



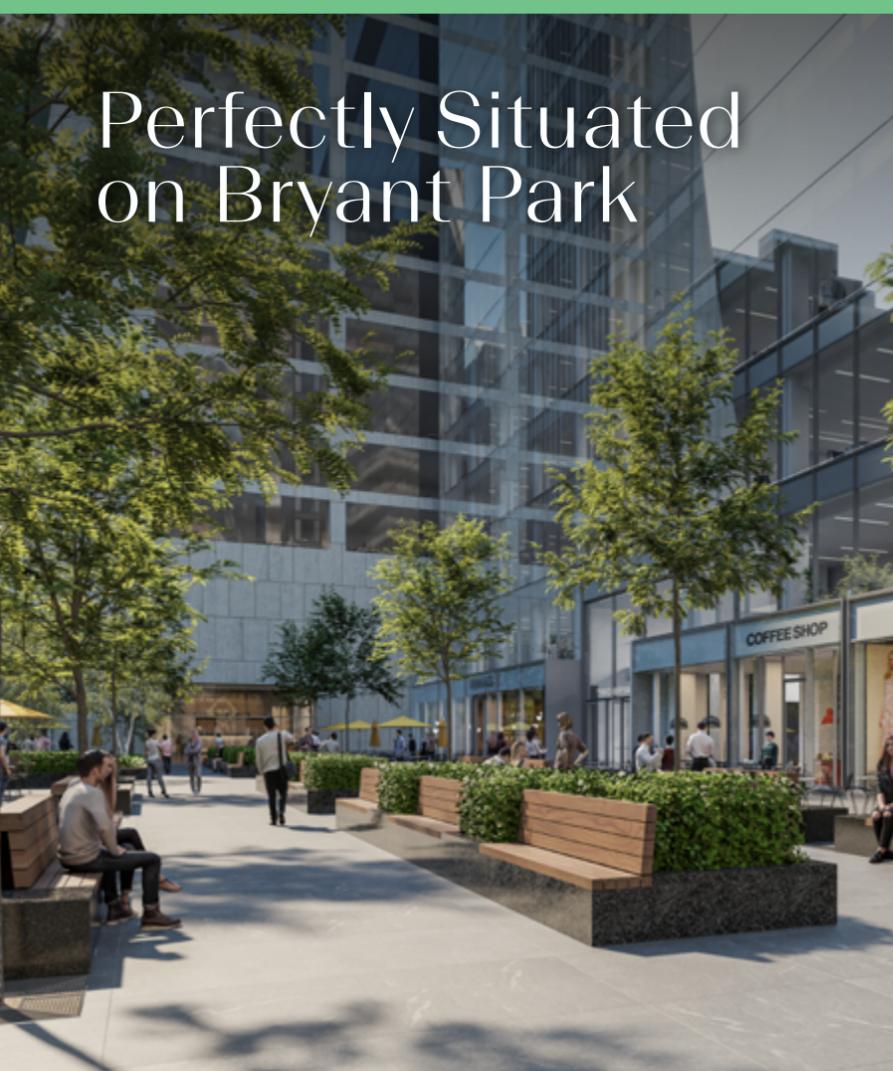
# 1114

Avenue  
of the  
Americas

TROPHY SUBLEASE AT THE  
GRACE BUILDING 14,070 RSF



Redesigned Lobby with a  
Contemporary Look & Feel



Perfectly Situated  
on Bryant Park

### Upgraded Lobby Design

A redesigned lobby with a more contemporary aesthetic with bronzed mirrored glass surrounding chic seating area

### 30K SF Outdoor Plaza Redevelopment

In conjunction with a redevelopment of 1100 Avenue of the Americas, The Grace Plaza will be renovated to increase public seating, retail and event programming

### In-Building Restaurants



## PARK VIEWS

# SPACE FEATURES

- Fully built / turnkey opportunity
- FF&E can remain
- New Installation with floor to ceiling glass
- Only space in the building
- Expansive views over Bryant Park
- Private lounge area and bathroom



