

1212 A^oA

Designed to Inspire.
Built to Work.



Pivotal **Location** Premier **Amenities** Prize **Opportunity**

Perfectly positioned to connect, inspire and create.

Full Floors of **14,630 RSF**

Smaller Spaces from
2,287 - 11,115 RSF



New Entrance
& Lobby



Bright, Open
Layouts



Conference Center



Flexible Term Built
and Furnished Units



Amenity Lounge



Centrally Located



New Entrance

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Saving
for a home

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New Lobby



Serene entrance to
tenant amenity floor



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Space to Collaborate

Training Room / Pre-Function



Tenant Lounge



Café





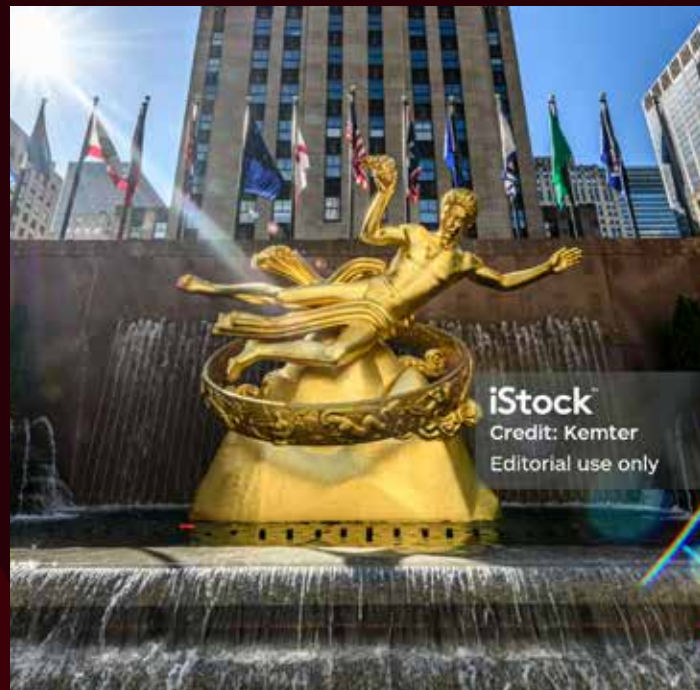
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2nd Floor Tenant Amenity

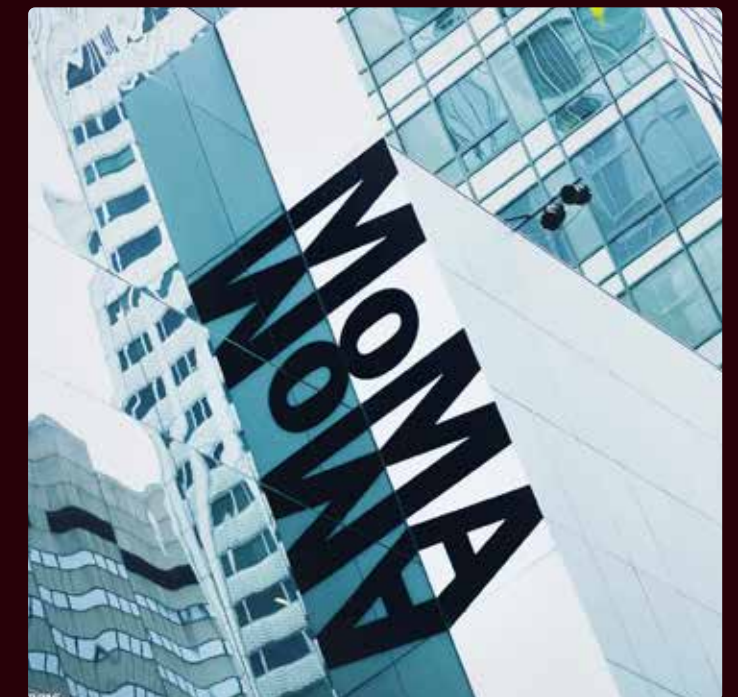


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Seamless Access
Limitless Potential



We're located in the vibrant intersection of **business, culture & transportation**, offering both convenience and a front-row seat to the energy of the city.



