

# AMERICAS TOWER

1177 AVENUE OF THE AMERICAS





# AN ICON REIMAGINED

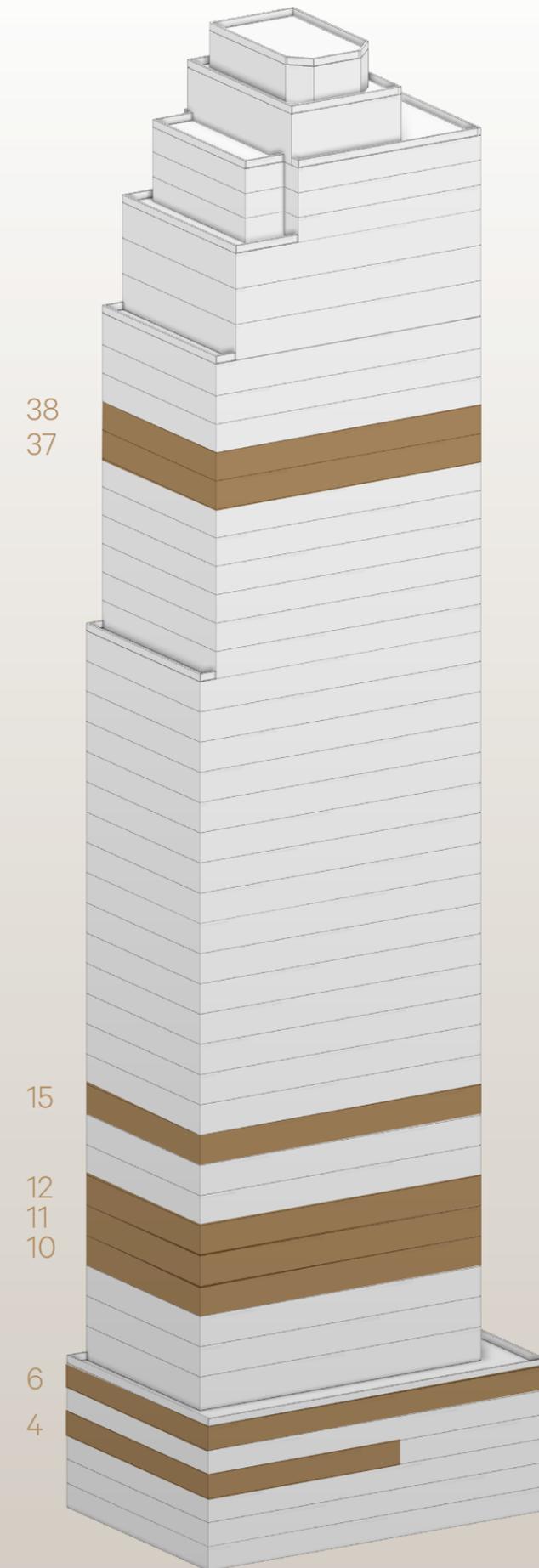
Norges Bank Investment Management and Beacon Capital Partners have partnered to reimagine the iconic Americas Tower. A planned lobby renovation and refreshed entrance will give 1177 a renewed presence, and a new amenity center will offer conferencing facilities and a comfortable tenant lounge designed for everyday use.

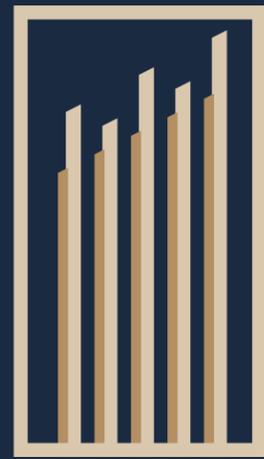


# AVAILABILITIES

FLOOR	RSF	TIMING
Entire 38	15,323	Immediate
Entire 37	15,301	Immediate
Entire 15	24,764	Immediate
Entire 12	24,764	Immediate
Entire 11	24,772	Immediate
Entire 10	24,778	Immediate
Entire 6	33,807	Immediate
Partial 4	12,710	Q3 2026

