

# 1133

Avenue of the Americas

## PARTIAL FLOOR 30

11,458 SF



BUILDING LOBBY



LANDSCAPED ENTRY PLAZA

### AVAILABILITY

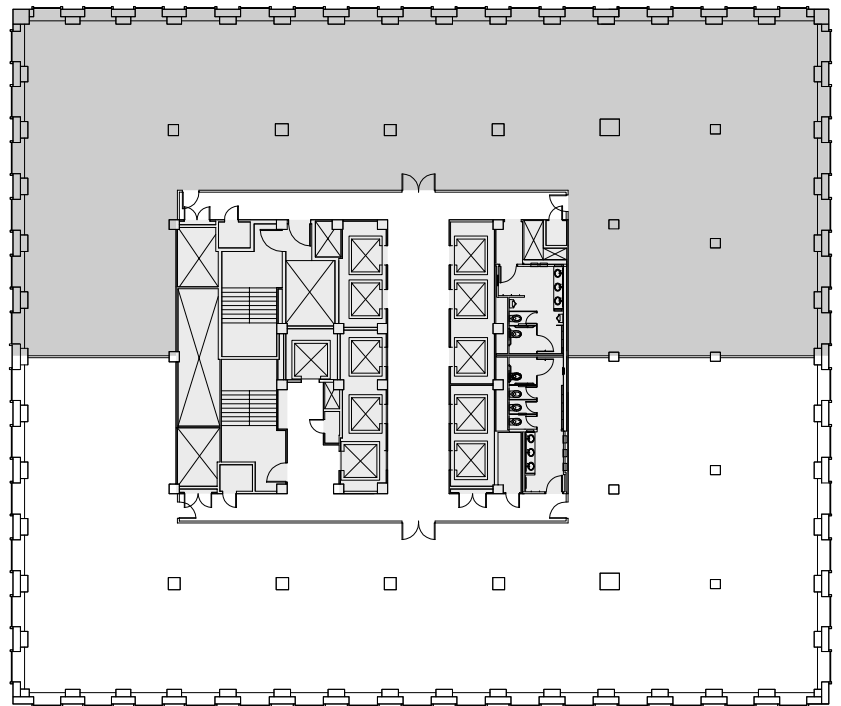
- Full Floor, Build-to-Suit Opportunity
- Floor to Be Delivered Raw
- Superb Midtown and West Side Views
- Arranged Availability

### 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 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

**Bailey Caliban**  
212.257.6535  
BCaliban@durst.org

1133AoA.com