

TWELVE ELEVEN

AVENUE *of the* AMERICAS

WELCOME

# *The New Standard* on Sixth Avenue

Twelve Eleven sets *The New Standard* for workplace experience.  
Where legacy architecture meets modern lifestyle, and where every touchpoint  
reflects refinement, presence, and hospitality. This is more than a workplace.  
It's a Midtown icon reimaged for those who lead with purpose.

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A MIDTOWN ICON

## *Everyday* Elevated

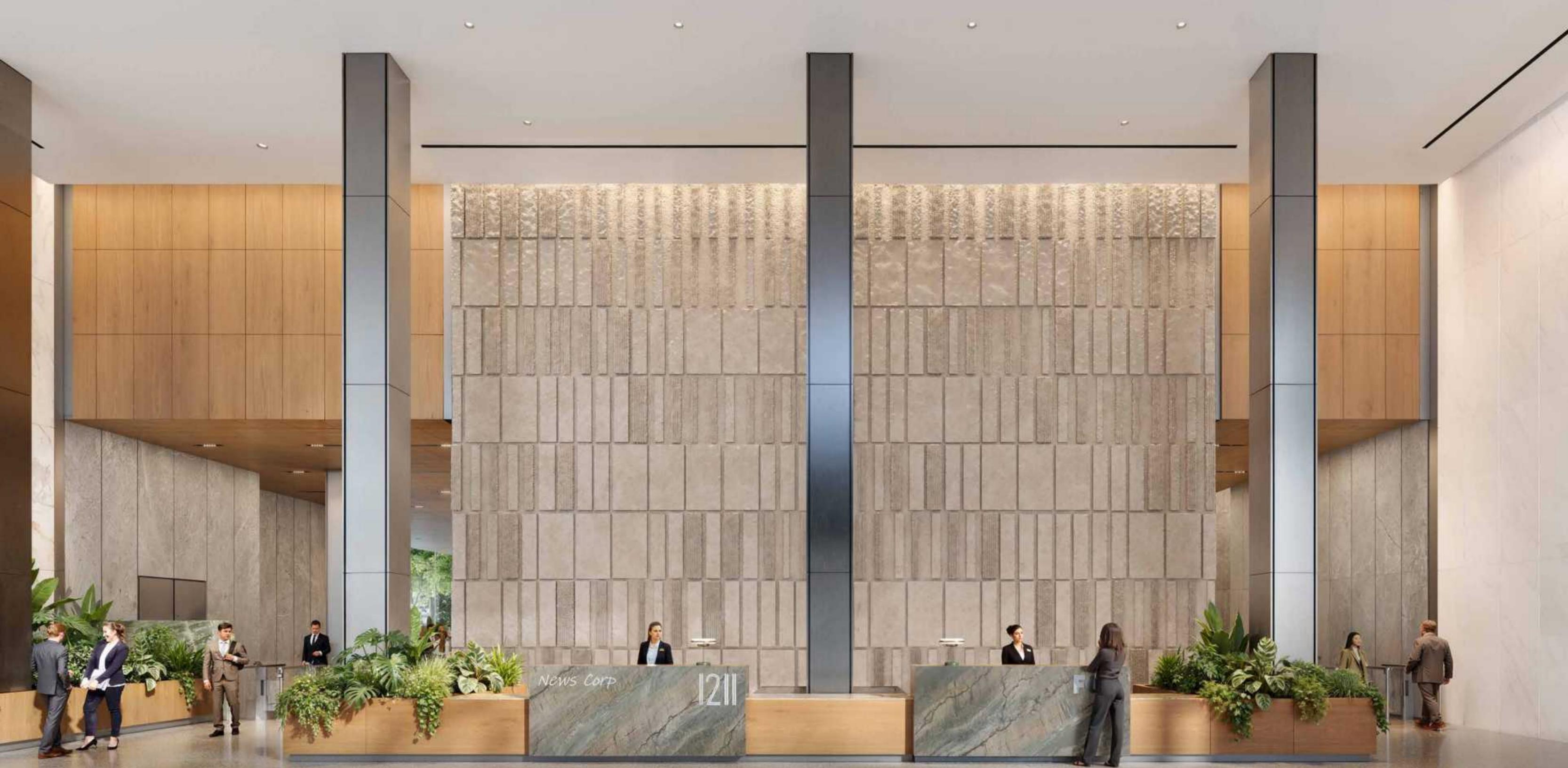
At the heart of Corporate Row, Twelve Eleven offers unmatched visibility, prestige, and access. Transformed by more than \$300 million in renovations, including a reimagined arrival, state-of-the-art amenities, and hospitality-driven service, it stands as a cornerstone of Midtown. Surrounded by world-class dining, culture, and transit, Twelve Eleven is where global firms choose to lead.



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*A New Sixth Avenue Presence.*



# *Grandeur* Grace

From the moment you arrive, Twelve Eleven greets you with hospitality-level service, elegant finishes, and a sense of calm professionalism. This is more than a lobby — it's a daily point of distinction.

A MIDTOWN ICON

## Café Culture

More than a coffee stop, the lobby café at Twelve Eleven is a central hub for connection. From morning espressos and fresh pastries to light lunches and afternoon pick-me-ups, it offers an easy way to recharge without leaving the building. Whether grabbing to-go or settling in for an informal meeting, the café blends convenience and community in one inviting space.



*The Lobby Café, an Inviting Space to Grab a Coffee, Meet, or Recharge.*

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The New Standard  
on Sixth Avenue

## Urban Oasis

Twelve Eleven's new plaza creates a welcoming arrival, where Midtown's energy meets a sense of calm. With greenery, seating, and space to connect, it offers a rare pause in the city, an outdoor extension of the building's hospitality.

A MIDTOWN ICON

## *Transformed* Presence

The retail arcade at Twelve Eleven has been reimagined as a vibrant passageway that connects the building with the city. Warm lighting, inviting storefronts, and places to pause create an atmosphere that blends commerce with comfort.

From morning coffee to daily essentials, the arcade offers convenience with a sense of style—bringing curated retail, food, and services directly to your workplace. More than a thoroughfare, it's an experience that enhances the arrival and energizes the workday.