- All floors to be demolished
- Landlord can turnkey to the building standard or provide an allowance





AMERICAS  
TOWER

FLOOR PLANS

# ENTIRE 38

15,323 RSF

## COMMENTS

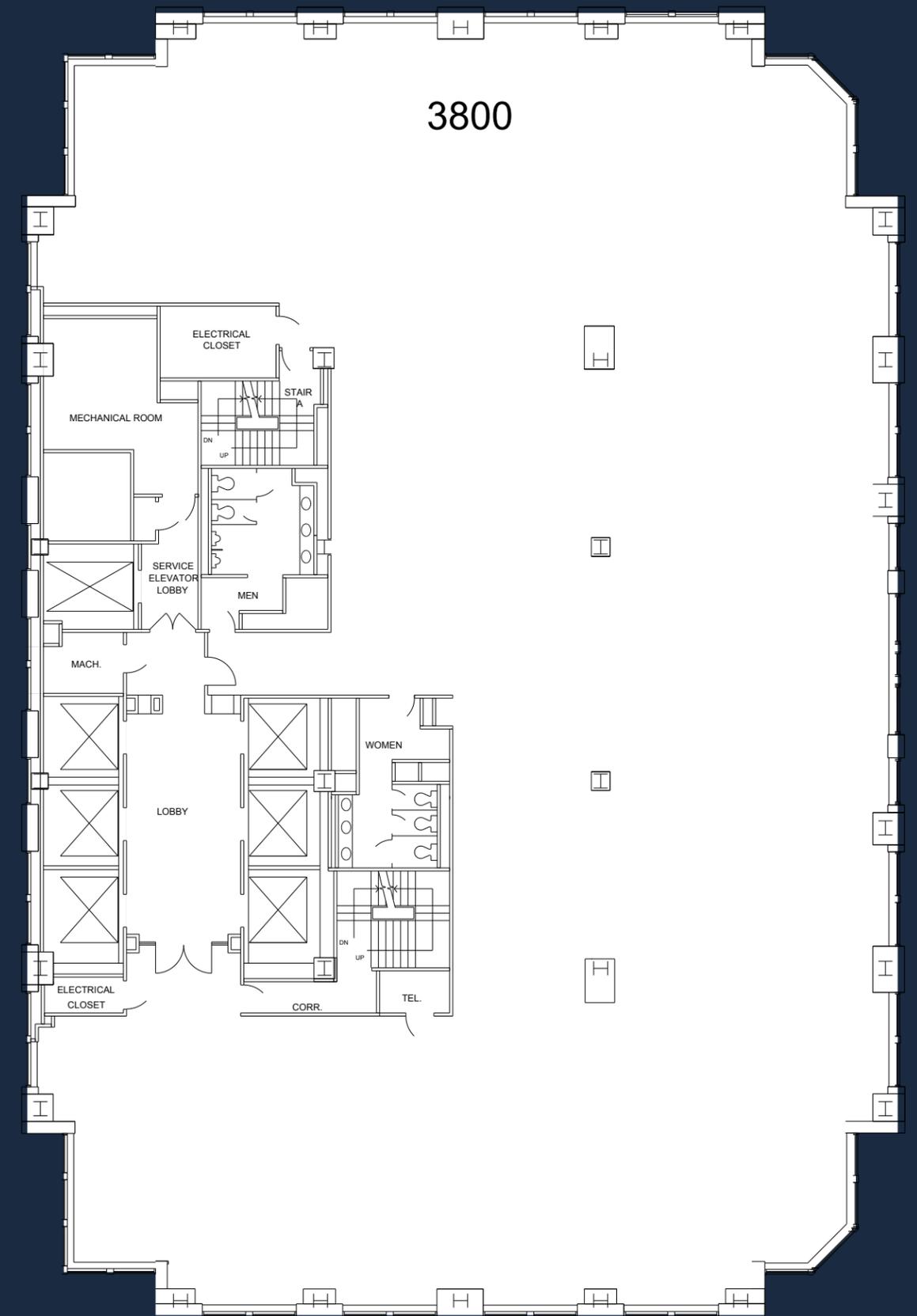
- Available immediately
- To be demolished



