillers and one 1,000-ton electric chiller; steam heat supplied by Con Edison
BUILDING HEIGHT	Forty-two (42) Floors plus basement and subbasement	SUPPLEMENTAL COOLING	Condenser water available for tenant supplemental air conditioning
BUILDING CONSTRUCTION	Concrete on steel framing and columns with metal and glass curtain wall Facade: Aluminum and marble panel	ELECTRIC	480-volt with total capacity of 12,000 amps Up to six (6) watts per sq. ft. available for tenant use
FLOOR LAYOUT	Center Core	LIFE/SAFETY	Fully sprinklered; addressable Class E system 250 kw generator for life safety
FLOOR SIZES	Sub-cellar 5,598 rsf Basement 22,317 rsf Ground floor 11,779 rsf Annex 29,329 rsf Floor 2 27,764 rsf Floors 3-14 27,508 rsf Floors 15-18 27,342 rsf Floors 19-22 27,231 rsf Floor 23 27,241 rsf Floor 24 26,792 rsf Floor 25 27,458 rsf Floors 26 & 27 28,182 rsf Floors 28 & 29 Mechanical Floors 30-33 28,906 rsf Floors 34-41 29,166 rsf Floor 42 16,568	SECURITY/ACCESS	<ul style="list-style-type: none"> • Coordinated program of controlled electronic access • Electronic surveillance and uniformed security guards on a 24/7 basis • Electronic turnstiles and messenger service
FLOOR LOADS	50 lbs. psf	TELECOM/CABLE	Altice, AT&T, CenturyLink, Cogent, Crown Castle Fiber Spectrum & Verizon Wired Certified Platinum - DAS
		TRANSPORTATION	Close proximity to Grand Central Terminal, Penn Station and Port Authority Bus Terminal, near 1,2,3,B,D,F,N,Q,R,V,W and Shuttle subways; direct access to Rockefeller Center Concourse
		AMENITIES	Outdoor plaza, in-building bank, restaurant, theater and in-lobby artisan coffee shop

AREA MAP

