

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

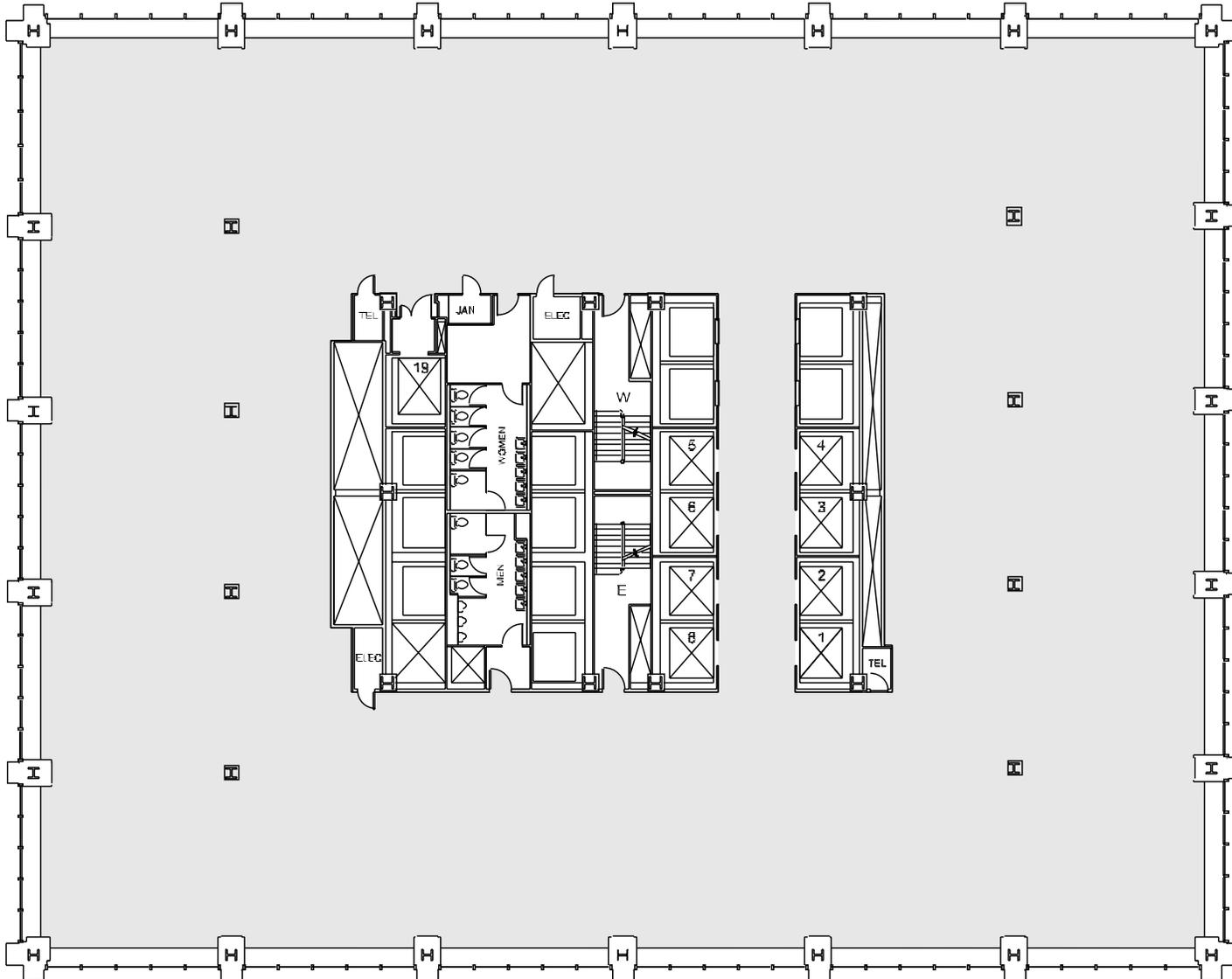