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*The Retail Arcade Blends Convenience, Style, and Vibrancy into the Workday.*

THE GROUND FLOOR



47TH STREET ENTRANCE

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# Midtown

## Steps from Everything

### Dining

- Avra
- Bobby Van's
- Bond 45 NY
- Bryant Park Grill
- Del Frisco's Double Eagle Steakhouse
- Empire Steakhouse
- Fig & Olive
- Fresco by Scotto
- Gabriel Kreuther
- GUI Steakhouse
- Harvard Club
- Haven Rooftop
- La Maseria NY
- Le Bernardin
- Le Marais
- Le Pavillon
- Limani
- Mastro's Steakhouse
- Ocean Prime
- Oceana
- STK Steakhouse
- Strip House
- The Capital Grille
- The Chemistry Room
- The Dawson
- The Modern
- Valerie
- Villard

### Culture

- Bryant Park
- MoMA
- New York Public Library
- Radio City Music Hall
- Rockefeller Center
- St. Patrick's Cathedral
- Top of the Rock

### Retail

- Cartier
- Charles Tyrwhitt
- Club Monaco
- Lululemon
- McNally Jackson Books
- Nike House of Innovation
- Saks Fifth Avenue
- Sephora
- Tiffany & Co.

### Fitness

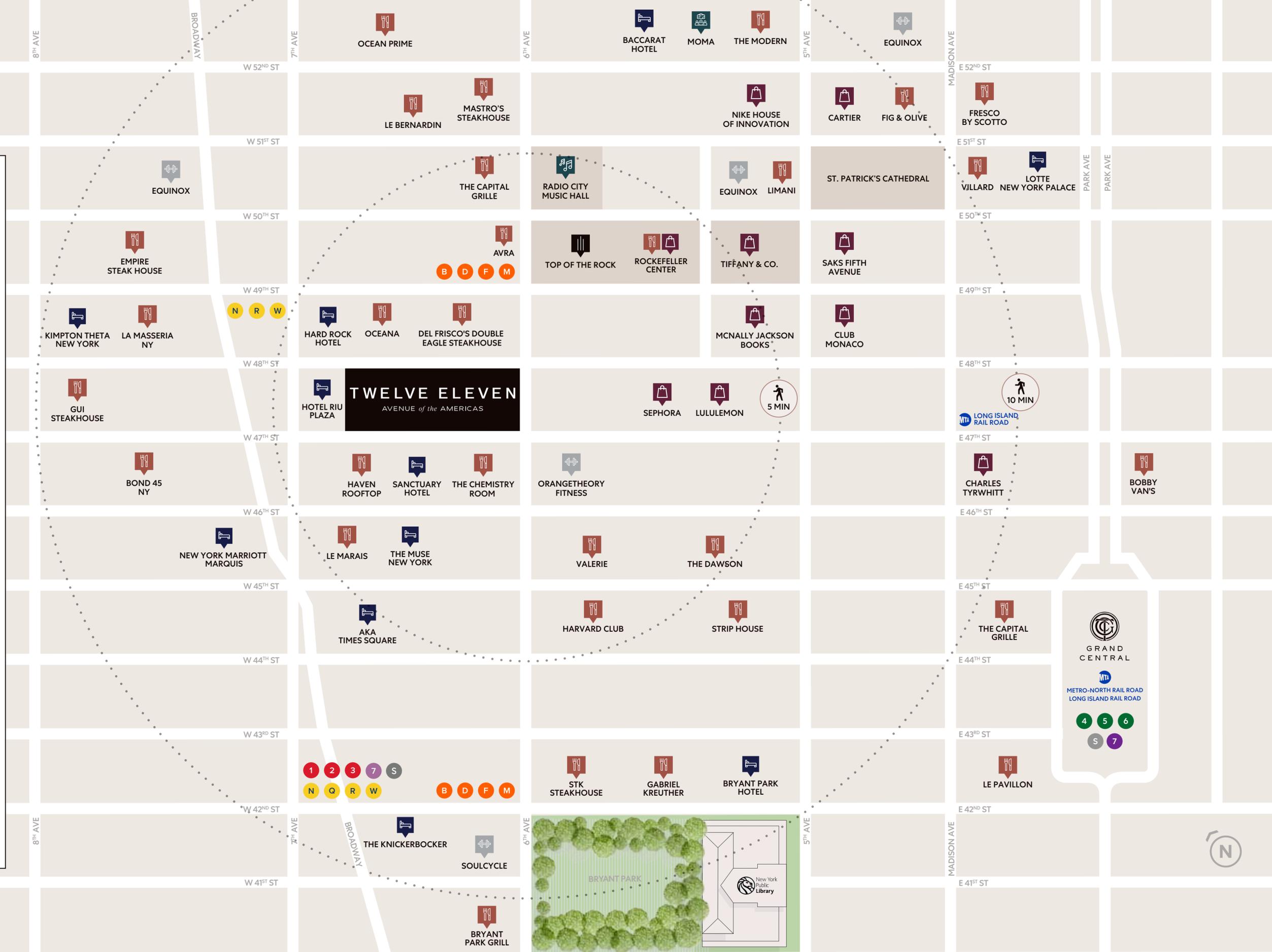
- Equinox West 50th Street
- Equinox 53rd Street
- Equinox Rockefeller Center
- Orangetheory Fitness
- SoulCycle Bryant Park

### Hotel

- AKA Times Square
- Baccarat Hotel
- Bryant Park Hotel
- Hard Rock Hotel
- Hotel Riu Plaza
- Kimpton Theta New York
- Lotte New York Palace
- NY Marriott Marquis
- Sanctuary Hotel
- The Knickerbocker
- The Muse New York

### Transit

- 1 2 3 7 S
- N Q R W
- B D F M
- Metro-North Rail Road
- Long Island Rail Road



# A MIDTOWN ICON

## *A Front-Row NYC Address*

Twelve Eleven stands at the center of it all. Where Midtown's corporate strength meets the cultural vibrancy of New York. Located along Sixth Avenue, the building offers unrivaled access to the city's most dynamic experiences.

Steps away, discover Michelin-starred dining, world-class hotels, and premier shopping destinations. Stroll to Central Park for fresh air, or catch a show at Radio City Music Hall and Broadway's theaters. With Rockefeller Center and Bryant Park nearby, opportunities for connection and inspiration are always within reach.



*Crafted Cocktails*

Upscale bars and lounges just steps away.



*Sixth Avenue*

Where business, lifestyle, and energy converge.



*Rockefeller Center*

An iconic destination for culture, dining, and events.