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Nearby Subway Lines

47-50 Sts - Rockefeller Ctr

B D F M

57 St - 7 Av

N Q R W

7 Av

B **D** **E**

5 Av/53 St



50 St

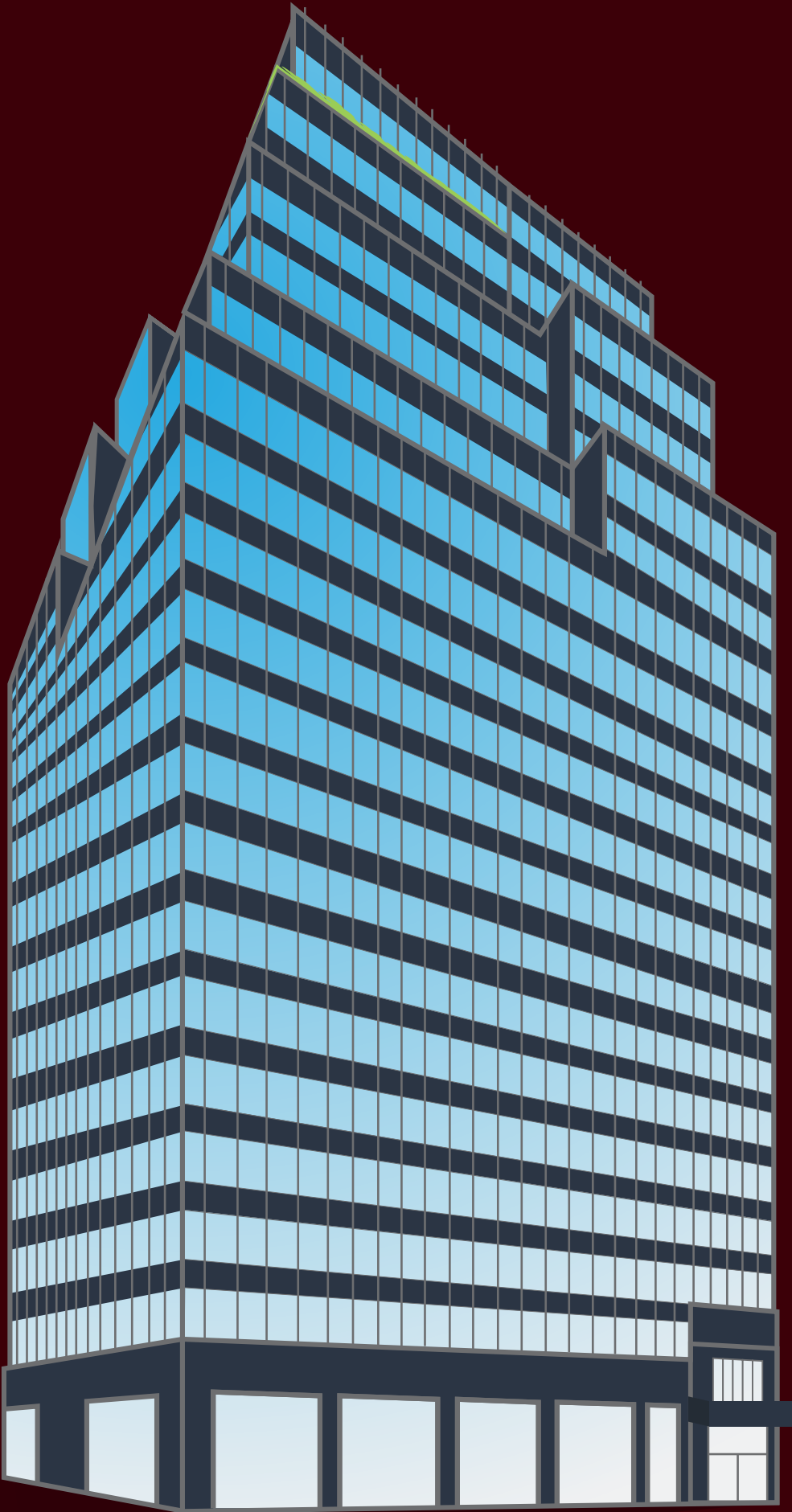
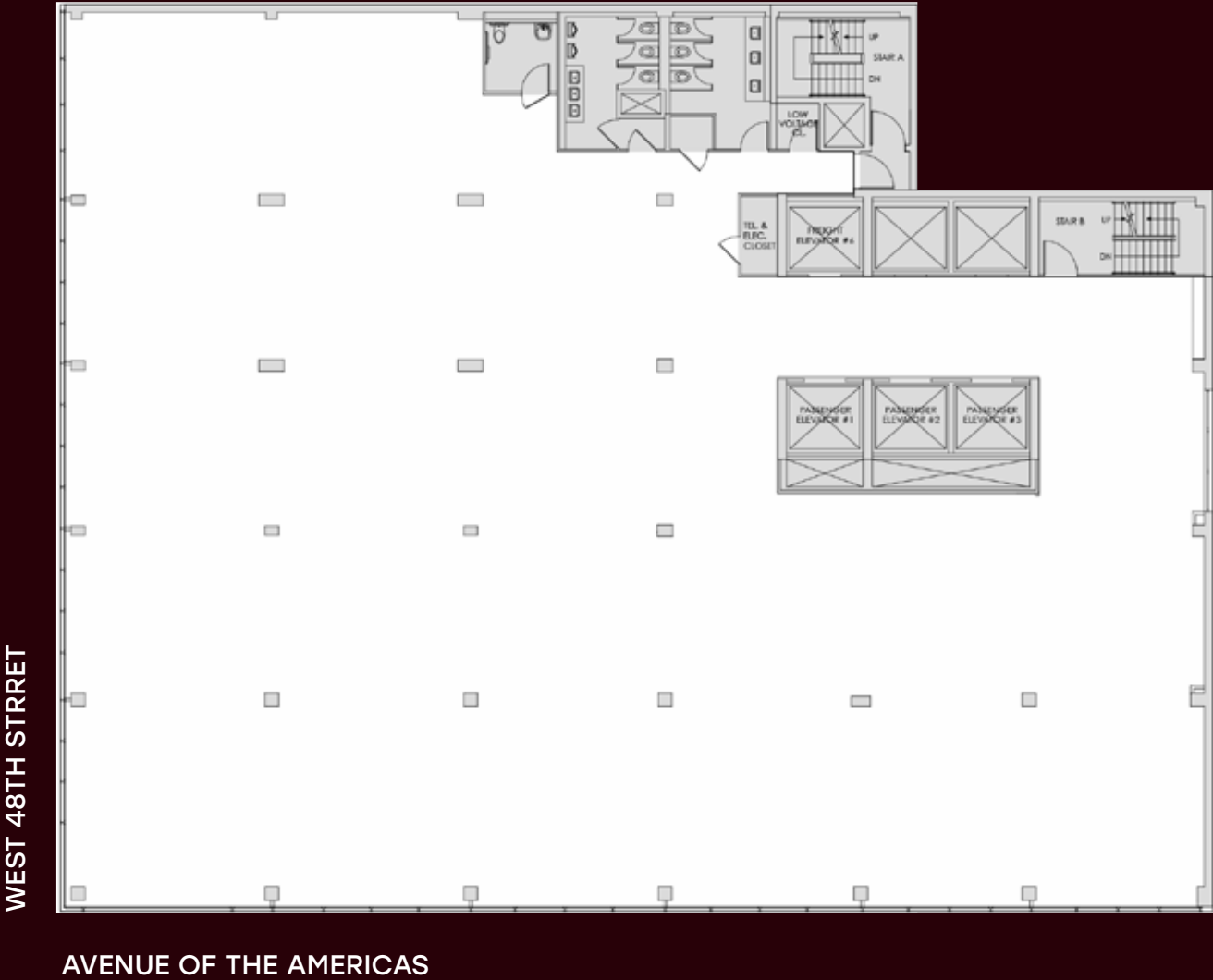
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57 St