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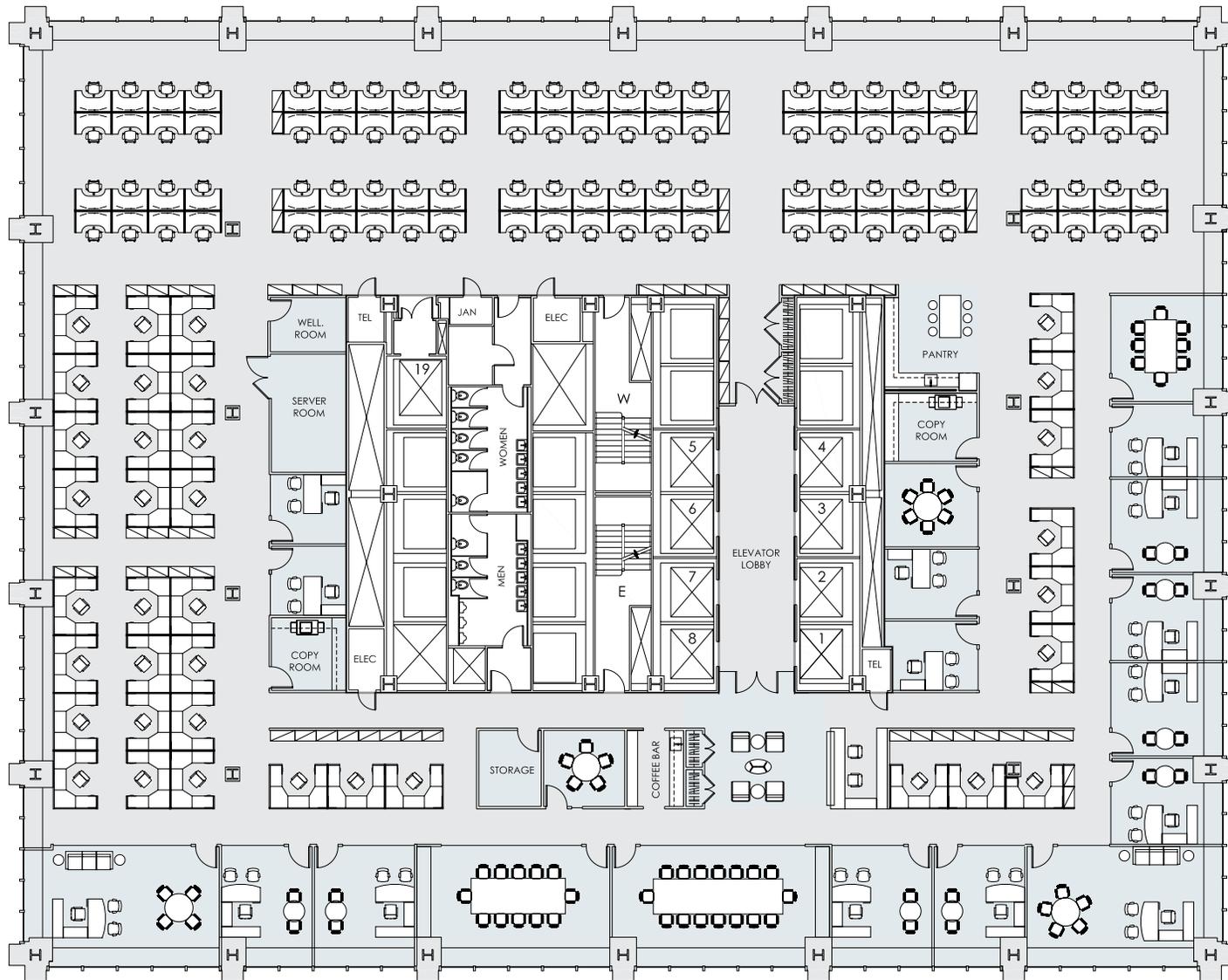
PROFESSIONAL SERVICES OFFICE
RENDERING

