

1350A0A

PLAZA DISTRICT
PRESTIGE





ENTRANCE



NELLO

NELLO

1350

Avenue of the Americas



Tenant Name

ENTRANCE



LOBBY

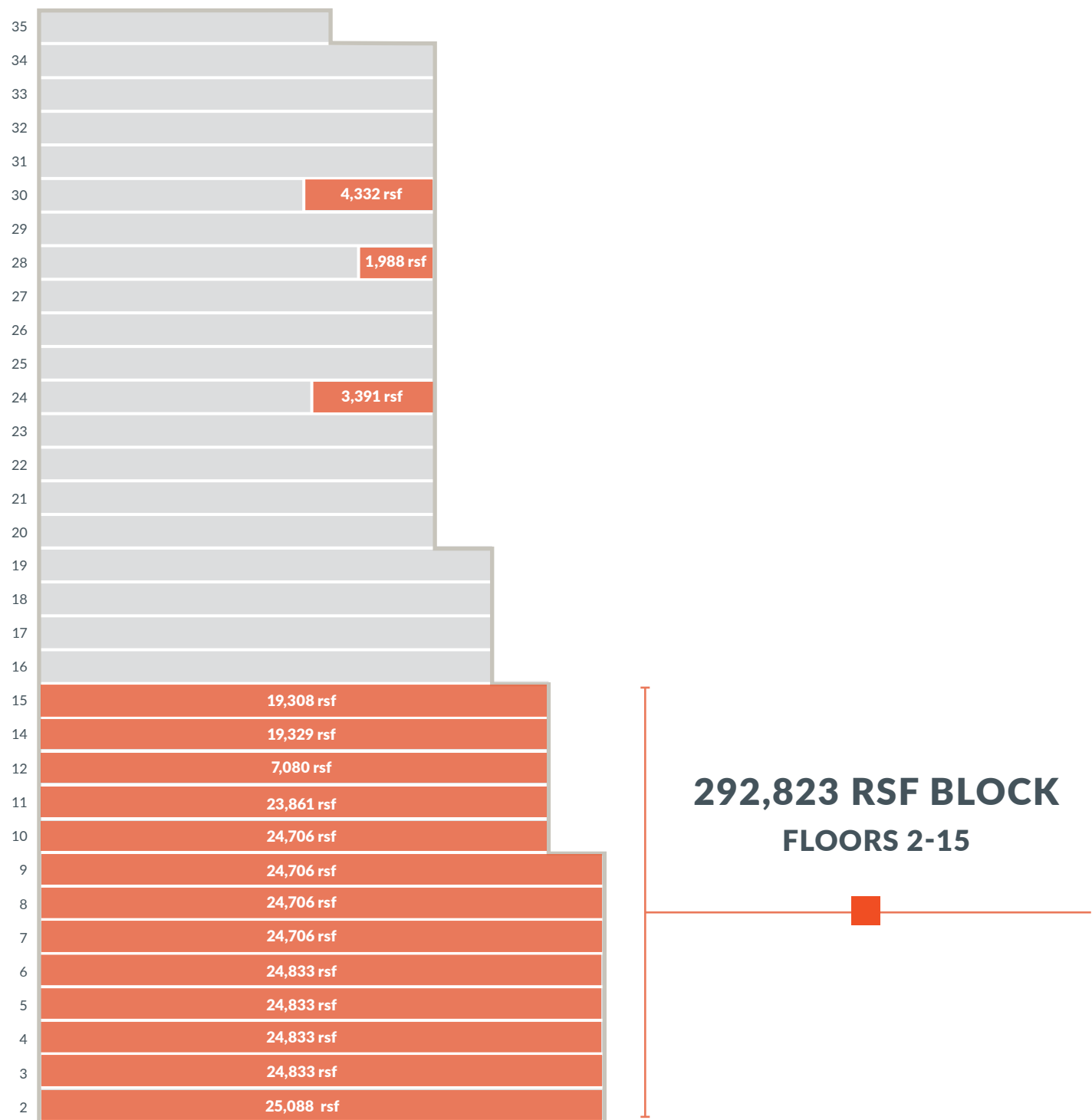


SIGNATURE ART INSTALLATION



NEW ELEVATOR CABS

AVAILABILITIES





SAMPLE INSTALLATION



SAMPLE INSTALLATION



SAMPLE INSTALLATION



SAMPLE INSTALLATION

NEW PRE-BUILT

ENTIRE 8TH FLOOR - 24,706 RSF



FLOOR KEY	
Office	18
Workstation	163
Conference Room	7
Cafe	1
Phone Room	2
Reception	1
Total Personnel	182