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CORE + SHELL

46TH STREET



45TH STREET

AVENUE OF THE AMERICAS

# ENTIRE 37

15,301 RSF

## COMMENTS

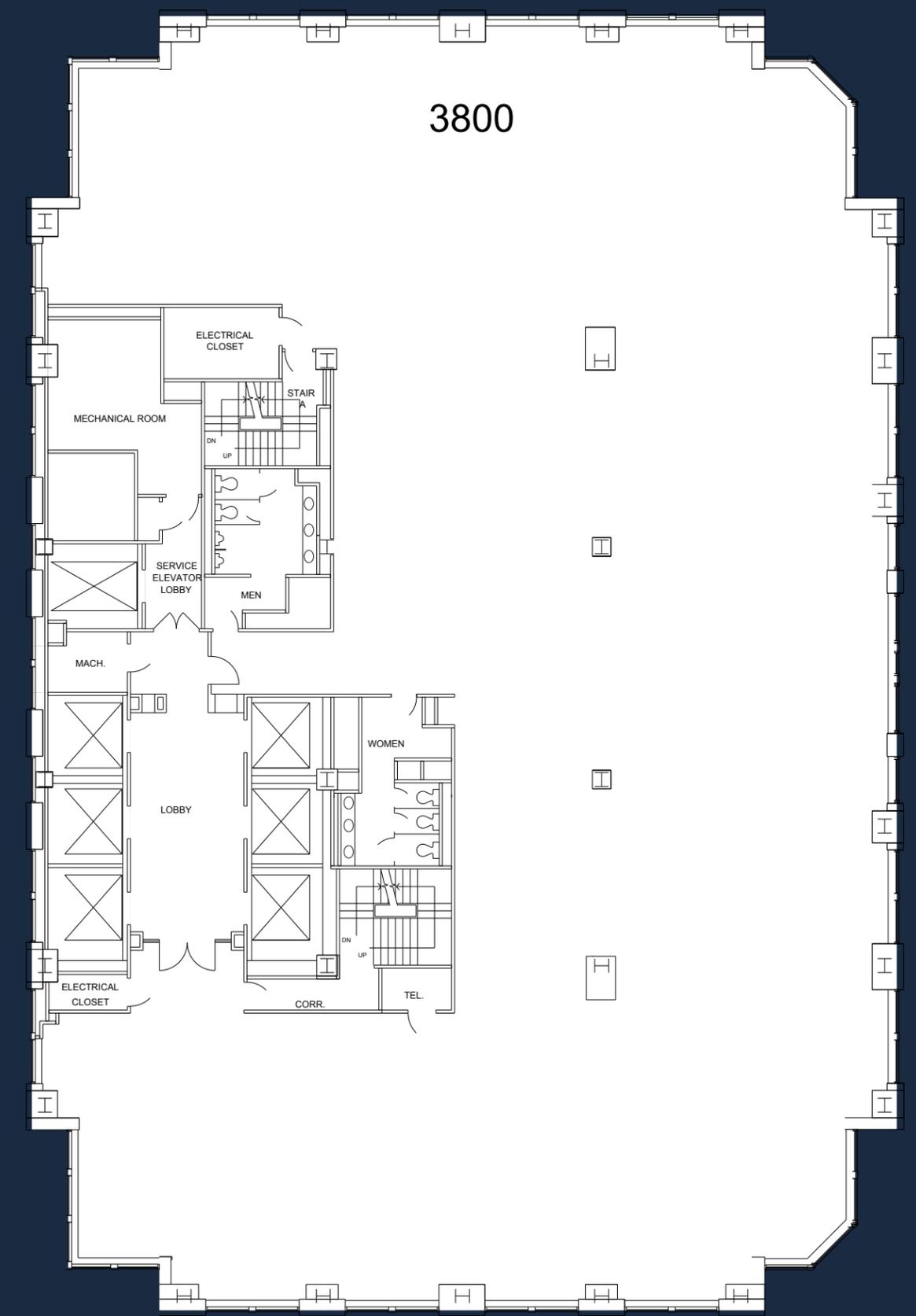
- Available immediately
- To be demolished