1185 AVENUE OF
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TYPICAL LOW-RISE CORE AND SHELL

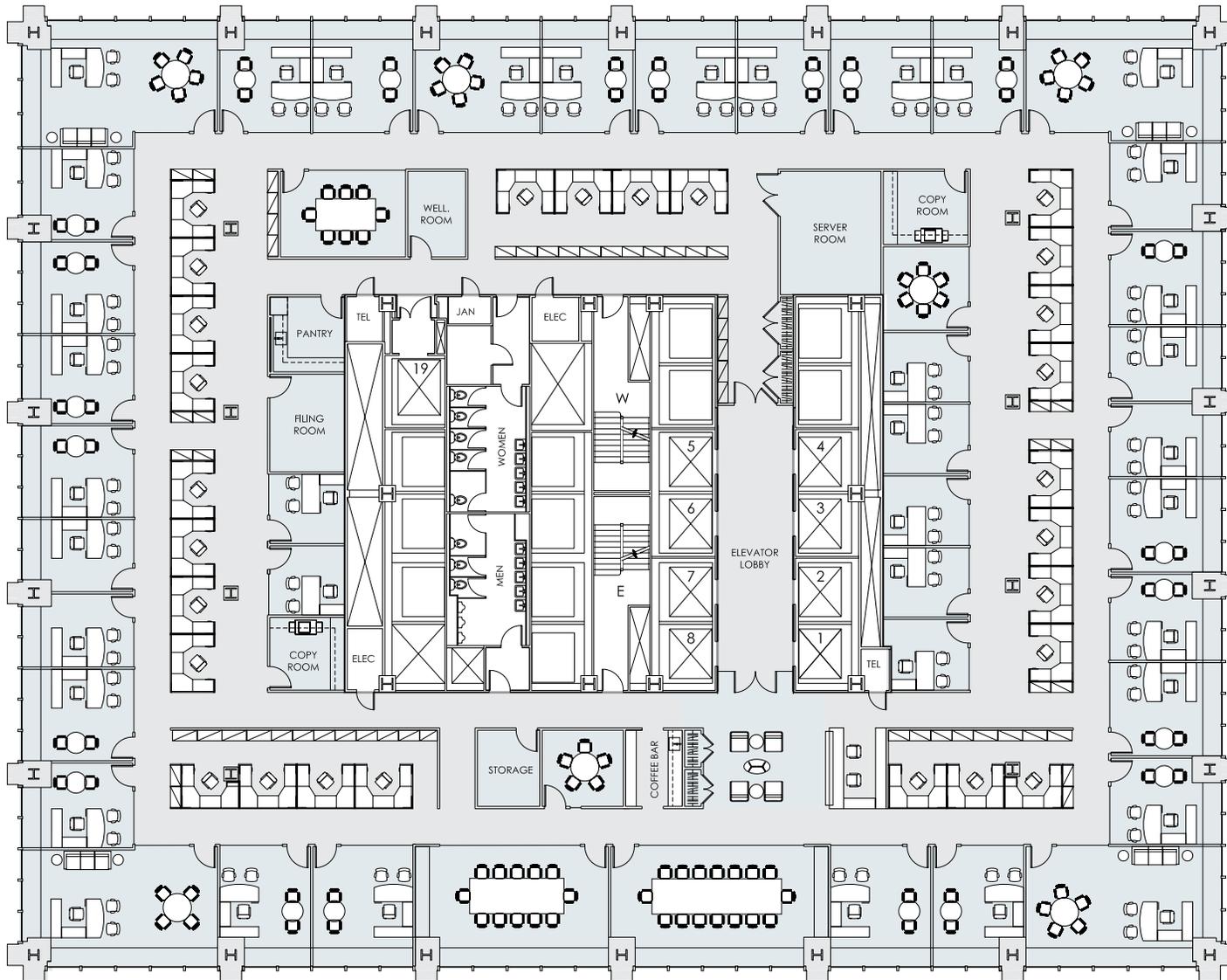


TYPICAL FLOOR PROPOSED OPEN LAYOUT



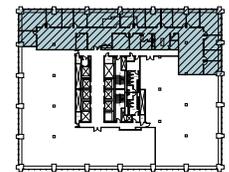
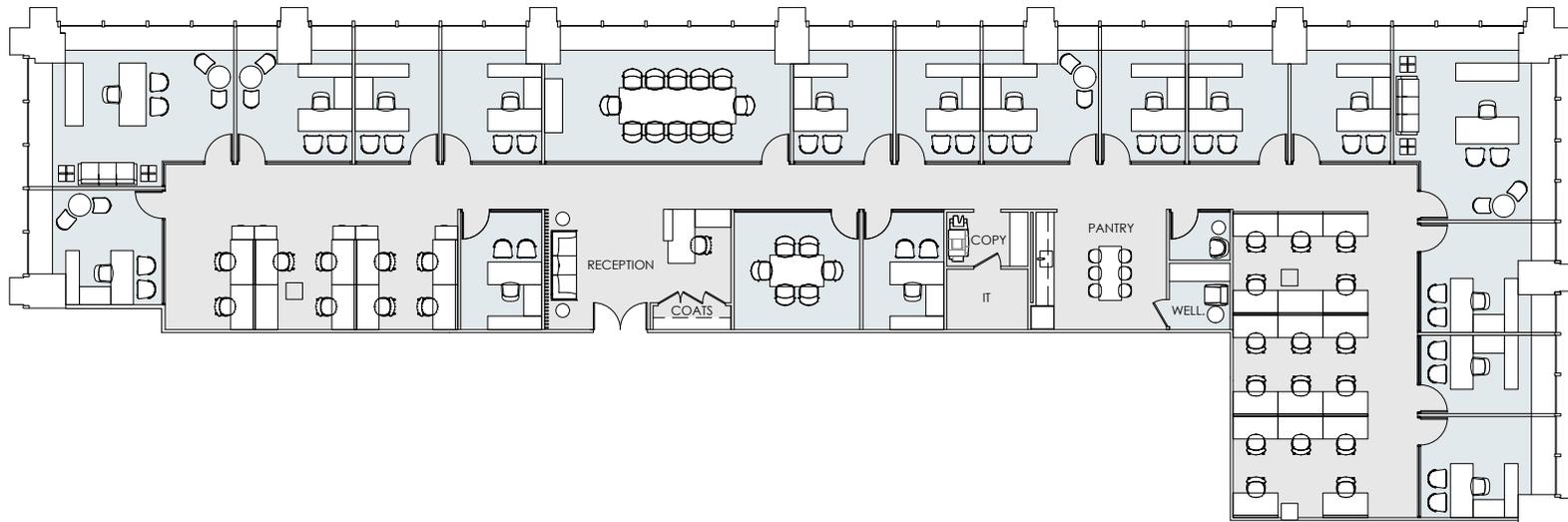
Executive Windowed Office: 2 Windowed Private Office: 9 Interior Office: 4 Reception: 2
 Workstation: 132 Conference/Meeting Room: 5 Pantry/Storage/Server: 6 **Total Personnel: 149**

