



HIPPODROME

NYC - 1120 AVENUE OF THE AMERICAS

TURNKEY OPPORTUNITY

Partial 7th Floor

14,770 RSF

Available: Q2 2027

Term: Negotiable

HIGHLIGHTS

Prime Midtown location

Parking available in the building

Long-term, family ownership and managed by Tishman Speyer

Upgraded mechanical and electrical systems

Newly renovated conference facilities in the building

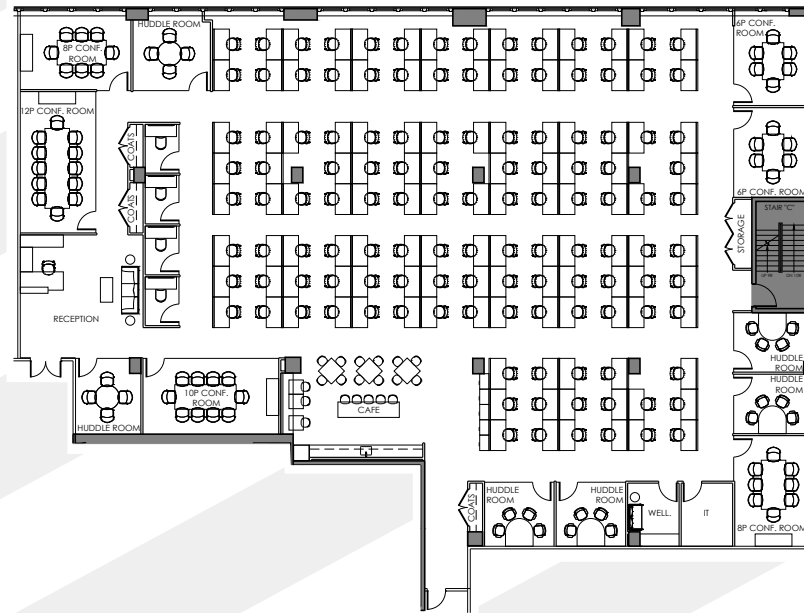
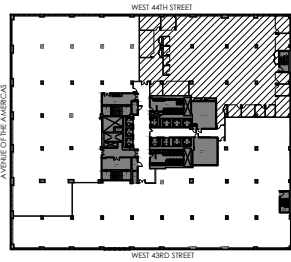
Access to the tenant-only 1120 Club amenity package; including \$99 Equinox membership

Proper Food, Gregory's Coffee, Bluestone Lane, TD Bank, FedEx, AT&T, Chase & dry cleaning located on site



Open Test-Fit

KEY PLAN

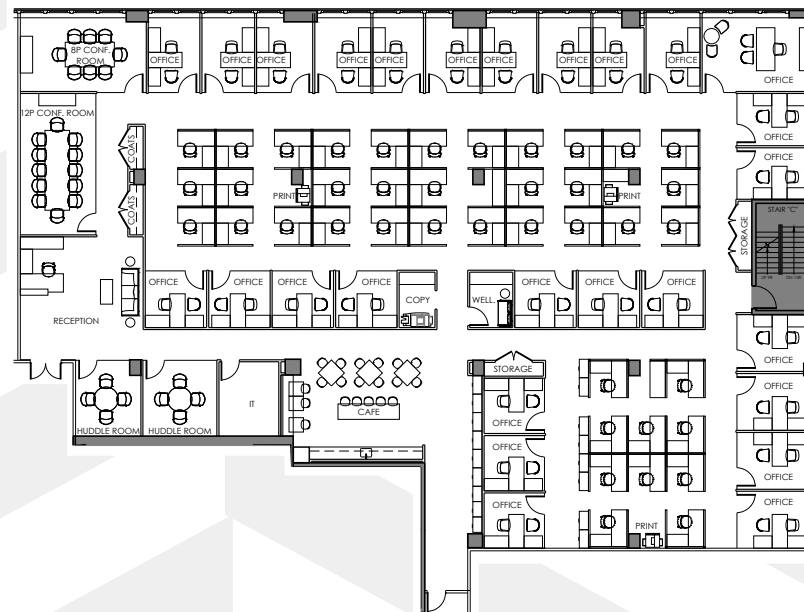
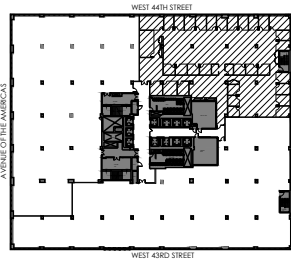


