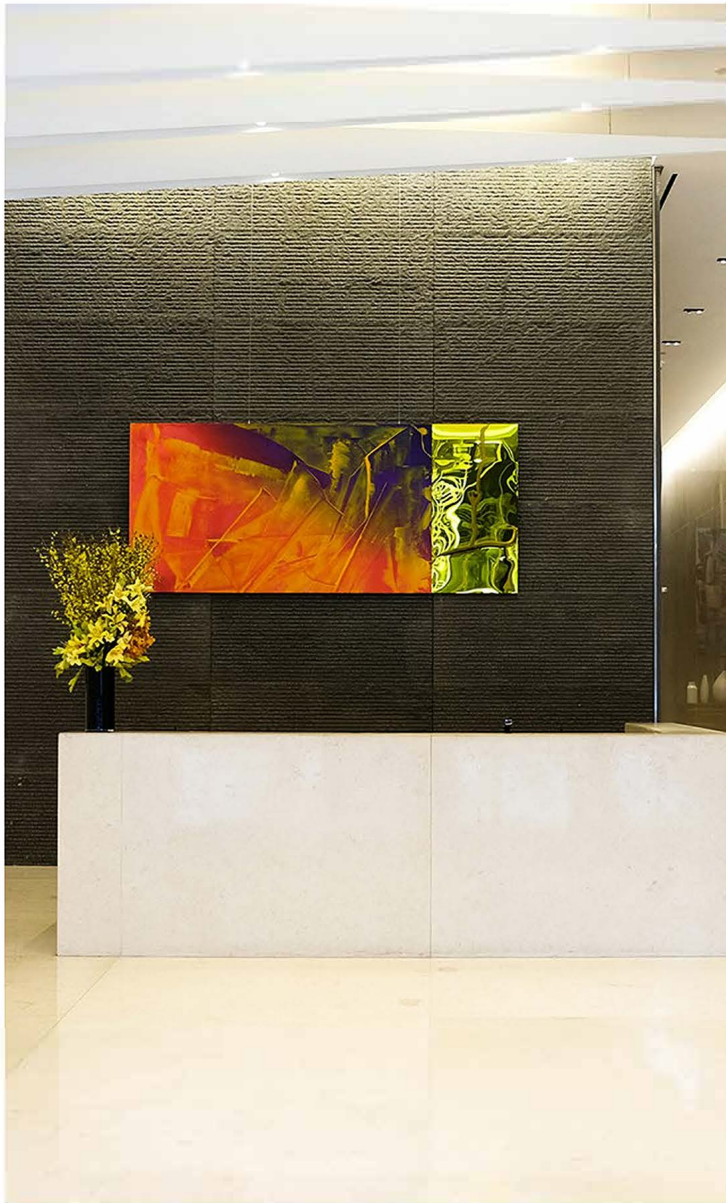


1140

Avenue of the
Americas





1140

Avenue of the Americas

Spanning 22 floors, 1140 Avenue of the Americas is defined by bold designs—a lobby with a soaring 23-foot high ceiling, dramatic wall sculptures, French limestone floors and a volcanic stone feature wall.

Full and partial floor pre-built suites are available featuring high-end finishes, excellent light, exceptional views and outdoor terraces on select floors.

Ideally located on the northeast corner of West 44th Street and Avenue of the Americas, this 249,703-square-foot, fully renovated Class A office tower is conveniently located at the epicenter of one of Manhattan's most desirable thoroughfares, and blocks from subway hubs at Bryant Park, Rockefeller Center, Times Square and Grand Central.



NEW PENTHOUSE AMENITY CENTER

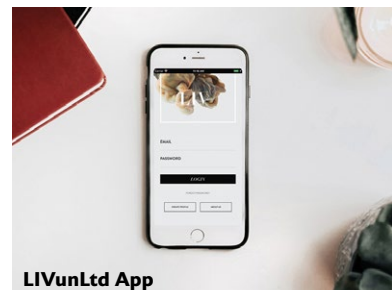
UNRIVALED CONCIERGE SERVICES

1140 Avenue of the Americas is pleased to announce a partnership with **LIVunLtd.** to launch one of Manhattan's finest tenant concierge/amenity service offerings intended to enhance the work life experience.

