

AMERICAS TOWER

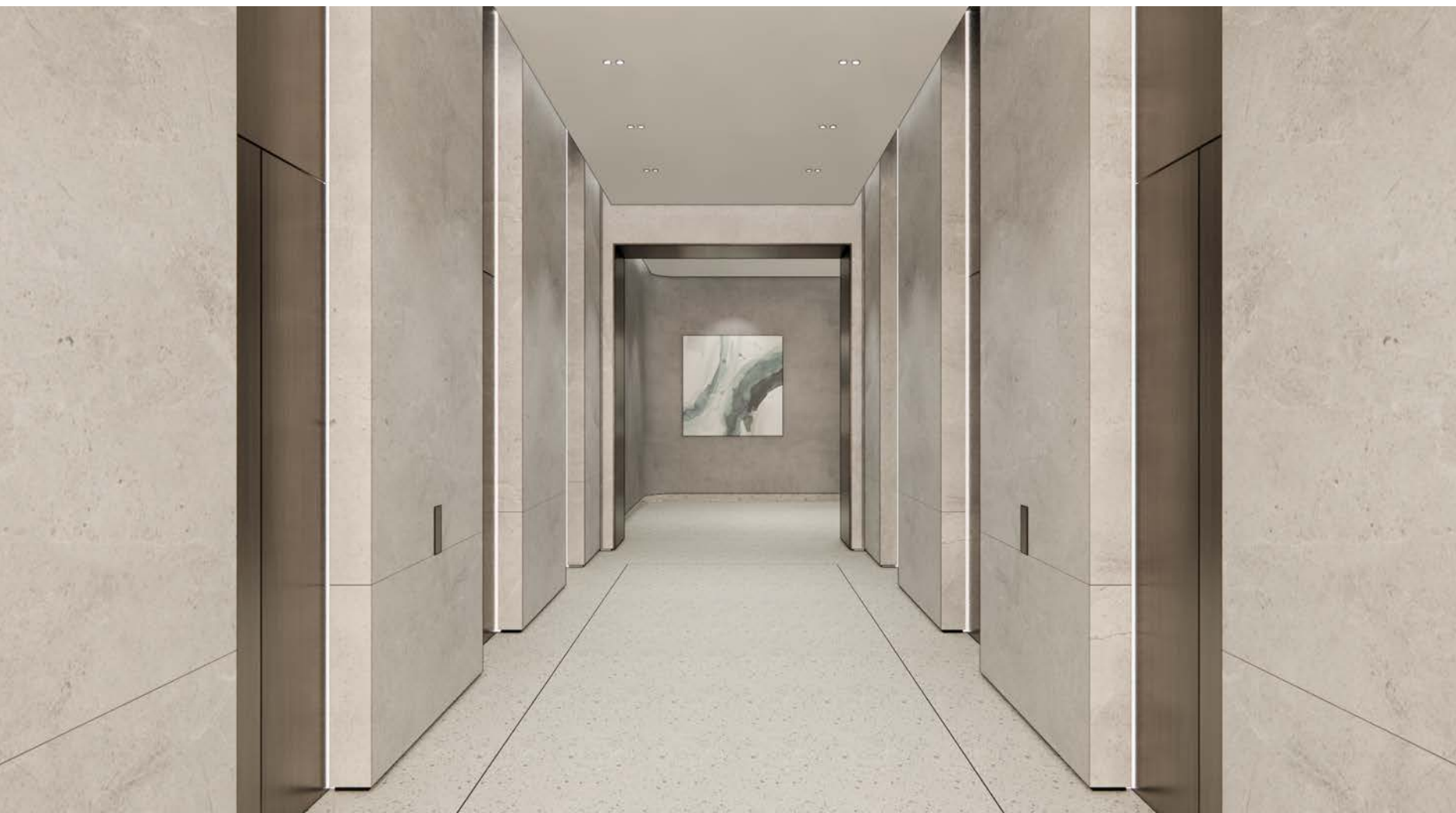
1177 AVENUE OF THE AMERICAS





AN ICON REIMAGINED

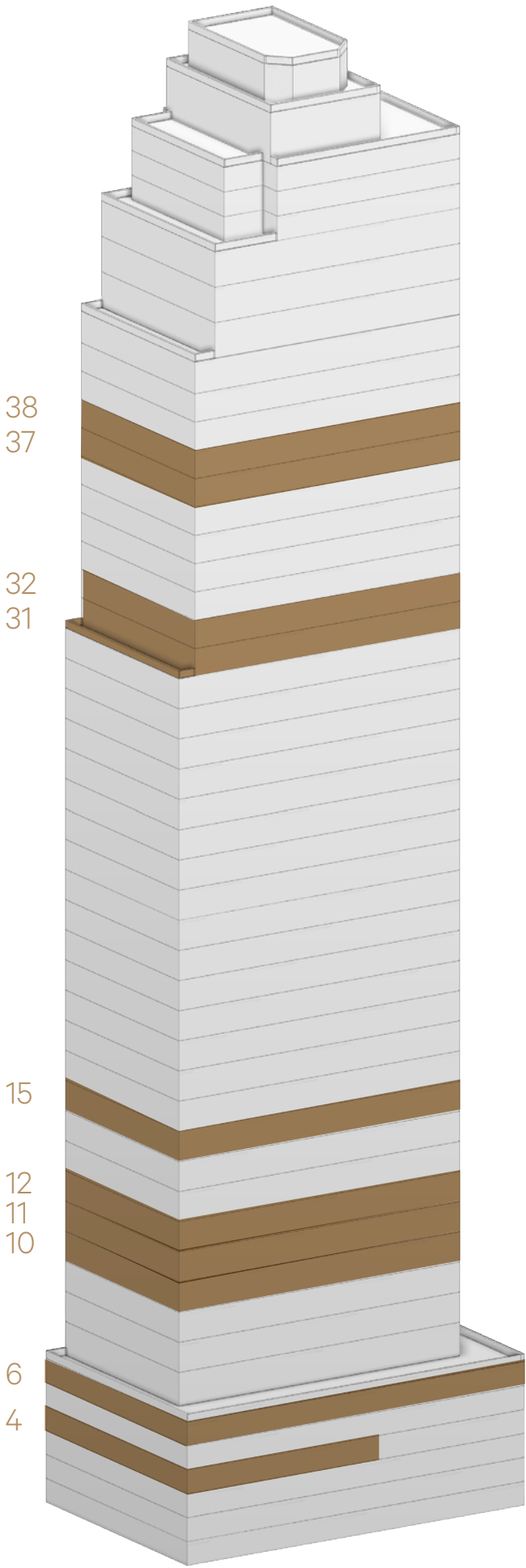
Norges Bank Investment Management and Beacon Capital Partners have partnered to reimagine the iconic Americas Tower. A planned lobby renovation and refreshed entrance will give 1177 a renewed presence, and a new amenity center will offer conferencing facilities and a comfortable tenant lounge designed for everyday use.

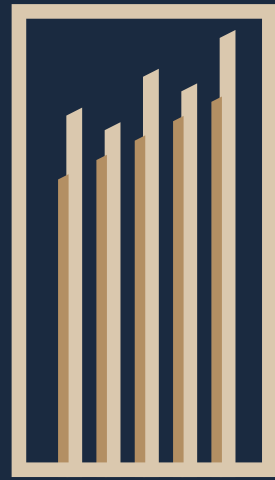


AVAILABILITIES

FLOOR	RSF	TIMING
Entire 38	15,323	Immediate
Entire 37	15,301	Immediate
Entire 32	15,301	Immediate
Entire 31	24,828	Immediate
Entire 15	24,764	Immediate
Entire 12	24,764	Immediate
Entire 11	24,772	Immediate
Entire 10	24,778	Immediate
Entire 6	33,807	Immediate
Partial 4	12,710	Q3 2026

- All floors to be demolished
- Landlord can turnkey to the building standard or provide an allowance