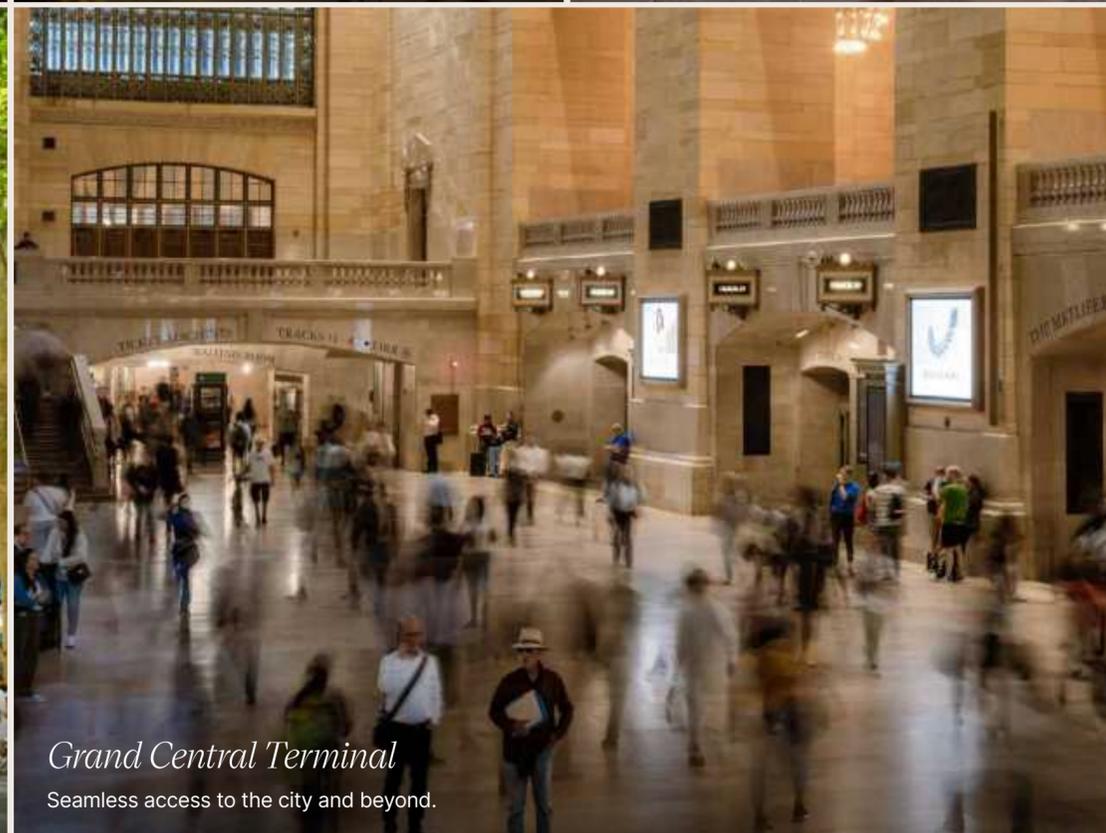
*Culinary Delights*

From quick bites to world-class cuisine.



*Bryant Park*

A green escape in the heart of Midtown.



*Grand Central Terminal*

Seamless access to the city and beyond.



*Luxury Retail*

Flagship stores and global fashion houses nearby.



*Radio City Music Hall*

Legendary entertainment at your doorstep.



*Mindful Details that Elevate Daily Well-Being.*

THE AMENITY COLLECTION

## *Elevated* Experiences

At Twelve Eleven, the amenities are designed with tenants in mind—supporting productivity, wellness, and connection throughout the day.



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THE AMENITY COLLECTION

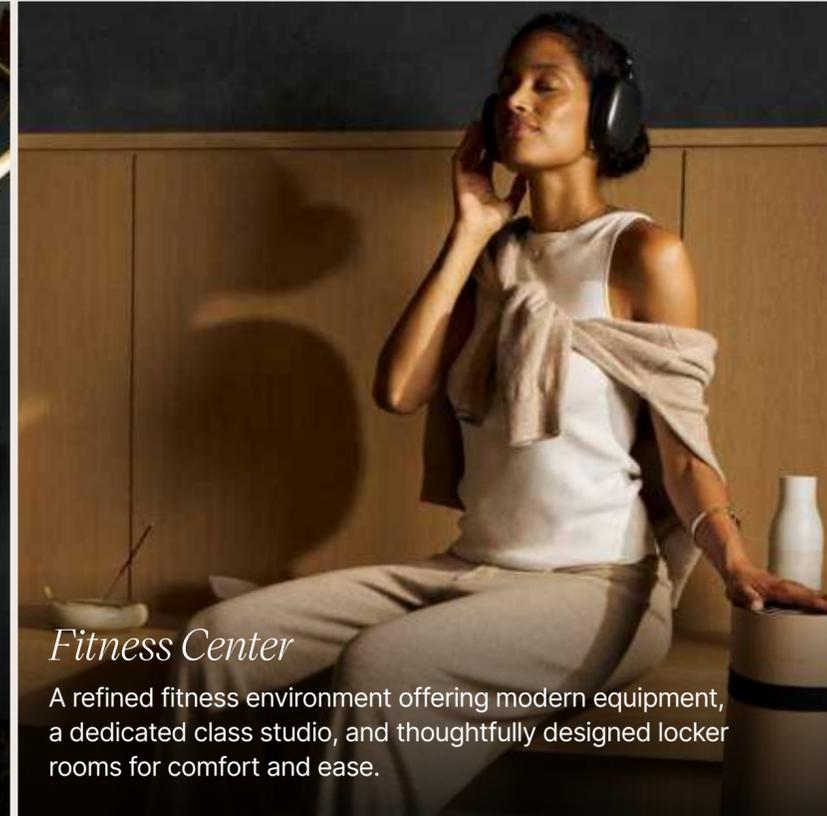
*The Amenity Collection*

From a morning lecture or coffee break, to midday strategy sessions, to after-work networking and private events, The Amenity Collection brings together modern convenience and elevated experiences. It's not just an amenity floor, it's an extension of the workplace that inspires, rejuvenates, and connects.



