



1166

AVENUE OF THE AMERICAS

REINVENTING THE ART OF FIRST CLASS

THE FACTS...

Partial 12th Floor - Suites from 6,400 RSF - 13,800 RSF
Available Immediately

Brand new Gensler redesigned lobby

LIGHT AND VIEWS ON 4 SIDES

Centrally located to Grand Central, Penn Station and Port Authority

Convenient access to numerous subway and bus lines

Steps away from renowned Bryant Park's connection to social activity

Surrounded by world class restaurants, hotels and retail

Landscaped block-long outdoor plaza

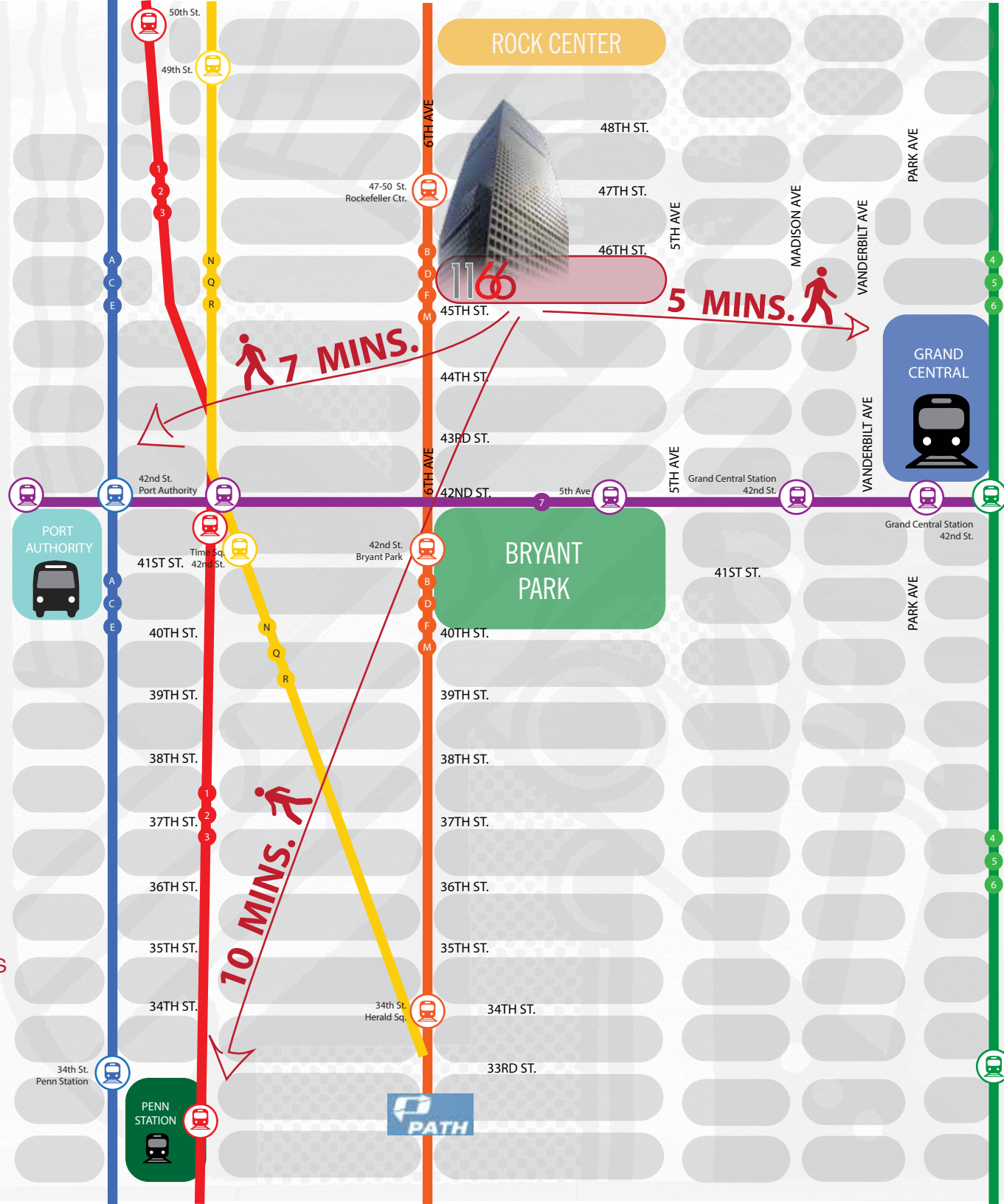
Strong long-term ownership

Brand new 12,000 SF conference center

TRANSPORTATION

TIMING IS EVERYTHING

- Centrally located to Grand Central, Penn Station and Port Authority
- Offers convenient access to numerous subways, bus lines and PATH



