

1133

Avenue of the Americas

PARTIAL FLOOR 6

3,273 SF
SUITE 640



BUILDING LOBBY



LANDSCAPED ENTRY PLAZA

AVAILABILITY

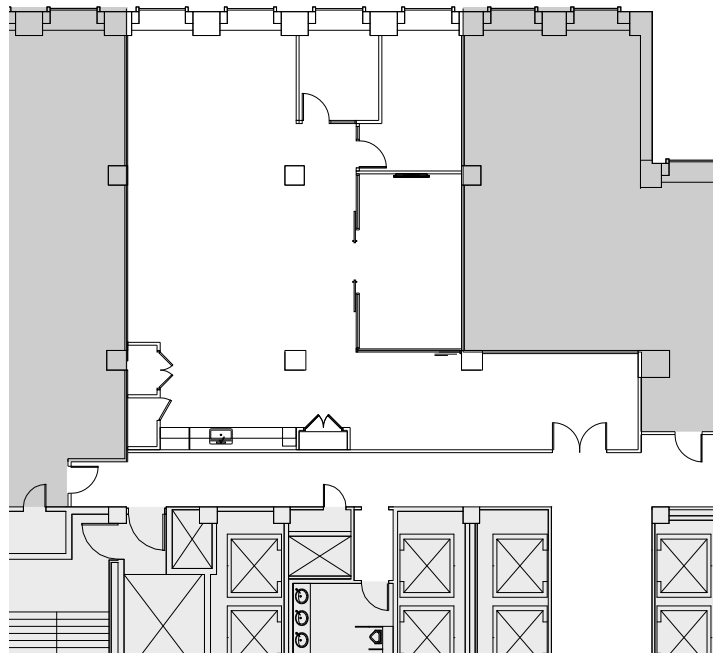
- Built Space
- Available March 2026

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 44th Street



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