

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



In-Building Retail: Joe & The Juice
(opening soon), Carnegie Diner, Delos
Bakery (opening soon).



STACKING PLAN

FLOORS 35-37

87,500 RSF

Fully furnished,
move-in ready option.

FLOOR 32

9,815 RSF

FLOOR 31

12,263 RSF

FLOOR 13

27,508 RSF

FLOOR 6

55,016 RSF

PRE-BUILT SUITES

OTHER SUITES

FLOOR 26

6,187 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

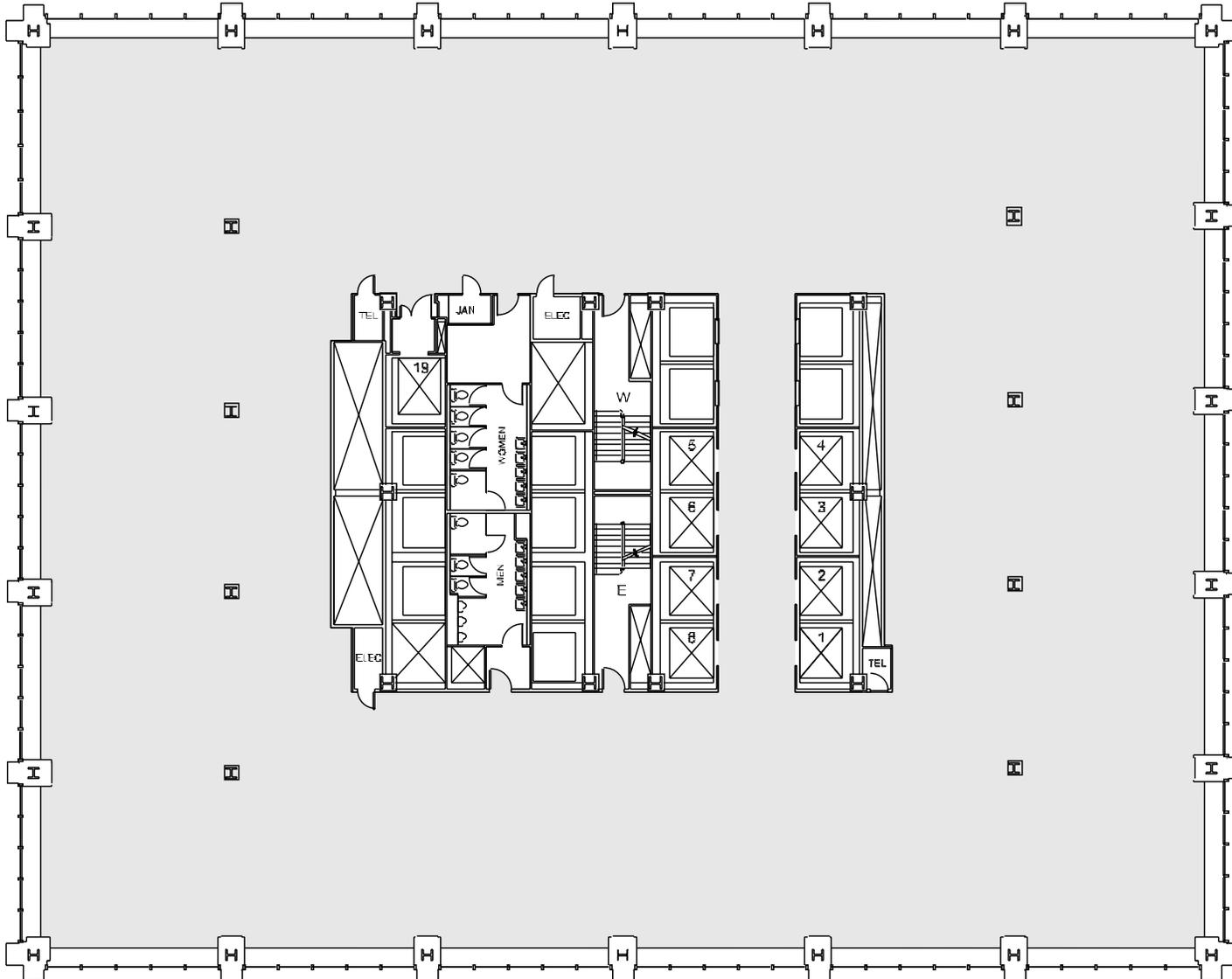
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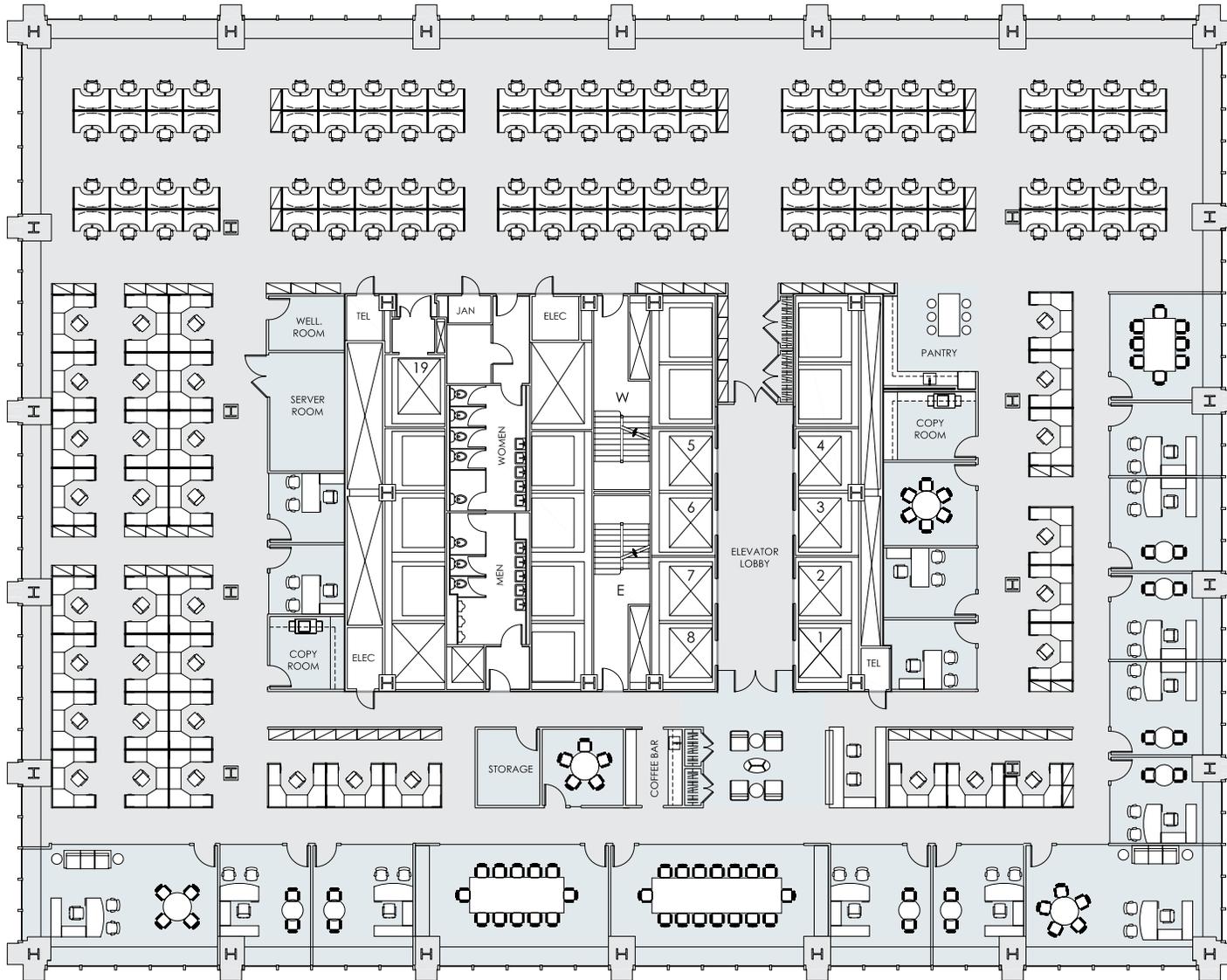
PROFESSIONAL SERVICES OFFICE
RENDERING