Possession: **IMMEDIATE**

Asking Rent: **UPON REQUEST**

Term: **THROUGH OCTOBER 2029**

**ELEVATORS**



**WORKSTATIONS**



**RECEPTION**



**KITCHEN**



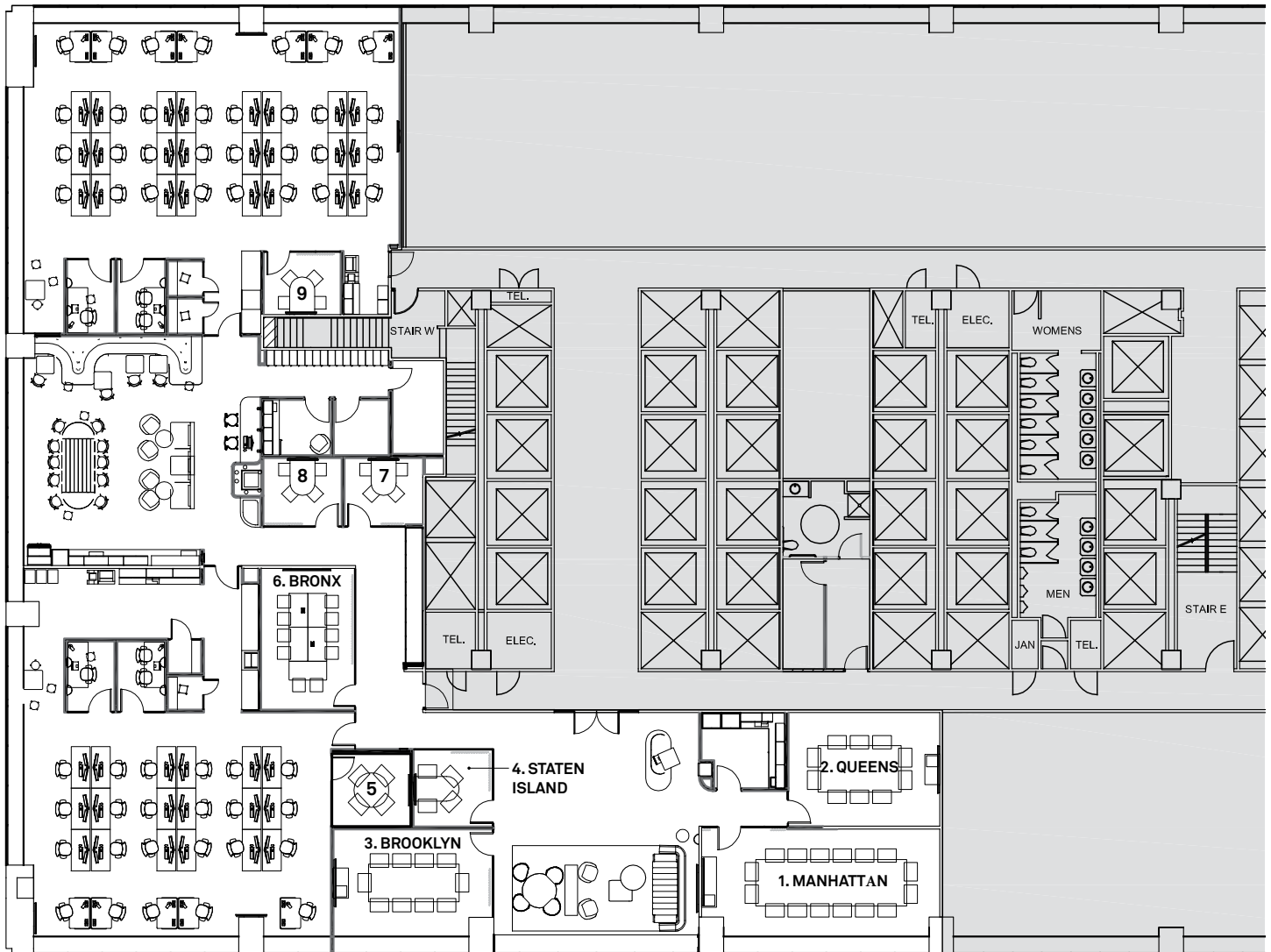
**CONFERENCE**



# Floor Plan

## Partial 16th Floor

14,070 SF



Open Areas: 2

Conference Rooms: 9