8TH FLOOR



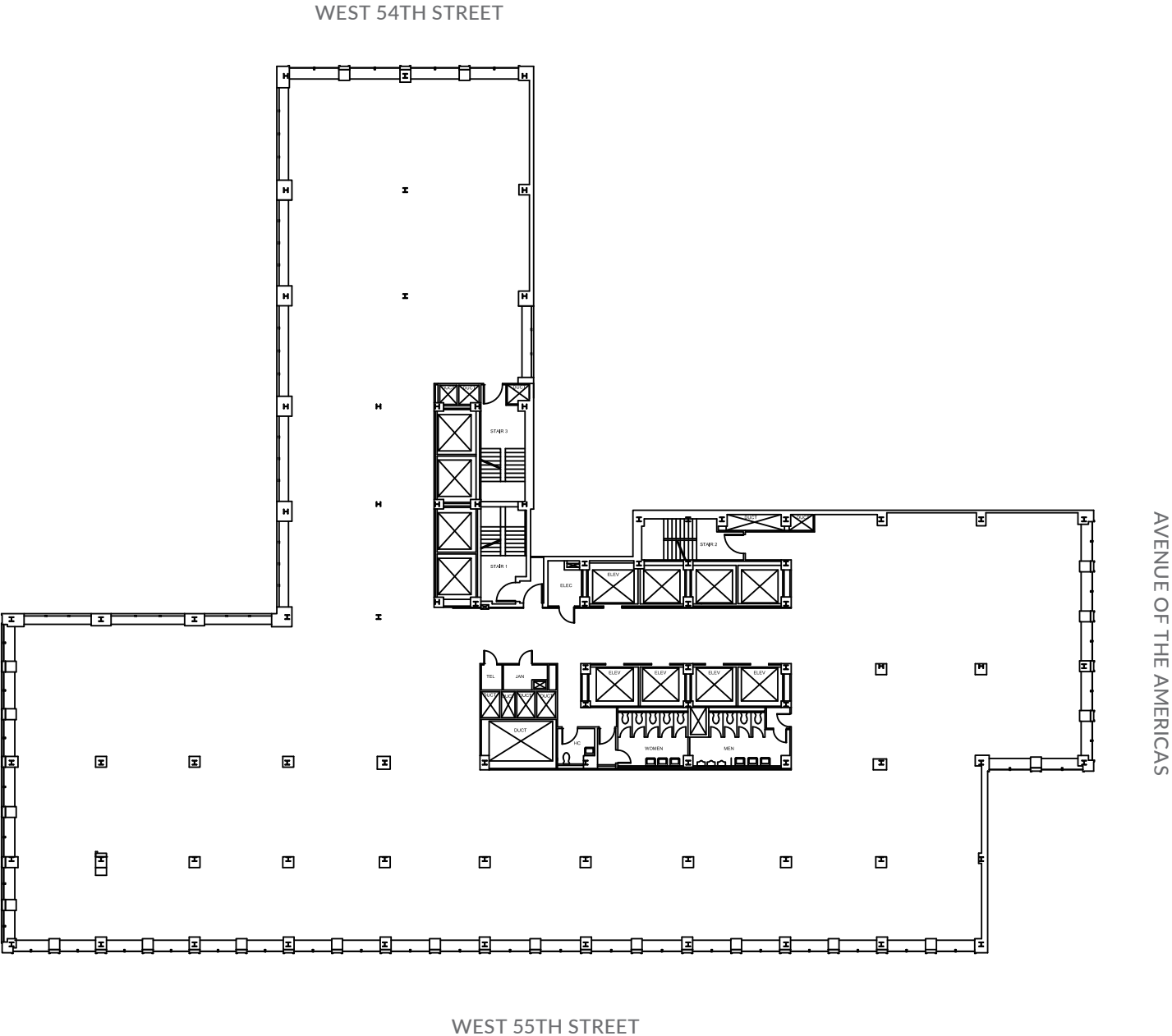
8TH FLOOR



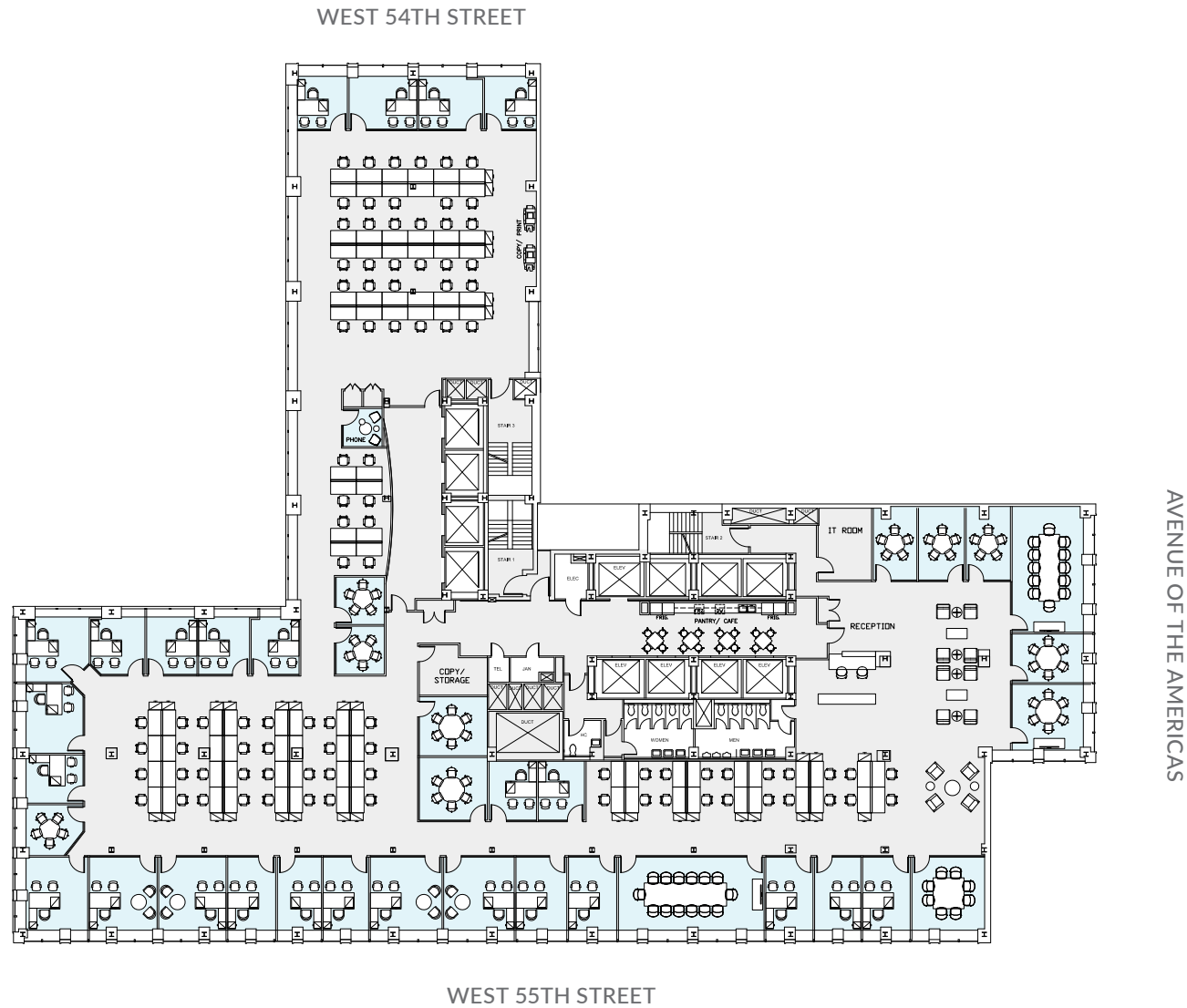
8TH FLOOR

CORE AND SHELL