SPACE SUMMARY

SPACE TYPE	QTY
WORKSTATION - 6'-0" X 6'-0"	126
RECEPTIONIST	1
TOTAL HEADCOUNT	127
12 PERSON CONFERENCE ROOM	1
10 PERSON CONFERENCE ROOM	1
8 PERSON CONFERENCE ROOM	2
6 PERSON CONFERENCE ROOM	2
Huddle Room	6
PHONE ROOM	4

Office Intensive Test-Fit

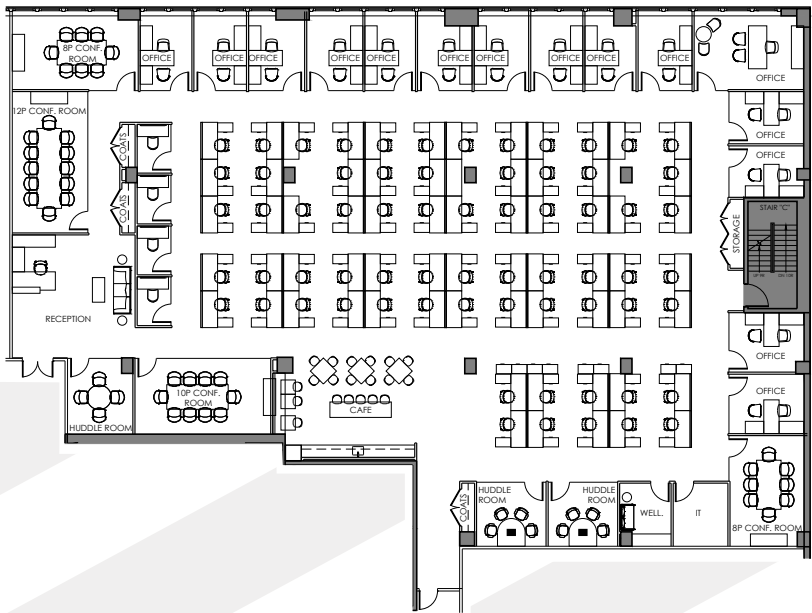
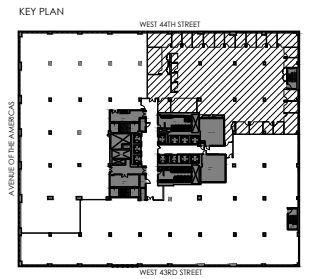
KEY PLAN



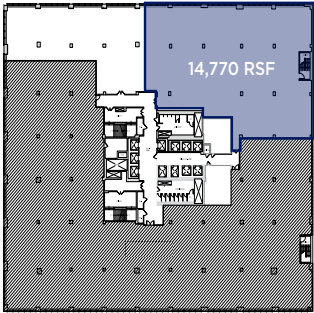
SPACE SUMMARY

SPACE TYPE	QTY
OFFICE	27
WORKSTATION - 6'-0" X 6'-0"	40
RECEPTIONIST	1
TOTAL HEADCOUNT	68
12 PERSON CONFERENCE ROOM	1
8 PERSON CONFERENCE ROOM	1
Huddle Room	2