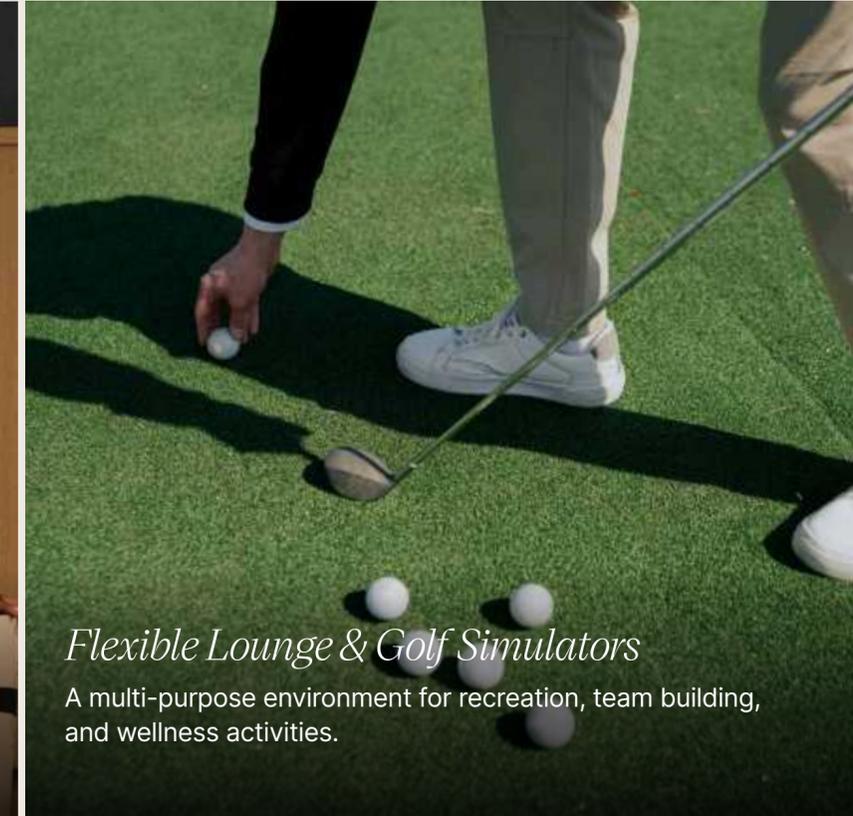
*The Boardroom*

A sophisticated 1,500 SF, fully equipped space for leadership meetings, private dining, and executive sessions.



*Fitness Center*

A refined fitness environment offering modern equipment, a dedicated class studio, and thoughtfully designed locker rooms for comfort and ease.



*Flexible Lounge & Golf Simulators*

A multi-purpose environment for recreation, team building, and wellness activities.



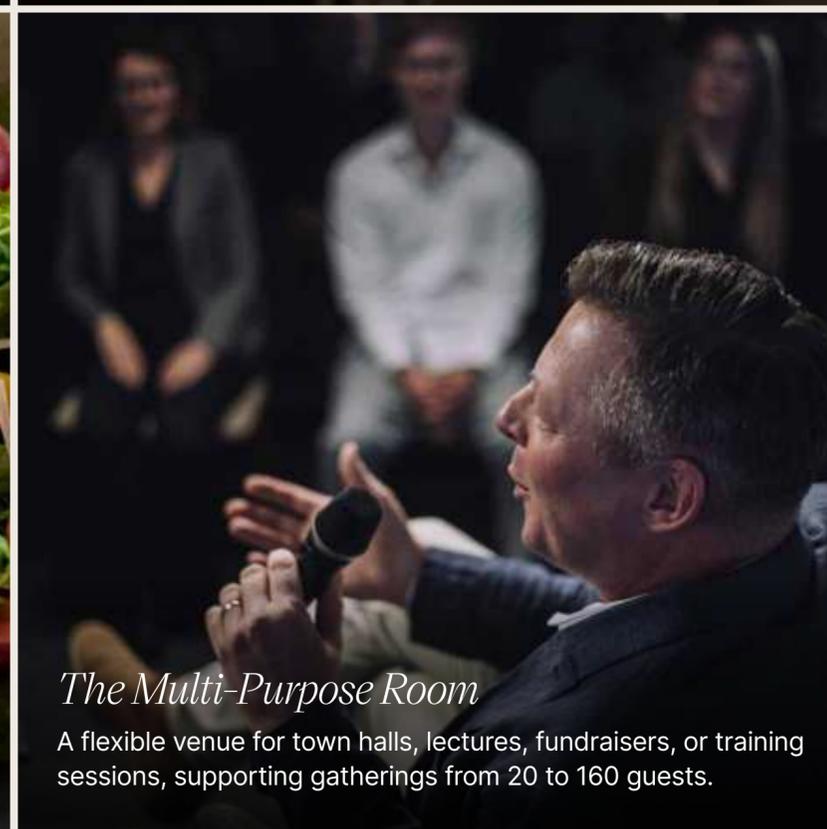
*The Speakeasy*

An intimate, tucked-away setting designed for private gatherings, tastings, and exclusive events.



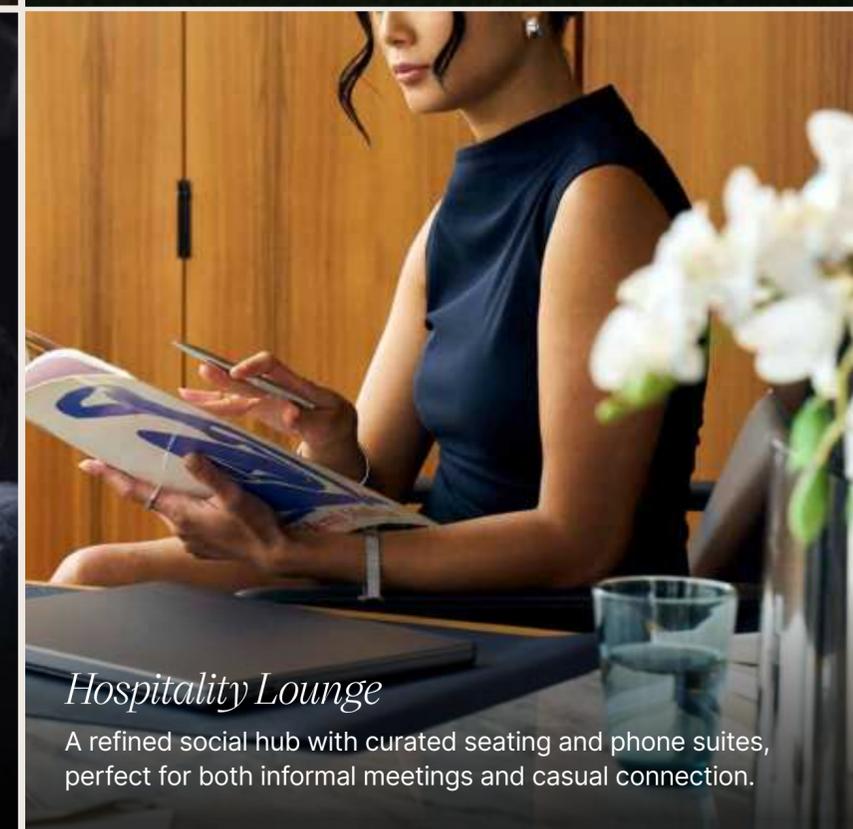
*The Sixth Avenue Lounge*

A dynamic space that features an elevated coffee bar, seating area, and grab-and-go food options.



