

OWN YOUR **HORIZON**

**1185** AVENUE OF  
THE AMERICAS



# 1185 AVENUE OF THE AMERICAS



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





CREATIVE OFFICE  
RENDERING

1185 AVENUE OF  
THE AMERICAS

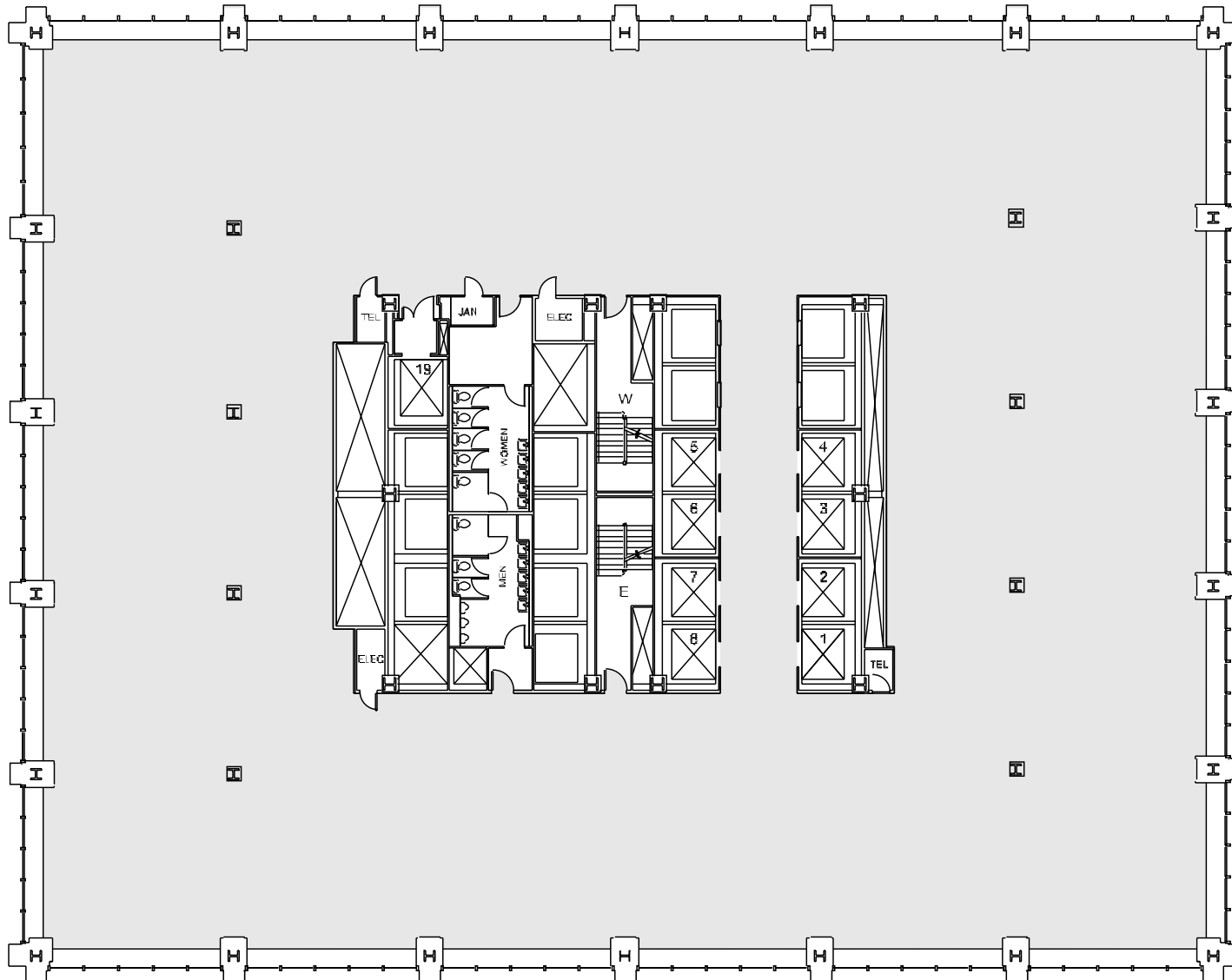




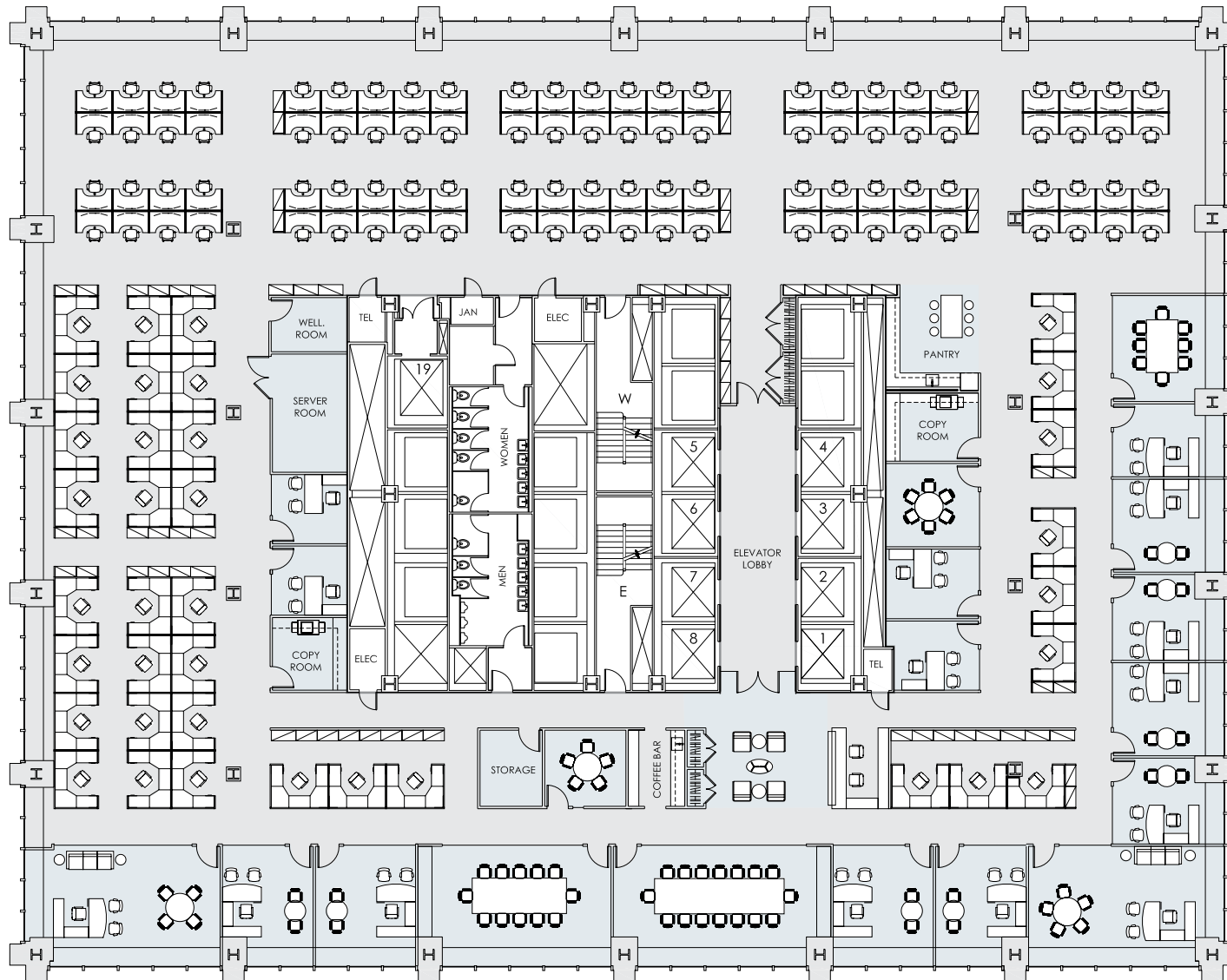
PROFESSIONAL SERVICES OFFICE  
RENDERING