Service offerings include:

- **“Pop-up”** and **seasonal events, lectures** from industry experts and local retailer demonstrations
- **Fitness classes** and wellness programming
- **Office support services** – IT management, client gifts
- **Reservations** – restaurants, special events, travel, Broadway shows
- **Customized tenant event planning** (on and off-site)

The proprietary LIVunLtd Mobile App makes it easy to request services and view fitness class schedules, social activities and events happening within 1140 Avenue of the Americas and exclusively available to 1140 Avenue of the Americas building occupants throughout New York City.



ENTIRE

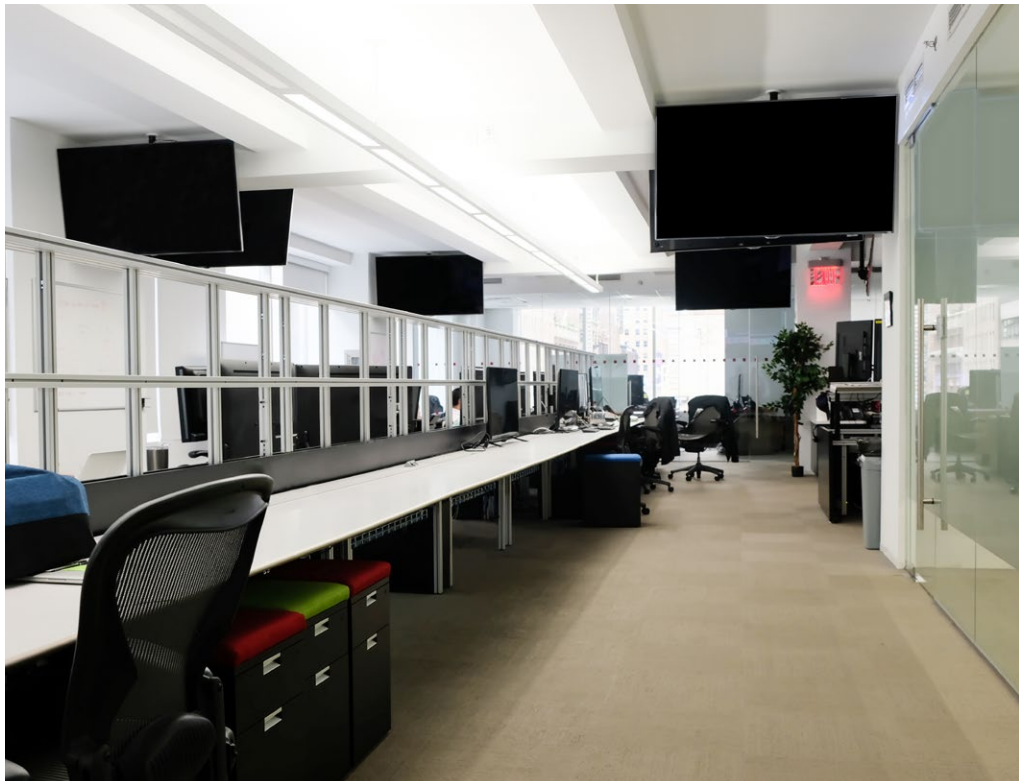
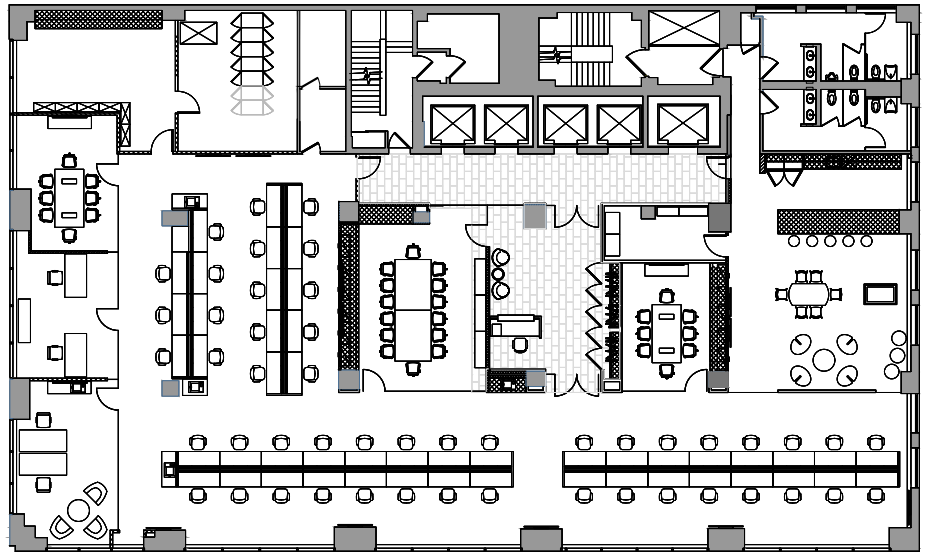
4