1185 AVENUE OF
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TYPICAL LOW-RISE CORE AND SHELL

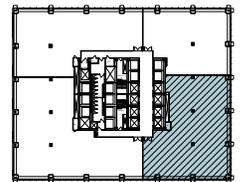
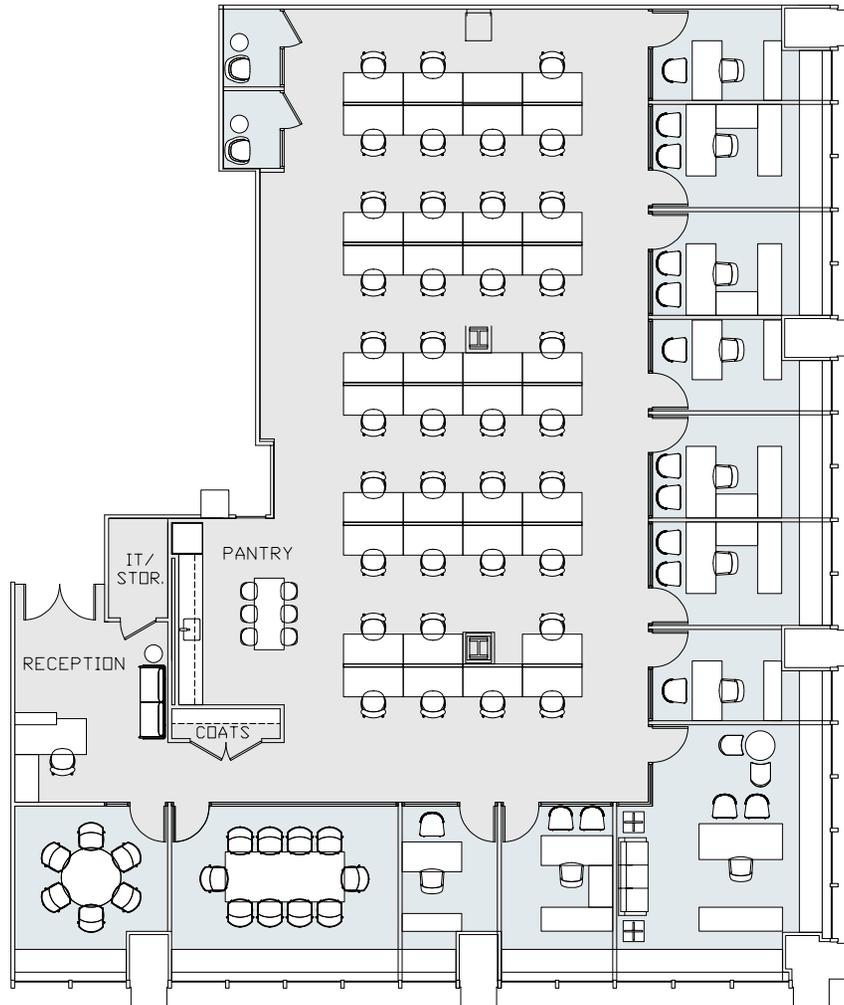


TYPICAL FLOOR PROPOSED OPEN LAYOUT



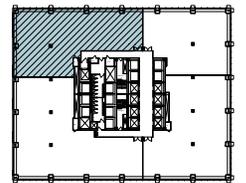
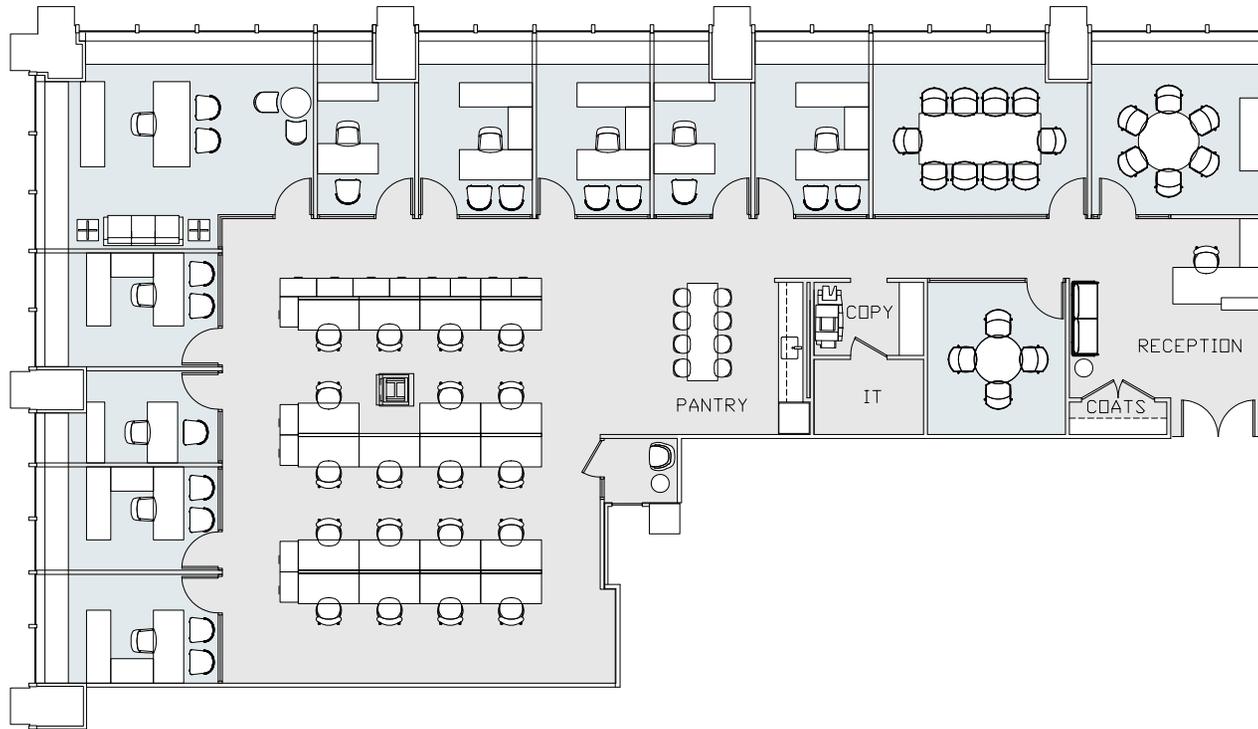
Executive Windowed Office: 2 Windowed Private Office: 9 Interior Office: 4 Reception: 2
 Workstation: 132 Conference/Meeting Room: 5 Pantry/Storage/Server: 6 **Total Personnel: 149**