## TYPICAL LOW-RISE CORE AND SHELL



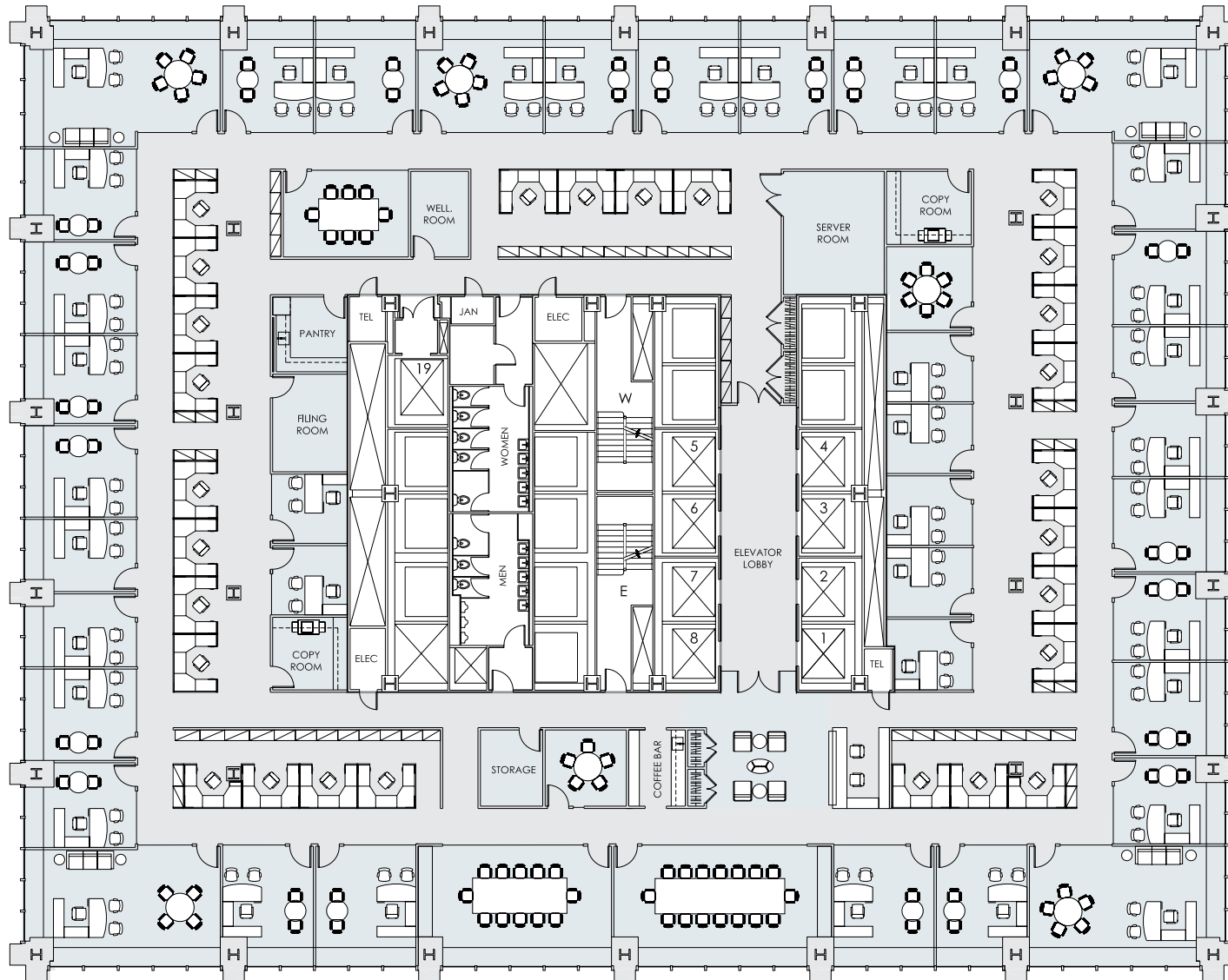
## TYPICAL FLOOR PROPOSED OPEN LAYOUT



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**

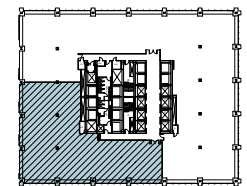
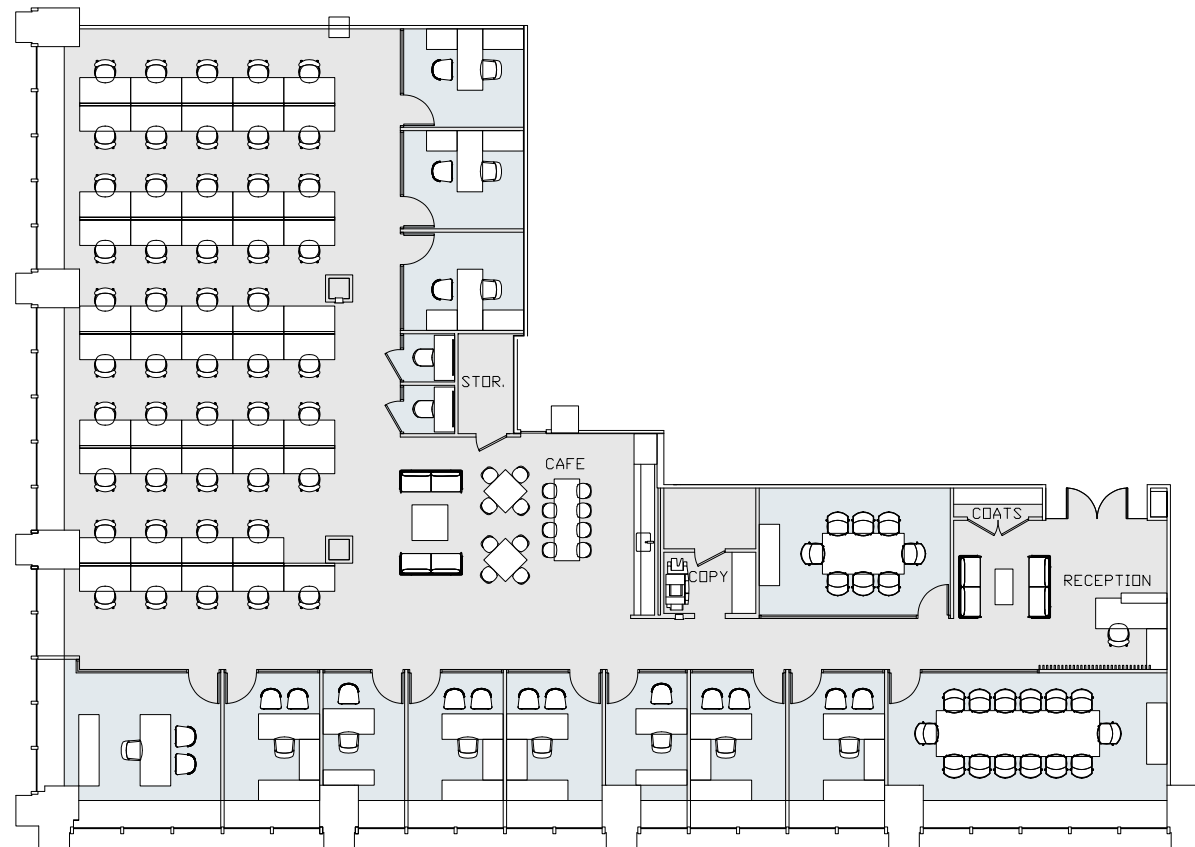


## TYPICAL FLOOR PROPOSED OFFICE LAYOUT



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**

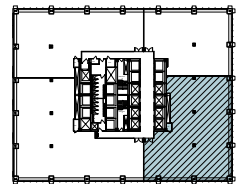
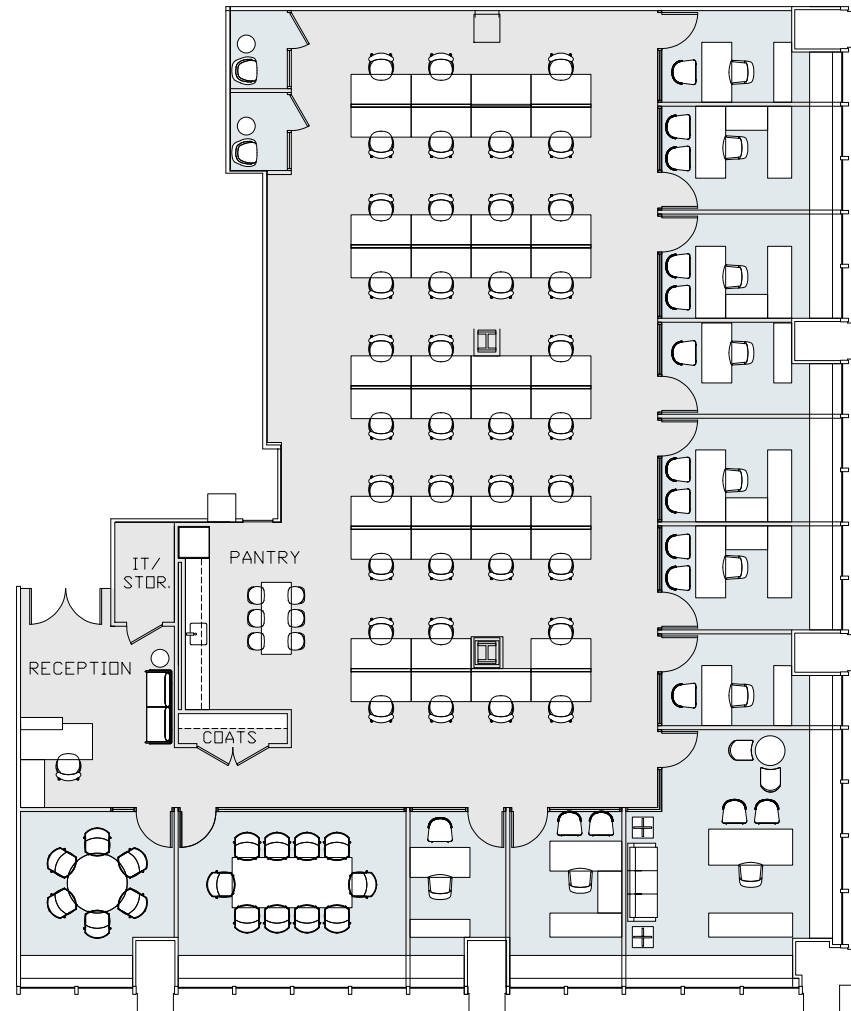
## SUITE 710 | 9,020 RSF PREBUILD WITH SAMPLE FURNITURE



