



1166

AVENUE OF THE AMERICAS

WORK. THE WAY YOU WANT.

TABLE OF CONTENTS



Click the tabs below to navigate through the brochure

[Highlights](#)

[Enhanced Opportunities](#)

[Availabilities & Floor Plans](#)

[Amenities](#)

[Neighborhood](#)

[Ownership](#)

[Infrastructure & Sustainability](#)

A UNIQUE LARGE BLOCK OPPORTUNITY WITH BRANDING

A TOTAL OF 150,398 RSF AVAILABLE



GENSLER
REDESIGNED
LOBBY



12,000 SF CONFERENCE
CENTER & 9,000 SF
AMENITY LOUNGE



LANDSCAPED
POCKET PARK WITH
OUTDOOR SEATING



BRANDING
OPPORTUNITIES



ACCESSIBLE TO GRAND
CENTRAL, PENN STATION,
PORT AUTHORITY AND
SUBWAYS



EFFICIENT FLOOR
PLATES OF 40,000 SF



DEDICATED 300 KW
TENANT GENERATOR



EXECUTIVE
PARKING &
BIKE STORAGE



STRONG
LONG-TERM
OWNERSHIP



EXTENDED
HVAC HOURS

A BRANDED ARRIVAL

XYZ Company, Inc.
ABC Limited Corp.

XYZ Company, Inc.
ABC Limited Corp.

Prominent signage and an enhanced entry experience, featuring illuminated canopies and retail amenities.



ENHANCED OPPORTUNITIES

Renderings of Potential Opportunities
for a Large Block Occupier

Highlights

Enhanced Opportunities⁺

Availabilities & Floor Plans

Amenities

Neighborhood

Ownership

Infrastructure & Sustainability

Two-Story Atrium With Full Height Windows

Loggia

IMAGINE THE
POTENTIAL

Offering the ability to remove the curtainwall to create an expansive loggia, providing tenants usable outdoor space adjacent to a two-story atrium.



BRING THE OUTSIDE IN

The opportunity for unique loggia space, overlooking the pocket park allows tenants to experience the outdoors 365 days a year.

The image shows a multi-level office building interior. On the top level, there are glass-walled offices where several people are working. The middle level features a large, open-plan office space with glass partitions, where a few people are walking. The ground floor is a large atrium with a wooden floor, featuring a central green space with several trees and circular planters. A woman is sitting on a chair in the foreground, and a man is walking on the right side. The atrium is surrounded by glass walls that offer a view of the city and greenery outside. The text "AN INTERCONNECTED EXPERIENCE" is overlaid in the bottom left corner.

