

OWN YOUR **HORIZON**

1185 AVENUE OF
THE AMERICAS

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Completed Capital Program



Central Park Views



Efficient Floor Plates



Direct Access to
Rockefeller Center Retail and
Transportation Concourse



Transit-Centric Location -
Easy Proximity to Grand Central,
Penn Station, Port Authority
and MTA Subway Lines

1 2 3 4 5 6 7 A E B D F M



Outdoor Plaza, In-building
Bank, Restaurant, Theater and
In-lobby Artisan Coffee Shop



STACKING PLAN

FLOORS 32-37
167,000 RSF
Fully furnished,
move-in ready option.
Partial 32nd Floor: 20,790 RSF.

FLOOR 31
12,643 RSF

FLOOR 13
27,508 RSF

FLOOR 6
55,016 RSF

PRE-BUILT SUITES

OTHER SUITES

FLOOR 26
10,054 RSF

FLOOR 15
5,946 RSF
6,668 RSF

FLOOR 14
8,057 RSF

FLOOR 12
5,023 RSF
6,654 RSF
7,171 RSF
8,661 RSF

FLOOR 7
9,020 RSF



A comprehensive lobby and elevator cab renovation was recently completed. In keeping with its pure international style, the renovation introduces a palette of timeless materials and unique design. The feature wall with Kenya Black Marble is a classic stone defined by its unique pattern, which showcases a depth of sophistication and superior quality creating an elegant and urban aesthetic in the modern design.



The revitalization continues with the white glass walls flowing seamlessly through the elevator lobby.

New elevator cabs compliment the distinctive design features of the lobby.