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

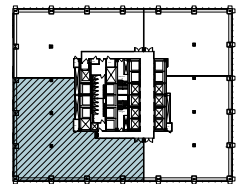
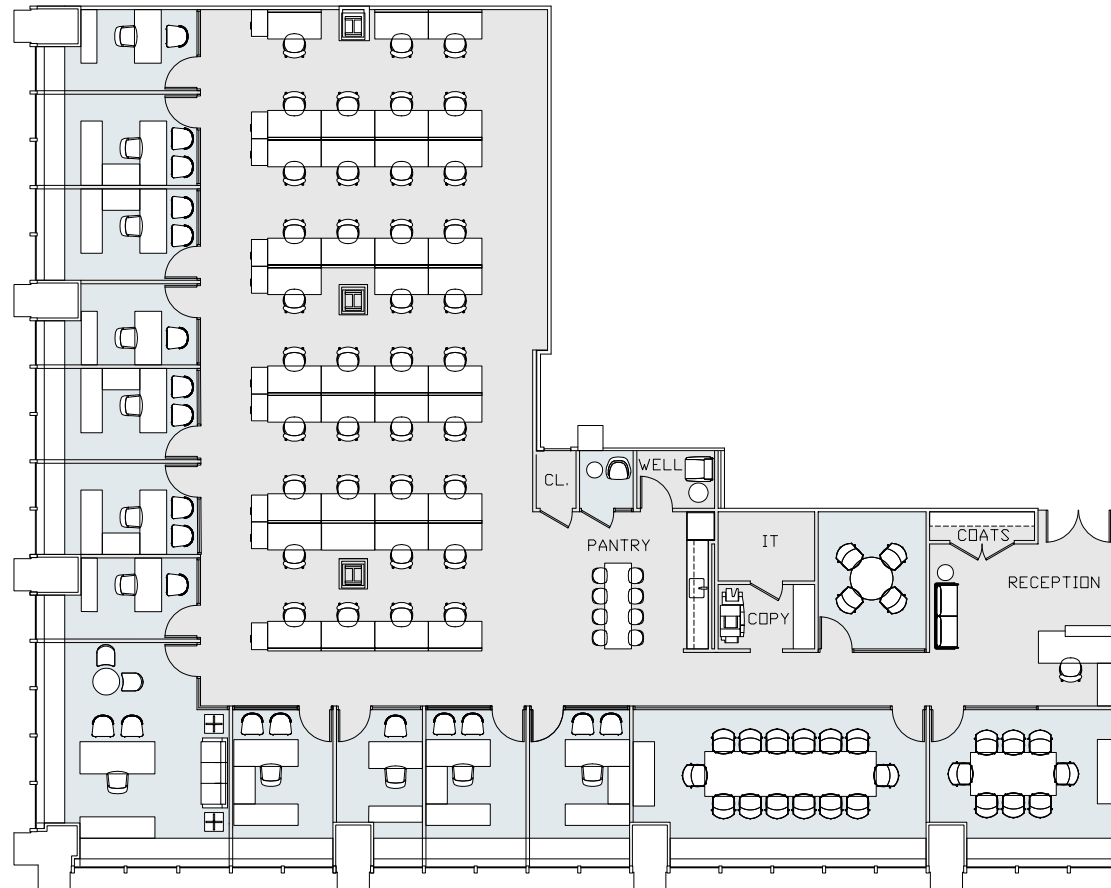


## SUITE 1205 | 7,171 RSF PREBUILD WITH SAMPLE FURNITURE



Office: 10    Workstation: 37    Conference Room: 2  
Phone Room: 2    Pantry: 1    IT Room: 1    Reception: 1    **Total Personnel: 48**

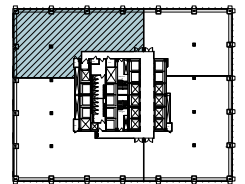
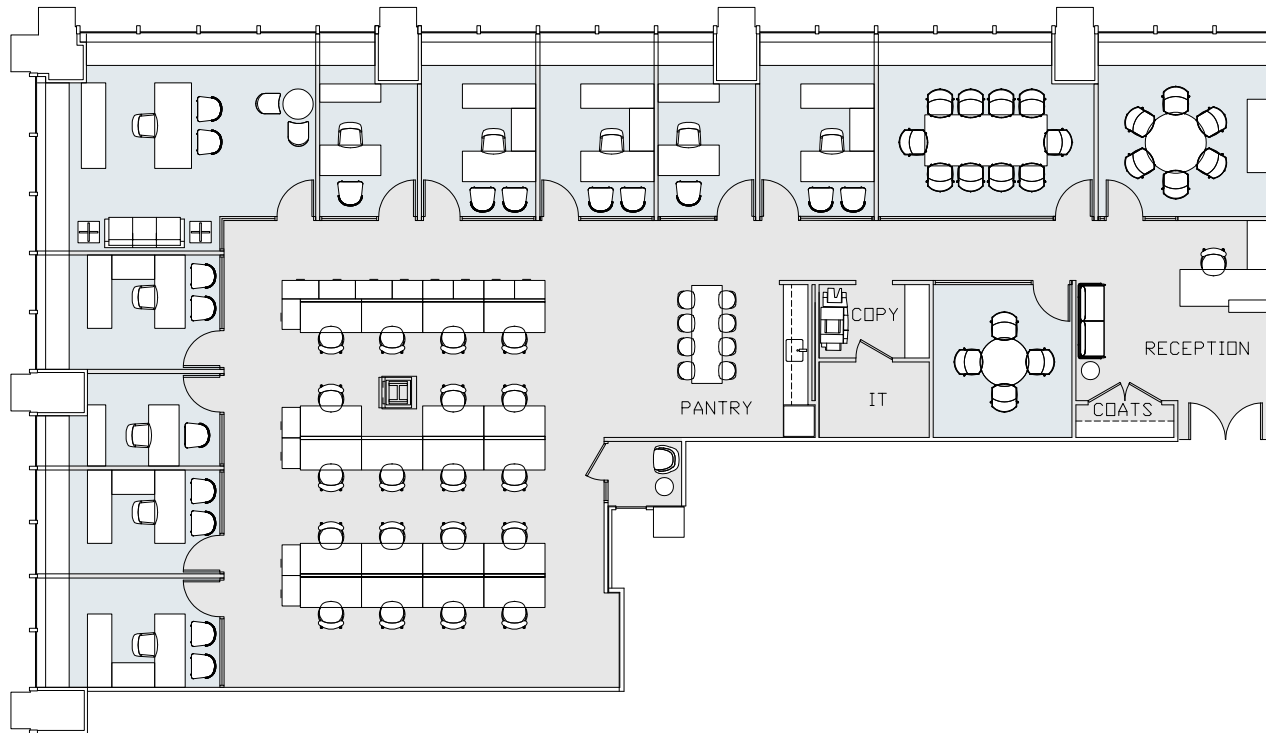
## SUITE 1210 | 8,661 RSF PREBUILD WITH SAMPLE FURNITURE



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

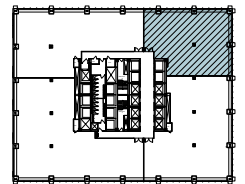
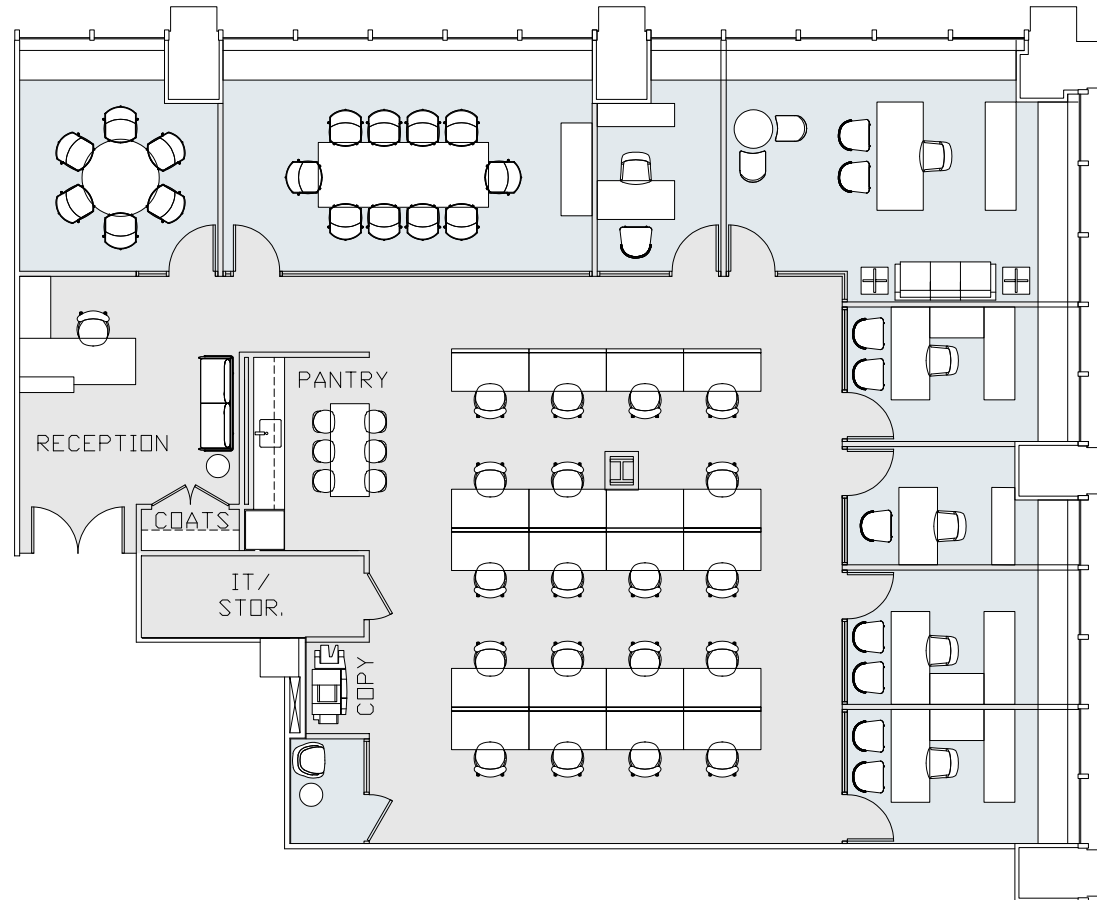


