

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



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



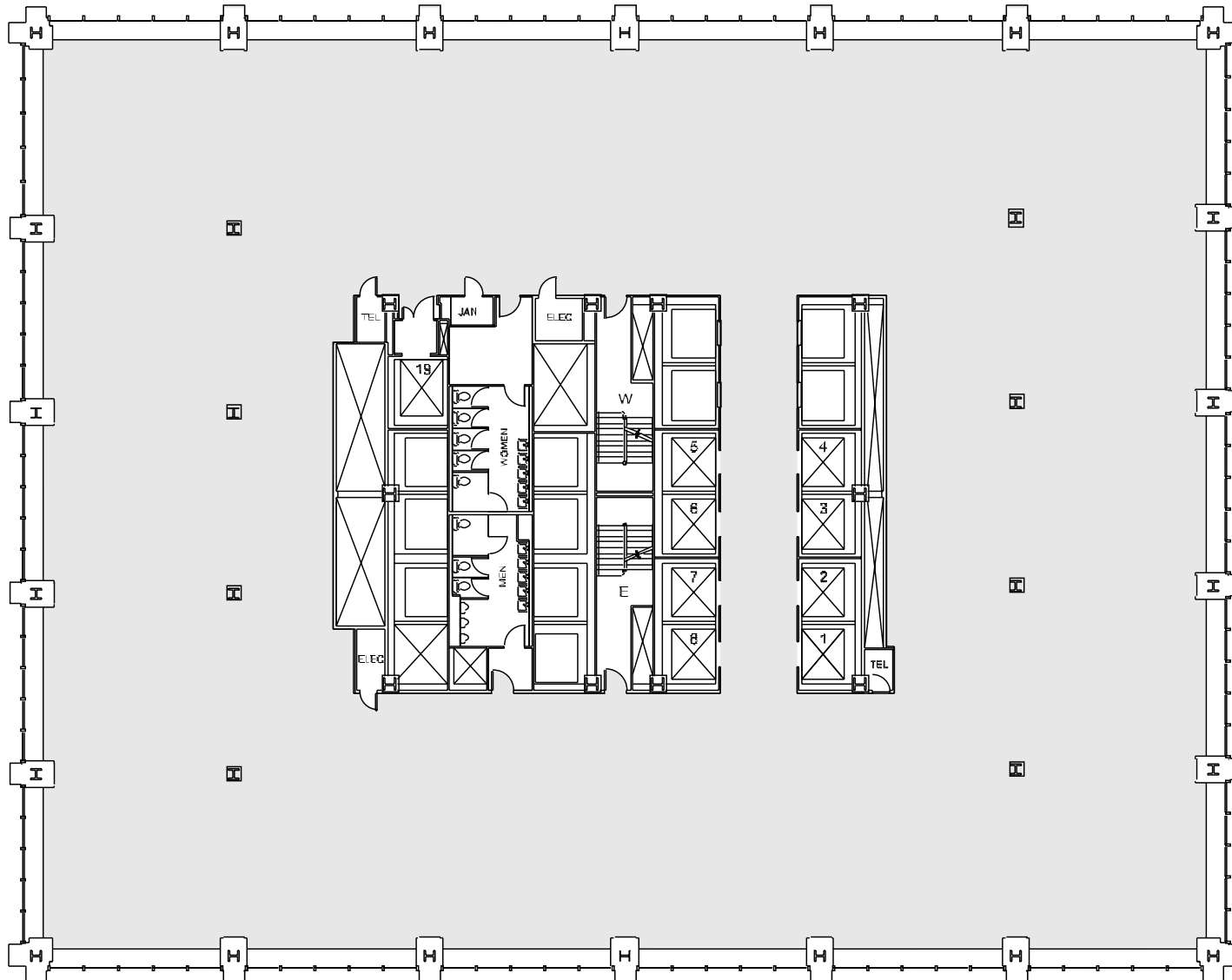
CREATIVE OFFICE
RENDERING

1185 AVENUE OF
THE AMERICAS

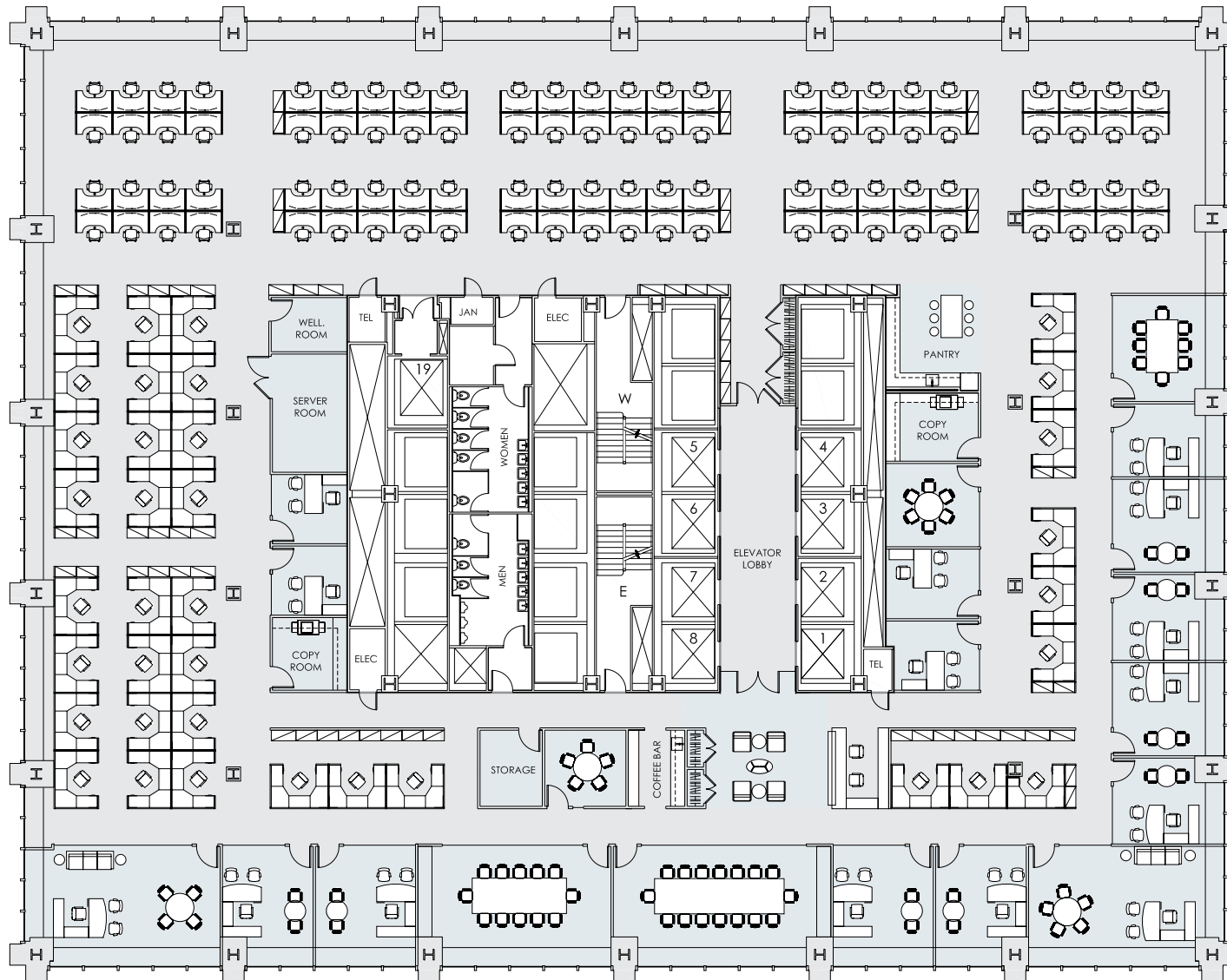


PROFESSIONAL SERVICES OFFICE
RENDERING

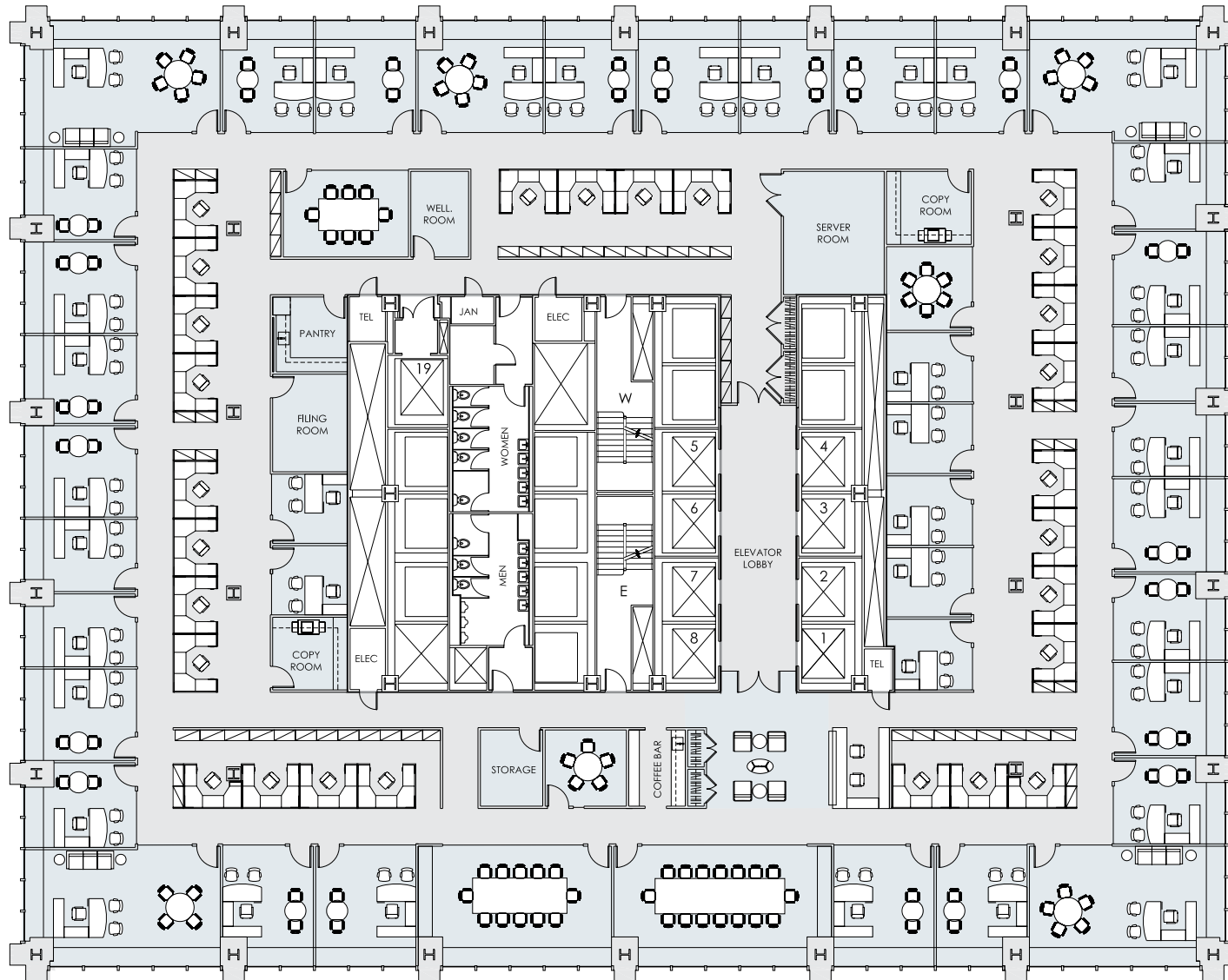
TYPICAL LOW-RISE CORE AND SHELL



TYPICAL FLOOR PROPOSED OPEN LAYOUT