12,750 RSF

- One boardroom
- One conference room
- Three windowed executive offices
- Open area for 50 employees
- Large open eat-in pantry
- White marble reception area
- Exposed ceilings
- **20 tons of supplemental cooling in IT room**



EXISTING



ENTIRE

12

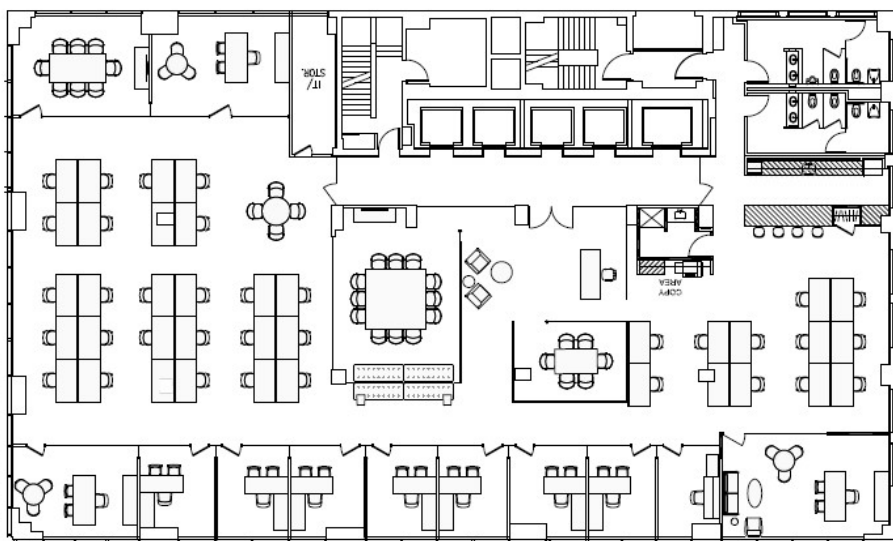
12,750 RSF

- Eight windowed offices
- Three executive offices
- Two conference rooms
- One glass enclosed boardroom
- Executive restroom with private shower
- High-end open pantry
- Reception area
- Open seating for 40-50 employees

CLICK TO TOUR



EXISTING

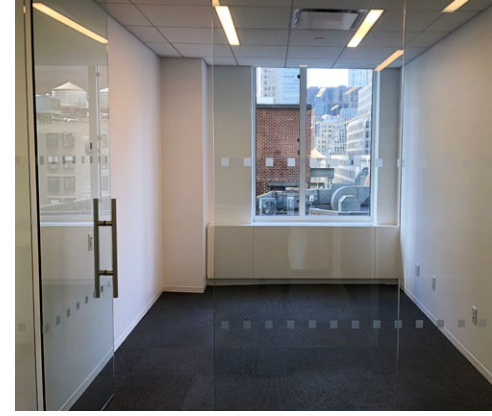


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Avenue of the
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PARTIAL

