



REINTRODUCING

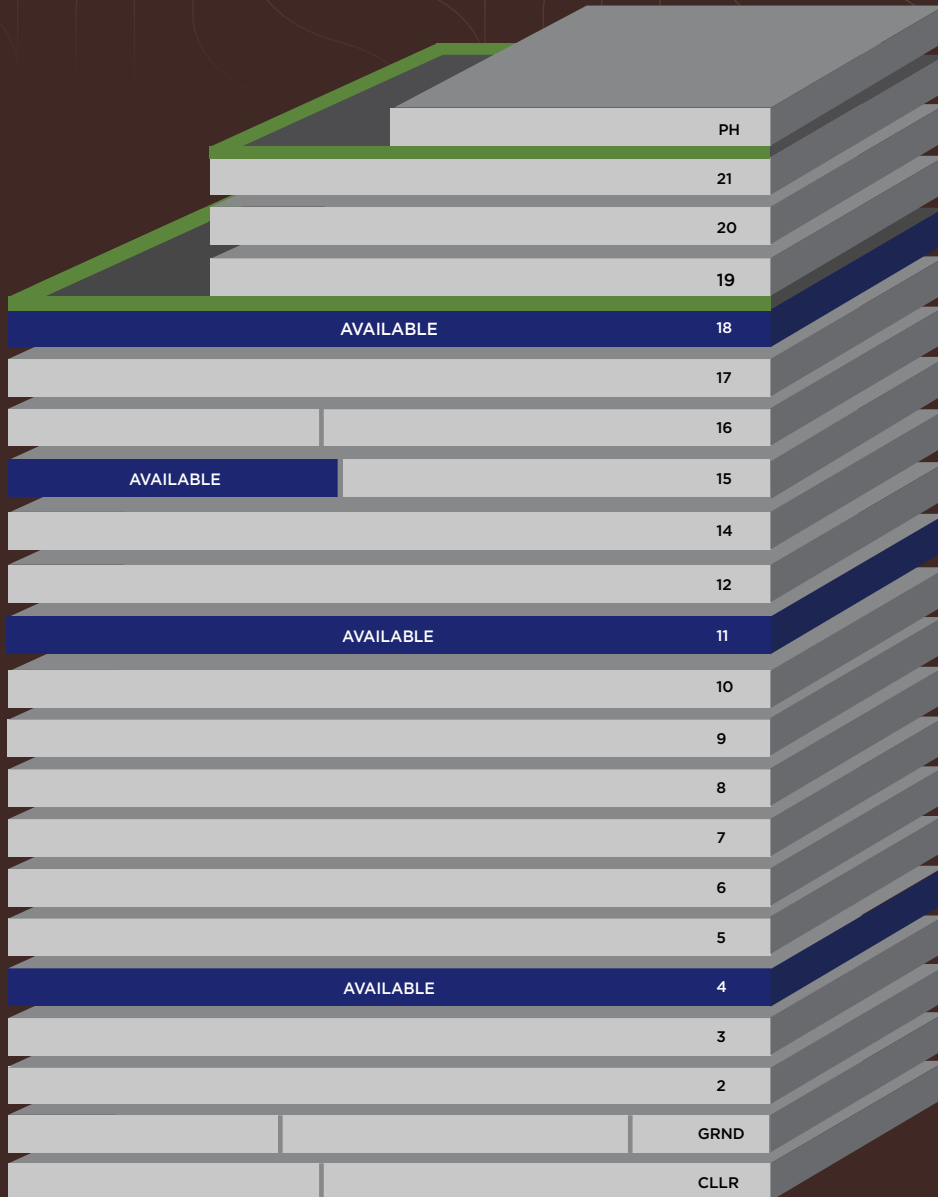
# 1140

AVENUE OF THE AMERICAS

*Boutique Floors on Sixth Avenue*

# 1140

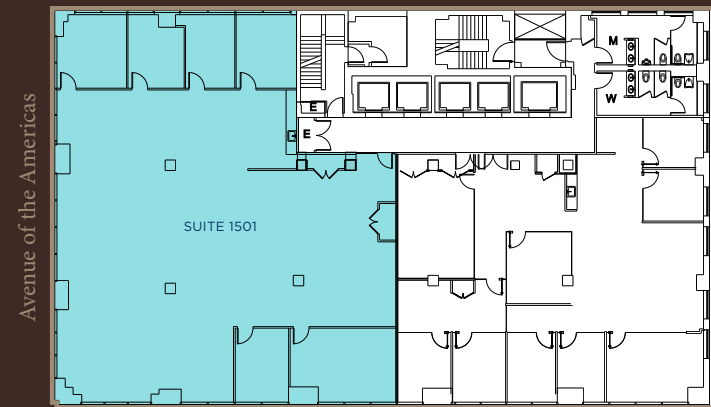
AVENUE OF THE AMERICAS



## Partial 15th Floor 6,879 RSF

- Available July 2026
- Half floor presence
- Highly efficient, side-core floor plates
- 11'6" ceiling heights

### As-Built Plan



Avenue of the Americas

44th Street



Lobby









Roof Deck



Bryant Park

## Building Highlights

-  Tenant-only roof deck
-  24/7 Attended lobby
-  Boutique side-core floorplates
-  Steps from Bryant Park
-  Close proximity to shopping, dining, and entertainment
-  Convenient access to all major subway and transportation hubs

# Premier Access

## Walking Times

**4**  
MINUTES  
TO ROCK CENTER  
CONCOURSE

**5**  
MINUTES  
TO PORT AUTHORITY  
BUS TERMINAL

**5**  
MINUTES  
TO GRAND CENTRAL  
TERMINAL

**9**  
MINUTES  
TO PENN STATION

