

1133

Avenue of the Americas

ENTIRE FLOOR 42

23,456 SF



OPEN PANTRY



PRIVATE OFFICES

AVAILABILITY

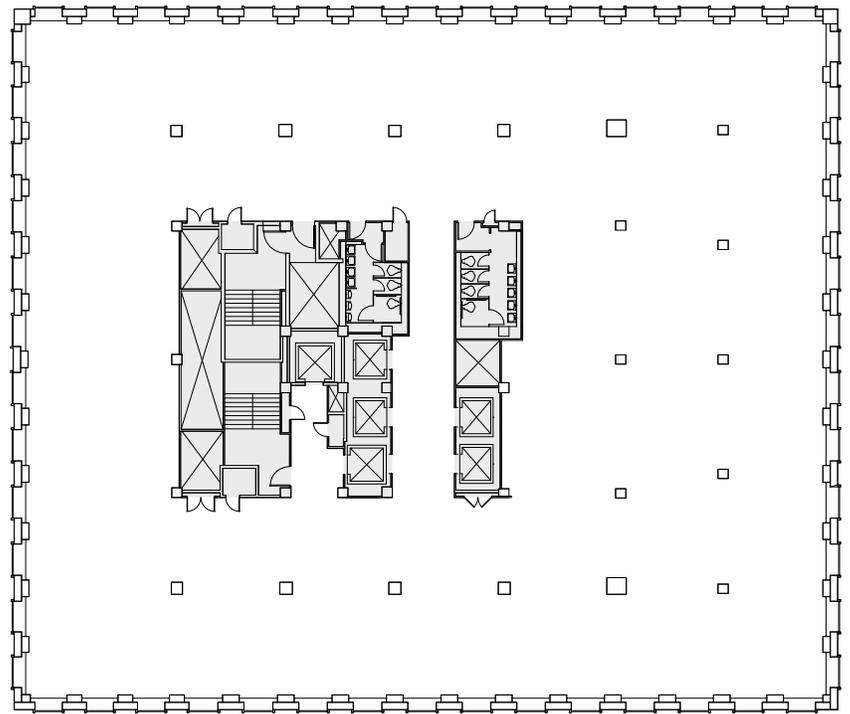
- Full Floor Opportunity
- Space to be Delivered Raw
- Superb Midtown and West Side Views
- 116k Contiguous Block Available
- Available March 2027

PROPERTY FEATURES

- Newly landscaped entry plaza
- Fully renovated travertine lobby accented by custom LED sculpture
- Upgraded infrastructure including high-efficiency boilers, LED building lighting, and modernized elevators featuring destination dispatch controls
- Premier Bryant Park location moments from Grand Central, 16 subway lines, acclaimed restaurants, and numerous hotels
- 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



West 43rd 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