AN INTERCONNECTED
EXPERIENCE



FIRST IMPRESSIONS
ARE EVERYTHING



DESIGNED TO
IMPRESS



AVAILABILITIES & FLOOR PLANS

Highlights

Enhanced Opportunities

Availabilities & Floor Plans⁺

Amenities

Neighborhood

Ownership

Infrastructure & Sustainability

1166

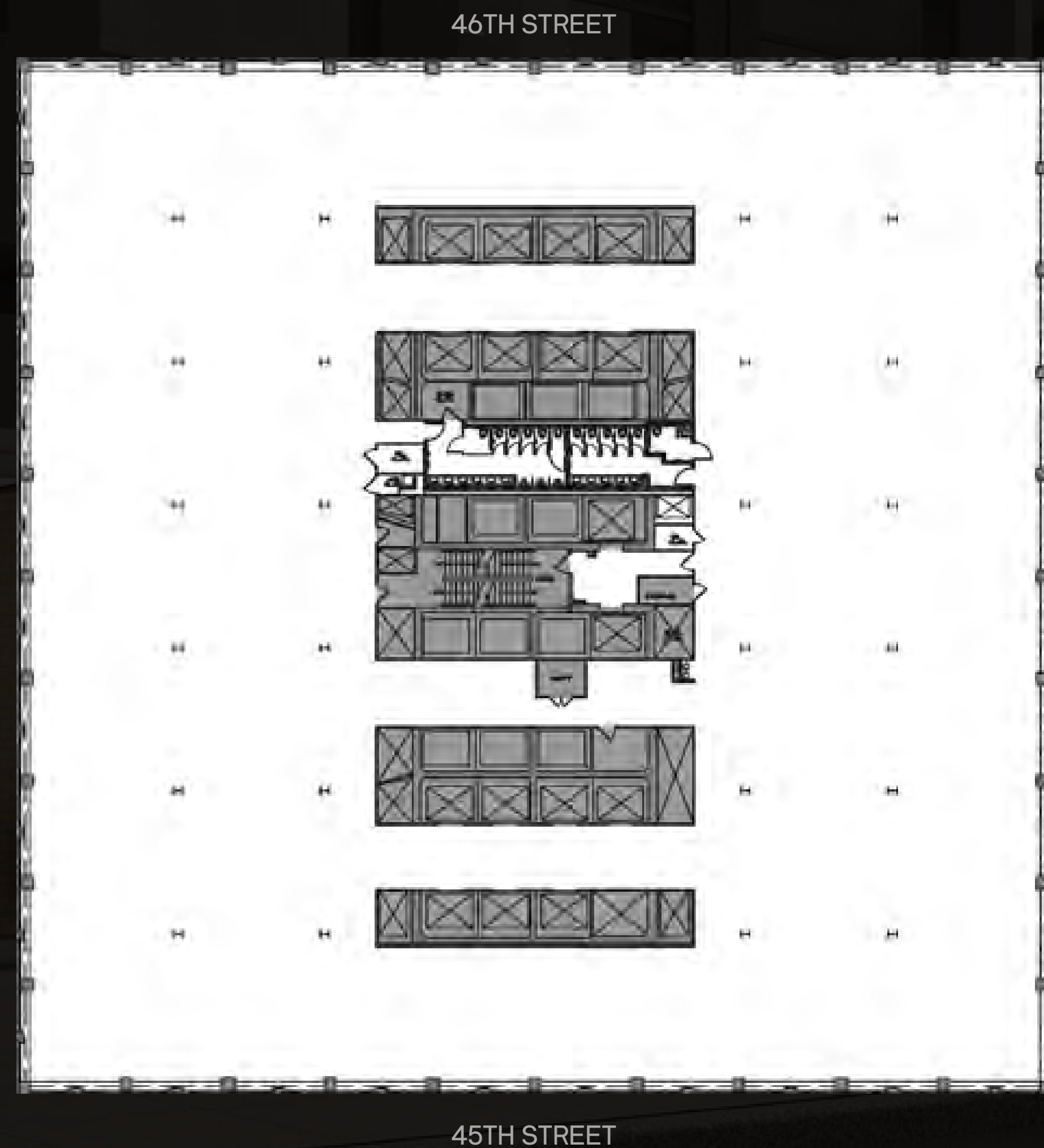
A TOTAL OF 150,398 RSF AVAILABLE



1166

TYPICAL CORE & SHELL FLOOR PLAN

39,075 RSF



MULTI-FLOOR TENANT EXECUTIVE RECEPTION & AMENITY FLOOR

39,075 RSF



OFFICES	57
EXECUTIVE OFFICE (16'-6" X 20'-6")	2
L PERIMETER PRIVATE OFFICE(13'-6" X 17'-6")	5
PERIMETER PRIVATE OFFICE (13'-6" X 8'-6")	34
INTERIOR PRIVATE OFFICE (11'-0" X 8'-6")	16
WORKSTATIONS	78
WORKSTATIONS (30" X 66")	76
RECEPTIONIST	2
TOTAL SEATS	135
CONFERENCE SEATS	129
CONFERENCE ROOMS	9
MEETING / ZOOM ROOMS	5
PHONE ROOMS (7'-0" X 8'-0")	4
FLOOR SUPPORT SPACE	
PANTRY/CAFETERIA	
WELLNESS ROOM	
LOBBY	
PRINT/FILE ROOMS	
COPY/MAIL ROOMS	
STORAGE ROOMS	