## SUITE 1215 | 6,654 RSF PREBUILD WITH SAMPLE FURNITURE



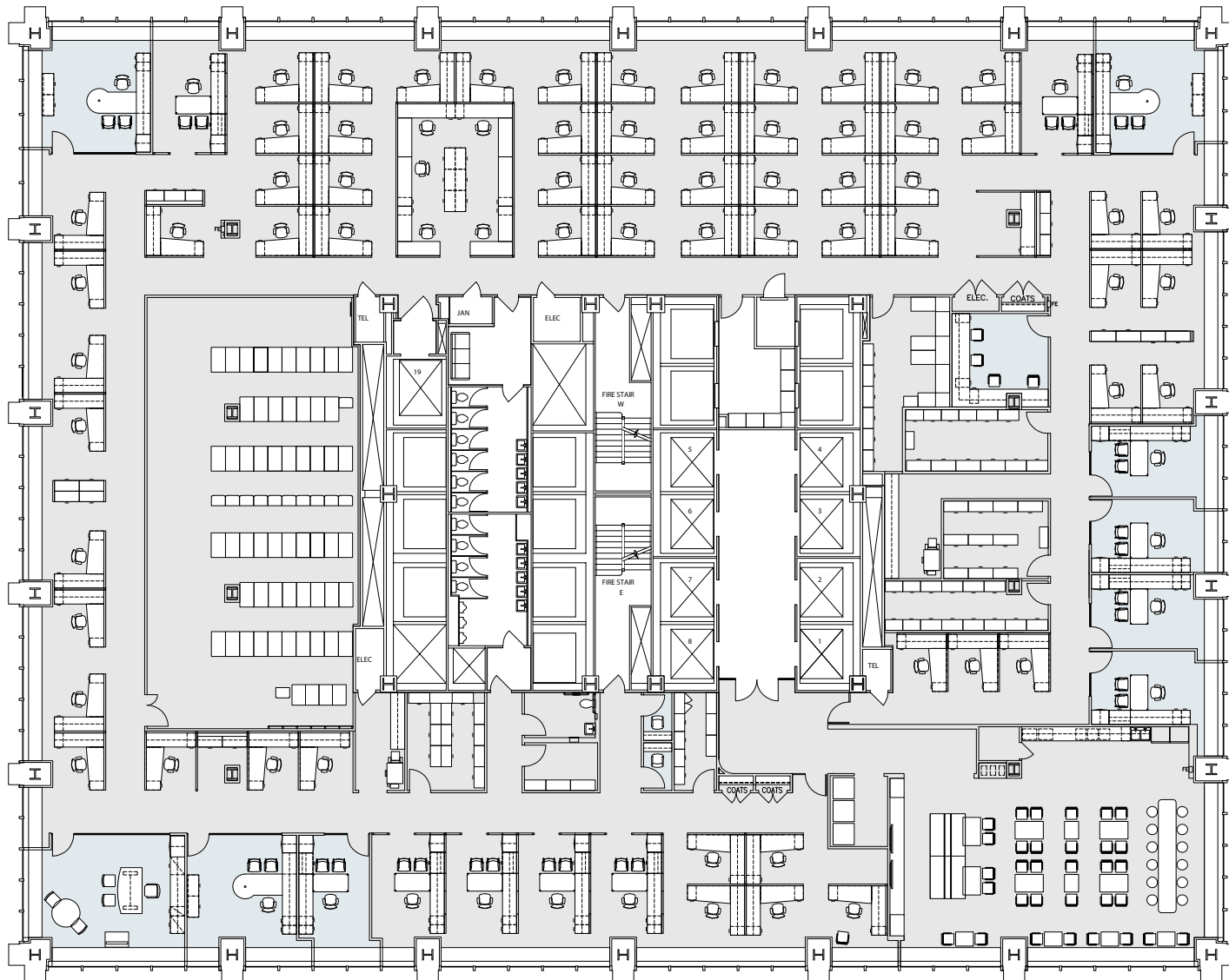
Office: 10    Workstation: 19    Conference Room: 3  
Copy/IT Room: 1    Pantry: 1    Reception: 1    **Total Personnel: 30**

## 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

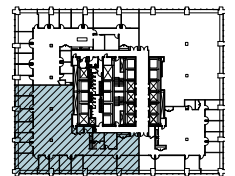
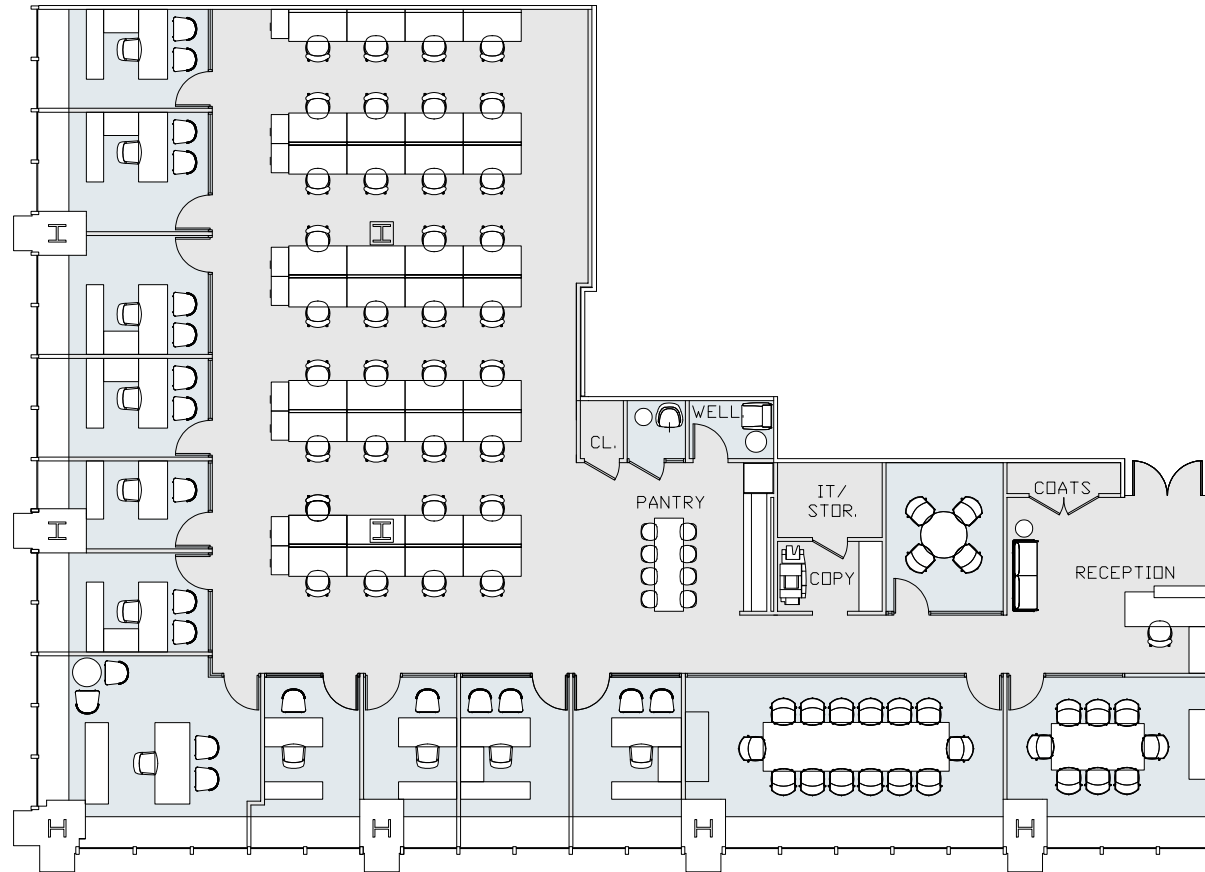


