

# 1133

Avenue of the Americas

ENTIRE FLOOR 40  
22,872 SF



CONFERENCE



OPEN WORK

## AVAILABILITY

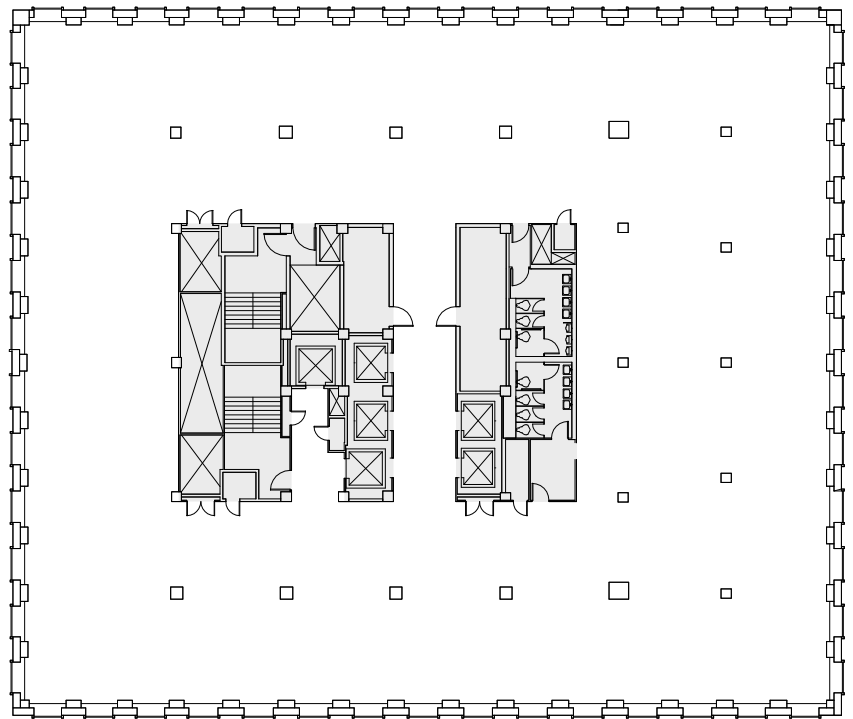
- Full Floor Opportunity
- Space to be Delivered Raw
- Superb Midtown and West Side Views
- 116k Contiguous Block Available
- Arranged Possession

## PROPERTY FEATURES

- Newly landscaped entry plaza
- Fully renovated travertine lobby accented by custom LED sculpture
- Upgraded infrastructure including high-efficiency boilers, LED building lighting, and modernized elevators featuring destination dispatch controls
- Premier Bryant Park location moments from Grand Central, 16 subway lines, acclaimed restaurants, and numerous hotels
- LEED Gold certification under LEED V4 Existing Building: Operations + Maintenance; one of the first two buildings in NYC to receive certification under the more stringent LEEDv4 rating system

## CORE & SHELL PLAN

West 44<sup>th</sup> Street



West 43<sup>rd</sup> Street

Avenue of the Americas