

641 AoA

68 - 90k RSF Block

The Building

641 AoA is a contemporary office building rooted in Beaux-Arts architecture, reimagined and elevated for New York's brightest. A vision to behold and experience. An opportunity awaits featuring efficient floors with great ceiling heights and exposure and access to a newly redesigned roof deck amenity.

Mature tenant roster includes:

dsm-firmenich STASH FIRSTMARK teknion

Total 68 - 90k RSF Available
Lobby Signage & Branding Opportunity
Brand new tenant amenity roof
Brand new lobby
15' Ceiling Heights
Open Floorplans
Soaring Windows





Sitting proud amidst world renowned Sixth Ave, 641 AoA features historic Beaux-Arts architecture with a newly renovated lobby by design house STUDIOS.



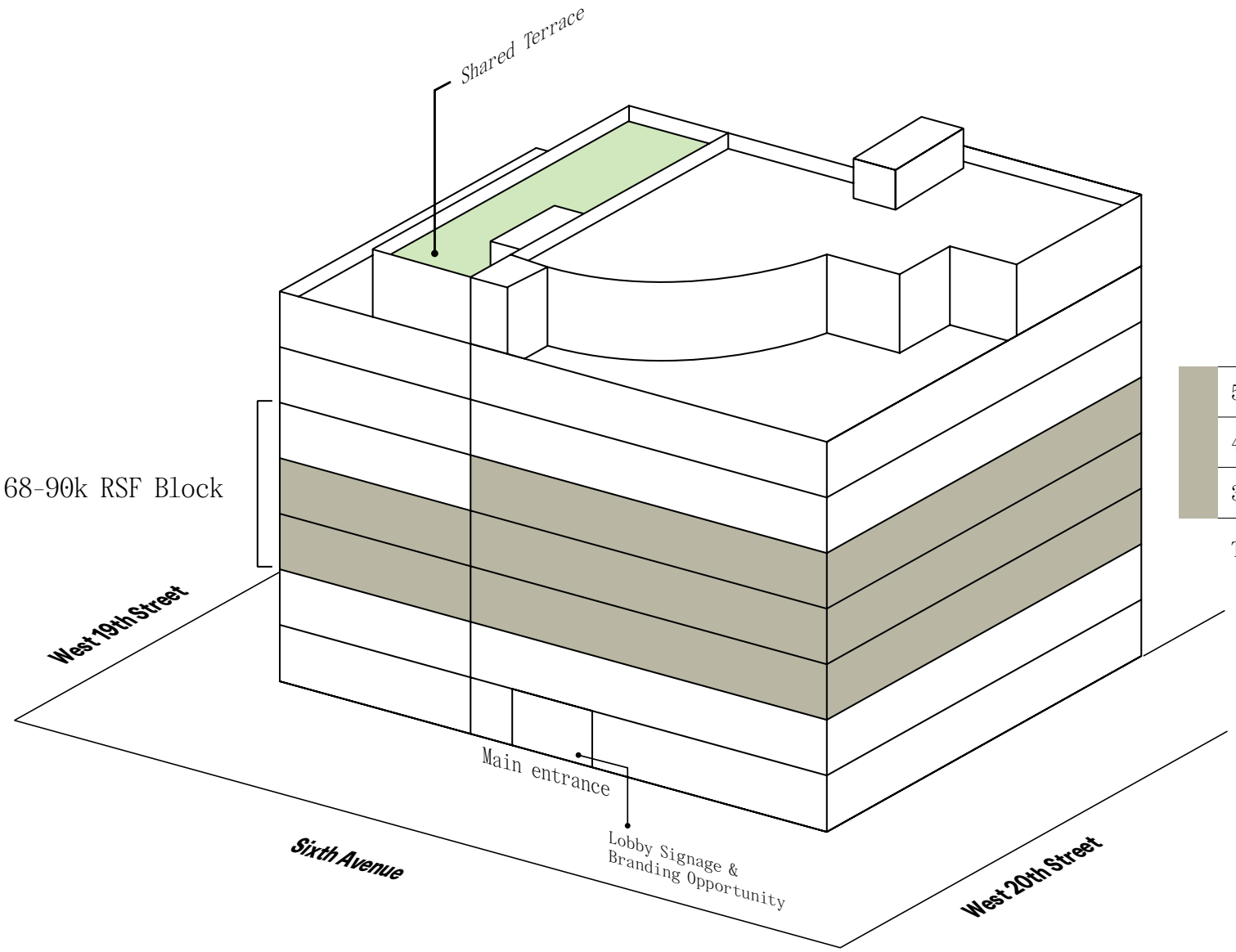


Views of the southern shared rooftop terrace.