Availabilities

Core & Shell : 14,630 RSF



- 24 : 7,227 RSF
- 23 : 7,227 RSF
- 22 : 7,227 RSF — (T)
- 20 : 3,108 RSF
- 17 : 5,356 RSF
- 16 : 2,437 RSF
- 15 : 11,115 RSF
- 14 : 14,132 RSF
- 12 : 14,630 RSF — (T)
- Block of 39,877 RSF
- 7 : 14,630 RSF
- 6 : 14,630 RSF — (T) 29,260 Total RSF
- 4 : 14,630 RSF
- 3 : Prebuilt Units
- 2 : Amenity Floor

Location
Southeast corner
of Sixth Avenue and
West 48th Street

Building Height
24 Stories

Column Spacing
19' to 29' spacing

HVAC
New HVAC infrastructure with
Merv 16 air filtration

Base building air
conditioning is provided
by a chilled water plant,
with an independent,
supplemental condenser
water tower available for
tenant use.

Telecom/Cable
Verizon Fios, Spectrum
and Lighttower Fiber
Networks

Neutral Distributed
Antenna System (DAS)

Building Construction
Built 1965
Renovated 2021

Typical Slab Height
11'

Elevators
New gearless traction
elevators
New cabs
5 Passenger elevators
1 Freight elevator

Heating is provided by
Two (2) gas-fired,
high-efficiency,
full-condensing hot water
boilers.

New 24/7 condenser water tower
for tenant supplemental AC

Building Amenities

Tenant amenity space
on 2nd floor includes:

Multi-purpose rooms,
conferencing, cafe,
tenant lounge, mother's room
and bike room