BATHROOM
RENDERING



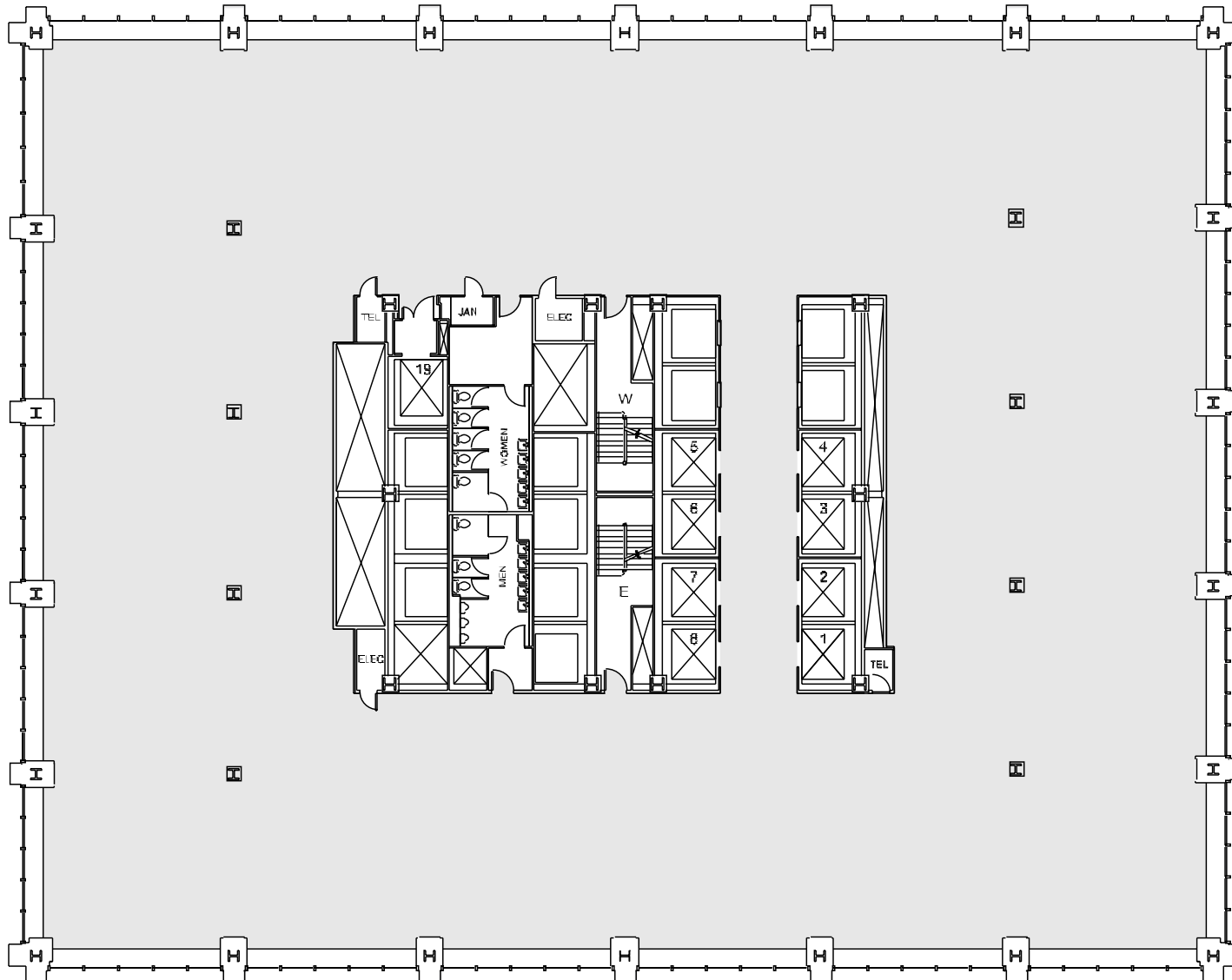
CREATIVE OFFICE
RENDERING

1185 AVENUE OF
THE AMERICAS

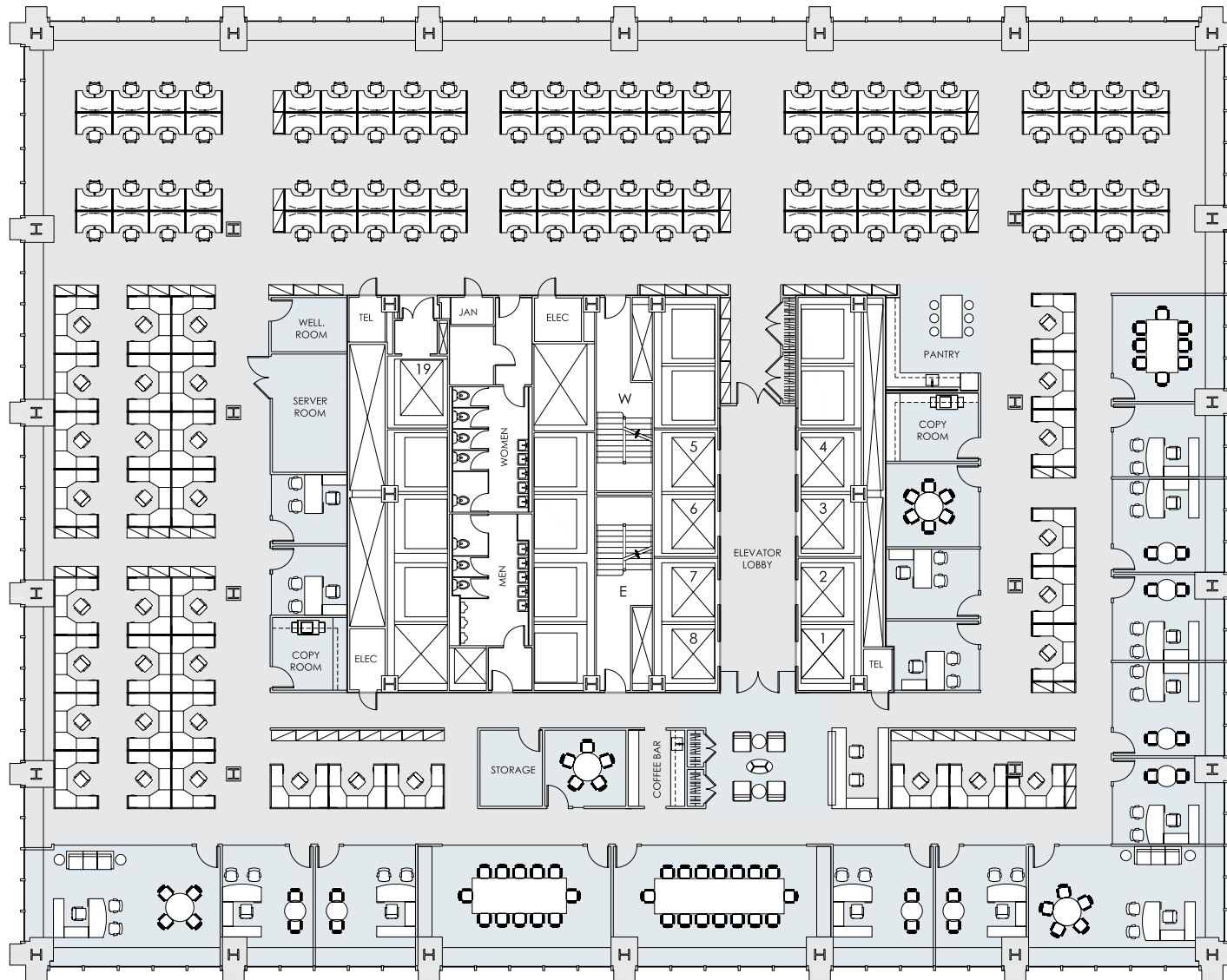


PROFESSIONAL SERVICES OFFICE