Fact is a stubborn thing.
Fact is, this view is priceless.

Availabilities



FLOOR	RSF	POSSESSION
5th Floor	21,981 RSF	Q2 2027
4th Floor	34,274 RSF	Q4 2026
3rd Floor	34,021 RSF	Q4 2026
Total	90,276 RSF	



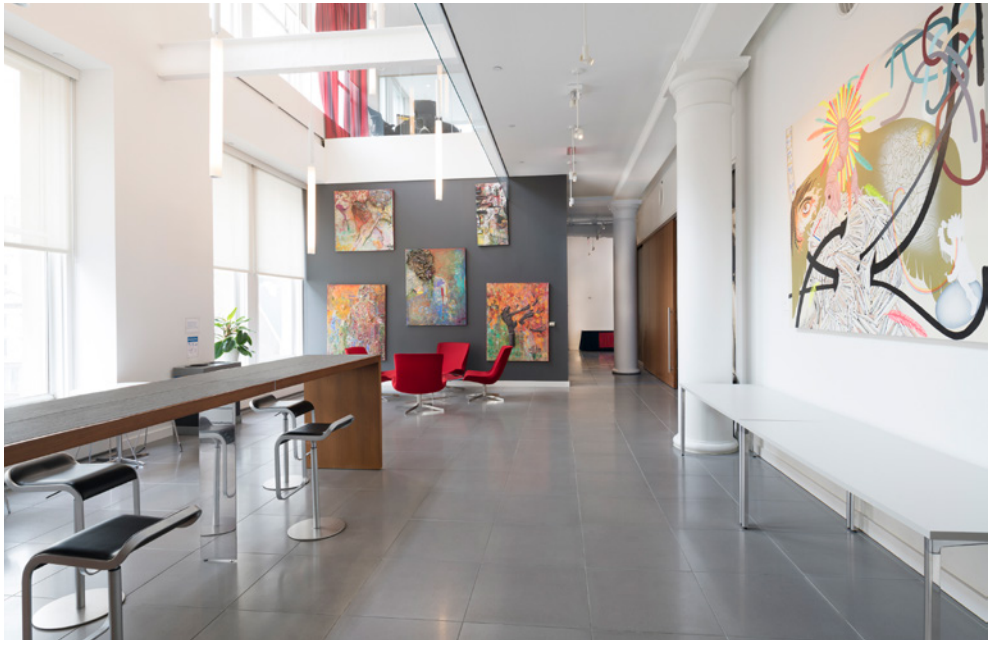




3rd & 4th Floor As-Built Photos







3rd & 4th Floor As-Built Photos









Sample interior finishes

3rd & 4th Floor As-Built Plans



Combined 635-641 Modified Test Fit



Level 03 | 118 Total Seats

- Private Offices - 7
- Workstations - 111
- Open Collaboration
- Conference & Phone Rooms
- Pantry
- Catering Kitchen
- Pre-function
- Support & Storage
- Copy
- Mother's/Wellness Room

Combined 635-641 Modified Test Fit



Level 04 | 132 Total Seats

- Private Offices - 12
- Workstations - 120
- Open Collaboration
- Conference & Phone Rooms
- Pantry
- Catering Kitchen
- Pre-function
- Support & Storage
- Copy

Combined 635-641 Test Fit



Level 03 | 160 Total Seats

- Private Offices - 8
- Workstations - 152
- Open Collaboration
- Conference & Phone Rooms
- Pantry
- Catering Kitchen
- Pre-function
- Support & Storage
- Copy
- Mother's/Wellness Room

Combined 635-641 Test Fit



Level 04 | 125 Total Seats

- Private Offices - 10
- Workstations - 115
- Open Collaboration
- Conference & Phone Rooms
- Pantry
- Catering Kitchen
- Pre-function
- Support & Storage
- Copy

641 AoA Test Fit

approx. 22,000 RSF



FLOOR

Private Offices	9
Workstations	120
Collaboration	
Large Conference (14+ people)	1
Conference (6-12 people)	4
Huddle (4 people)	1
Open Collaboration	2
Breakout / Lounge	3
Phone Room	3
Common Area	1
Support & Storage	3
Total Head Count	128

Get around the city.

From long lunches and quick bites to happy hours and evening entertainment, there's more than enough to explore, be it something entirely new, like the hot spot of the week, or one of New York's classics.