Architect
Emery Roth & Sons

Floor Layout
Efficient side-core
floor plates

Life & Safety
Addressable class E
fire alarm system

Emergency Generator for
fire and life safety

Security / Access
24/7, 365 days/year
keycard access
and messenger center

Transportation

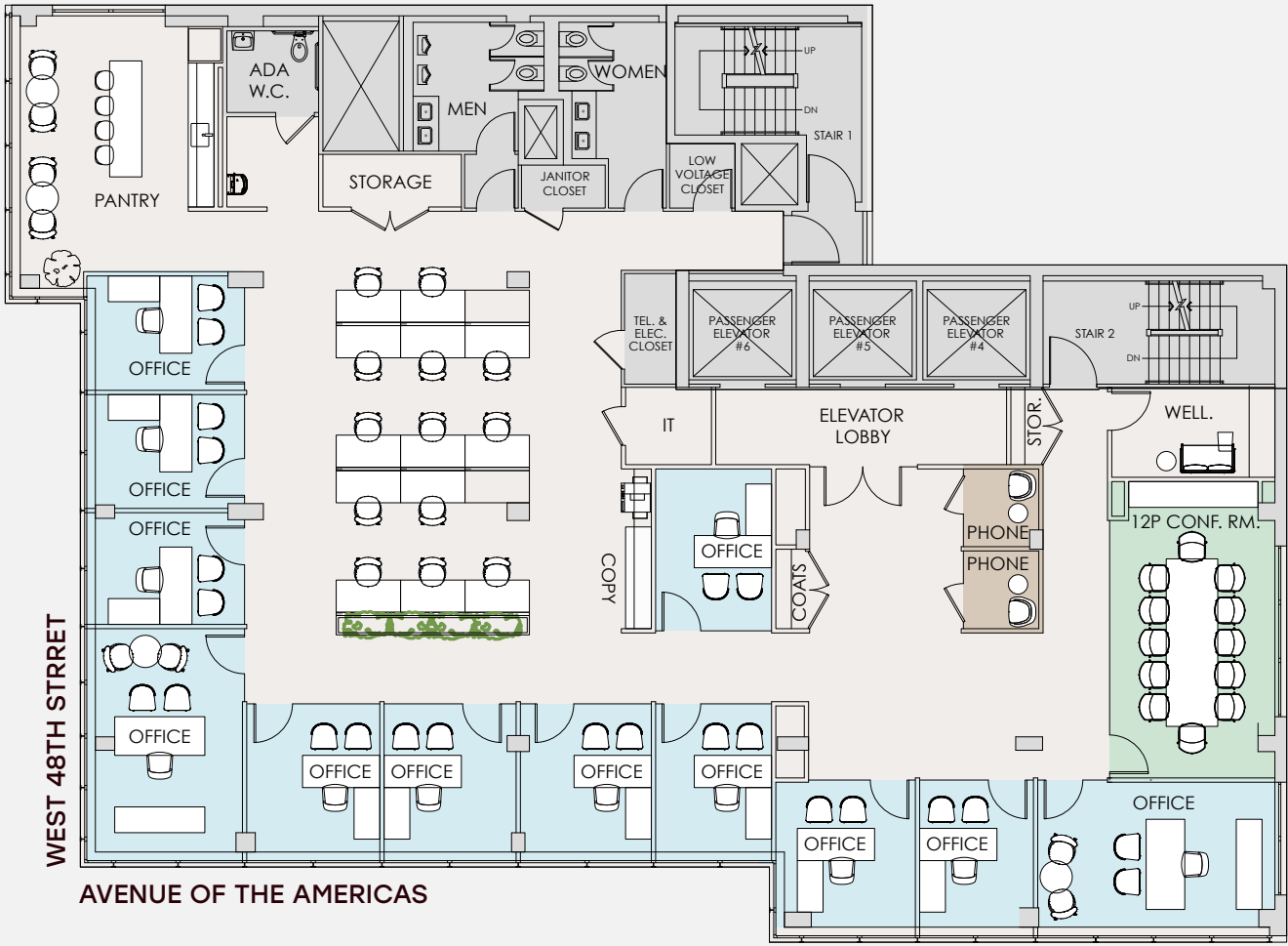
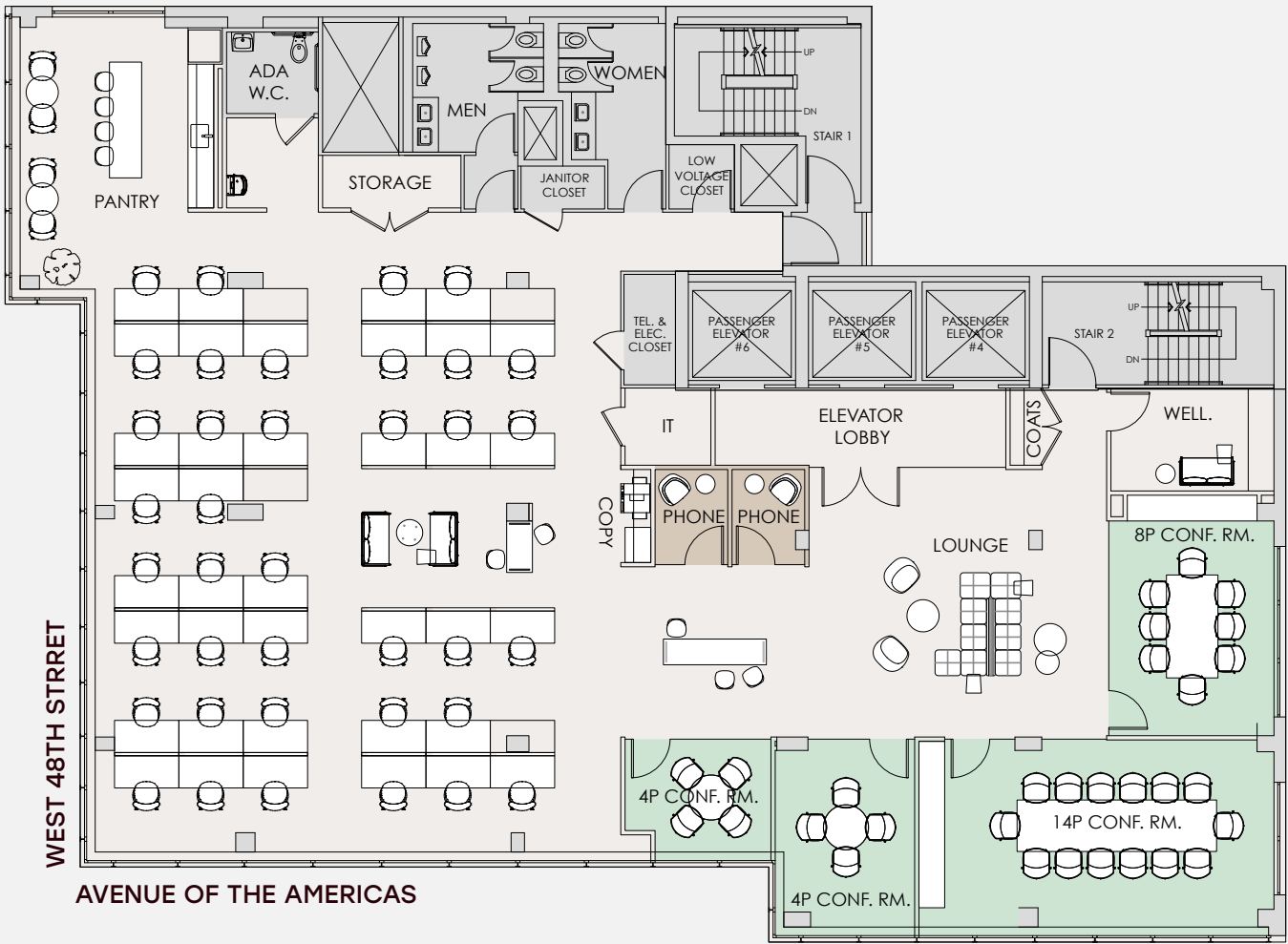
Convenient access to
Rockefeller Center
Concourse, Grand Central
Terminal, Pennsylvania
Station and Port Authority
Terminal