MULTI-FLOOR TENANT: OFFICE-INTENSIVE TYPICAL FLOOR

39,075 RSF



OFFICES 68

EXECUTIVE OFFICE (16'-6"X20'-6")	4
L PERIMETER PRIVATE OFFICE(13'-6"X17'-6")	6
PRIVATE OFFICE (13'-6"X8'-6")	42
INTERIOR PRIVATE OFFICE (11'-0"X8'-6")	16

WORKSTATIONS 116

WORKSTATIONS (30" X 66")	116
--------------------------	-----

TOTAL SEATS 184

CONFERENCE SEATS 86

CONFERENCE ROOMS	5
MEETING ROOMS (13'-6" X 13'-6")	4
PHONE ROOMS (7'-0" X 8'-0")	8

FLOOR SUPPORT SPACE

- PANTRY
- COPY/MAIL ROOMS
- PRINT/FILE ROOMS
- STORAGE ROOMS
- WELLNESS ROOM

MULTI-FLOOR TENANT: OPEN LAYOUT RECEPTION & AMENITY FLOOR

39,075 RSF



OFFICES	21
EXECUTIVE OFFICE (16'-6" X 20'-6")	1
L PERIMETER PRIVATE OFFICE (13'-6" X 17'-6")	3
PERIMETER PRIVATE OFFICE (13'-6" X 17'-6")	14
INTERIOR PRIVATE OFFICE (11'-0" X 8'-6")	3

WORKSTATIONS	117
WORKSTATIONS	116
RECEPTIONIST	1

TOTAL SEATS	138
--------------------	------------

CONFERENCE SEATS	155
BOARD ROOM (21'-6" X 33'-6")	1
CONFERENCE ROOMS	6
MEETING / ZOOM ROOMS	3
TRAINING SPACE	1
PHONE ROOMS / BOOTHS	5

FLOOR SUPPORT SPACE

PANTRY / CAFE
COPY / MAIL ROOMS
PRINT / FILE ROOMS
STORAGE ROOMS
WELLNESS ROOM
LOBBY

MULTI-FLOOR TENANT: OPEN LAYOUT
TYPICAL FLOOR

39,075 RSF



OFFICES	26
EXECUTIVE OFFICE (16'-6"X20'-6")	3
L PERIMETER PRIVATE OFFICE(13'-6"X17'-6")	3
PERIMETER PRIVATE OFFICE (13'-6"X17'-6")	17
INTERIOR PRIVATE OFFICE (11-0"X8'-6")	3
WORKSTATIONS	172
WORKSTATIONS	172
TOTAL SEATS	198
CONFERENCE SEATS	50
CONFERENCE ROOMS	4
MEETING ROOMS (13'-6"X13'-6")	1
PHONE ROOMS (7'-0"X8'-0")	6
FLOOR SUPPORT SPACE	
PANTRY	
COPY/MAIL ROOMS	
PRINT/FILE ROOMS	
STORAGE ROOMS	
WELLNESS ROOM	

MULTI-FLOOR TENANT: HIGH DENSITY RECEPTION & AMENITY FLOOR

39,075 RSF



OFFICES	44
EXECUTIVE OFFICE (16'-6"X20'-6")	1
PERIMETER PRIVATE OFFICE (13'-6"X17'-6")	28
INTERIOR PRIVATE OFFICE (11'-0"X8'-6")	17
WORKSTATIONS	120
WORKSTATIONS (30" X 66")	118
RECEPTIONIST	2
TOTAL SEATS	166
CONFERENCE SEATS	107
CONFERENCE ROOMS	9
MEETING / ZOOM ROOMS	4
PHONE ROOMS (7'-0" X 8'-0")	6
FLOOR SUPPORT SPACE	
PANTRY/CAFE	
COPY/MAIL ROOMS	
PRINT/FILE ROOMS	
STORAGE ROOMS	
WELLNESS ROOM	
LOBBY	