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46TH STREET



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45TH STREET

# ENTIRE 15

## 24,764 RSF

### TEST FIT

PRIVATE OFFICE	14
WORKSTATION	3
TRADING DESK	126
RECEPTION	1
CONFERENCE	5
TOUCH DOWN AREA	4
LOUNGE/PANTRY	1
PANTRY	1
SUPPORT	6

### COMMENTS

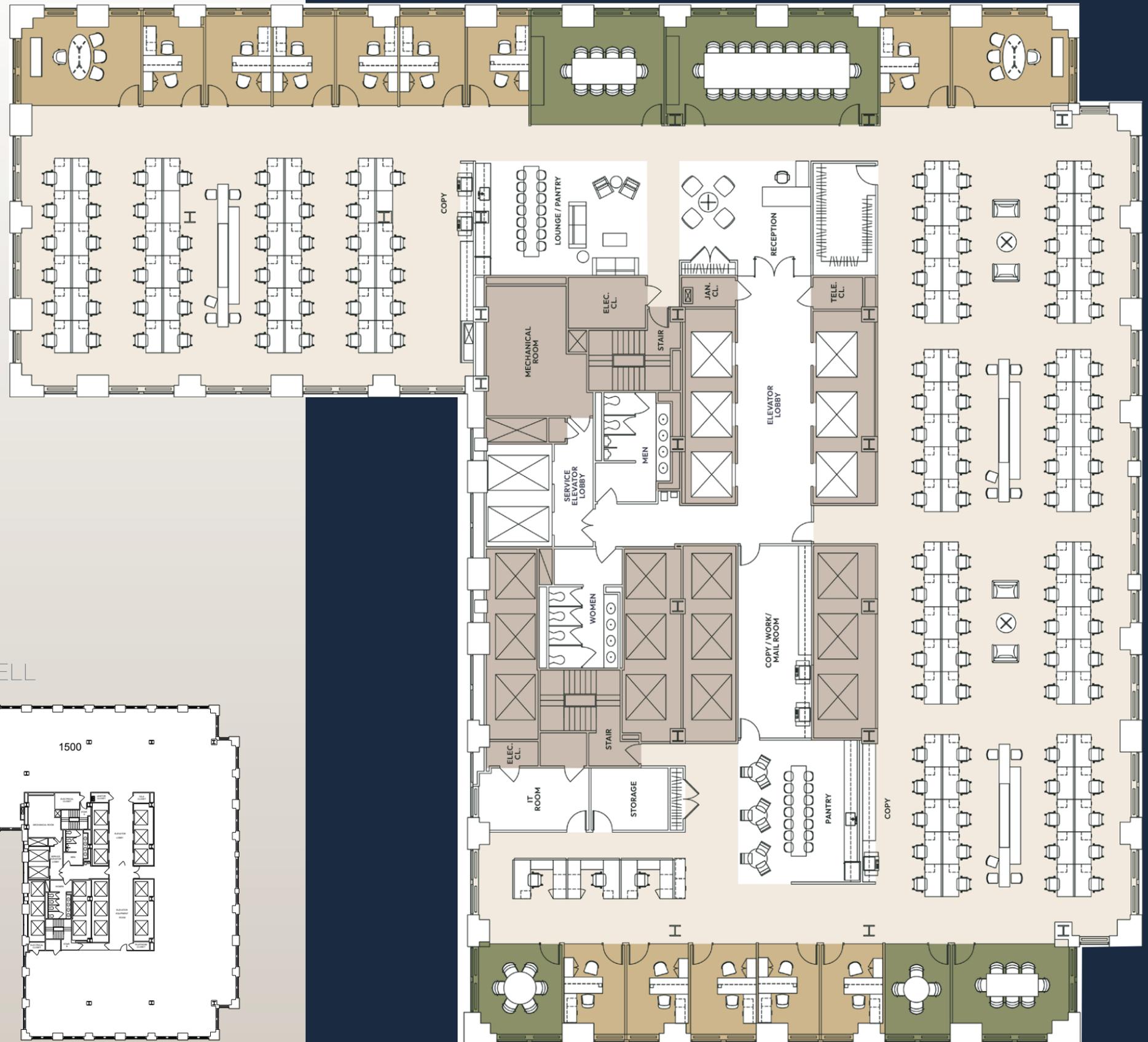
- Available immediately
- To be demolished