ENTIRE 9TH - 10TH FLOOR - 24,706 RSF



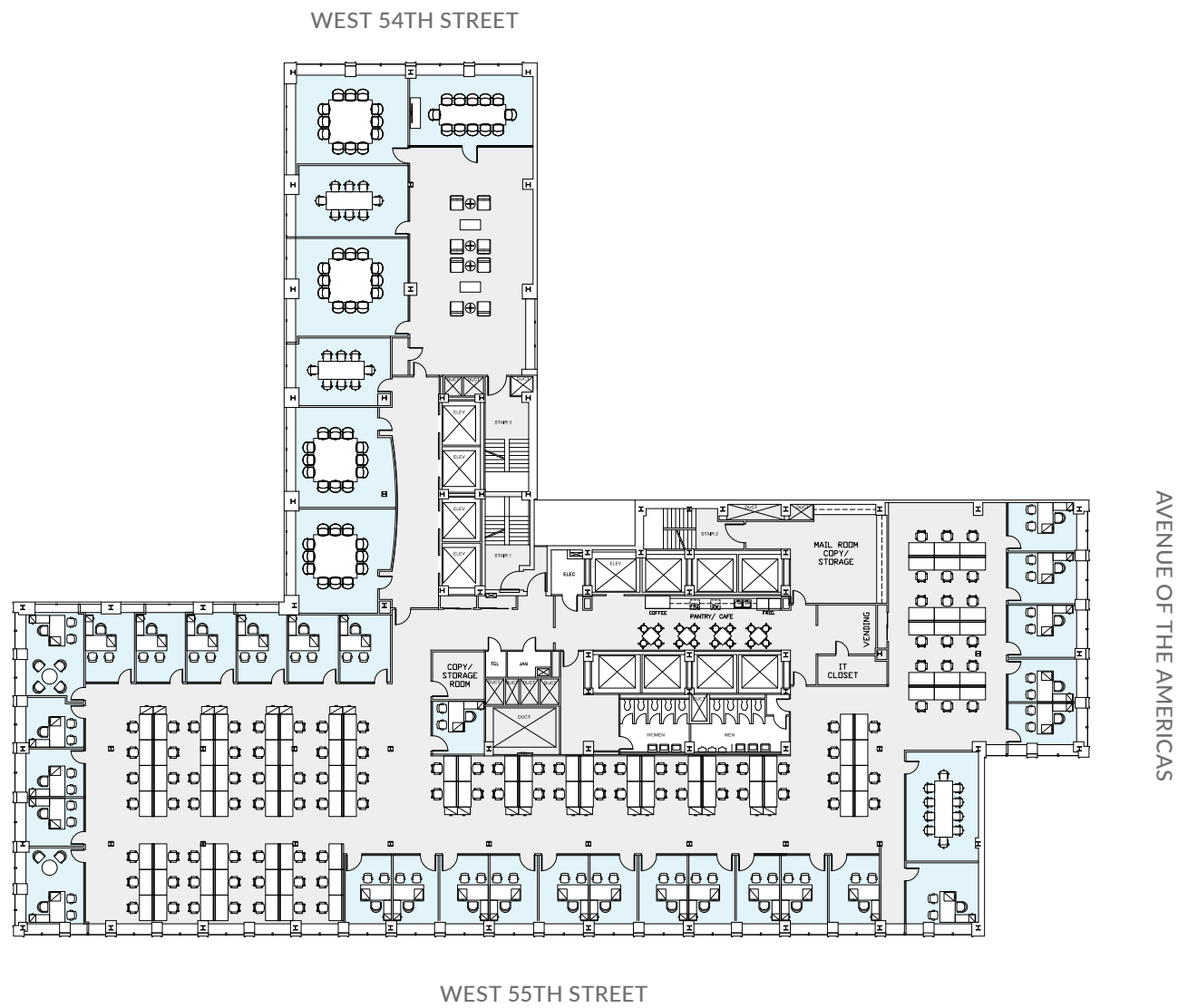
EXISTING CONDITIONS WITH SAMPLE FURNITURE
ENTIRE 9TH FLOOR - 24,706 RSF



FLOOR KEY	
Office	23
Workstation	92
Conference Room	13
Cafe	1
Phone Room	2
Total Personnel	115