TOUR THE  
SPACE

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**



SUITE 1410



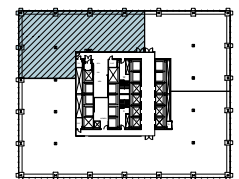
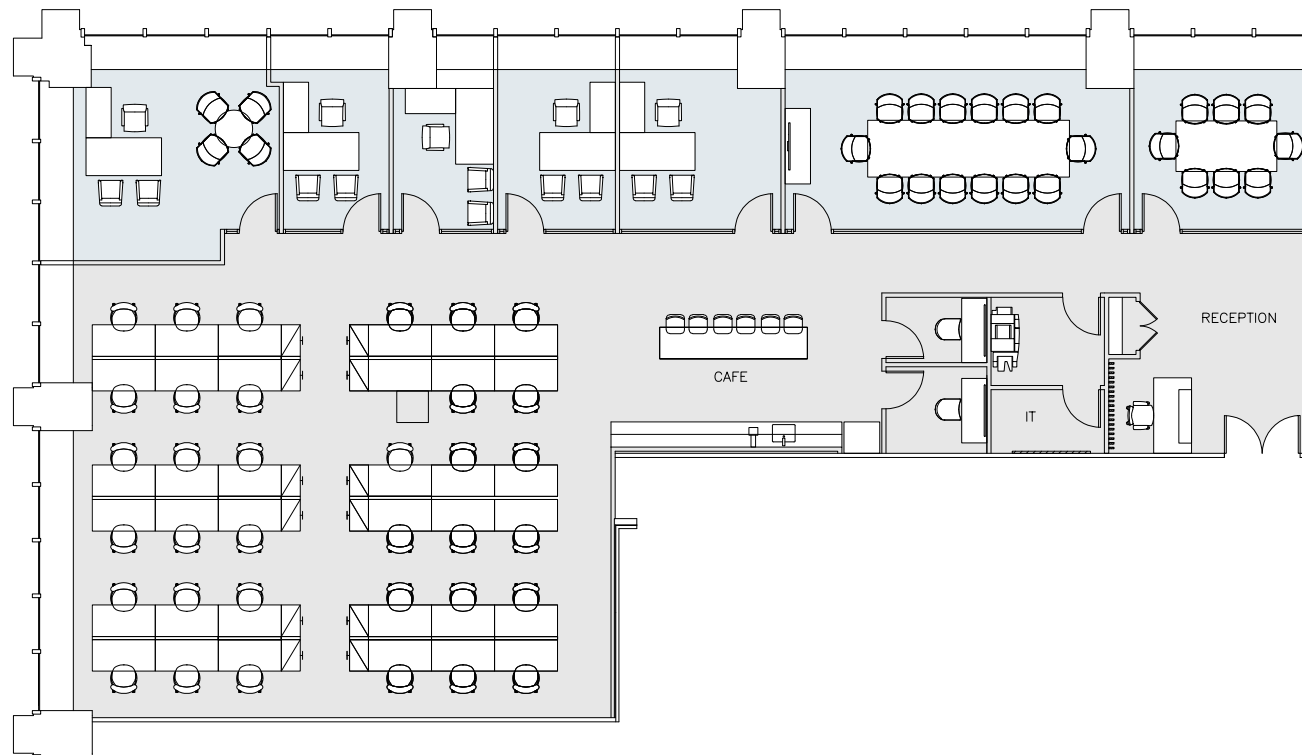
SUITE 1410





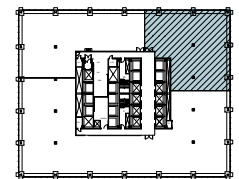
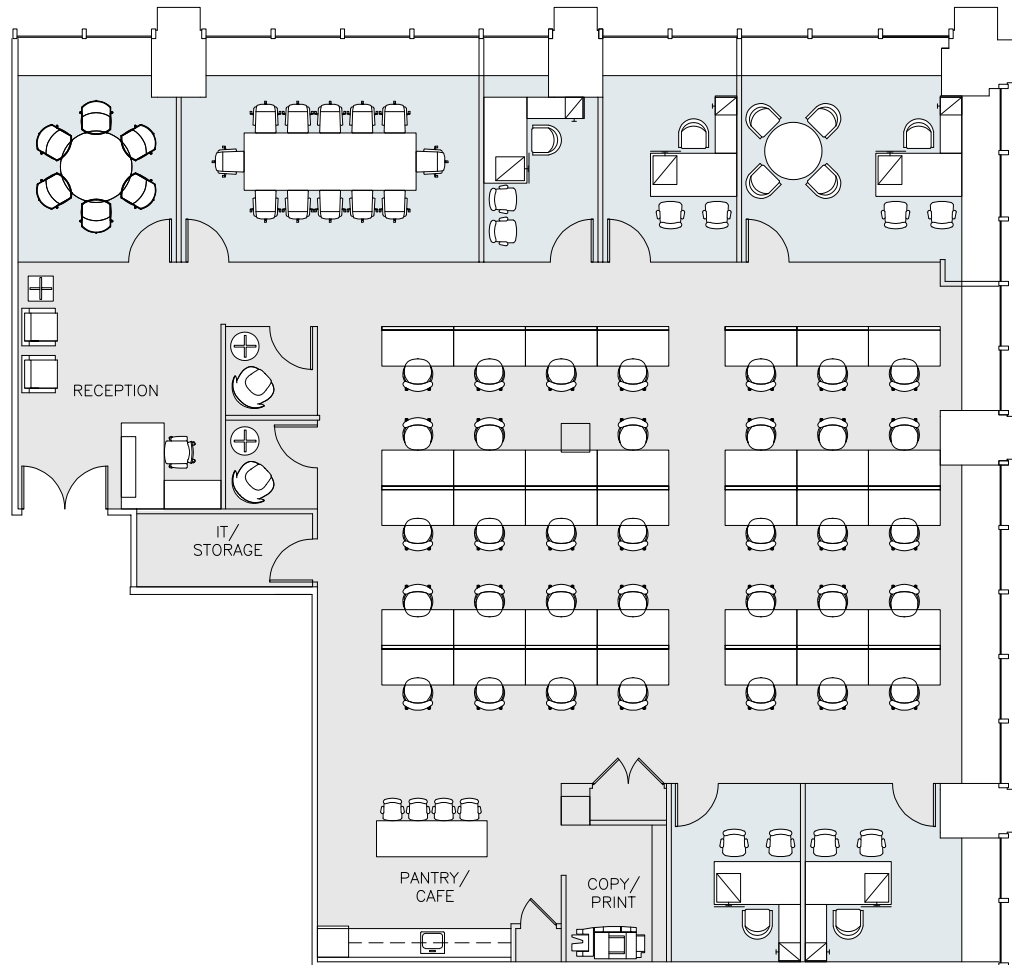
SUITE 1410

## 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**





SUITE 1520





SUITE 1520

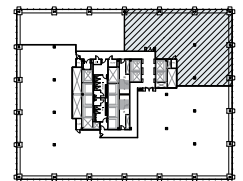
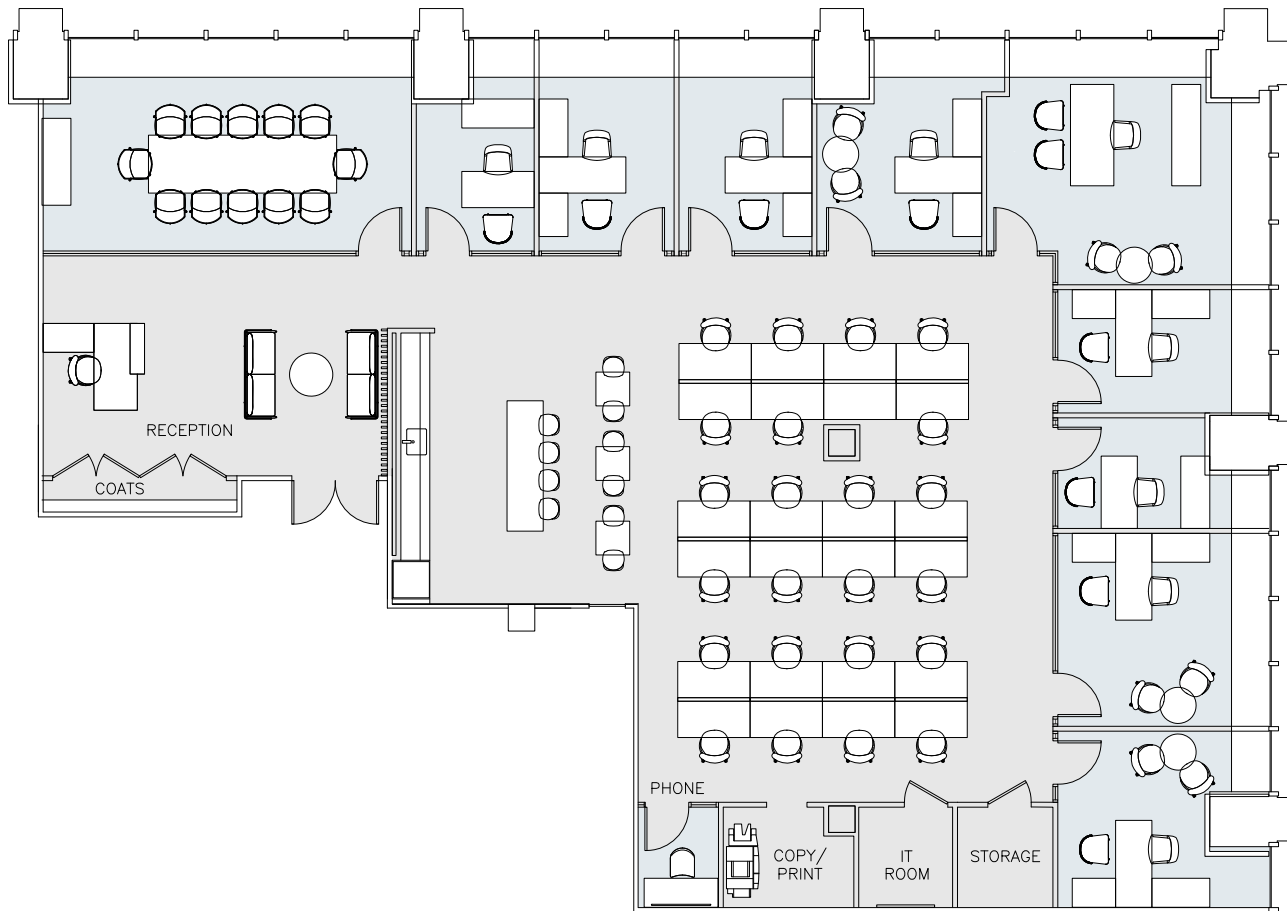