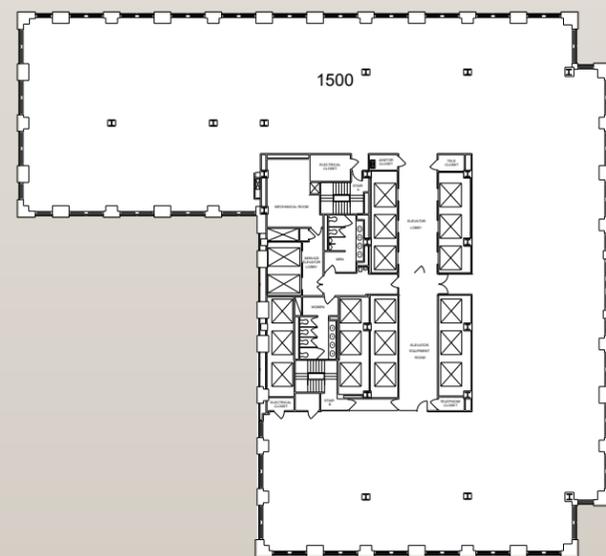
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TEST FIT

46TH STREET



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AVENUE OF THE AMERICAS

# ENTIRE 12

## 24,764 RSF

### TEST FIT

PRIVATE OFFICE	23
WORKSTATION	60
RECEPTION	1
CONFERENCE	7
COLLABORATION	3
FOCUS ROOM	1
PHONE BOOTH	4
PANTRY	1
STORAGE/IT	7

### COMMENTS

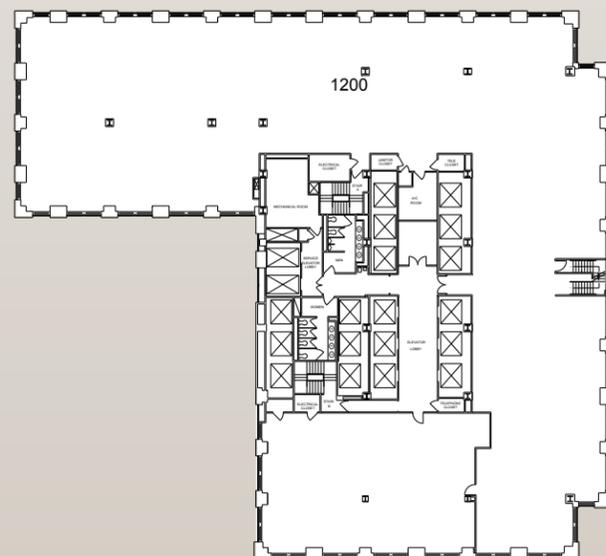
- Available immediately
- To be demolished

TEST FIT

46TH STREET



CORE + SHELL



AMERICAS  
TOWER

45TH STREET

AVENUE OF THE AMERICAS

# ENTIRE 11

## 24,772 RSF

### TEST FIT

PRIVATE OFFICE	14
WORKSTATION	68
RECEPTION	1
CONFERENCE	11
COLLABORATION	8
FOCUS ROOM	1
PHONE BOOTH	3
PANTRY	2
STORAGE/IT	8

