1133 Avenue of the Americas

ENTIRE FLOOR 32
22,915 SF

AVAILABILITY
• Full Floor, Build-to-Suit Opportunity
• Floor to Be Delivered Raw
• Superb Midtown and West Side Views
• November 2023 Possession

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

CORE & SHELL PLAN
West 44th Street

BUILDING LOBBY
OPEN WORK

LEASING CONTACTS
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Nora Caliban
212.789.6029
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212.789.6029  NCaliban@durst.org

Sq. Ft.: 22,915
Type: Office

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