SUITE 1205 | 7,171 RSF PREBUILD WITH SAMPLE FURNITURE



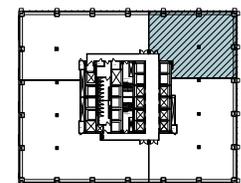
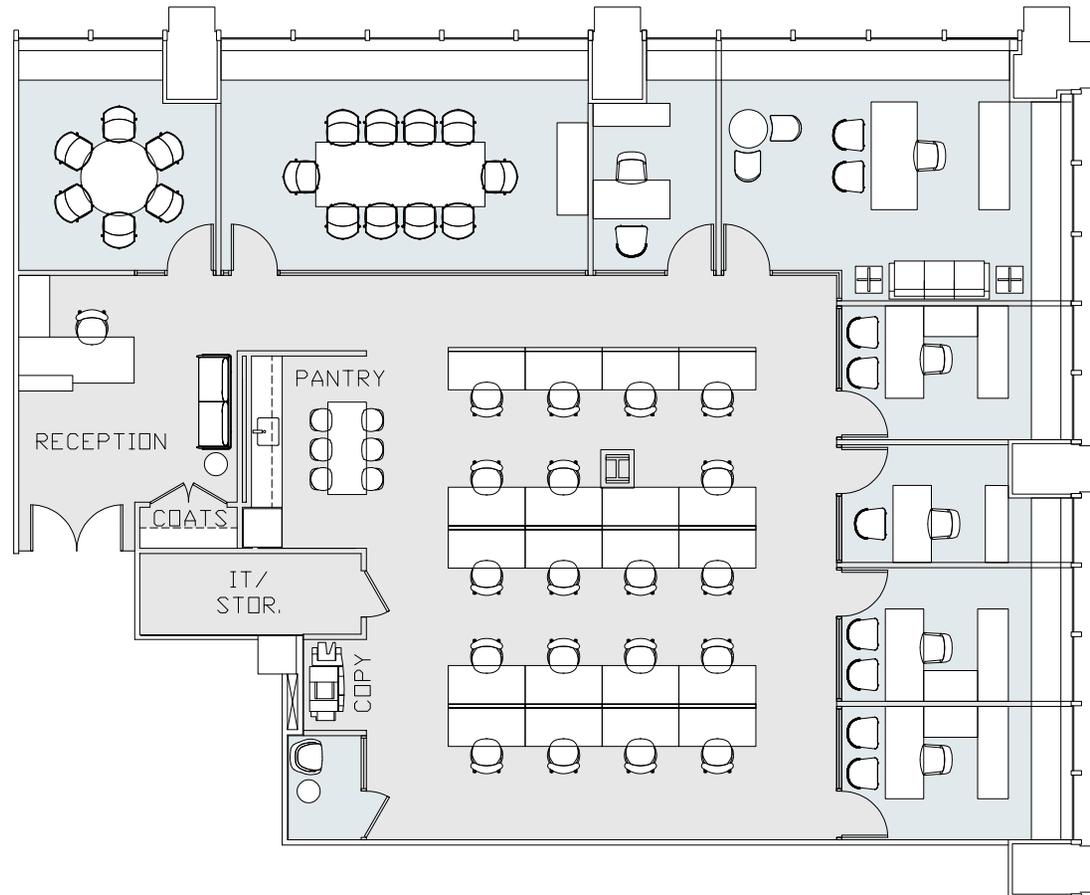
Office: 10 Workstation: 37 Conference Room: 2
Phone Room: 2 Pantry: 1 IT Room: 1 Reception: 1 **Total Personnel: 48**

SUITE 1215 | 6,654 RSF PREBUILD WITH SAMPLE FURNITURE



Office: 10 Workstation: 19 Conference Room: 3
Copy/IT Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 30**

SUITE 1220 | 5,023 RSF PREBUILD WITH SAMPLE FURNITURE



Office: 6 Workstation: 19 Conference Room: 2
IT/Storage Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 26**

AREA MAP



RADIO CITY
MUSIC HALL

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BRYANT PARK

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1 2 3

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A B D F M