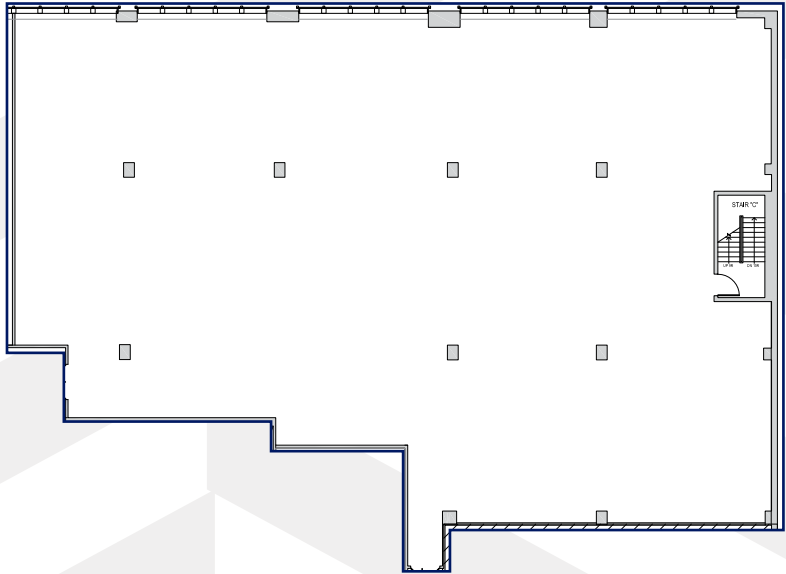
Mixed Layout Test-Fit



SPACE SUMMARY	
SPACE TYPE	QTY
OFFICE	15
WORKSTATION - 6'-0" X 5'-0"	67
RECEPTIONIST	1
TOTAL HEADCOUNT	83
12 PERSON CONFERENCE ROOM	1
10 PERSON CONFERENCE ROOM	1
8 PERSON CONFERENCE ROOM	2
HUDDLE ROOM	3
PHONE ROOM	4



Core & Shell Plan





HIPPODROME
NYC

1120
CLUB

Welcome to the 1120 Club

An exclusive lifestyle and wellness experience available only to tenants of the Hippodrome.

Being part of the Hippodrome means more than just great office space — it means having access to the 1120 Club, a curated collection of amenities and experiences that enrich work-life balance, inspire connection, and bring ease and enjoyment to each day.



Hipp Fit



Fitness at Your Fingertips

Get preferred membership rates from \$99/month at **Equinox Bryant Park**, just two blocks away. Enjoy luxury fitness amenities, unlimited group classes, and wellness perks through our exclusive High Performance Living partnership.



Hipp Meet

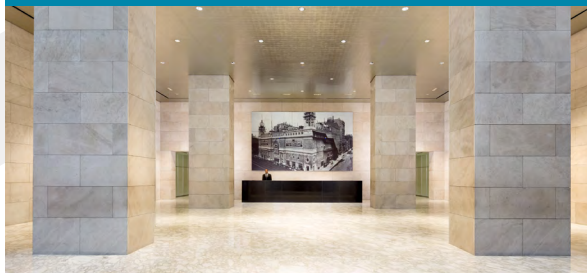


Professional Space to Make an Impression

Located on the 4th floor, the ElevatedNY Conference Center features modern, flexible meeting rooms at preferred rates. Need more space? Enjoy preferred conference rates at **Sofitel New York**, just steps away. And for out-of-town guests, the **Iroquois Hotel** on 44th Street provides discounted rooms.



Hipp Social



Your Lobby, Reimagined

Join curated monthly events hosted right in the Hippodrome lobby — from yoga to wine tastings. Tenants can also reserve the space for special occasions.



Hipp Dine



Perks at STK Midtown

Dine in style across the street at **STK Steakhouse** with VIP perks like 10% off, complimentary bubbly and dessert, and preferred booking for private events.



Hipp Park



Premium Parking Made Simple

Enjoy discounted monthly rates, guaranteed space, EV charging, and fast exit with scan-ahead retrieval — all from the on-site garage.

Program subject to modification or cancellation at any time by building management or partners listed.

ELEVATEDTM

NY

TENANT CONFERENCE CENTER