RENDERING

TYPICAL LOW-RISE CORE AND SHELL

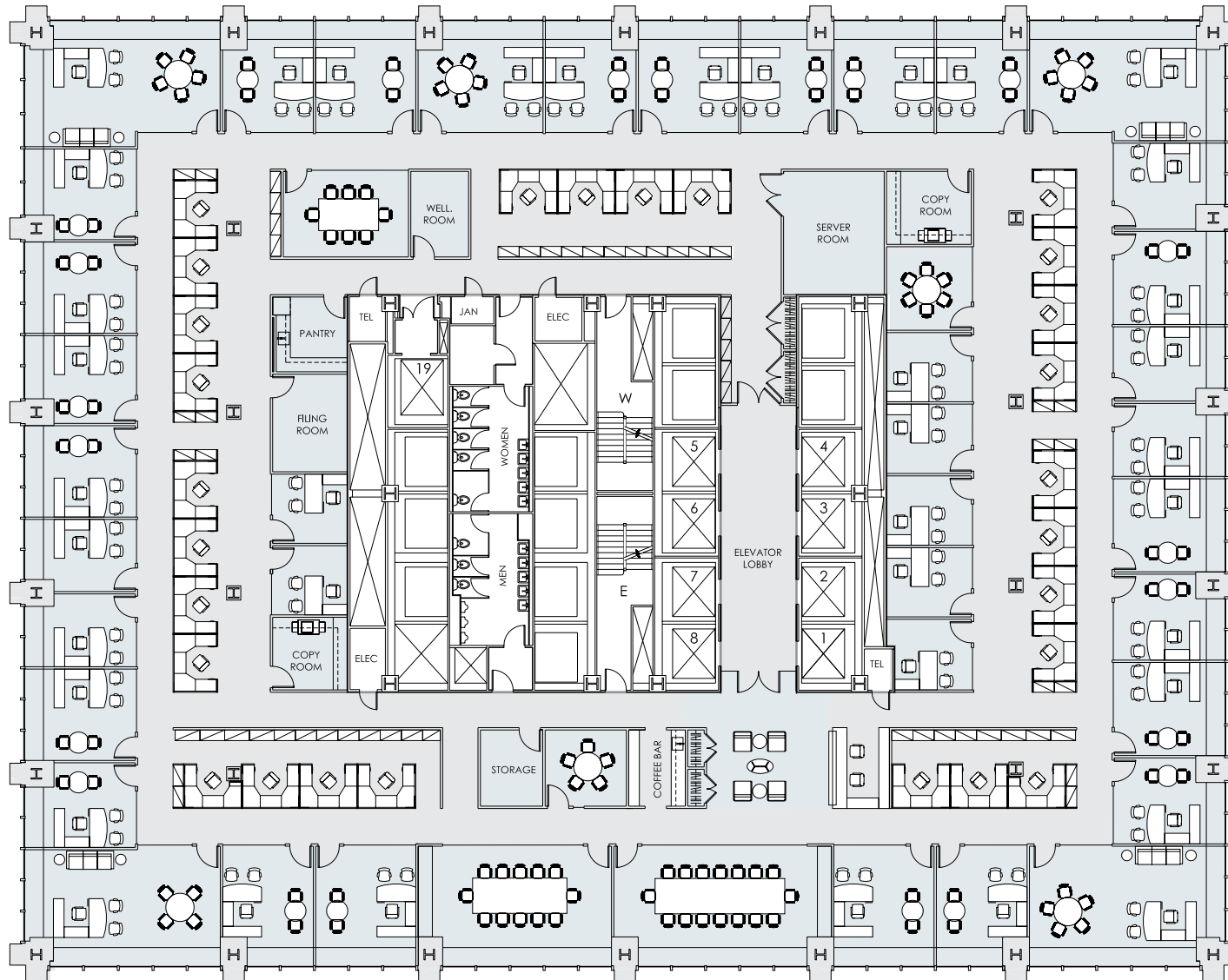


TYPICAL FLOOR PROPOSED OPEN LAYOUT



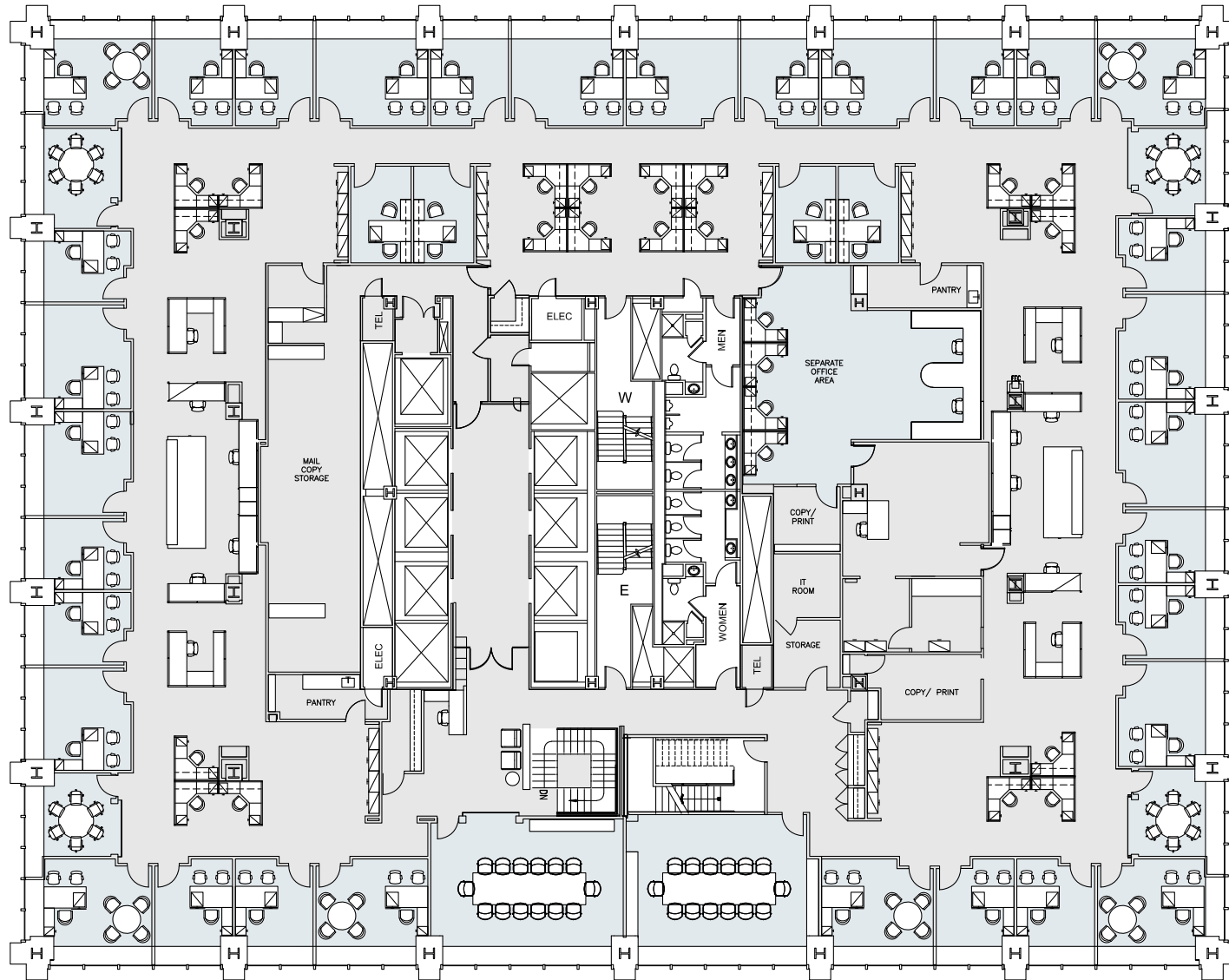
Executive Windowed Office: 2 Windowed Private Office: 9 Interior Office: 4 Reception: 2
 Workstation: 132 Conference/Meeting Room: 5 Pantry/Storage/Server: 6 **Total Personnel: 149**