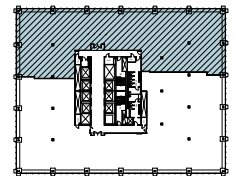
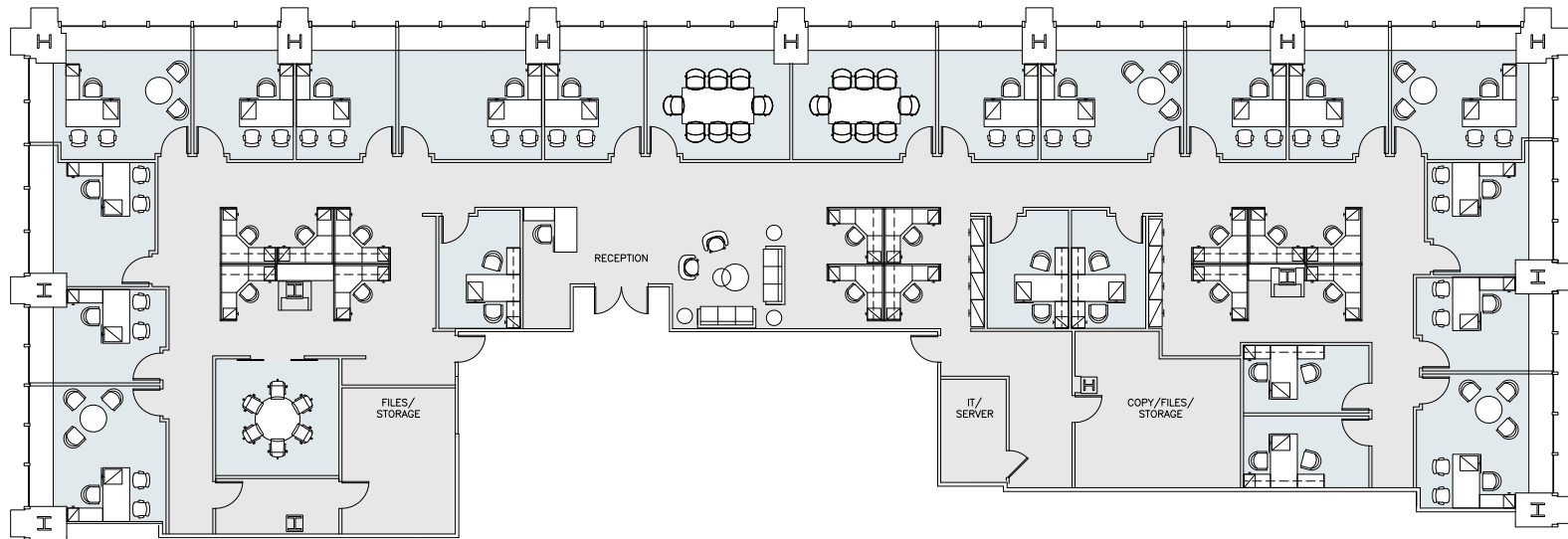
SUITE 1520

## 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**

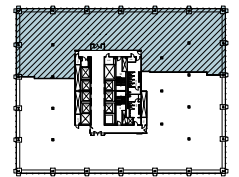
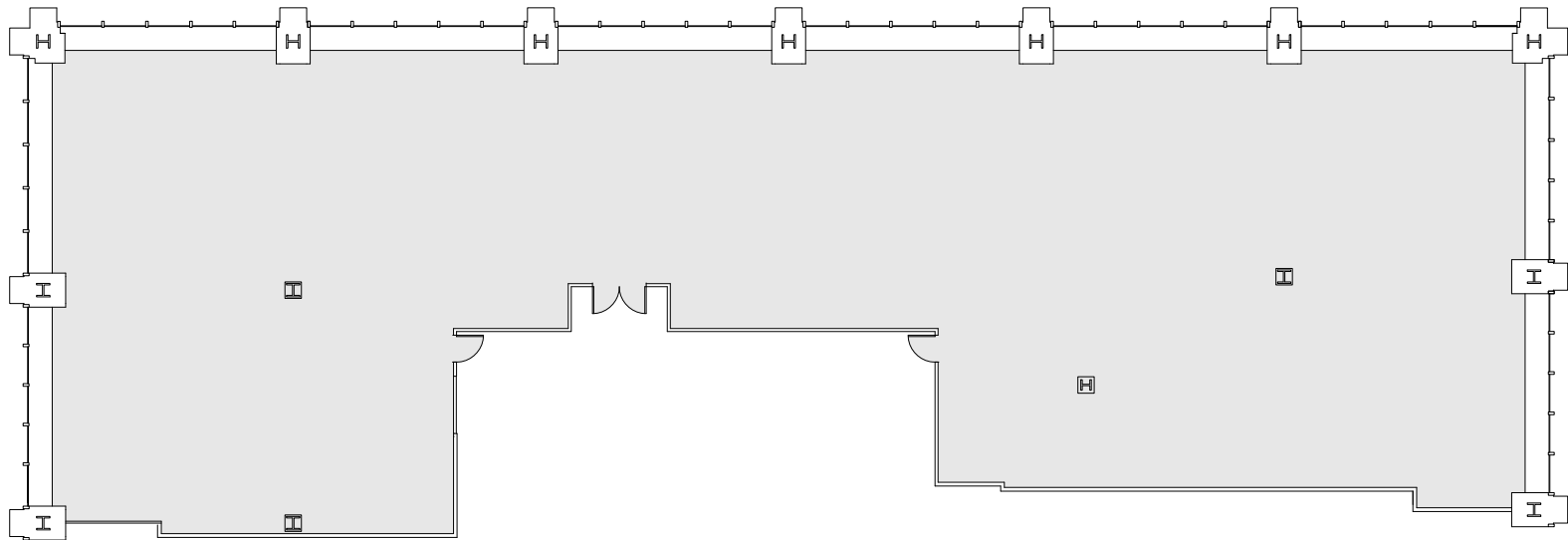
## SUITE 3110 | 12,643 RSF EXISTING CONDITION WITH SAMPLE FURNITURE



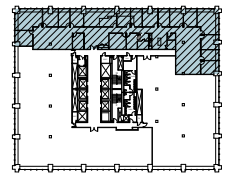
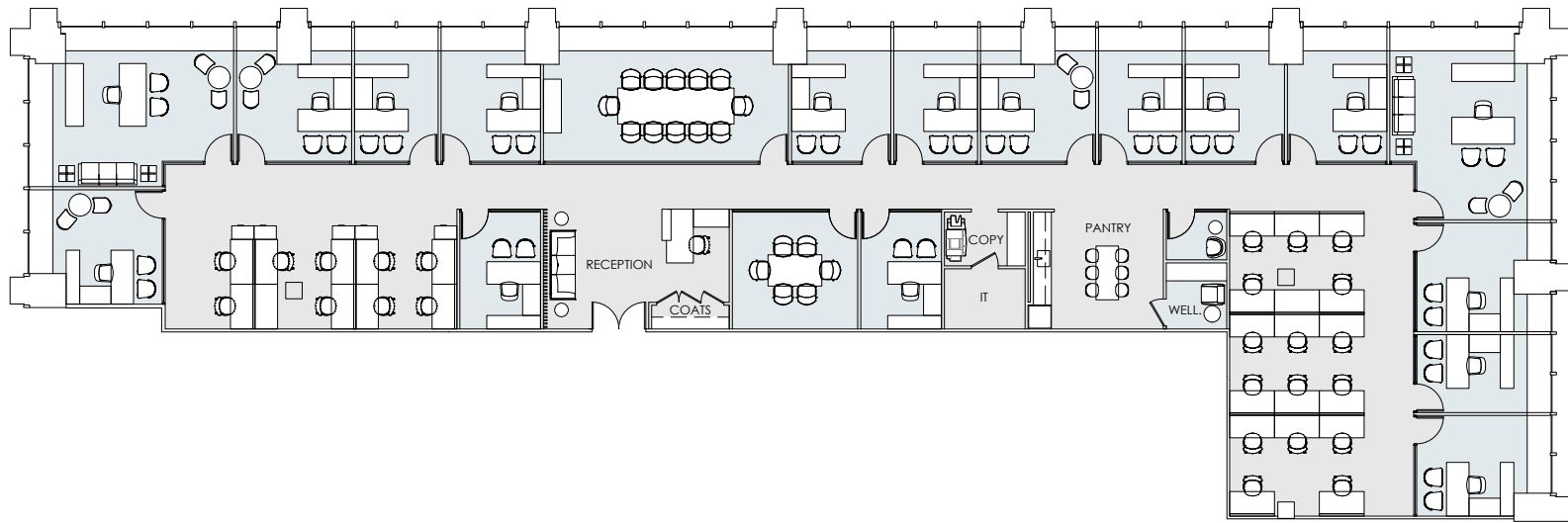
Windowed Offices: 16   Interior Offices: 5   Workstations: 14   Conference Rooms: 3  
Copy/Storage Room: 1   Reception: 1   **Total Personnel: 81**