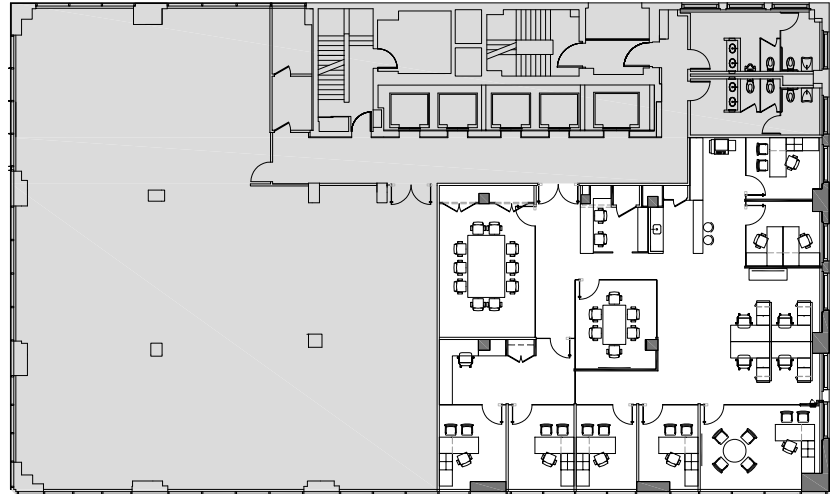
15

5,284 RSF

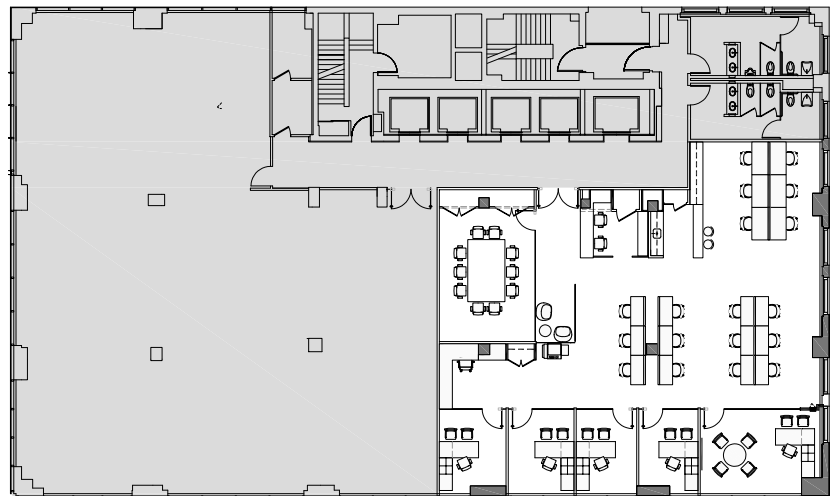


- One boardroom
- One conference room
- One executive offices
- Six windowed offices
- Open area for six to eight employees
- Open pantry
- Reception

Existing



Alternative



[CLICK TO TOUR](#)