Building Size
Approximately
270,000 RSF

Floor Sizes
Approximately
14,460-7,227 RSF

OPEN TEST FIT

OFFICE INTENSIVE TEST FIT



WORKSTATION - 5'-0" X 2'-6"	38	14 PERSON CONFERENCE ROOM	1
TOTAL HEADCOUNT	38	8 PERSON CONFERENCE ROOM	1
		4 PERSON CONFERENCE ROOM	2
		PHONE ROOM	2

WORKSTATION - 5'-0" X 2'-6"	13	12 PERSON CONFERENCE ROOM	1
OFFICE	12	PHONE ROOM	2
TOTAL HEADCOUNT	25		

OPEN TEST FIT



OFFICE	6	14 PERSON CONFERENCE ROOM	1
WORKSTATION - 5'-0" X 2'-6"	77	8 PERSON CONFERENCE ROOM	1
RECEPTIONIST	1	6 PERSON CONFERENCE ROOM	1
TOTAL HEADCOUNT	84	4 PERSON CONFERENCE ROOM	1
		PHONE ROOM	2

OFFICE INTENSIVE TEST FIT



WINDOW OFFICE	12	12 PERSON CONFERENCE ROOM	1
INTERIOR OFFICE	4	6 PERSON CONFERENCE ROOM	1
WORKSTATION - 5'-0" X 2'-6"	37	PHONE ROOM	2
RECEPTIONIST	1		
TOTAL HEADCOUNT	53		