*The Multi-Purpose Room*

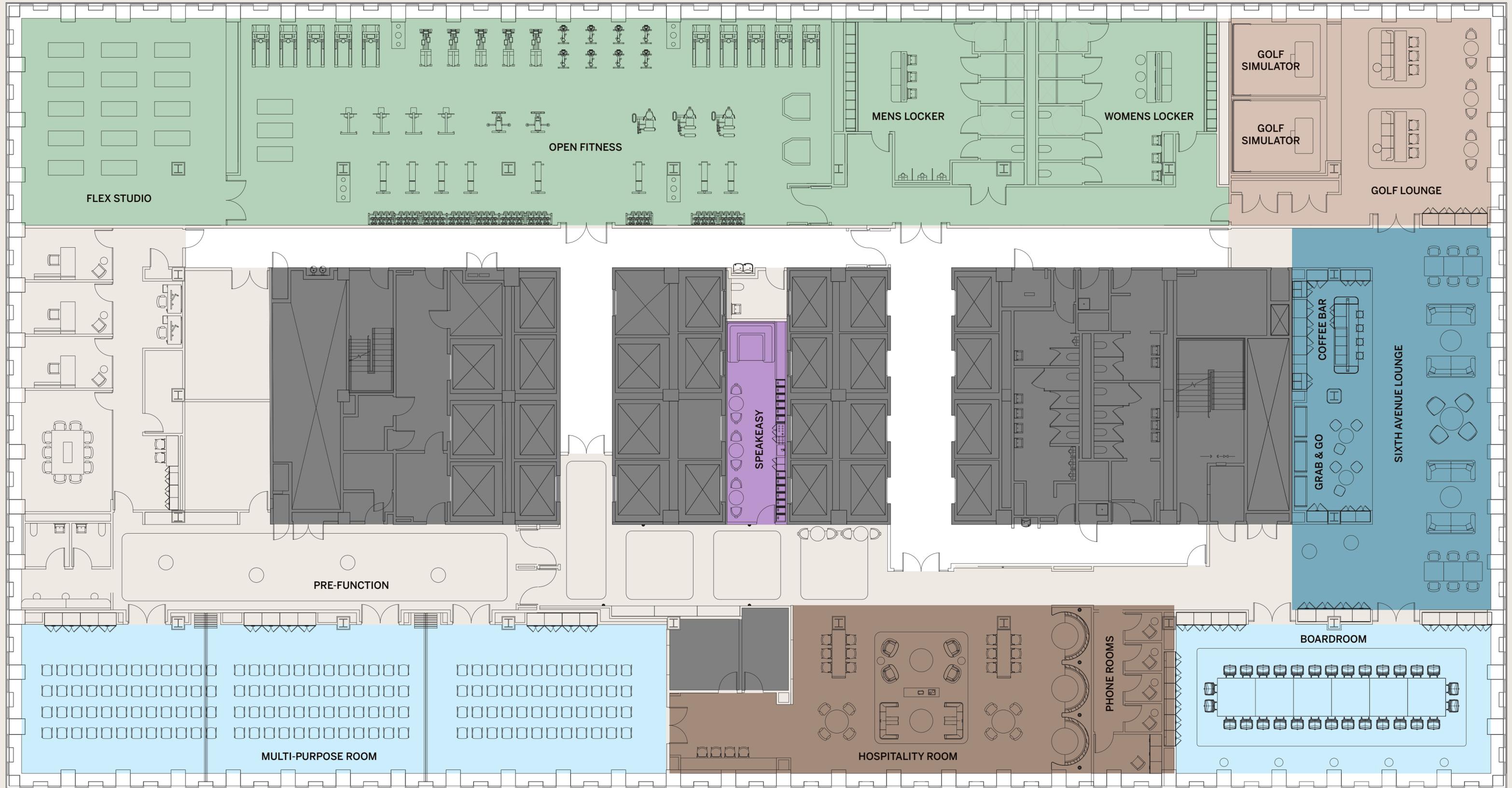
A flexible venue for town halls, lectures, fundraisers, or training sessions, supporting gatherings from 20 to 160 guests.



*Hospitality Lounge*

A refined social hub with curated seating and phone suites, perfect for both informal meetings and casual connection.

THE AMENITY COLLECTION



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*The Boardroom Offers a Sophisticated Setting for Leadership Meetings, Private Dining, and Executive Sessions.*



*The Multi-Purpose Room Serves as a Flexible Venue for Meetings, Presentations, and Events.*



*The Sixth Avenue Lounge is a Dynamic Space featuring an Elevated Coffee Bar and Grab-and-Go Offerings Throughout the Day.*



*The Flexible Lounge & Golf Simulators Provide a Multi-Purpose Environment for Recreation, Team Building, and Wellness Activities.*



*The Speakeasy Offers an Intimate Atmosphere for Private Gatherings, Tastings, and Exclusive Events.*

## *Unexpected Details*

Hospitality is the foundation of Twelve Eleven. From concierge-style service to curated events and lifestyle programming, every interaction is delivered with seamless warmth and intentional care—setting a new benchmark for how commercial buildings serve their tenants.

Built through a five-sense design lens, every touchpoint invites tenants to see, hear, taste, smell, and feel the future of the workplace experience.





A NEW ARRIVAL

## *Stylish* Arrival

A new entrance on 47th Street ensures a seamless arrival and departure experience, combining efficiency with exclusivity. Designed to balance security with hospitality.



*The New Entrance on 47th Street Welcomes Tenants and Guests.*

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A NEW ARRIVAL

## *Elevated* Workplace

The new lobby at Twelve Eleven has been completely reimagined to set the tone for an elevated workplace experience. With refined finishes, warm natural materials, and curated details, the space delivers both presence and poise from the moment you arrive, creating a seamless transition from entry to your office.



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*New 47th Street Entrance.*



*Prestige with Purpose*

Large, efficient floorplates and flexible configurations give teams the space to thrive. Designed to accommodate today's most ambitious companies.



*Unobstructed West-Facing Views with River and Skyline Panoramas.*



*Southeast Midtown Skyline Vistas.*



## *Professional* Elegance

Spacious floorplates, abundant natural light, and elevated finishes come together to create a workplace as polished as the professionals who occupy it. Every detail is designed with intention, balancing form, function, and flexibility.