PARTIAL

15

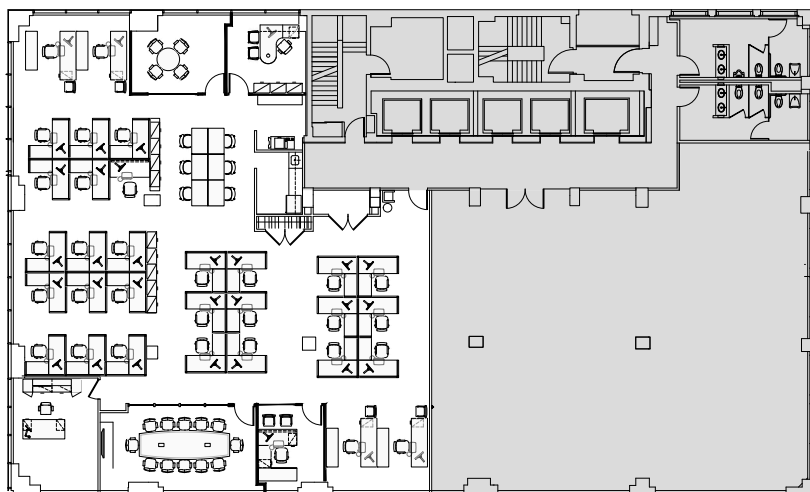
7,466 RSF

- One boardroom
- One conference room
- One executive offices
- Two to five windowed offices
- Open area for 28-33 employees
- Pantry
- Reception
- Exposed ceilings

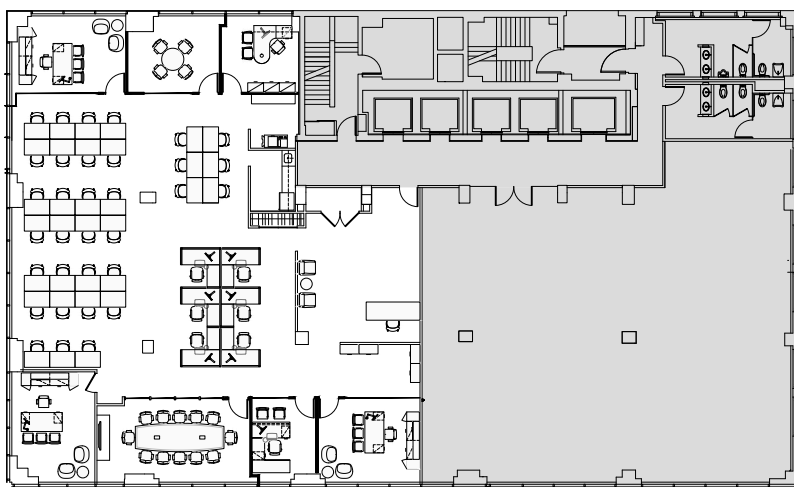
[CLICK TO TOUR](#)



Existing



Alternative



11
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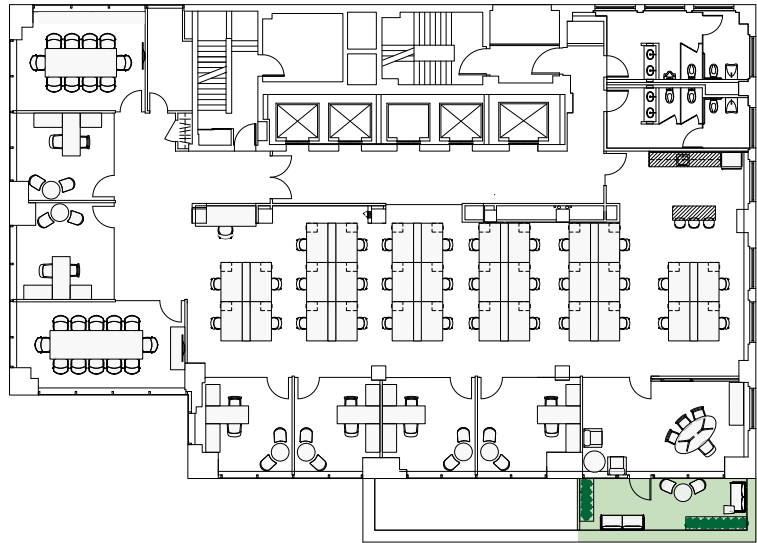
ENTIRE 20 8,500 RSF

- One executive office
- Six private offices
- Open area for 33 employees
- Two conference rooms
- High-end open pantry
- **Private terrace**