### COMMENTS

- Available immediately
- To be demolished



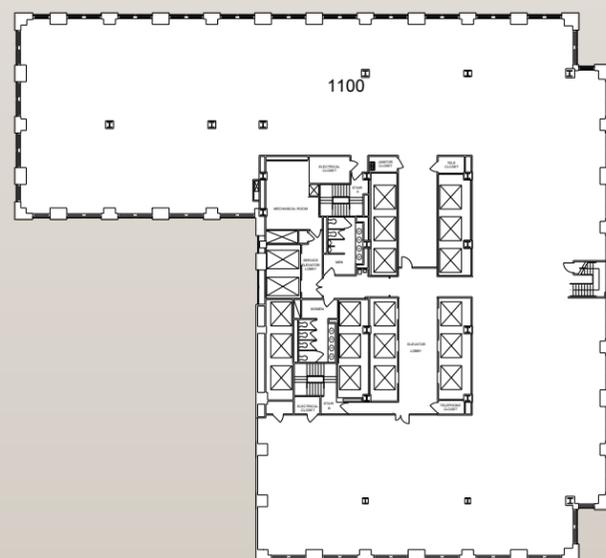
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TOWER

TEST FIT

46TH STREET



CORE + SHELL



45TH STREET

AVENUE OF THE AMERICAS

# ENTIRE 10

## 24,788 RSF

### TEST FIT

PRIVATE OFFICE	24
WORKSTATION	51
RECEPTION	3
CONFERENCE	6
COLLABORATION	6
PHONE BOOTH	2
PANTRY	2
STORAGE/IT	7

### COMMENTS

- Available immediately
- To be demolished



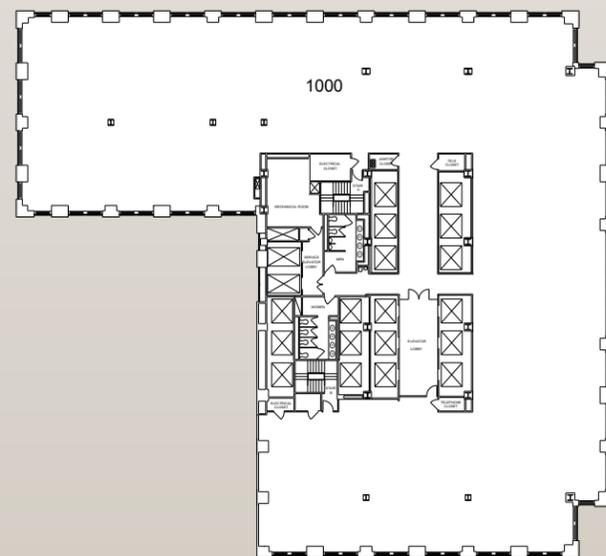
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TEST FIT