MULTI-FLOOR TENANT: HIGH DENSITY
TYPICAL FLOOR

39,075 RSF



OFFICES	30
EXECTIVE OFFICE (16'-6"X20'-6")	2
PERIMETER PRIVATE OFFICE (13'-6"X17'-6")	16
INTERIOR PRIVATE OFFICE (11-0"X8'-6")	12
WORKSTATIONS	212
WORKSTATIONS (30" X 66")	212
TOTAL SEATS	242
CONFERENCE SEATS	85
CONFERENCE ROOMS	5
PHONE ROOMS (7'-0"X8'-0")	6
FLOOR SUPPORT SPACE	
PANTRY	
COPY/MAIL ROOMS	
PRINT/FILE ROOMS	
STORAGE ROOMS	
WELLNESS ROOM	



BUILDING AMENITIES

Highlights

Enhanced Opportunities

Availabilities & Floor Plans

Amenities



Neighborhood

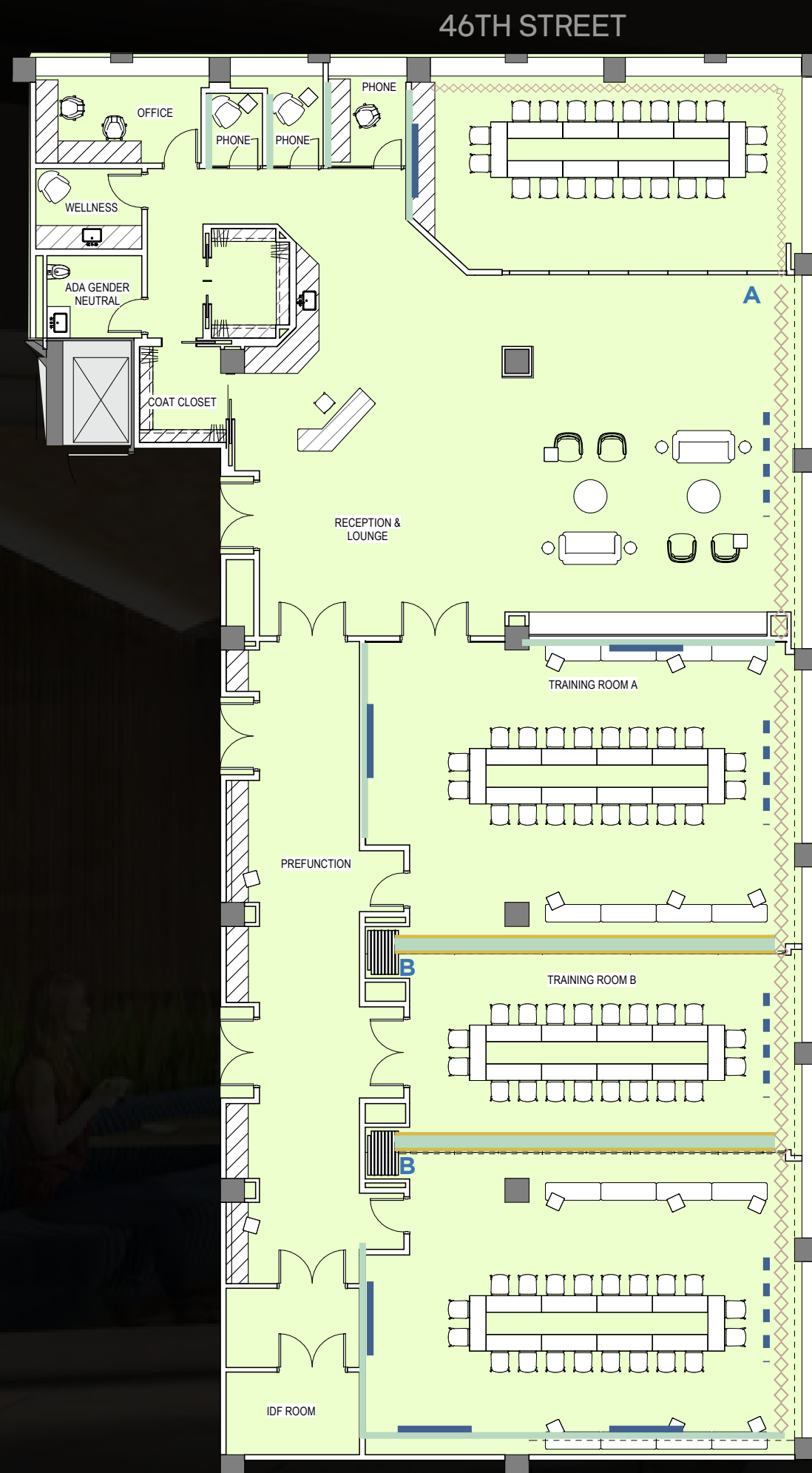
Ownership

Infrastructure & Sustainability

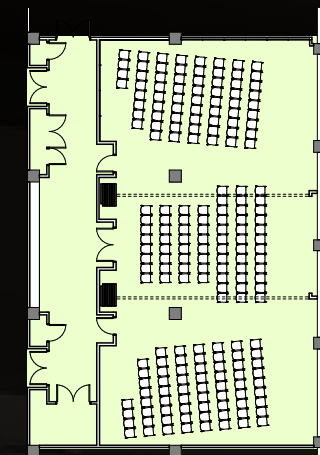
1166

12,000 SF CONFERENCE CENTER WITH FLEXIBLE LAYOUT

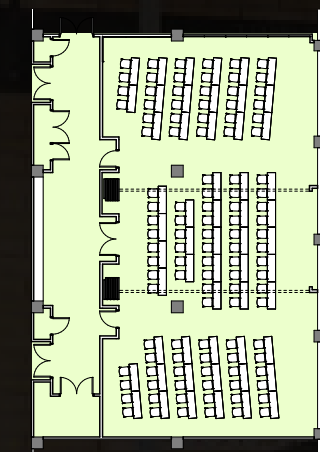
IN-CONFERENCE LOUNGE • PRIVATE BATHROOMS • CATERING KITCHEN • RECEPTION LOUNGE
DIRECT ELEVATOR ACCESS FROM THE AVAILABLE FLOORS