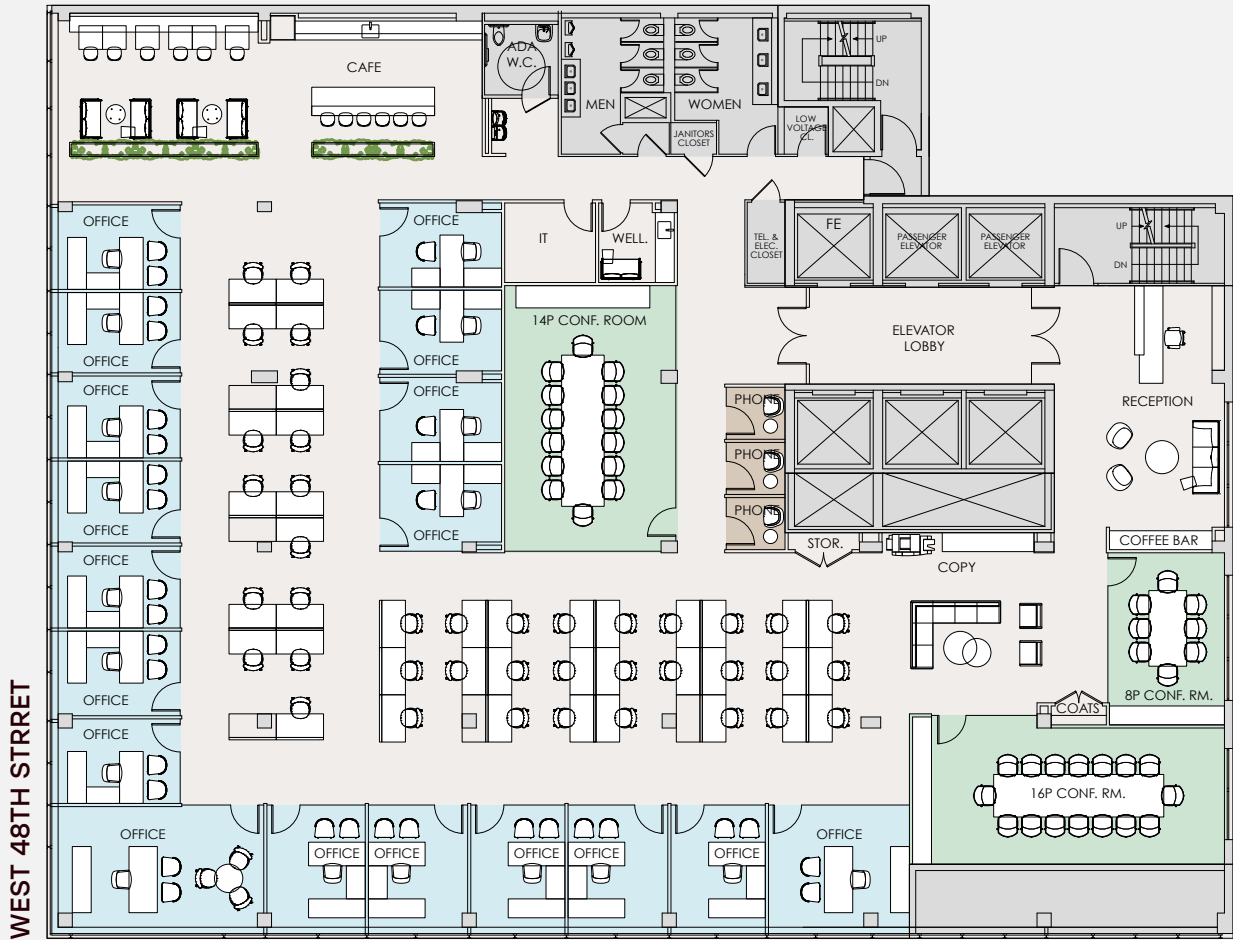
OPEN TEST FIT



AVENUE OF THE AMERICAS

OFFICE	11	14 PERSON CONFERENCE ROOM	1
WORKSTATION - 5'-0" X 2'-6"	88	8 PERSON CONFERENCE ROOM	1
RECEPTIONIST	1	6 PERSON CONFERENCE ROOM	2
TOTAL HEADCOUNT	100	HUDDLE ROOM	2
		PHONE ROOM	2

OFFICE INTENSIVE TEST FIT



AVENUE OF THE AMERICAS

WINDOW OFFICE	14	16 PERSON CONFERENCE ROOM	1
INTERIOR OFFICE	4	14 PERSON CONFERENCE ROOM	1
WORKSTATION - 5'-0" X 2'-6"	40	8 PERSON CONFERENCE ROOM	1
RECEPTIONIST	1	PHONE ROOM	3
TOTAL HEADCOUNT	59		