46TH STREET



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45TH STREET

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# ENTIRE 6

## 33,807 RSF

### TEST FIT

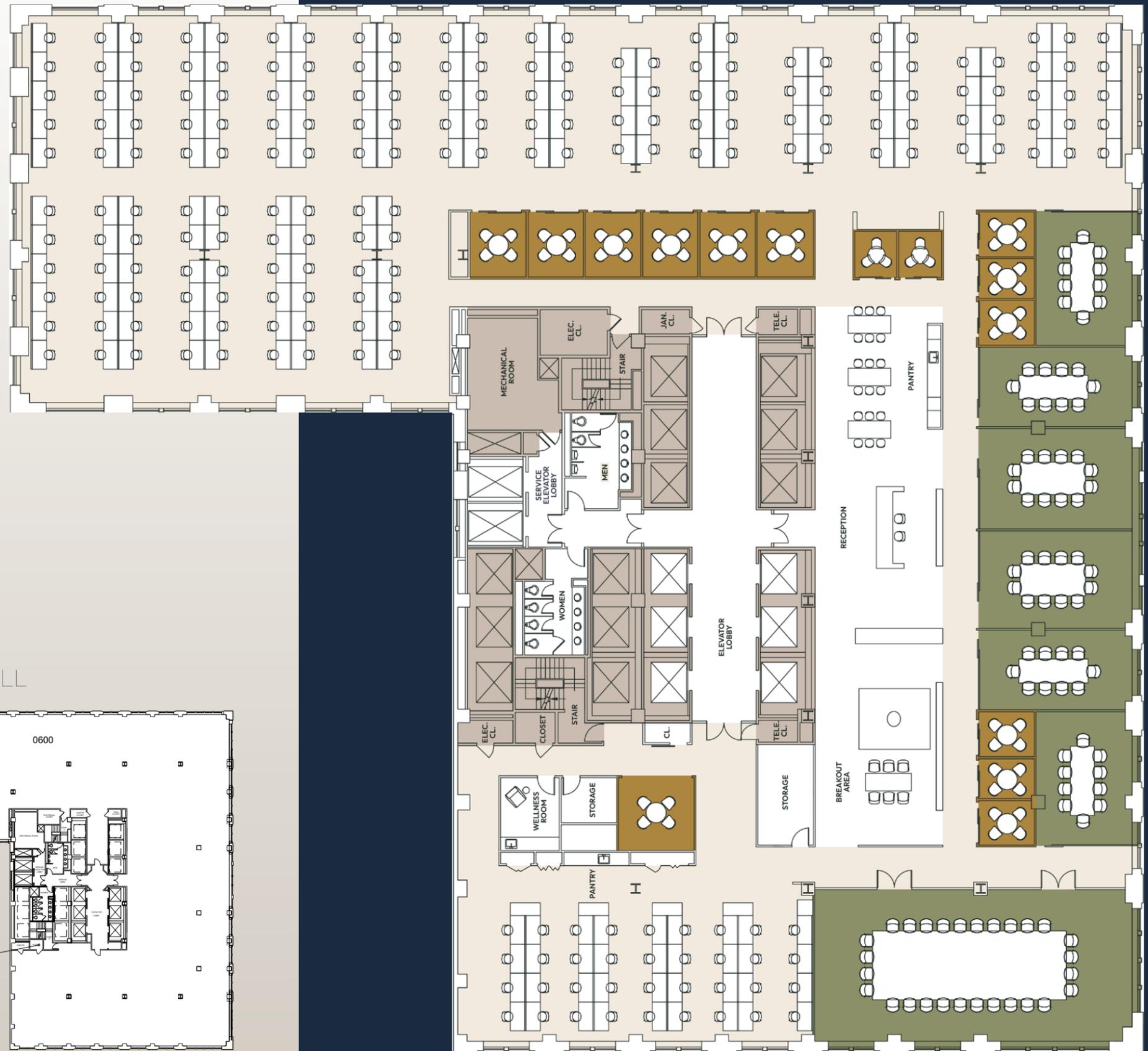
HUDDLE/Private Office	15
Workstation	80-150
Conference	7
Pantry	1
Breakout Area	2
Storage	2
Wellness Room	1

### COMMENTS

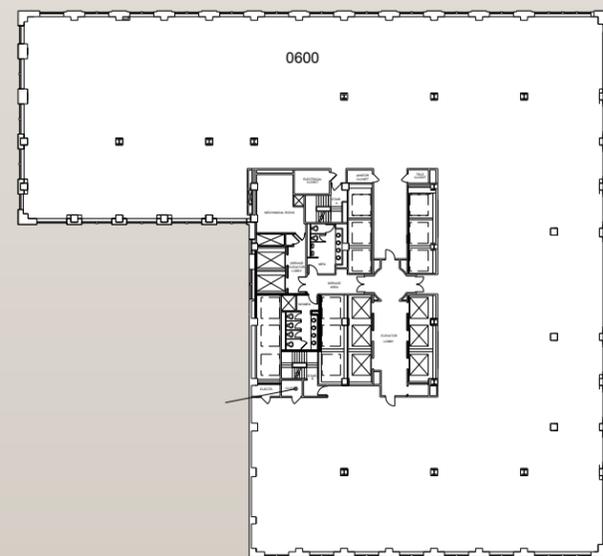
- Available immediately
- To be demolished

