

1350A0A

PLAZA DISTRICT  
PRESTIGE





ENTRANCE



NELLO

NELLO

1350

Avenue of the Americas



Tenant Name

1350

ENTRANCE



LOBBY

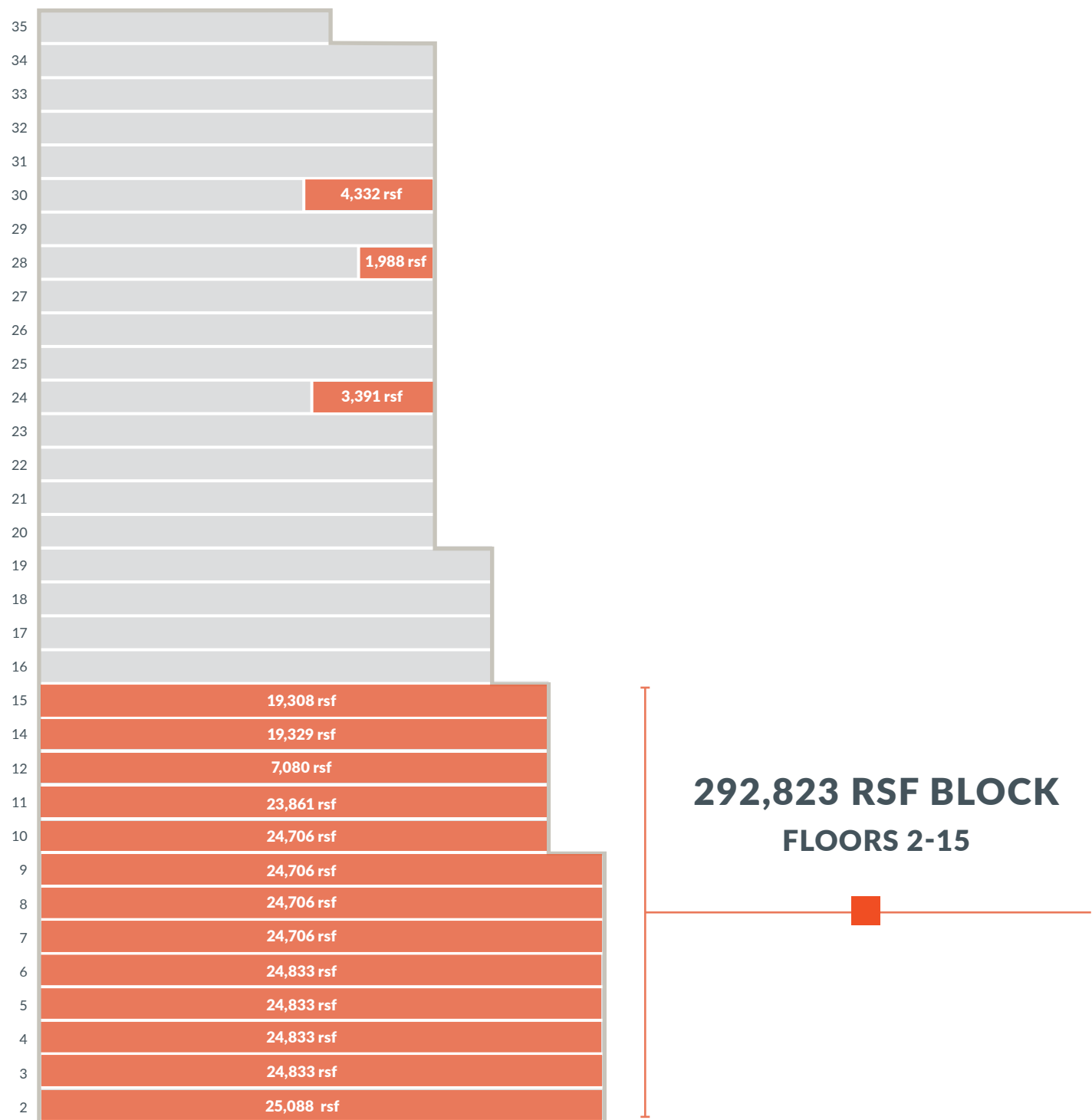


**SIGNATURE ART INSTALLATION**



**NEW ELEVATOR CABS**

AVAILABILITIES





**SAMPLE INSTALLATION**



**SAMPLE INSTALLATION**



**SAMPLE INSTALLATION**



**SAMPLE INSTALLATION**



8TH FLOOR



**PRE-BUILD CORNER OFFICE**  
ARTIST RENDERING



**PRE-BUILD PANTRY**  
ARTIST RENDERING



**WORKSPACE**  
ARTIST RENDERING



**PRE-BUILD PANTRY**



TOWER FLOOR VIEWS

**TOWER FLOOR VIEWS**





**TOWER FLOOR VIEWS**





**TOWER FLOOR VIEWS EAST**



# BUILDING SPECIFICATIONS

|                        |                                                                                            |            |
|------------------------|--------------------------------------------------------------------------------------------|------------|
| LOCATION               | South Eastern corner of Sixth Avenue on 55th Street                                        |            |
| YEAR BUILT   RENOVATED | 1966   2017-2018                                                                           |            |
| ARCHITECT              | Emery Roth & Sons                                                                          |            |
| BUILDING SIZE          | 599,695 rsf                                                                                |            |
| BUILDING HEIGHTS       | Thirty-five (35) floors, plus basement & sub-basement                                      |            |
| BUILDING CONSTRUCTION  | Glass and steel<br>Facade: Glass, marble and aluminum<br>Plaza: Renovated in February 2000 |            |
| FLOOR LAYOUT           | Center Core - Base Floors, Size Core - Twenty (20) Floors                                  |            |
| FLOOR SIZES            | Floors 2                                                                                   | 25,088 rsf |
|                        | Floors 3-6                                                                                 | 24,833 rsf |
|                        | Floors 7-10                                                                                | 24,706 rsf |
|                        | Floor 11                                                                                   | 23,861 rsf |
|                        | Floor 12                                                                                   | 8,418 rsf  |
|                        | Floor 14                                                                                   | 19,329 rsf |
|                        | Floor 15                                                                                   | 19,308 rsf |
|                        | Floors 16-18                                                                               | 12,809 rsf |
|                        | Floors 19-23                                                                               | 12,927 rsf |
|                        | Floor 24                                                                                   | 24,462 rsf |
|                        | Floor 25                                                                                   | 13,065 rsf |