OUTDOOR OASIS

FEATURING TONY SMITH'S **THROWBACK** AND LANDSCAPED REDWOOD GROVE



THE JULIE AND EDWARD J. MINSKOFF COLLECTION

TOM OTTERNESS
Big Big Penny



CLAES OLDENBURG AND
COOSJE VAN BRUGGEN
Spitzhacke, Model



KAWS
Together

ROY LICHTENSTEIN
Modern Tapestry



ROY LICHTENSTEIN
Amerind Tapestry



HARMONY KORINE
Pro Stek Circle



NEW GENSLER REDESIGNED LOBBY

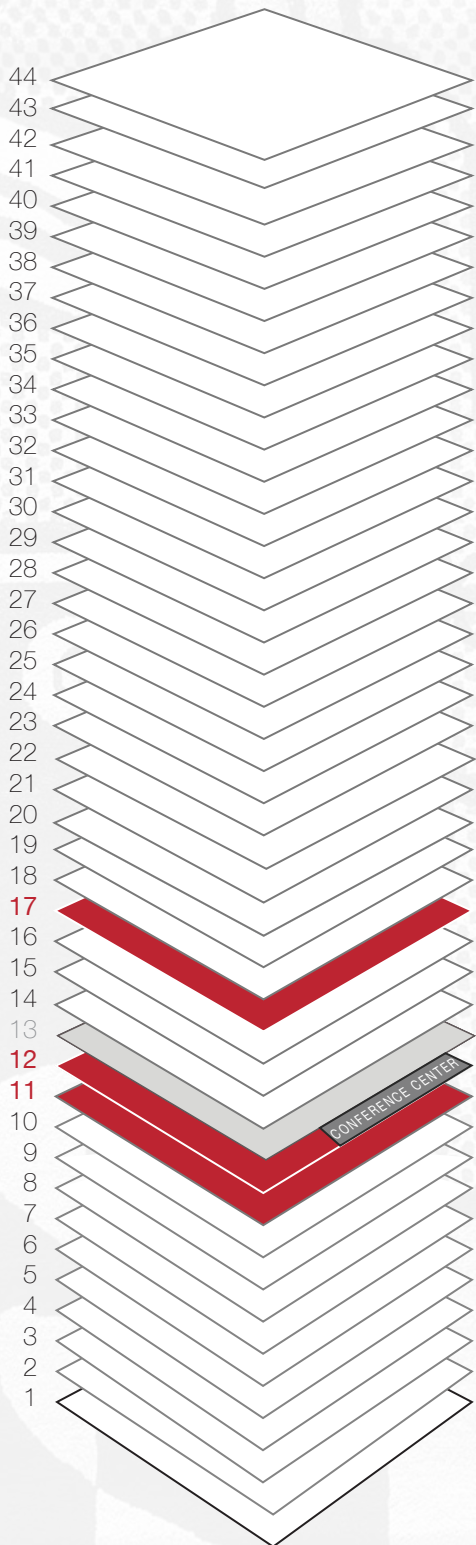
SHOWCASING **KAWS**' TOGETHER SCULPTURE AND ARTWORK FROM
ROY LICHTENSTEIN, CLAES OLDENBURG & COOSJE VAN BRUGGEN,
HARMONY KORINE AND TOM OTTERNESS