TEST FIT

46TH STREET



CORE + SHELL



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TOWER

45TH STREET

AS BUILT

# PARTIAL 4

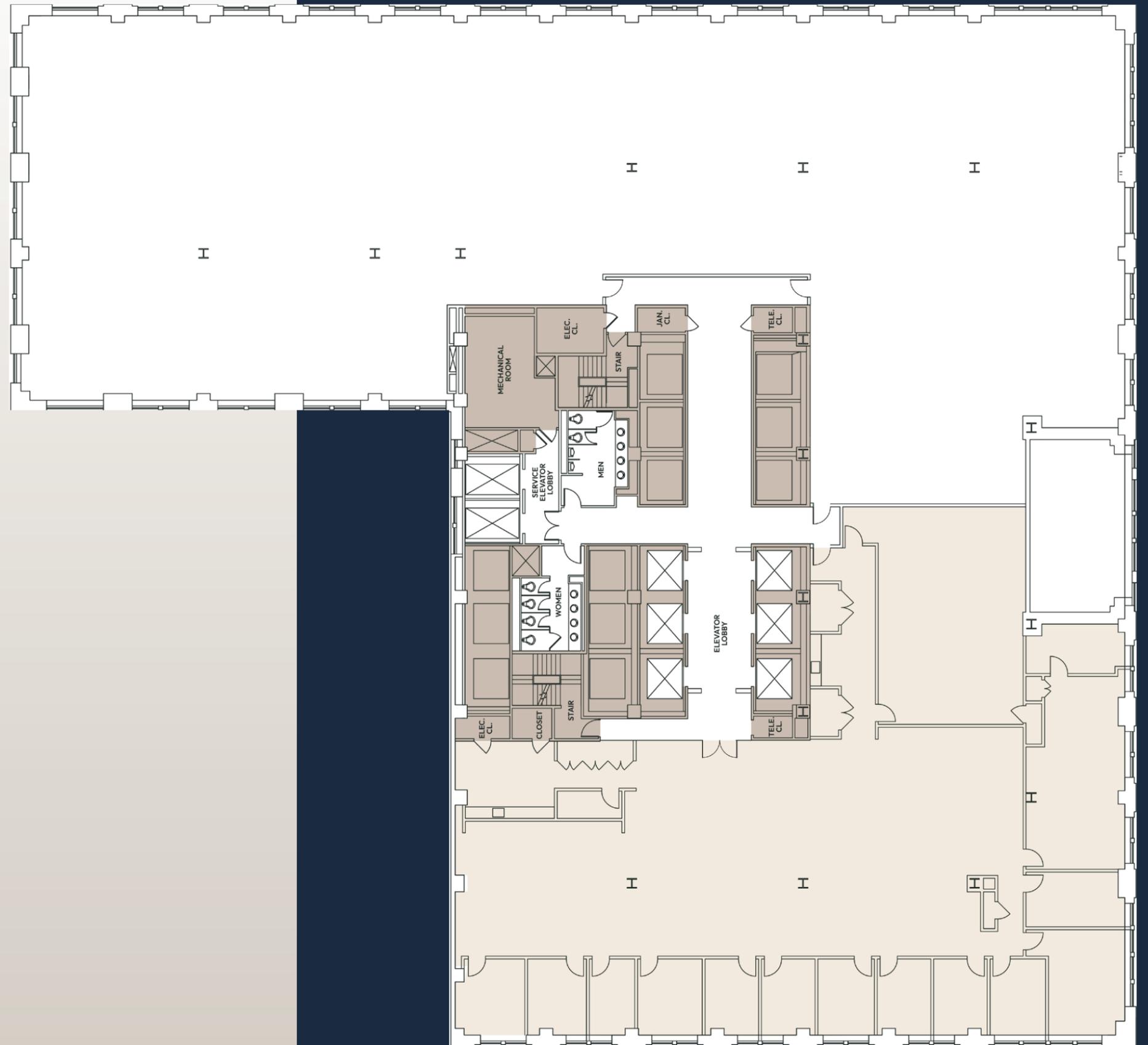
## 12,710 RSF

### TEST FIT

PRIVATE OFFICE	10
CONFERENCE	1
MEETING ROOM	2
PANTRY	1

### COMMENTS

- Available Q3 2026
- Built space, Landlord can modify/upgrade



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