EXISTING CONDITIONS WITH SAMPLE FURITURE

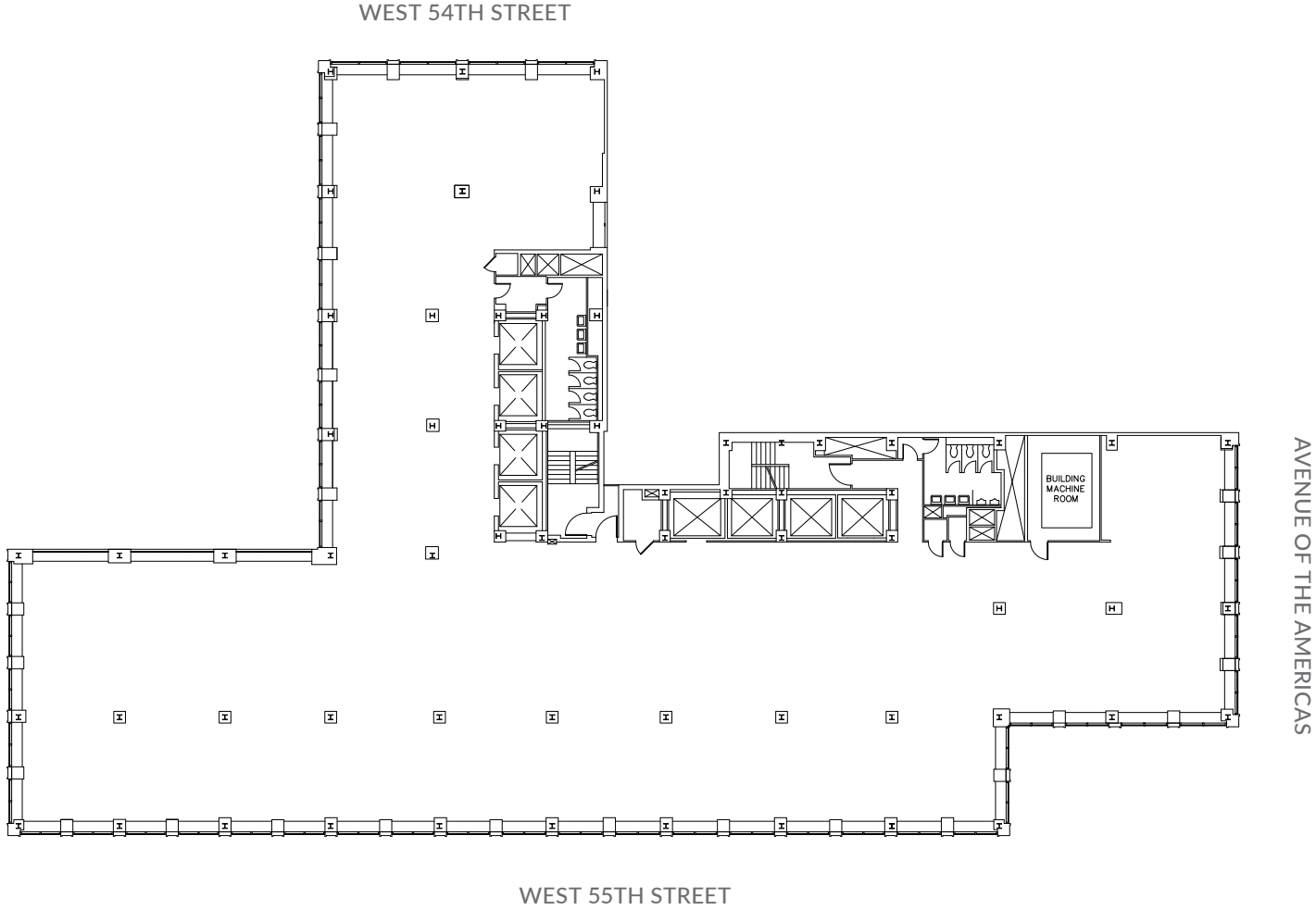
ENTIRE 10TH FLOOR - 24,706 RSF



FLOOR KEY	
Office	28
Workstation	90
Conference Room	8
Cafe	1
Copy/ Storage Room	2
Mail Room	1
Total Personnel	118