*Expansive Tower Views Looking North, Framing Sixth Avenue and Central Park Beyond.*

THE STACKING PLAN

| FLOOR                   | RSF    |
|-------------------------|--------|
| ENTIRE 40 <sup>TH</sup> | 42,435 |
| ENTIRE 39 <sup>TH</sup> | 42,435 |
| ENTIRE 38 <sup>TH</sup> | 42,428 |
| ENTIRE 37 <sup>TH</sup> | 42,448 |
| ENTIRE 36 <sup>TH</sup> | 42,441 |
| ENTIRE 35 <sup>TH</sup> | 40,869 |
| ENTIRE 34 <sup>TH</sup> | 40,869 |
| ENTIRE 33 <sup>RD</sup> | 41,478 |
| ENTIRE 32 <sup>ND</sup> | 41,500 |
| ENTIRE 31 <sup>ST</sup> | 41,522 |
| ENTIRE 30 <sup>TH</sup> | 41,464 |
| ENTIRE 29 <sup>TH</sup> | 41,512 |
| ENTIRE 28 <sup>TH</sup> | 41,491 |
| ENTIRE 27 <sup>TH</sup> | 41,227 |
| ENTIRE 26 <sup>TH</sup> | 41,386 |
| ENTIRE 25 <sup>TH</sup> | 39,817 |
| ENTIRE 24 <sup>TH</sup> | 39,817 |

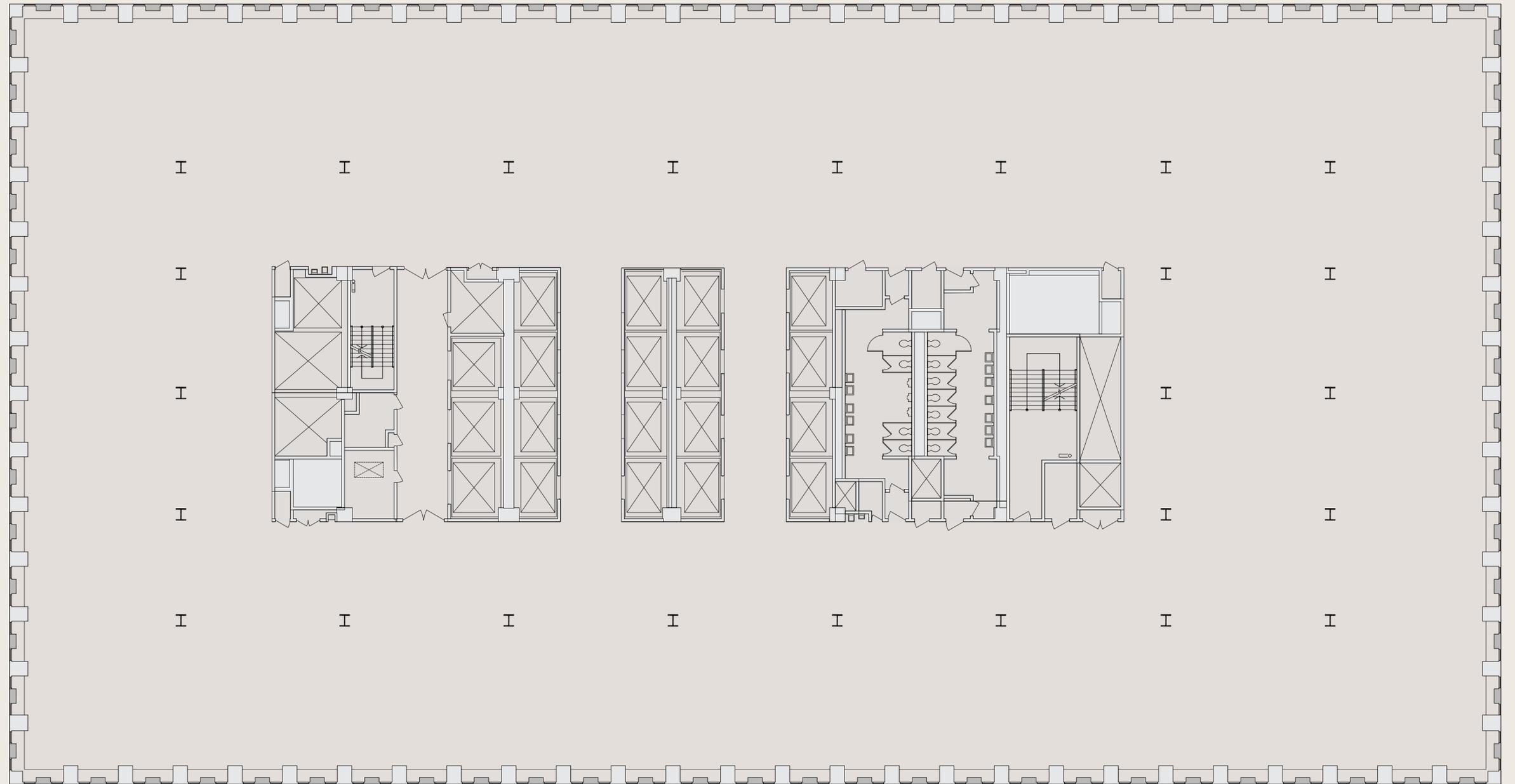
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CORE & SHELL