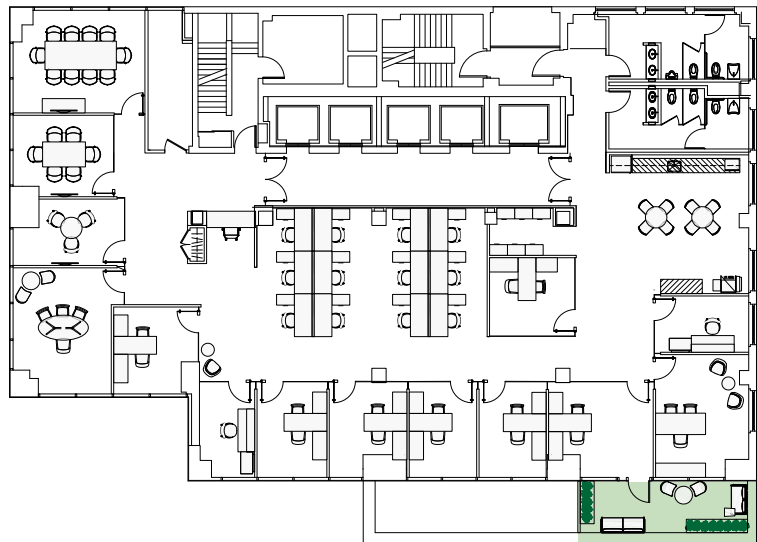
[CLICK TO TOUR](#)



Existing



Alternative



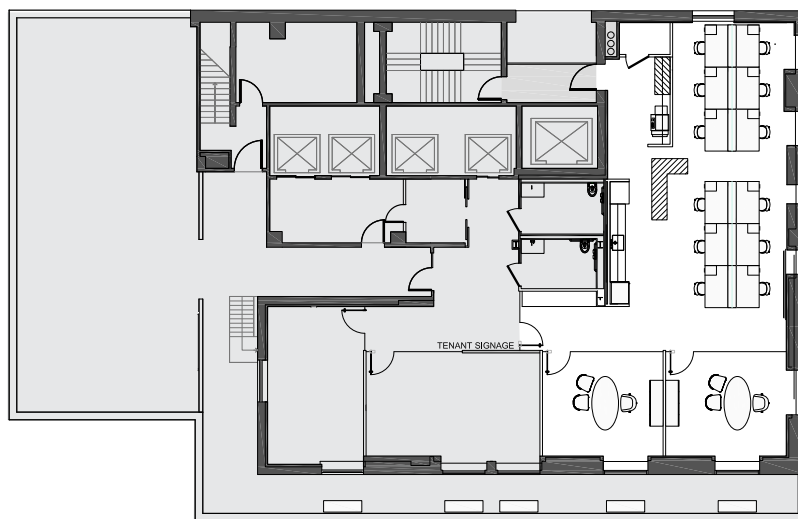
PARTIAL

PH

3,250 RSF



Existing



- Two private offices
- Preferential use of the building amenity center which includes a conference room, lecture room and outdoor terrace overlooking Avenue of the Americas