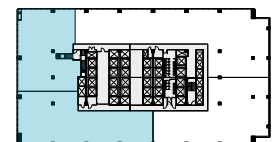
Rooms: 18

Workstations: 54

Kitchen: 1

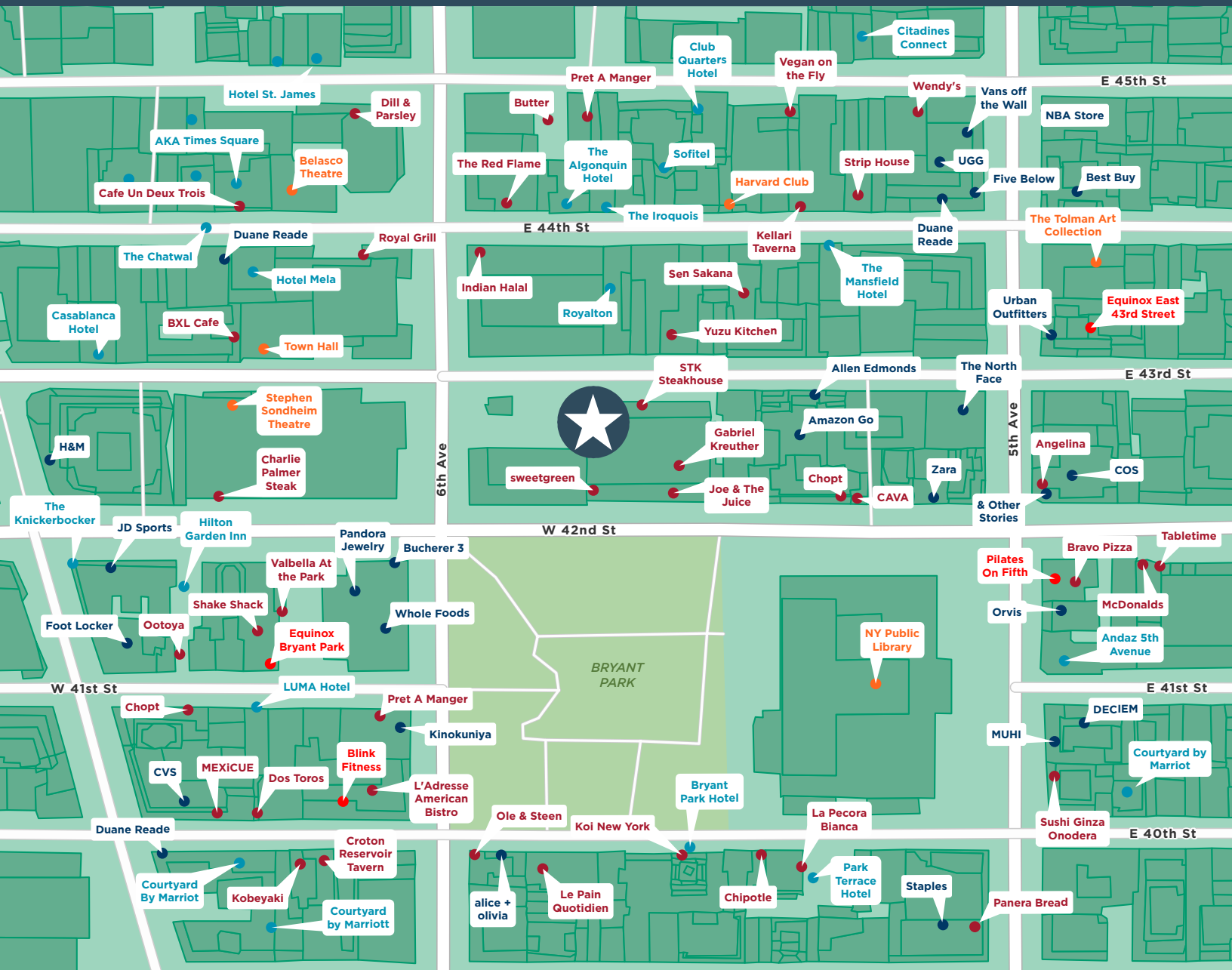
Utility Areas: 1

### Location Key





At the Heart of Mass Transit



# Area Amenities

- Hotel
- Entertainment
- Gym/Fitness
- Restaurant
- Shopping

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