Typical Core & Shell  
41,500 RSF

48<sup>TH</sup> STREET

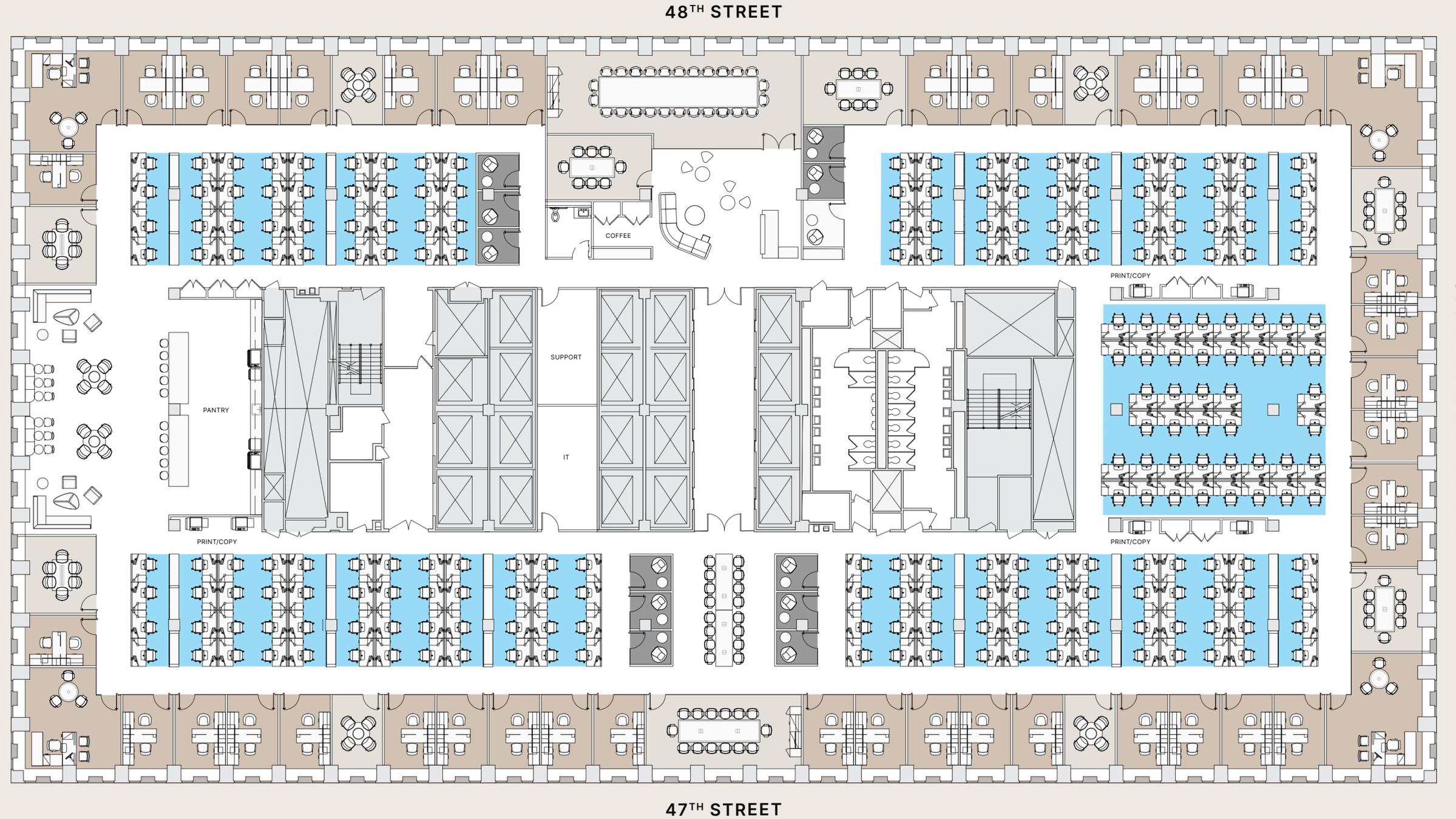


47<sup>TH</sup> STREET

# Typical Tower Floor

41,500 RSF

| FLOOR              | QTY        |
|--------------------|------------|
| ● PRIVATE OFFICES  | 44         |
| ● WORKSTATIONS     | 218        |
| ● CONFERENCE ROOMS | 12         |
| ● PHONE ROOMS      | 11         |
| ● STORAGE/SUPPORT  | 1          |
| ● IT ROOM          | 1          |
| ● COPY/PRINT/MAIL  | 3          |
| ● PANTRY           | 2          |
| ● WELLNESS         | 1          |
| ● RECEPTION        | 1          |
| <b>TOTAL</b>       | <b>263</b> |