## SUITE 3110 | 12,643 RSF CORE AND SHELL

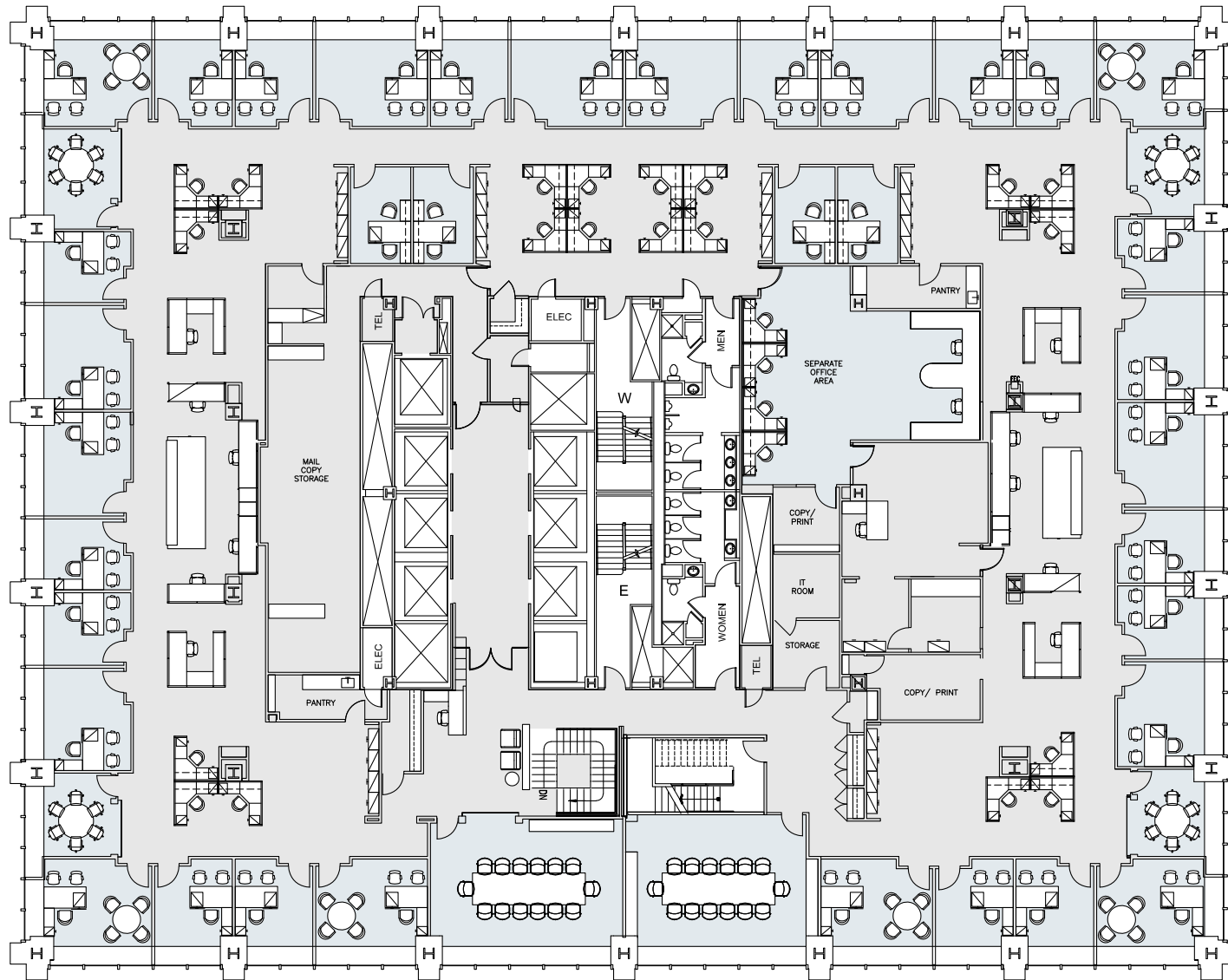


## SUITE 3205 | 9,815 RSF PROPOSED LAYOUT WITH SAMPLE FURNITURE



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**

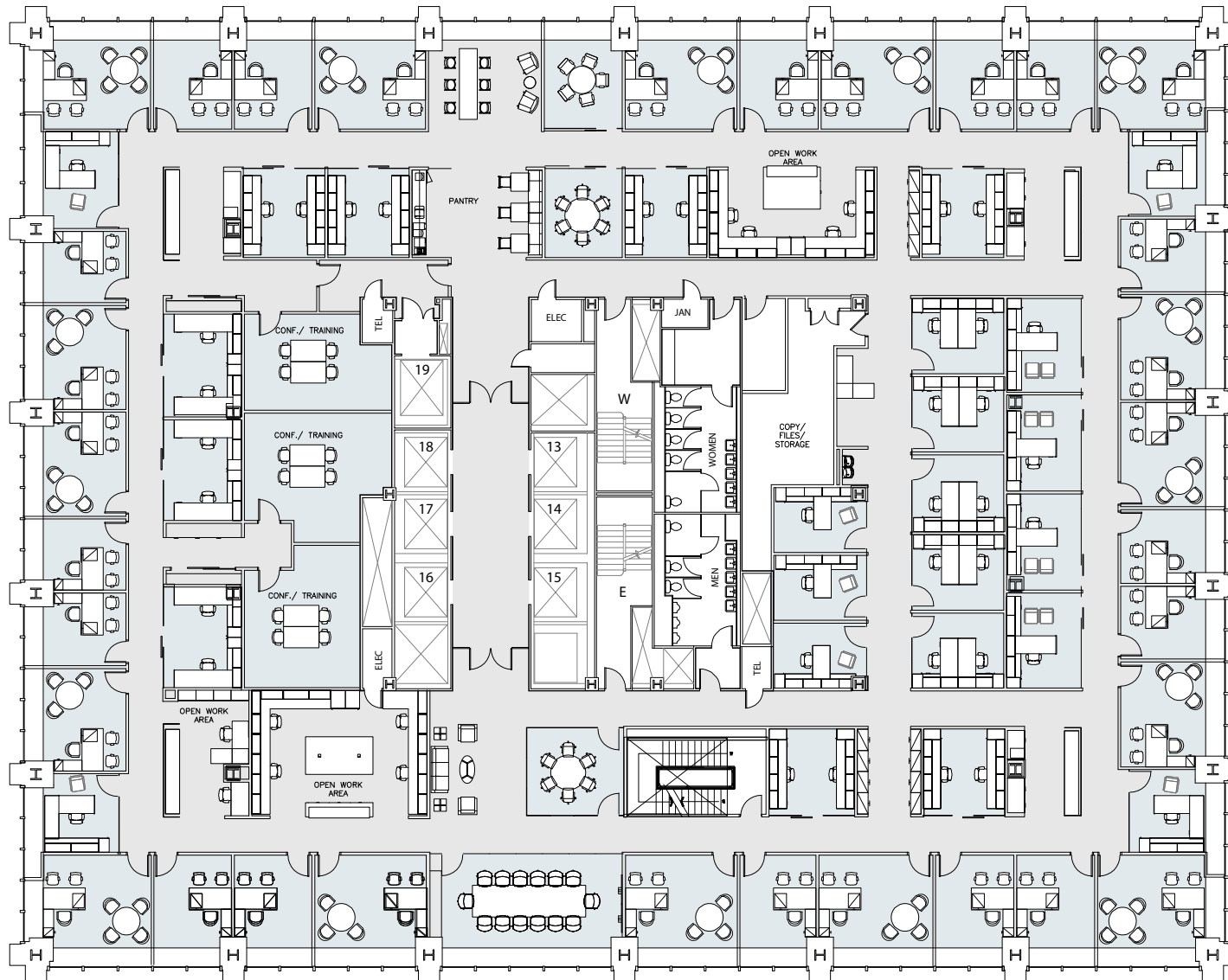
## 35TH FLOOR | 29,166 RSF EXISTING CONDITION WITH EXISTING FURNITURE