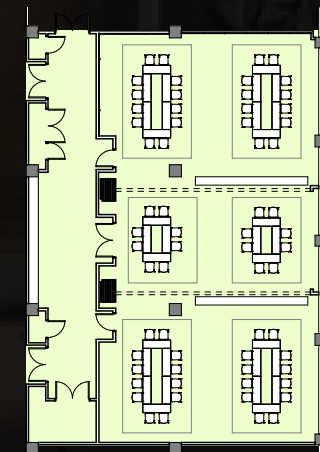
ALTERNATIVE CONFERENCE ROOM LAYOUTS



TRAINING LAYOUT
TOTAL OCCUPANCY 200



CLASSROOM LAYOUT
TOTAL OCCUPANCY 112



SMALL CONFERENCES
TOTAL OCCUPANCY 72



1166

NEW AMENITY CENTER

COFFEE BAR • LOUNGE • PHONE ROOMS

WELLNESS / FITNESS ROOM COMPLETE WITH BIKES, TREADMILLS, LOCKERS & SHOWERS

8,927 RSF

1 Coffee Bar

3 Lounge Areas

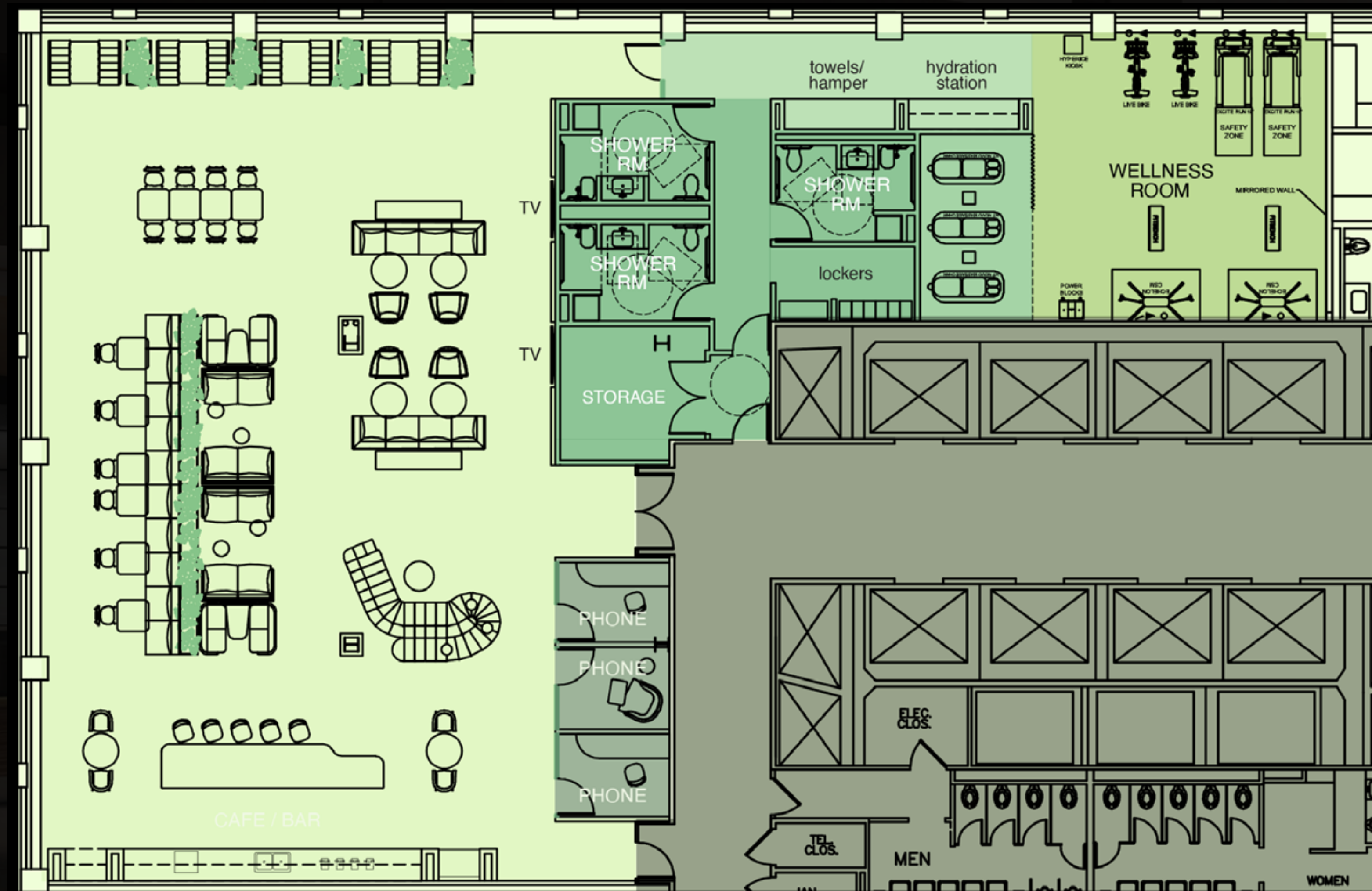
3 Phone Booths

1 Wellness / Fitness Room

Includes bikes, treadmills, weight machines,
hydration station & massage chairs

3 Shower Rooms

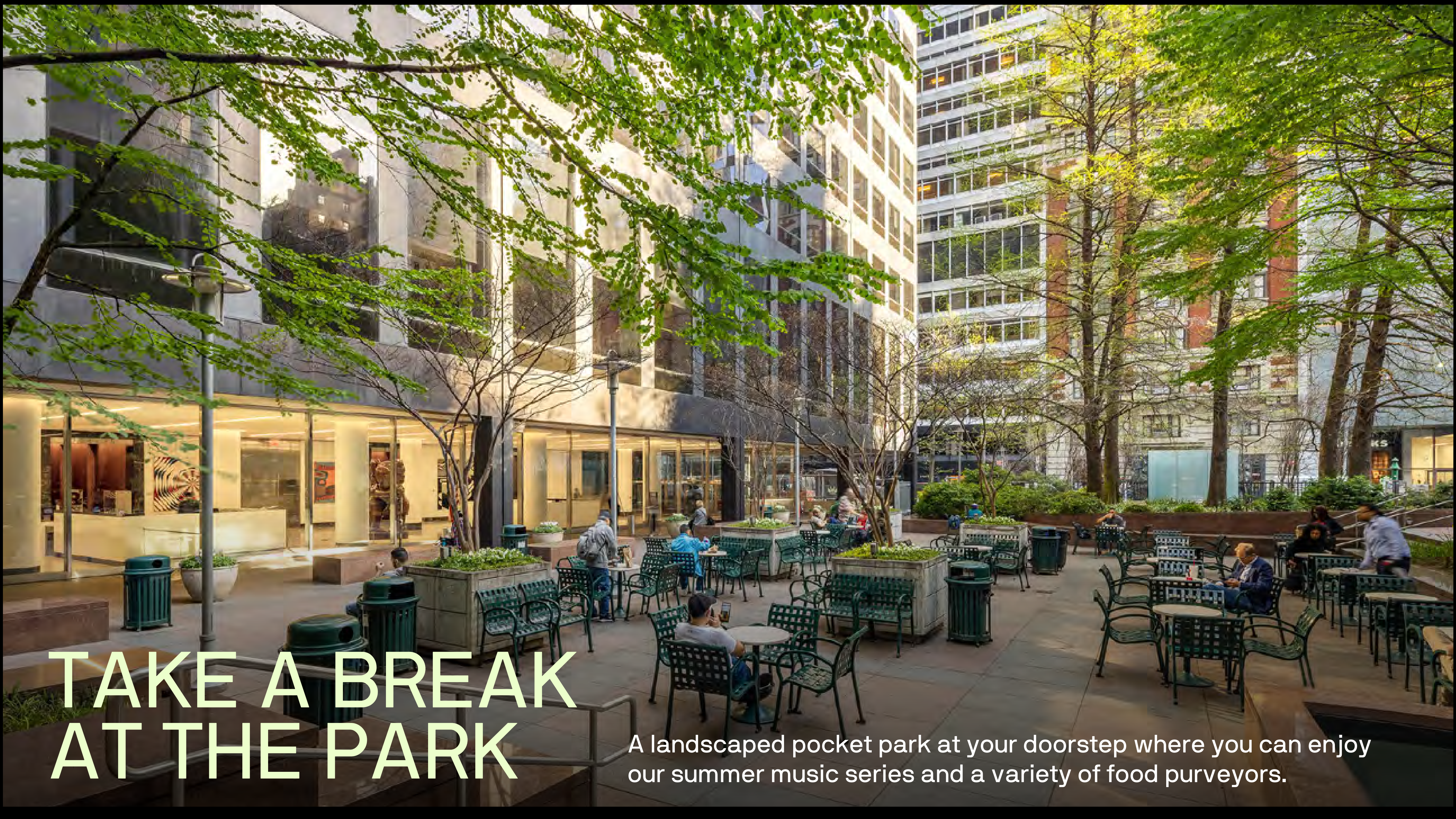
1 Locker Room



A wide-angle photograph of the interior of Ground Central Café. The space features a long, industrial-style counter with a metallic, textured finish. Behind the counter, a menu board displays coffee and espresso options. A display case filled with various bottled beverages sits in front of the counter. The ceiling is dark with a grid of square, patterned tiles. A red neon arrow sign points upwards on the right side of the ceiling. In the background, a bar area with stools and a green wall with the text "Motion Goes Flows" is visible. The floor is made of light-colored wood.