OPEN TEST FIT



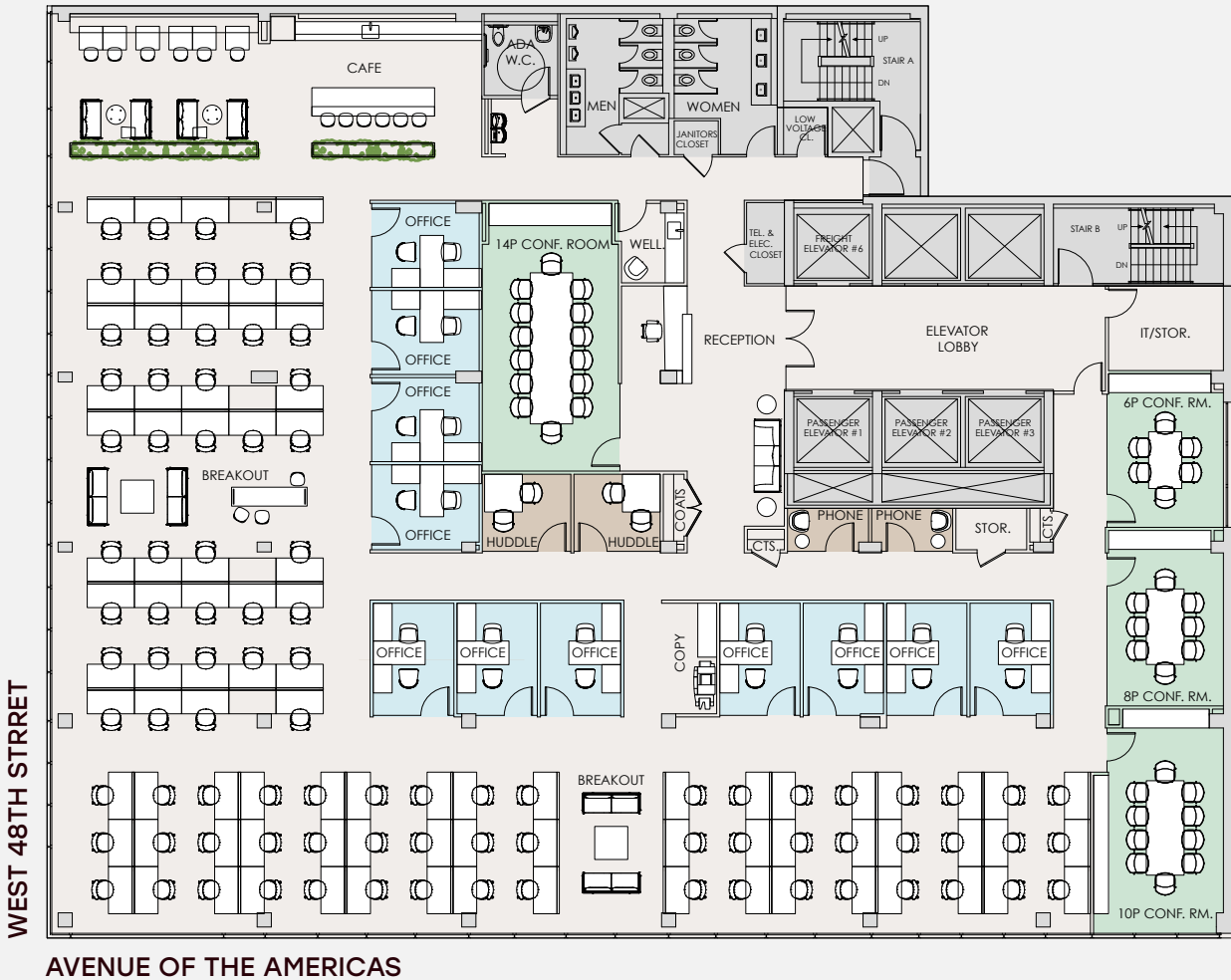
OFFICE	11	14 PERSON CONFERENCE ROOM	1
WORKSTATION - 5'-0" X 2'-6"	92	10 PERSON CONFERENCE ROOM	1
RECEPTIONIST	1	8 PERSON CONFERENCE ROOM	1
TOTAL HEADCOUNT	104	6 PERSON CONFERENCE ROOM	1
		HUDDLE ROOM	2
		PHONE ROOM	2

OFFICE INTENSIVE TEST FIT



WINDOW OFFICE	16	14 PERSON CONFERENCE ROOM	2
INTERIOR OFFICE	4	8 PERSON CONFERENCE ROOM	1
WORKSTATION - 5'-0" X 2'-6"	48	PHONE ROOM	3
RECEPTIONIST	1		
TOTAL HEADCOUNT	69		

OPEN TEST FIT



OFFICE	11	14 PERSON CONFERENCE ROOM	1
WORKSTATION - 5'-0" X 2'-6"	92	10 PERSON CONFERENCE ROOM	1
RECEPTIONIST	1	8 PERSON CONFERENCE ROOM	1
TOTAL HEADCOUNT	104	6 PERSON CONFERENCE ROOM	1
		HUDDLE ROOM	2
		PHONE ROOM	2

OFFICE INTENSIVE TEST FIT



WINDOW OFFICE	18	14 PERSON CONFERENCE ROOM	1
INTERIOR OFFICE	5	8 PERSON CONFERENCE ROOM	1
WORKSTATION - 5'-0" X 2'-6"	55	PHONE ROOM	2
RECEPTIONIST	1		
TOTAL HEADCOUNT	79		

PRE-BUILT



OFFICE	11	14 PERSON CONFERENCE ROOM	1
WORKSTATION - 5'-0" X 2'-6"	50	10 PERSON CONFERENCE ROOM	1
RECEPTIONIST	1	8 PERSON CONFERENCE ROOM	1
TOTAL HEADCOUNT	104	6 PERSON CONFERENCE ROOM	1
		HUDDLE ROOM	2
		PHONE ROOM	2