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**

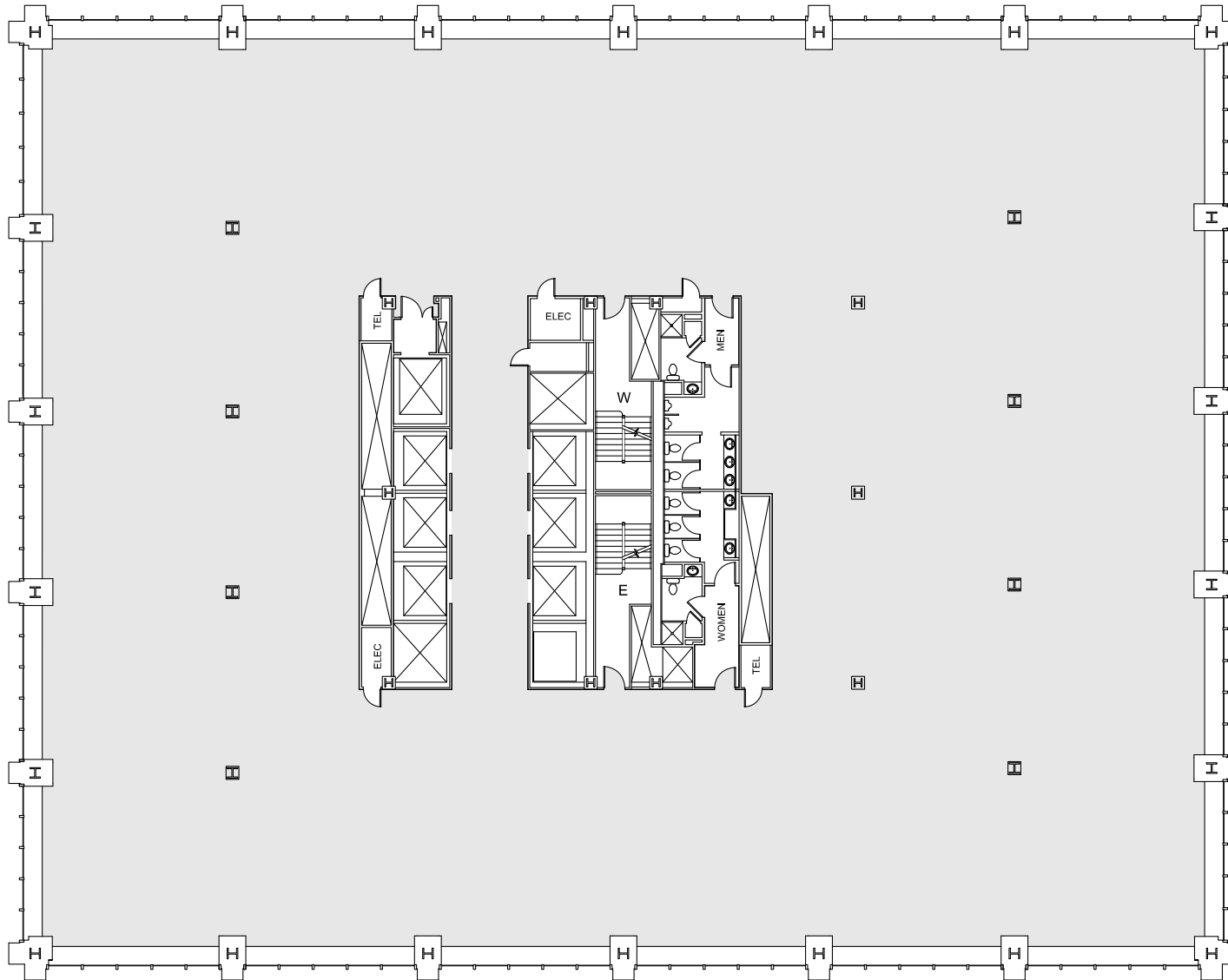


## 36TH FLOOR | 29,166 RSF EXISTING CONDITION WITH EXISTING FURNITURE

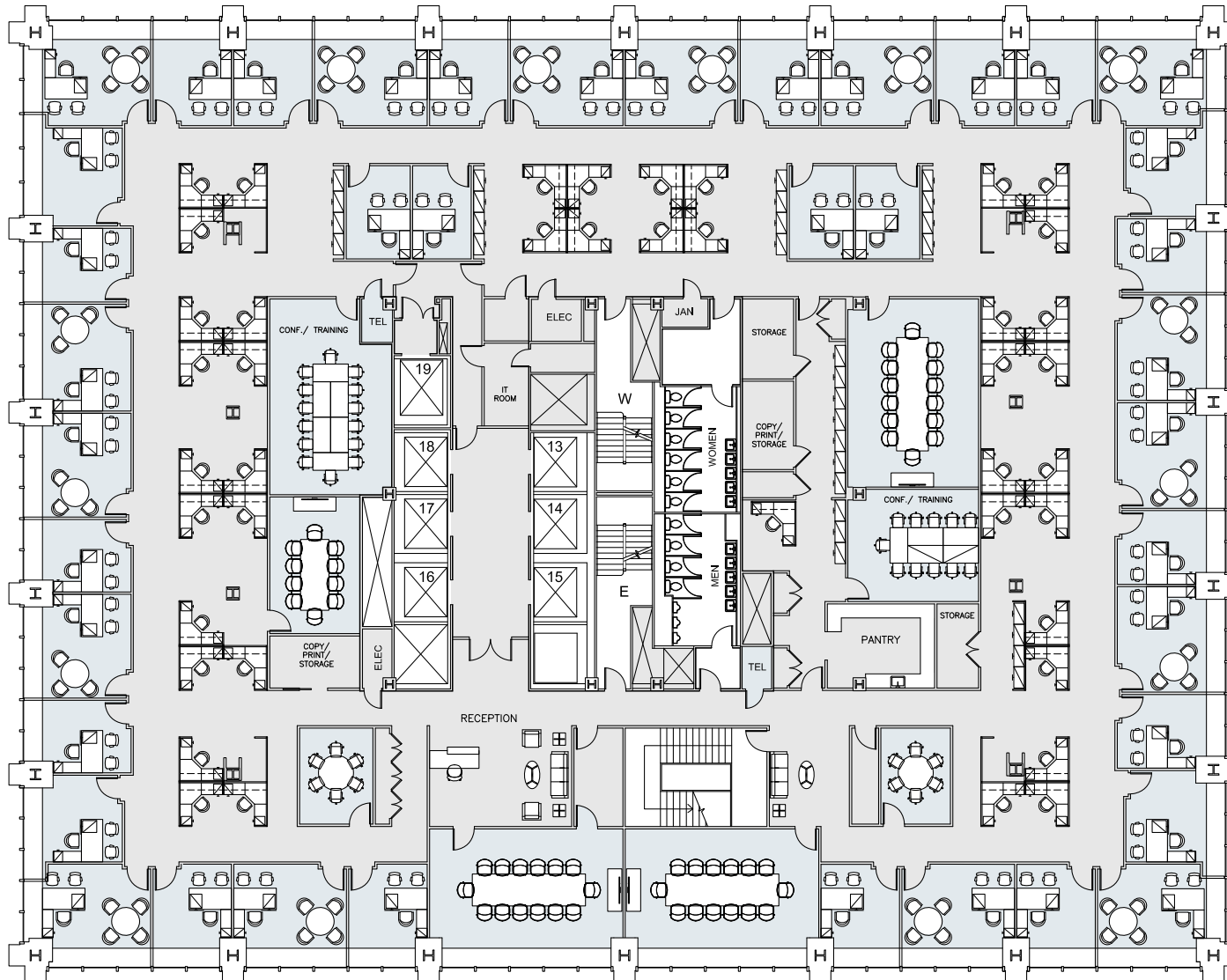


Windowed Office: 37   Interior Office: 21   Workstation: 10   Conference Room: 3  
Training/Conference Room: 3   Copy/File Room: 1   Pantry: 1   **Total Personnel: 68**

## 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

<b>LOCATION</b>	Entire West block front of Sixth Avenue between 46th and 47th Streets	
<b>YEAR BUILT</b>	1972, Renovated 2019	
<b>ARCHITECT</b>	Emery Roth & Sons, PC	
<b>BUILDING SIZE</b>	1,109,424 rsf	
<b>BUILDING HEIGHT</b>	Forty-two (42) Floors plus basement and subbasement	
<b>BUILDING CONSTRUCTION</b>	Concrete on steel framing and columns with metal and glass curtain wall Facade: Aluminum and marble panel	
<b>FLOOR LAYOUT</b>	Center Core	
<b>FLOOR SIZES</b>	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
<b>FLOOR LOADS</b>	50 lbs. psf	

<b>TYPICAL SLAB HEIGHTS</b>	Floors 2-27	12'-1"
	Floors 30-41	12'-11"
	Floor 42	29'-3"
<b>COLUMN SPACING</b>	26' at center	
<b>ELEVATORS</b>	Nineteen (19) passenger, one (1) freight, one (1) hydraulic and two (2) escalators Loading dock located on 46th Street	
<b>HVAC</b>	Two (2) 1,900-ton steam chillers and one 1,000-ton electric chiller; steam heat supplied by Con Edison	
<b>SUPPLEMENTAL COOLING</b>	Condenser water available for tenant supplemental air conditioning	
<b>ELECTRIC</b>	480-volt with total capacity of 12,000 amps Up to six (6) watts per sq. ft. available for tenant use	
<b>LIFE/SAFETY</b>	Fully sprinklered; addressable Class E system 250 kw generator for life safety	
<b>SECURITY/ACCESS</b>	<ul style="list-style-type: none"> <li>• Coordinated program of controlled electronic access</li> <li>• Electronic surveillance and uniformed security guards on a 24/7 basis</li> <li>• Electronic turnstiles and messenger service</li> </ul>	
<b>TELECOM/CABLE</b>	Altice, AT&T, CenturyLink, Cogent, Crown Castle Fiber Spectrum & Verizon Wired Certified Platinum - DAS	
<b>TRANSPORTATION</b>	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	
<b>AMENITIES</b>	Outdoor plaza, in-building bank, restaurant, theater and in-lobby artisan coffee shop	

AREA MAP