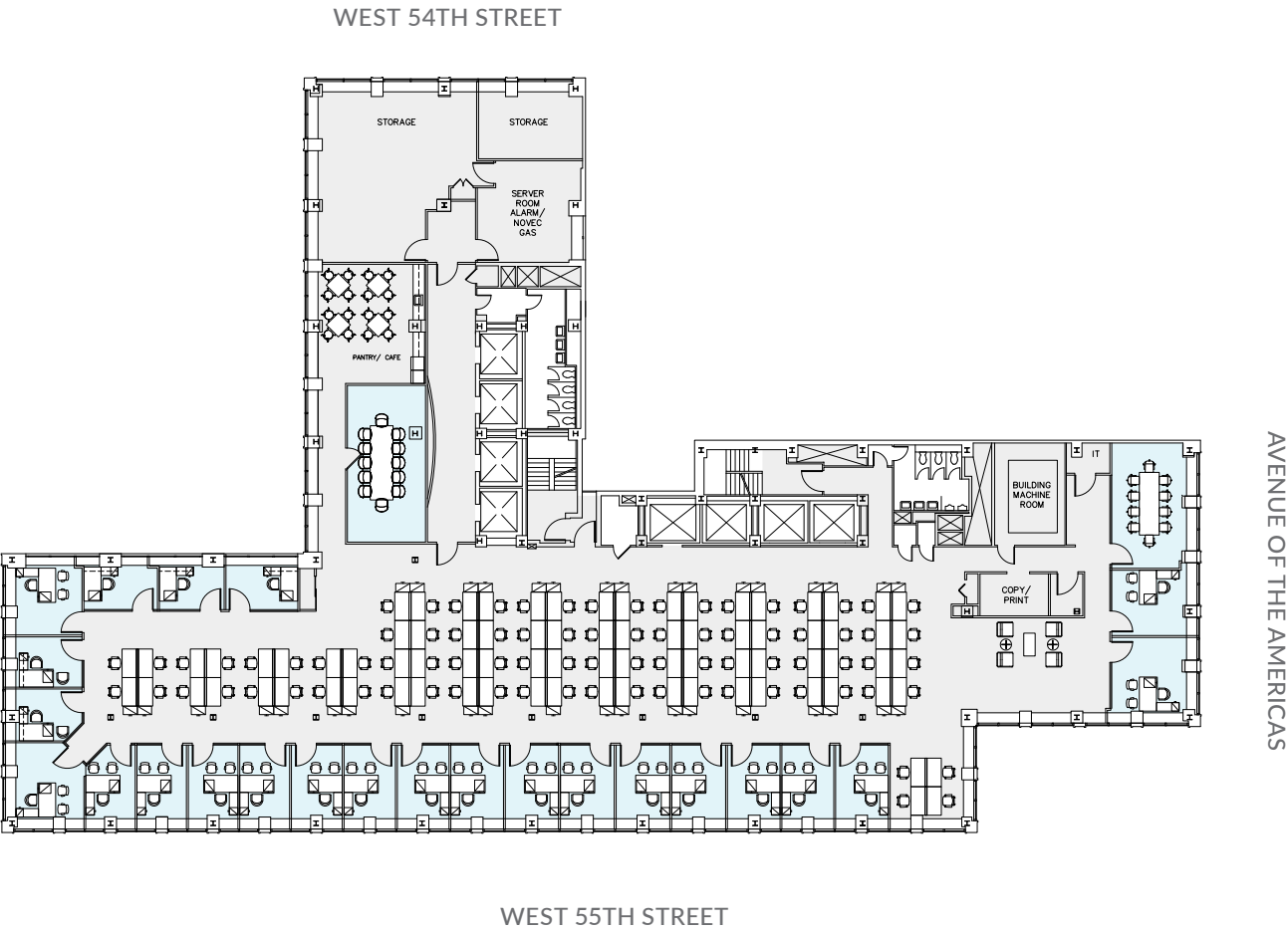
CORE AND SHELL

ENTIRE 14TH FLOOR - 19,329 RSF



EXISTING CONDITIONS WITH SAMPLE FURITURE

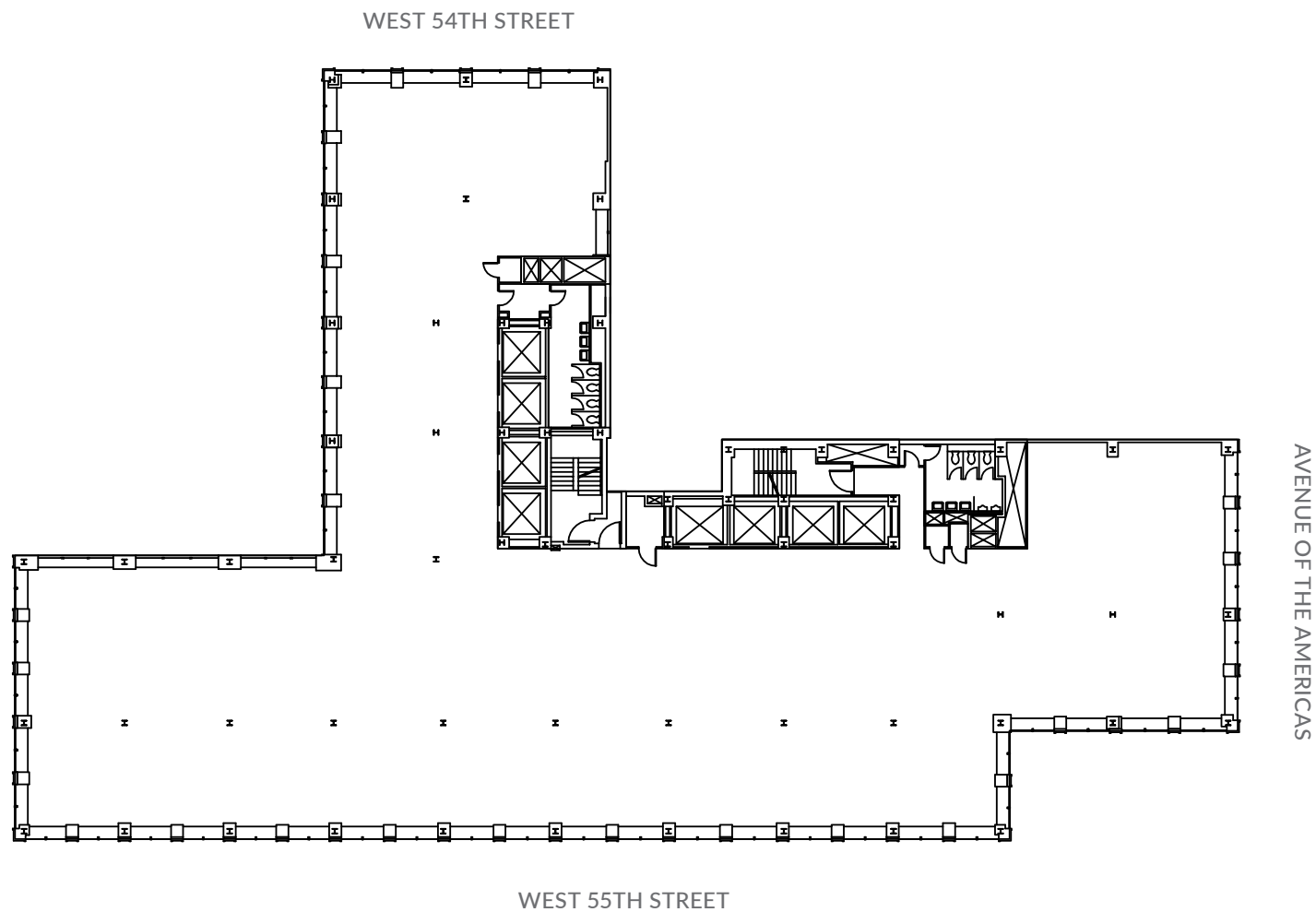
ENTIRE 14TH FLOOR - 19,329 RSF



FLOOR KEY	
Office	24
Workstation	84
Conference Room	2
Cafe/ Pantry	1
Storage Room	2
Total Personnel	108

CORE AND SHELL

ENTIRE 15TH FLOOR - 19,308 RSF



EXISTING CONDITIONS WITH SAMPLE FURITURE

ENTIRE 15TH FLOOR - 19,308 RSF



FLOOR KEY	
Office	26
Workstation	60
Conference Room	5
Pantry	2
Copy Room	2
Total Personnel	86



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 Facade: Glass, marble and aluminum 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 Eleven (11) passenger elevator, one (1) freight elevator 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 six (6) watts per usf
LIFE/SAFETY	Up to six (6) watts per sq. ft. available for tenant use 600 kw emergency generator for life safety; fully addressable Class E System, fully sprinkled
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	AT&T, Cogent, Crown Castle Fiber, Natural Wireless, Pilot Fiber, Verizon & Windstream Wired Certified Platinum, DAS
TRANSPORTATION	Close proximity N, Q, R, B, D, E, F, M Subway lines
AMENITIES	99 car in-building garage with 54th and 55th Street entrances In building restaurant, lobby screening room

NEIGHBORHOOD MAP