GROUND CENTRAL

Start your day at Ground Central Café with direct access into the building lobby.



TAKE A BREAK AT THE PARK

A landscaped pocket park at your doorstep where you can enjoy our summer music series and a variety of food purveyors.

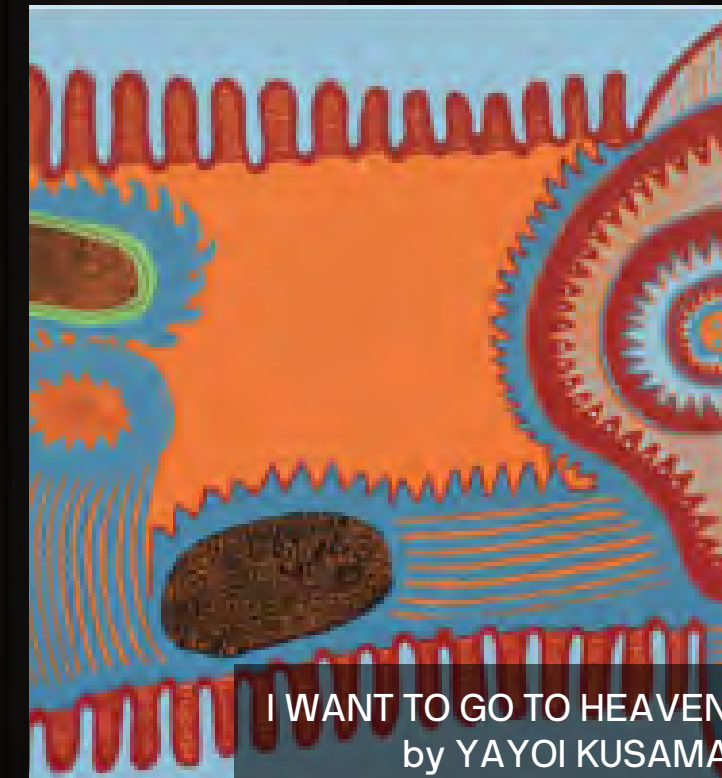
THE JULIE AND EDWARD MINSKOFF COLLECTION AT 1166



AMERIND TAPESTRY
by ROY LICHTENSTEIN



SPITZHACKE, MODEL
by CLAES OLDENBURG & COOSJE VAN BRUGGEN



I WANT TO GO TO HEAVEN
by YAYOI KUSAMA



BIG BIG PENNY
by TOM OTTERNESS



TOGETHER
by KAWS



PRO STEK CIRCLE
by HARMONY KORINE



MODERN TAPESTRY
by ROY LICHTENSTEIN



A WELL-CONNECTED NEIGHBORHOOD

Highlights

Enhanced Opportunities

Availabilities & Floor Plans

Amenities

Neighborhood



Ownership

Infrastructure & Sustainability



NEARBY SUBWAYS

47TH-50TH STREETS
ROCKEFELLER CENTER

- B
- D
- F
- M

42ND STREET - TIMES SQUARE

- N
- Q
- R
- W
- S
- 1
- 2
- 3
- 7

42ND STREET-BRYANT PARK

- B
- D
- F
- M
- 7

53RD STREET - 5TH AVENUE

- E
- M

GRAND CENTRAL TERMINAL

- 4
- 5
- 6
- 7
- S

FULLY AMENITIZED & WELL-CONNECTED NEIGHBORHOOD

Surrounded by high-end restaurants, fast-casual dining, cafes, happy hour spots, fitness clubs, shopping and hotels.



Steps from **Bryant Park**, tenants can enjoy winter ice skating, holiday market, movies in the park and summer concert series. Just around the corner from **Rockefeller Center** and **Grand Central**, offering an array of restaurants and grab-and-go options. A block away from Fifth Avenue's upscale retail and the city's most iconic landmarks.