TYPICAL FLOOR PROPOSED OFFICE LAYOUT



Executive Windowed Office: 4 Windowed Private Office: 28 Interior Offices 7 Reception: 2
 Workstation: 27 Conference/Meeting Room: 5 Pantry/Storage/Server: 7 **Total Personnel: 149**

SUITE 3205 | 9,815 RSF PROPOSED LAYOUT WITH SAMPLE FURNITURE



Windowed Offices: 15 Interior Offices: 2 Workstations: 25 Conference Rooms: 2
Phone Room: 1 Wellness/Copy/IT Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 26**

BUILDING SPECIFICATIONS

LOCATION	Entire West block front of Sixth Avenue between 46th and 47th Streets
YEAR BUILT	1972, Renovated 2019
ARCHITECT	Emery Roth & Sons, PC
BUILDING SIZE	1,109,424 rsf
BUILDING HEIGHT	Forty-two (42) Floors plus basement and subbasement
BUILDING CONSTRUCTION	Concrete on steel framing and columns with metal and glass curtain wall Facade: Aluminum and marble panel
FLOOR LAYOUT	Center Core
FLOOR SIZES	Sub-cellar 5,598 rsf Basement 22,317 rsf Ground floor 11,779 rsf Annex 29,329 rsf Floor 2 27,764 rsf Floors 3-14 27,508 rsf Floors 15-18 27,342 rsf Floors 19-22 27,231 rsf Floor 23 27,241 rsf Floor 24 26,792 rsf Floor 25 27,458 rsf Floors 26 & 27 28,182 rsf Floors 28 & 29 Mechanical Floors 30-33 28,906 rsf Floors 34-41 29,166 rsf Floor 42 16,568
FLOOR LOADS	50 lbs. psf

TYPICAL SLAB HEIGHTS	Floors 2-27 12'-1" Floors 30-41 12'-11" Floor 42 29'-3"
COLUMN SPACING	26' at center
ELEVATORS	Nineteen (19) passenger, one (1) freight, one (1) hydraulic and two (2) escalators Loading dock located on 46th Street
HVAC	Two (2) 1,900-ton steam chillers and one 1,000-ton electric chiller; steam heat supplied by Con Edison
SUPPLEMENTAL COOLING	Condenser water available for tenant supplemental air conditioning
ELECTRIC	480-volt with total capacity of 12,000 amps Up to six (6) watts per sq. ft. available for tenant use
LIFE/SAFETY	Fully sprinklered; addressable Class E system 250 kw generator for life safety
SECURITY/ACCESS	<ul style="list-style-type: none">• Coordinated program of controlled electronic access• Electronic surveillance and uniformed security guards on a 24/7 basis• Electronic turnstiles and messenger service
TELECOM/CABLE	Altice, AT&T, CenturyLink, Cogent, Crown Castle Fiber Spectrum & Verizon Wired Certified Platinum - DAS
TRANSPORTATION	Close proximity to Grand Central Terminal. Penn Station and Port Authority Bus Terminal, near 1,2,3,B,D,F,N,Q,R,V,W and Shuttle subways; direct access to Rockefeller Center Concourse
AMENITIES	Outdoor plaza, in-building bank, restaurant, theater and in-lobby artisan coffee shop