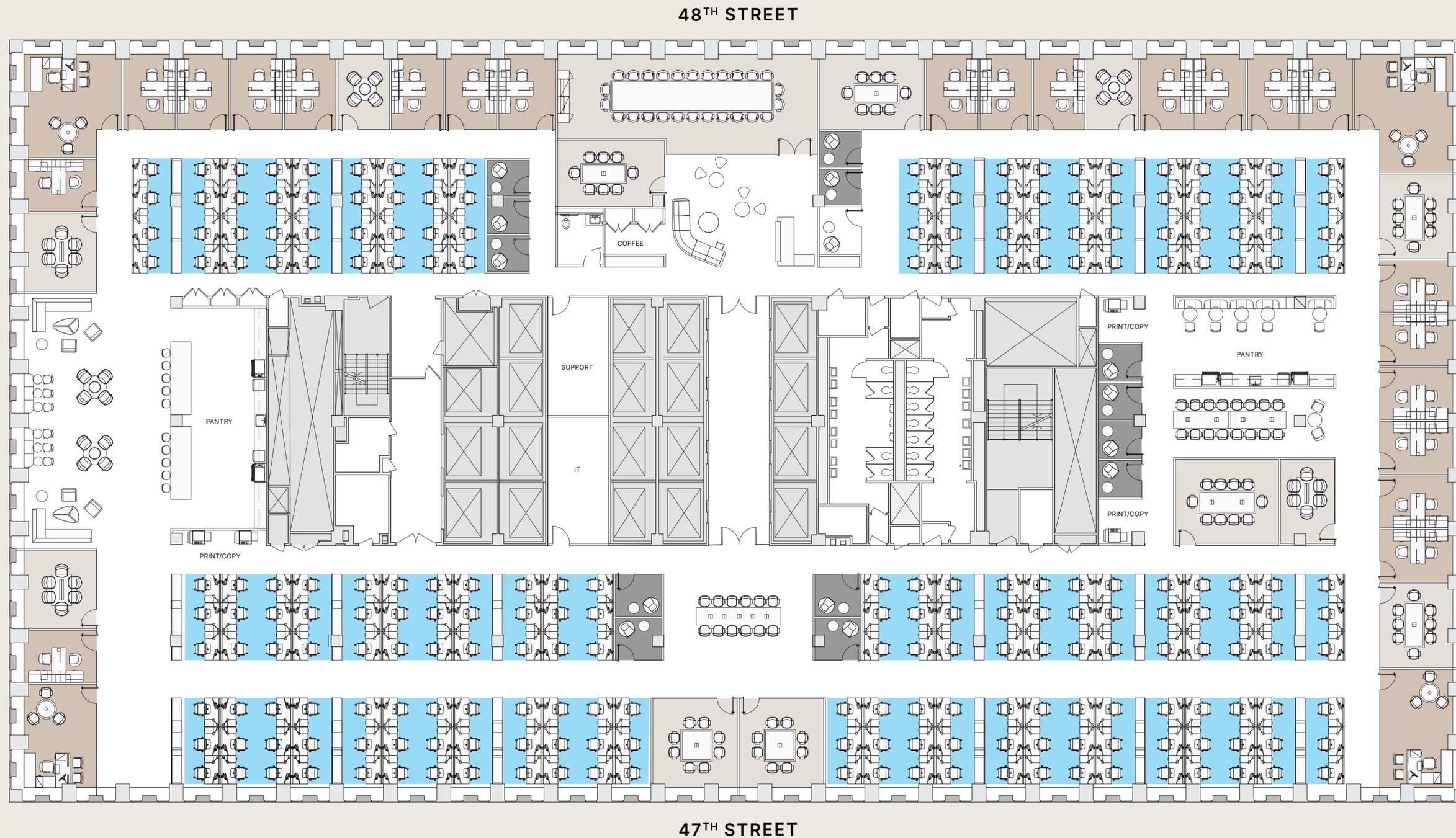


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# Typical Tower Floor

41,500 RSF

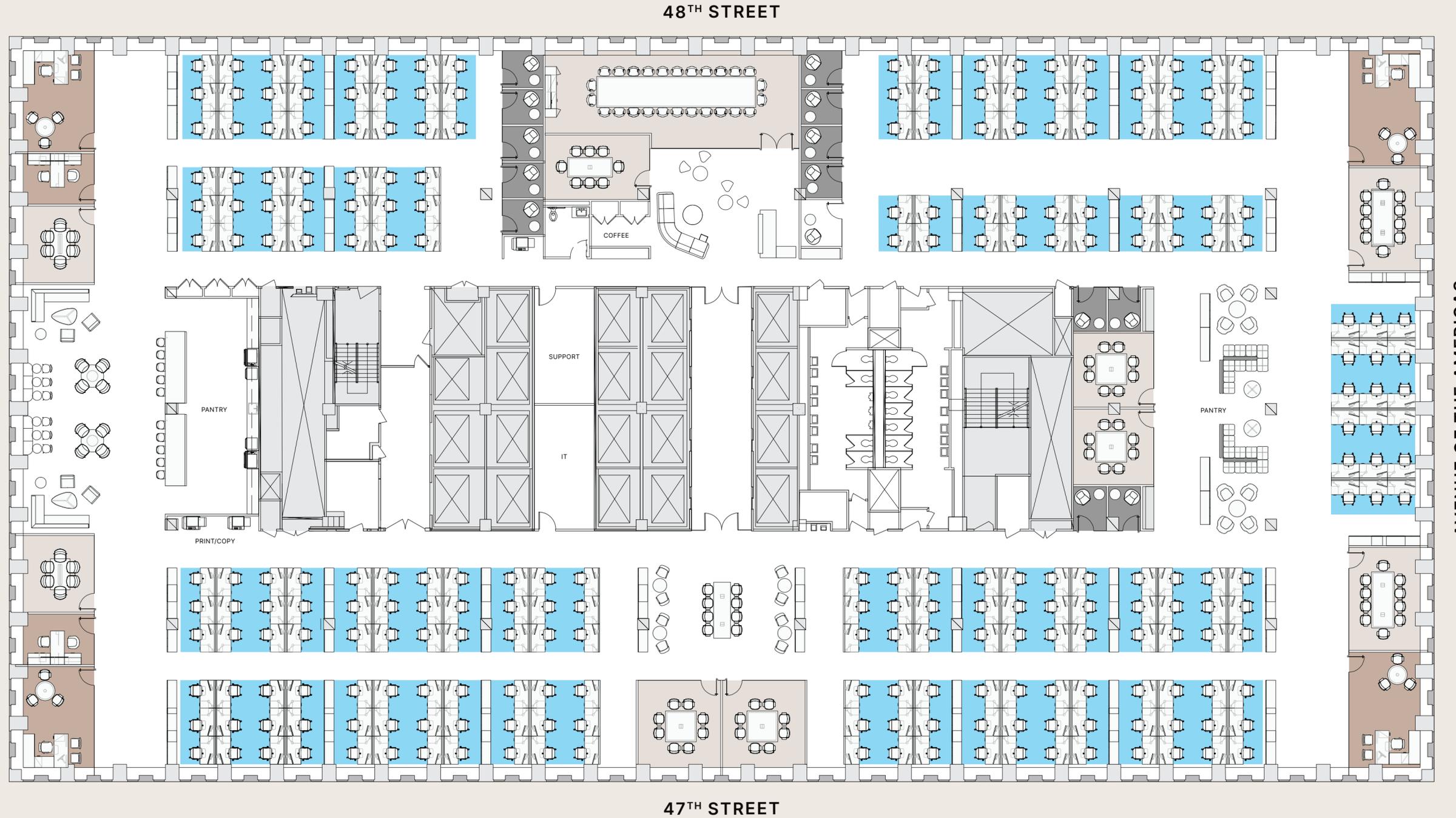
| FLOOR              | QTY        |
|--------------------|------------|
| ● PRIVATE OFFICES  | 26         |
| ● WORKSTATIONS     | 236        |
| ● CONFERENCE ROOMS | 13         |
| ● PHONE ROOMS      | 13         |
| ● STORAGE/SUPPORT  | 1          |
| ● IT ROOM          | 1          |
| ● COPY/PRINT/MAIL  | 3          |
| ● PANTRY           | 2          |
| ● WELLNESS         | 1          |
| ● RECEPTION        | 1          |
| <b>TOTAL</b>       | <b>263</b> |



# Typical Tower Floor

41,500 RSF

| FLOOR              | QTY        |
|--------------------|------------|
| ● PRIVATE OFFICES  | 6          |
| ● WORKSTATIONS     | 257        |
| ● CONFERENCE ROOMS | 10         |
| ● PHONE ROOMS      | 13         |
| ● STORAGE/SUPPORT  | 1          |
| ● IT ROOM          | 1          |
| ● COPY/PRINT/MAIL  | 2          |
| ● PANTRY           | 4          |
| ● WELLNESS         | 1          |
| ● RECEPTION        | 1          |
| <b>TOTAL</b>       | <b>264</b> |



LEGAL TEST-FIT

# Typical Tower Floor

41,500 RSF

| FLOOR              | QTY        |
|--------------------|------------|
| ● PRIVATE OFFICES  | 86         |
| ● WORKSTATIONS     | 32         |
| ● CONFERENCE ROOMS | 17         |
| ● PHONE ROOMS      | 7          |
| ● STORAGE/SUPPORT  | 1          |
| ● IT ROOM          | 1          |
| ● COPY/PRINT/MAIL  | 3          |
| ● PANTRY           | 3          |
| ● RECEPTION        | 1          |
| <b>TOTAL</b>       | <b>119</b> |