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AVENUE OF THE AMERICAS

AVAILABILITIES



12TH FLOOR CONFERENCE CENTER

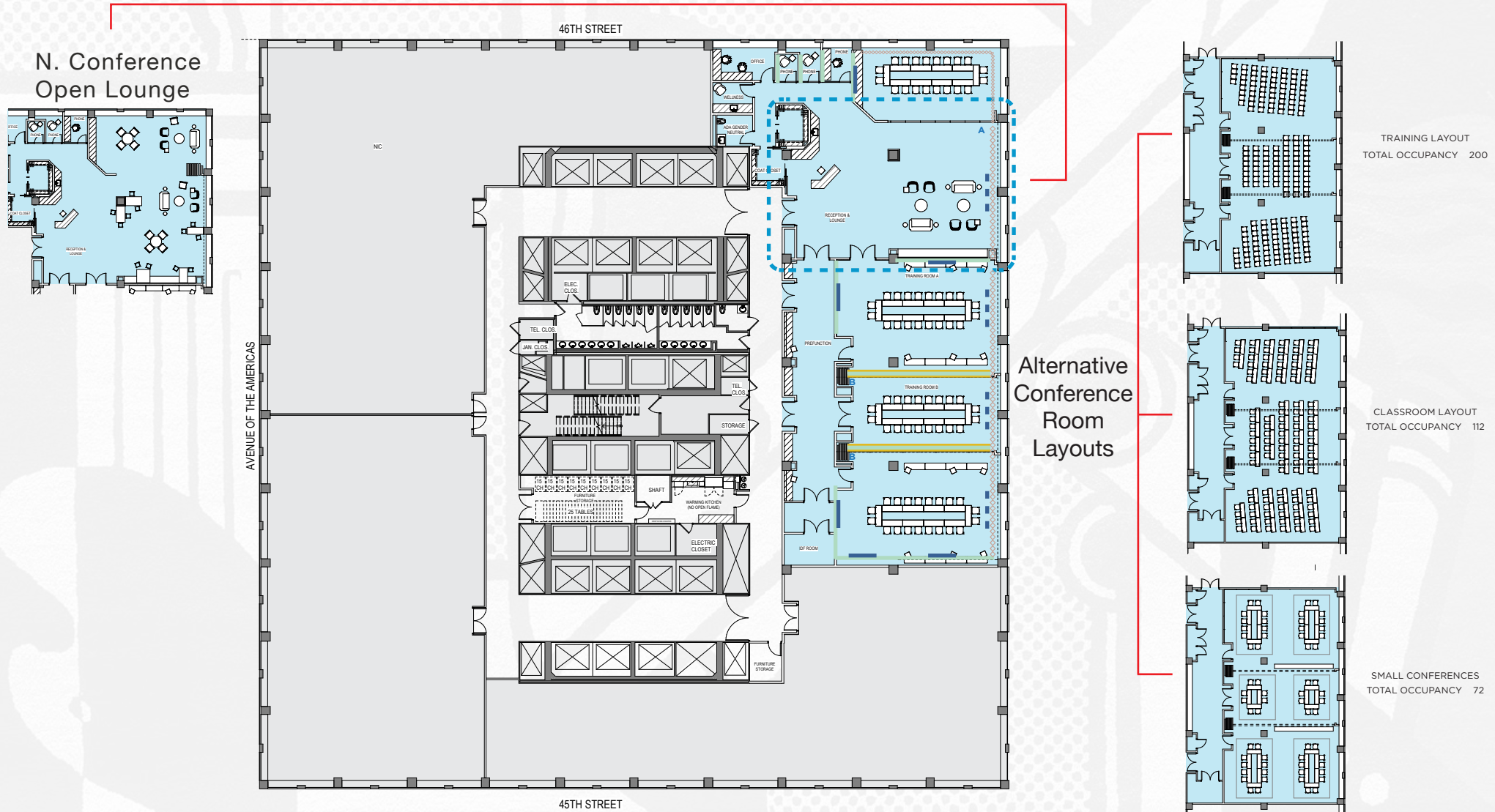
PARTIAL 12TH FLOOR - Units from 6,369 RSF to 13,858 RSF (15' SLAB HEIGHT)