AMERICAS
TOWER

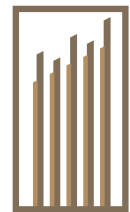
FLOOR PLANS

ENTIRE 32

15,301 RSF

COMMENTS

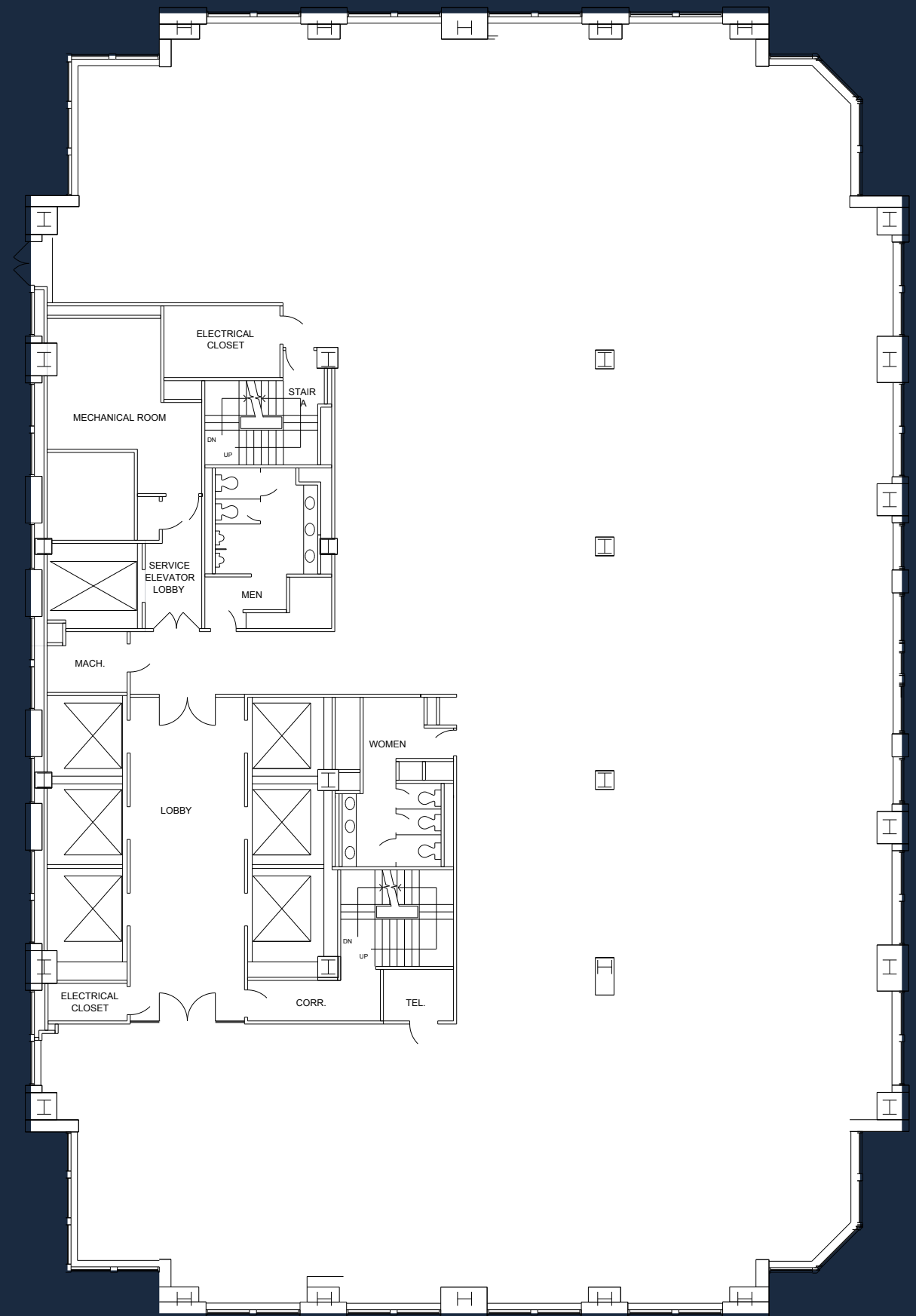
- Available immediately
- To be demolished



AMERICAS
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CORE + SHELL

46TH STREET



45TH STREET

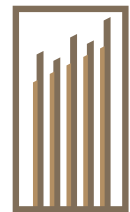
AVENUE OF THE AMERICAS

ENTIRE 31

24,828 RSF

COMMENTS

- Available immediately
- To be demolished



AMERICAS
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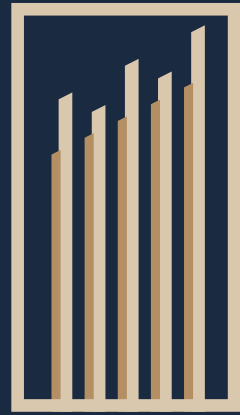
CORE + SHELL

