

# 1133

Avenue of the Americas

ENTIRE FLOOR 28  
22,943 SF



EXECUTIVE OFFICE



CONFERENCE ROOM

## AVAILABILITY

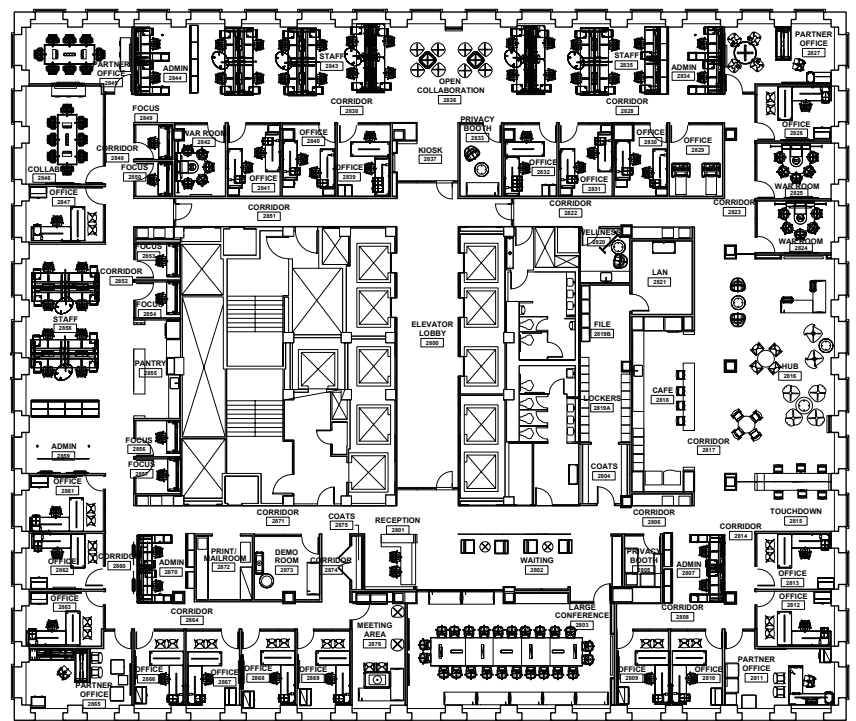
- Recently Built Space
- Efficient Blended Open/Office Layout
- Furniture Can Be Made Available
- Superb Midtown and Westside Views
- Available Immediately

## PROPERTY FEATURES

- Newly landscaped entry plaza
- Fully renovated travertine lobby accented by custom LED sculpture
- Upgraded infrastructure including high-efficiency boilers, LED lighting, and modernized elevators featuring destination dispatch controls
- Premier Bryant Park location moments from Grand Central, 16 subway lines, acclaimed restaurants, and the Theater District
- LEED Gold certification under LEED V4 Existing Building: Operations + Maintenance; one of the first two buildings in NYC to receive certification under the more stringent LEEDv4 rating system

## AS-BUILT PLAN

West 44<sup>th</sup> Street



West 43<sup>rd</sup> Street

Avenue of the Americas



## LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

1133Aoa.com