- Open area for 12 employees
- Independent open pantry

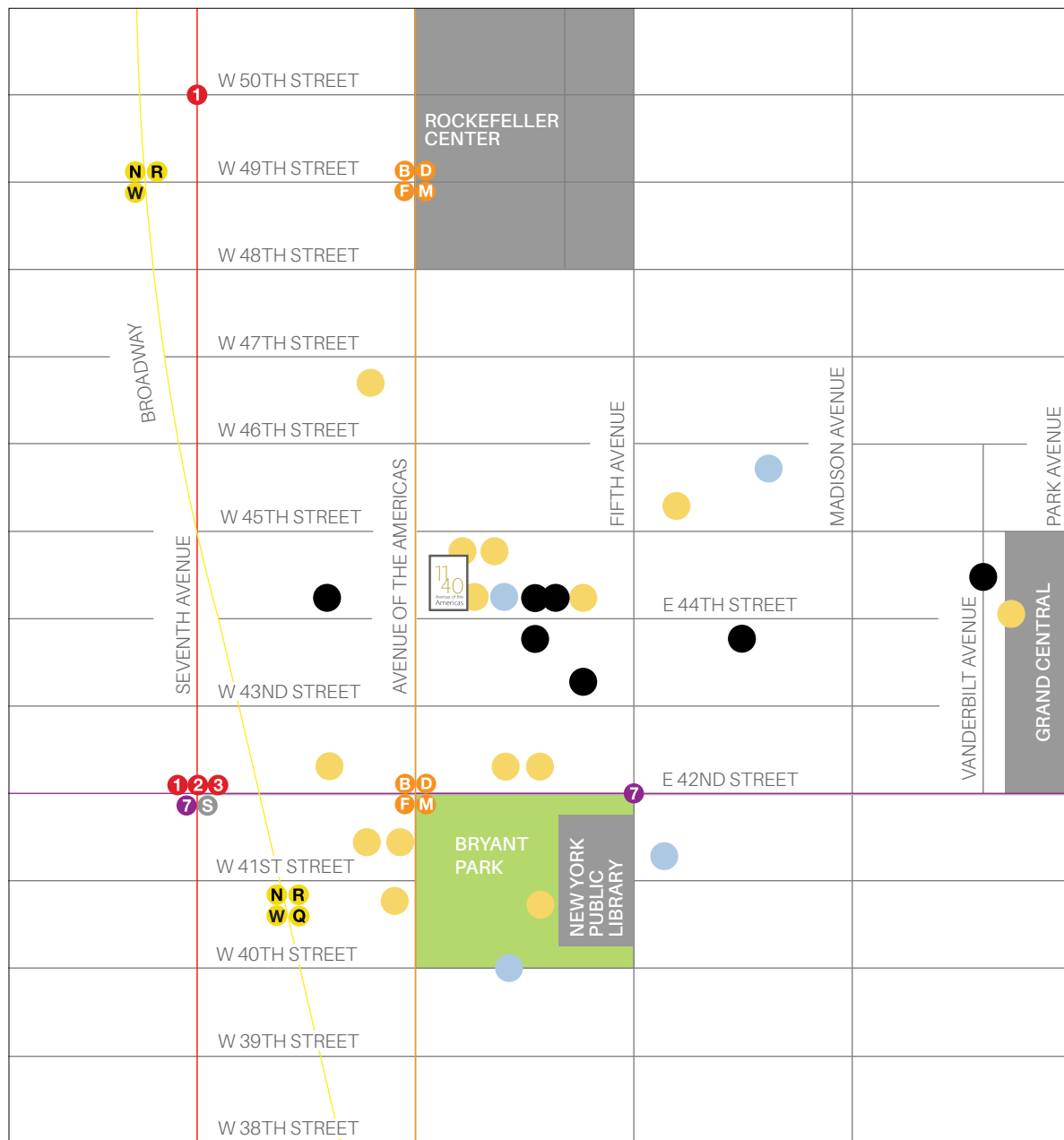


1140

Avenue of the Americas



Area Map



● RESTAURANTS/RETAIL

Bryant Park Grill
 Gabriel Kreuther
 STK
 Aureole
 Gaby Brasserie
 La Fonda Del Sol
 Kellari Taverna
 Morton's Steak House
 Satsuki – temporarily
 Whole Foods
 L'ADRESSE
 Butter
 Burger & Lobster
 Db Bistro Moderne
 La Colombe Coffee

● CLUBS

Harvard Club
 Princeton Club
 Hunt & Fish Club
 Cornell Club
 Yale Club
 Penn Club
 Yacht Club

● HOTELS

Bryant Park Hotel
 Sofitel
 Gotham Hotel
 Andaz Fifth Avenue

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