OPTION A: 12,912 RSF | 13,792 RSF

OPTION B: 13,858 RSF | 6,477 RSF | 6,369 RSF

12,000 SF CONFERENCE CENTER WITH FLEXIBLE LAYOUT

- 200-PERSON TRAINING STYLE
 - 112-PERSON CLASSROOM
- LER, DEDICATED CONFERENCE ROOMS



*SUBJECT TO CHANGE

STATE-OF-THE ART CONFERENCE CENTER



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CORNER OFFICE RENDERING



OFFICE RENDERING

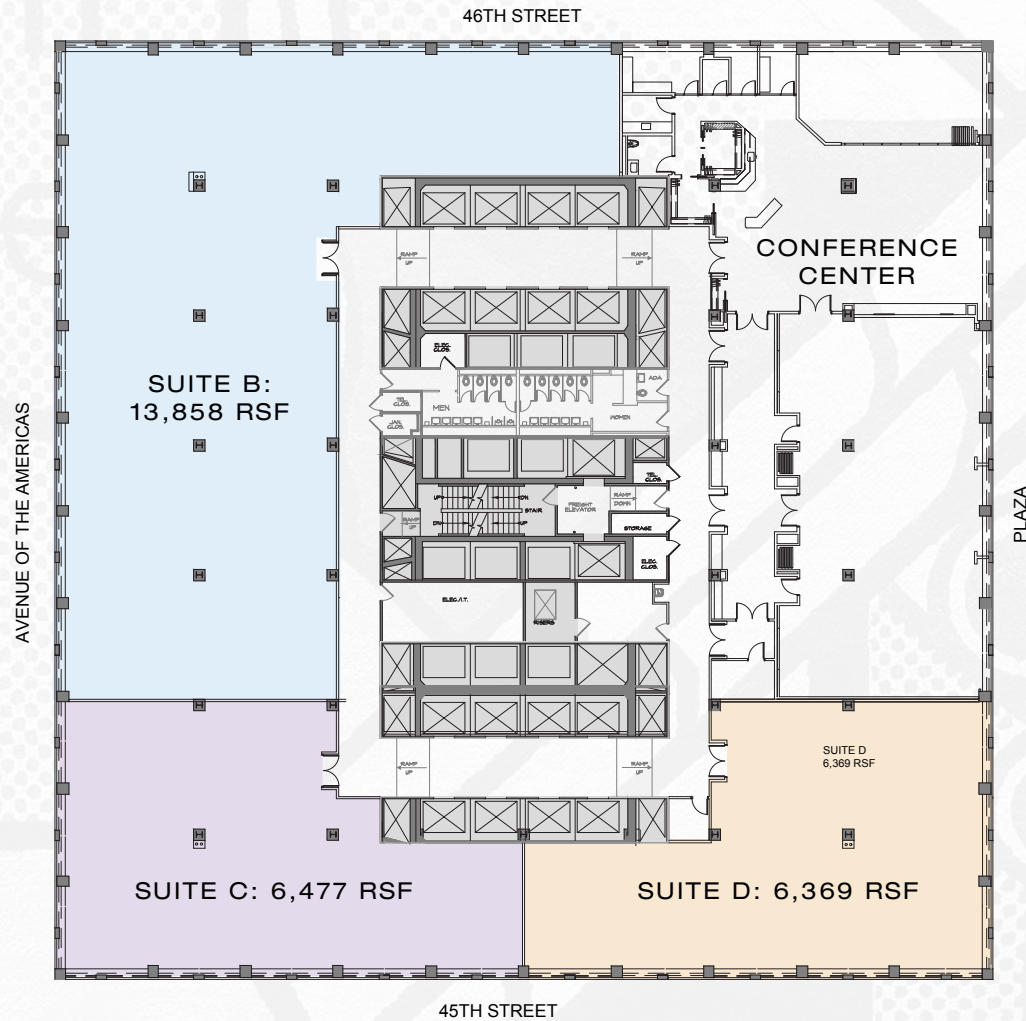


OPEN OFFICE RENDERING



PARTIAL 12TH FLOOR : 26,705 RSF OPTION B

SUITE B: 13,858 RSF | SUITE C: 6,477 RSF | SUITE D: 6,369 RSF



BUILDING FEATURES

- RENOVATED **HIGH-SPEED ELEVATORS** SERVING THE FLOORS WITH **DESTINATION DISPATCH** COMPLETED IN 2020
- BRAND NEW, **HIGH DENSITY RESTROOMS** WITH EXTRA FIXTURE COUNT AND **ALL TOUCHLESS FEATURES**
- **EXTENDED HVAC HOURS** - 8 AM – 7PM MONDAY - FRIDAY
- **WIRED CERTIFIED GOLD • BIKE STORAGE**



YOU'RE IN GOOD COMPANY