TYPICAL FLOOR PROPOSED OFFICE LAYOUT



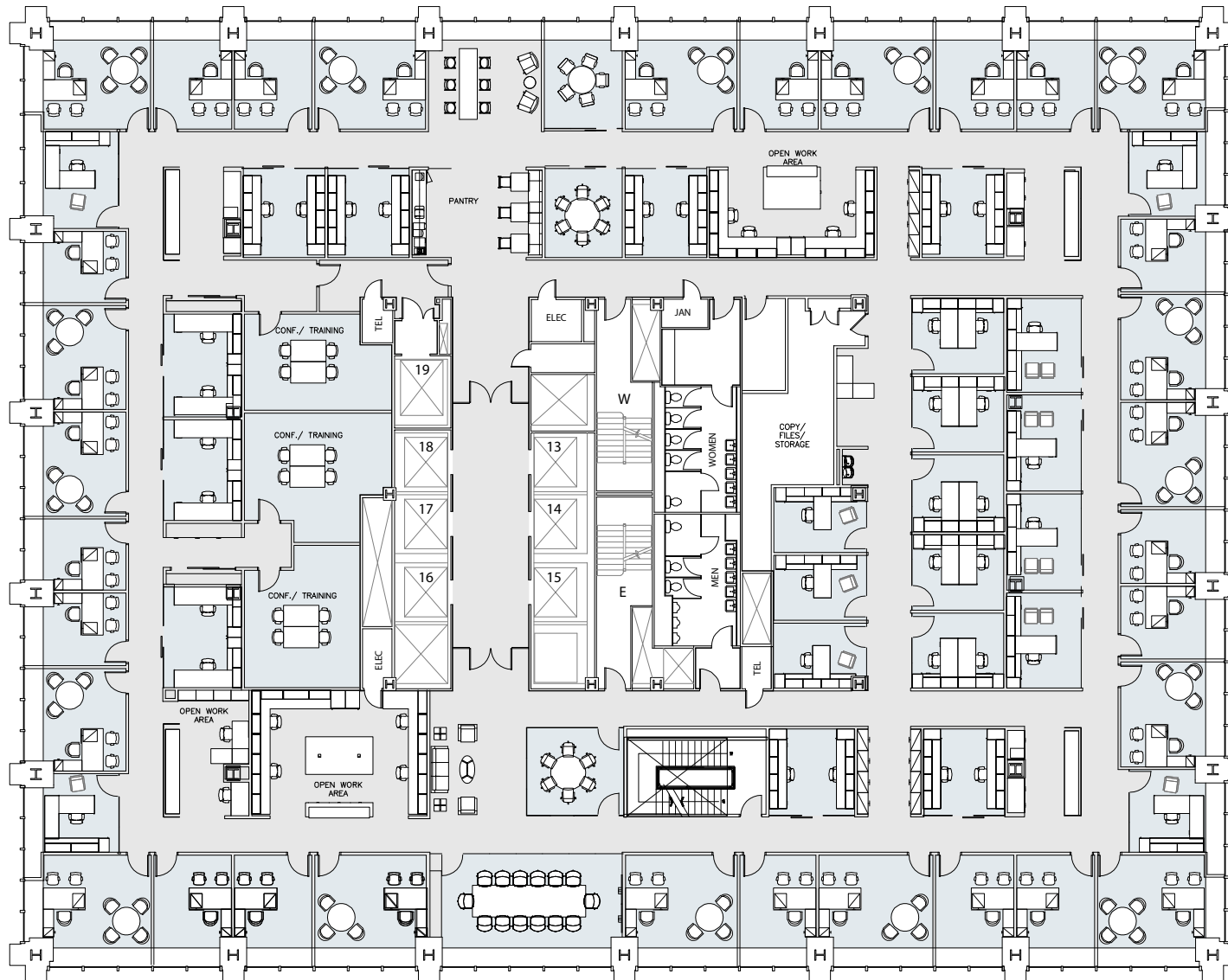
Executive Windowed Office: 4 Windowed Private Office: 28 Interior Offices 7 Reception: 2
 Workstation: 27 Conference/Meeting Room: 5 Pantry/Storage/Server: 7 **Total Personnel: 149**