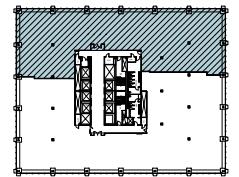
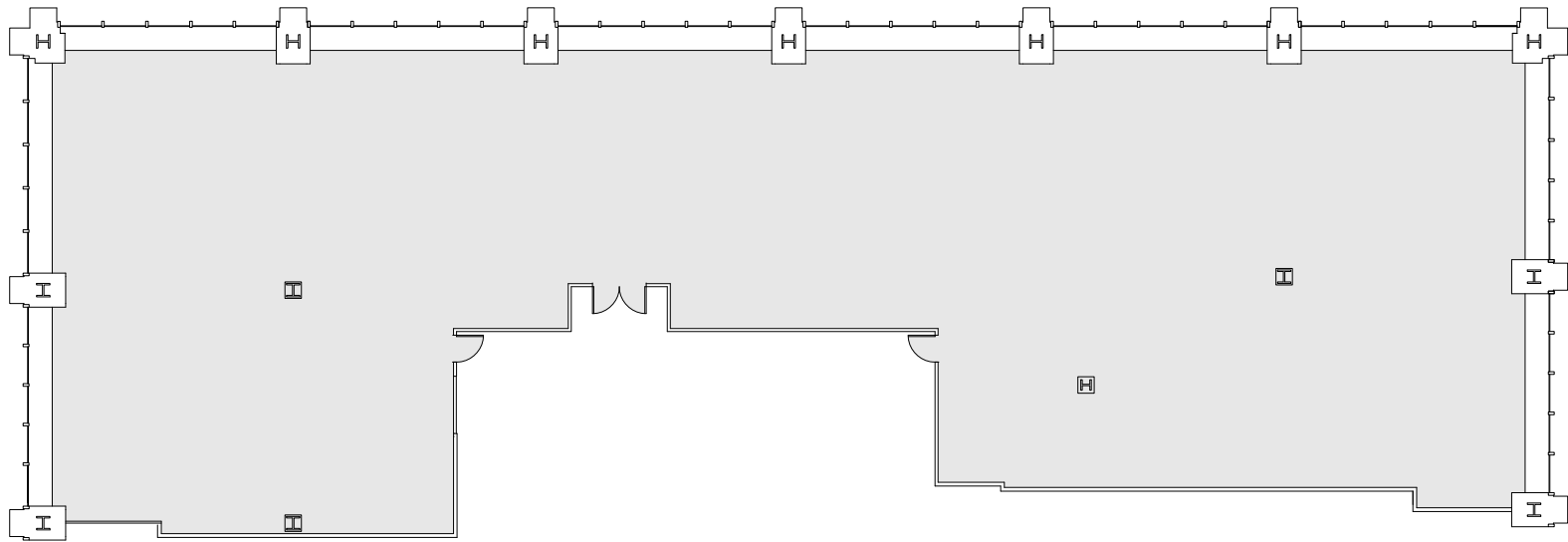


TYPICAL FLOOR PROPOSED OFFICE LAYOUT



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 3110 | 12,643 RSF CORE AND SHELL



BUILDING SPECIFICATIONS

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

TYPICAL SLAB HEIGHTS	Floors 2-27	12'-1"
	Floors 30-41	12'-11"
	Floor 42	29'-3"
COLUMN SPACING	26' at center	
ELEVATORS	Nineteen (19) passenger, one (1) freight, one (1) hydraulic and two (2) escalators Loading dock located on 46th Street	
HVAC	Two (2) 1,900-ton steam chillers and one 1,000-ton electric chiller; steam heat supplied by Con Edison	
SUPPLEMENTAL COOLING	Condenser water available for tenant supplemental air conditioning	
ELECTRIC	480-volt with total capacity of 12,000 amps Up to six (6) watts per sq. ft. available for tenant use	
LIFE/SAFETY	Fully sprinklered; addressable Class E system 250 kw generator for life safety	
SECURITY/ACCESS	• Coordinated program of controlled electronic access • Electronic surveillance and uniformed security guards on a 24/7 basis • Electronic turnstiles and messenger service	
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