46TH STREET

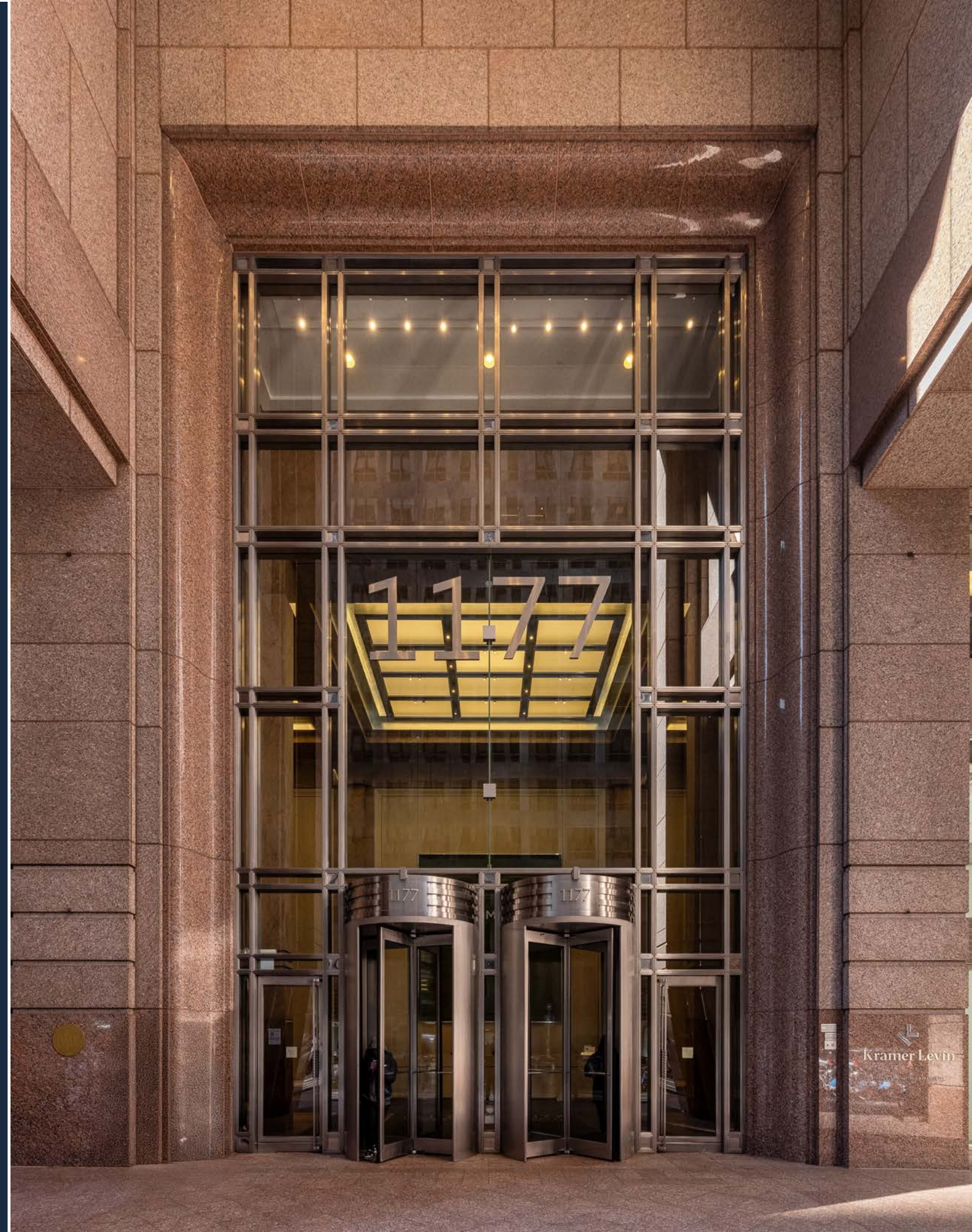


AVENUE OF THE AMERICAS

45TH STREET



AMERICAS
TOWER



Kramer Levin
FRAUENFELD
TARANTO & KATZ