|                        | Floor 26                                                                                   | 13,459 rsf |
|                        | Floors 27-28                                                                               | 13,436 rsf |
|                        | Floors 29                                                                                  | 13,331 rsf |
|                        | Floors 30-34                                                                               | 13,284 rsf |
|                        | Floor 35                                                                                   | 5,345 rsf  |
| TYPICAL SLAB HEIGHTS   | 11' 6"                                                                                     |            |

|                           |                                                                                                                                                                                                                                             |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COLUMN SPACING            | 19' to 22'                                                                                                                                                                                                                                  |
| ELEVATORS                 | Newly renovated cabs and mechanicals<br>Eleven (11) passenger elevator,<br>one (1) freight elevator<br>Loading dock located on 54th Street                                                                                                  |
| HVAC/SUPPLEMENTAL COOLING | Two (2) 850-ton Trane Horizon absorption chillers; BMS coupled with VFDs                                                                                                                                                                    |
| ELECTRIC                  | 277/480 volt, 12,000 amps and<br>six (6) watts per usf                                                                                                                                                                                      |
| LIFE/SAFETY               | Up to six (6) watts per sq. ft.<br>available for tenant use<br>600 kw emergency generator for life safety;<br>fully addressable Class E System, fully<br>sprinkled                                                                          |
| SECURITY/ACCESS           | <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> |
| TELECOM/CABLE             | AT&T, Cogent, Crown Castle Fiber, Natural Wireless, Pilot Fiber, Verizon & Windstream<br>Wired Certified Platinum, DAS                                                                                                                      |
| TRANSPORTATION            | Close proximity N, Q, R, B, D, E, F, M<br>Subway lines                                                                                                                                                                                      |
| AMENITIES                 | 99 car in-building garage with 54th and<br>55th Street entrances<br>In building restaurant, lobby screening room                                                                                                                            |

# NEIGHBORHOOD MAP