35TH FLOOR | 29,166 RSF EXISTING CONDITION WITH EXISTING FURNITURE



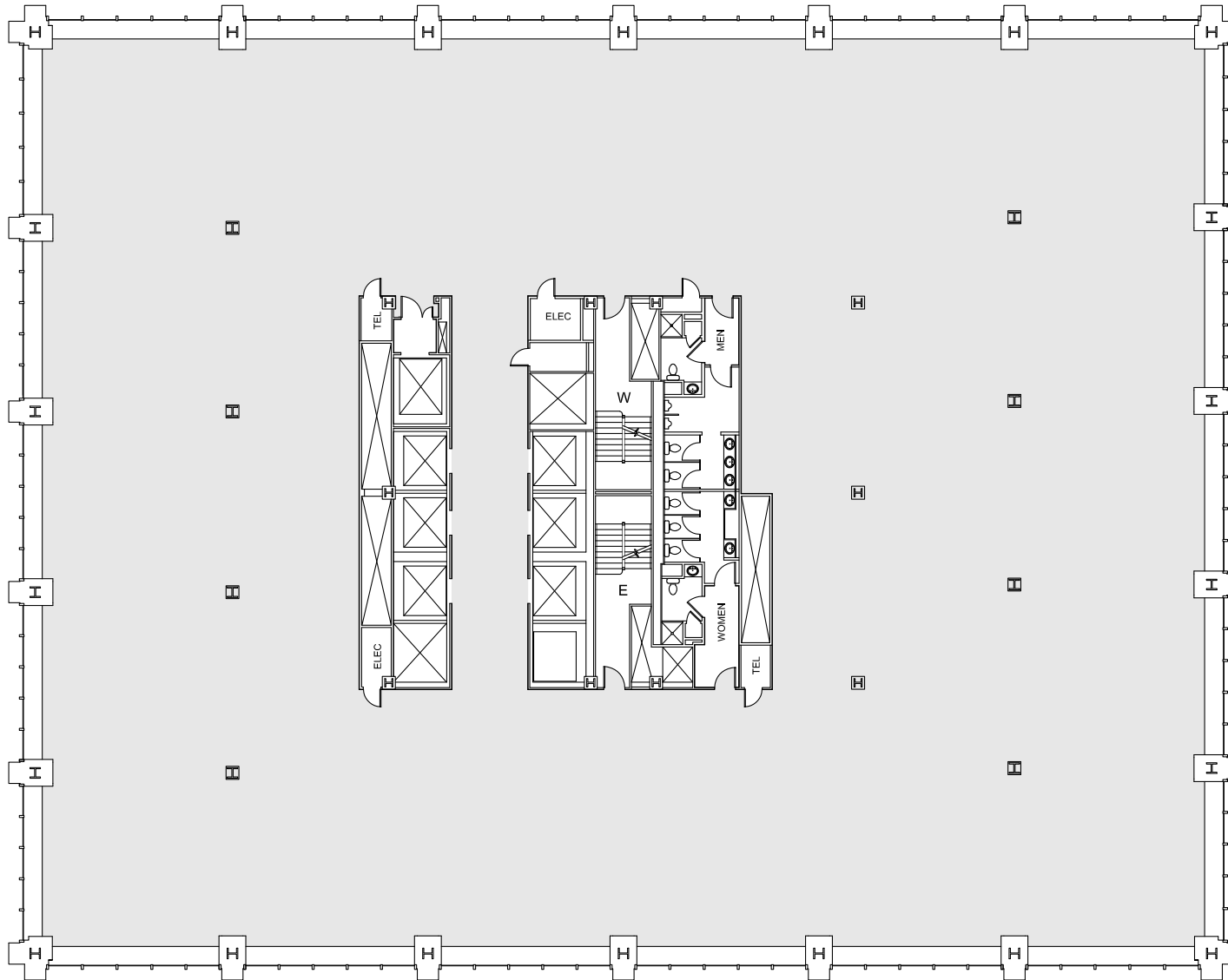
Windowed Office: 32 Interior Office: 4 Workstation: 36 Conference Room: 6
Separate Office Area: 1 Storage Room: 1 Mail/Copy Room: 1 Pantries: 2 Reception: 1
Total Personnel: 73

36TH FLOOR | 29,166 RSF EXISTING CONDITION WITH EXISTING FURNITURE



Windowed Office: 37 Interior Office: 21 Workstation: 10 Conference Room: 3
Training/Conference Room: 3 Copy/File Room: 1 Pantry: 1 **Total Personnel: 68**

36TH FLOOR | 29,166 RSF CORE AND SHELL



AREA MAP

