**AVAILABILITIES**

<table>
<thead>
<tr>
<th>Availability</th>
<th>Size</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partial Floor 45</td>
<td>11,090 SF</td>
<td>Exceptional Midtown and West Side Views. Must Be Leased With 43 &amp; 44.</td>
</tr>
<tr>
<td>Entire Floor 44</td>
<td>23,452 SF</td>
<td>Exceptional Midtown and West Side Views. Must Be Leased With 43 &amp; 45.</td>
</tr>
<tr>
<td>Entire Floor 43</td>
<td>23,456 SF</td>
<td>Exceptional Midtown and West Side Views. Must Be Leased With 44 &amp; 45.</td>
</tr>
<tr>
<td>Entire Floor 41</td>
<td>23,456 SF</td>
<td>Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Superb Midtown and West Side Views.</td>
</tr>
<tr>
<td>Entire Floor 38</td>
<td>22,858 SF</td>
<td>Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Superb Midtown and West Side Views.</td>
</tr>
<tr>
<td>Partial Floor 36</td>
<td>5,976 SF</td>
<td>Prebuilt Pending. Corner Unit. Excellent Views and Natural Light.</td>
</tr>
<tr>
<td>Entire Floor 35</td>
<td>22,915 SF</td>
<td>Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Potential for Contiguous 45,800 SF if Leased With Floor 34.</td>
</tr>
<tr>
<td>Entire Floor 34</td>
<td>22,915 SF</td>
<td>Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw.</td>
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<tr>
<td></td>
<td></td>
<td>Potential for Contiguous 45,800 SF if Leased With Floor 35.</td>
</tr>
<tr>
<td>Entire Floor 32</td>
<td>22,915 SF</td>
<td>Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Superb Midtown and West Side Views.</td>
</tr>
<tr>
<td>Partial Floor 30</td>
<td>11,458 SF</td>
<td>Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw.</td>
</tr>
<tr>
<td>Entire Floor 28</td>
<td>22,943 SF</td>
<td>Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Superb Midtown and West Side Views.</td>
</tr>
<tr>
<td>Partial Floor 27</td>
<td>5,263 SF</td>
<td>Built Spaces. Office and Office/Open Work Layouts.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Midtown and West Side Views.</td>
</tr>
<tr>
<td>Partial Floor 27 DurstReady</td>
<td>4,188 SF</td>
<td>Premium Move-in Ready Office Space.</td>
</tr>
<tr>
<td>Entire Floor 12</td>
<td>8,893 SF</td>
<td>Modern Build Out. Exceptional Light and Midtown Views.</td>
</tr>
<tr>
<td>Entire Floor 11</td>
<td>21,515 SF</td>
<td>Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw.</td>
</tr>
</tbody>
</table>

**PROPERTY OVERVIEW**

1133 Avenue of the Americas stands as a pillar of strength and substance among the skyscrapers of Manhattan, superbly grounded where Bryant Park meets the new center of Midtown. With a jewel box lobby and distinctive vertical exterior rising to open, light-filled floors, the building’s timeless modernism continues beckon global talent. At its peak heights, the penthouse boasts nearly 360° degree views and elicits an instantly magnetic connection to NYC’s Skyline.

**MAJOR TENANTS**

Bank of America; Chubb; ING Financial Holdings; Patterson, Belknap Webb & Tyler; Steinway & Sons; Take 2 Interactive; The National Basketball Players Association (NBPA).
OVERVIEW

BUILDING OWNER & MANAGER
The Durst Organization

LEASING CONTACTS
Rocco Romeo
RRomeo@durst.org, 212.257.6630

Nora Caliban
NCaliban@durst.org, 212.789.6029

YEAR COMPLETED
1970

CAPITAL IMPROVEMENTS
In 2016, a $40 million capital improvement program completed renovations to the soaring travertine lobby, which include: a new security desk, a striking LED sculpture by Leo Villareal, destination dispatch elevator controls and new elevator cab interiors. Other features of the property include over 5,000 square feet of green roofs and exclusive landscaped terraces for tenants to enjoy.

ARCHITECT
Emory Roth & Sons

LOCATION
1133 Avenue of the Americas between 43rd and 44th Streets

PROXIMITY TO MASS TRANSIT
Times Square / Port Authority: 1, 2, 3, A, C, E, N, Q, R, W, 7, and S subways Bryant Park: B, D, F and M subways Grand Central: 4, 5, 6, 7, and S subways, as well as Metro North Access to M5, M7, M42, and M55 buses

BUILDING HEIGHT
539’

STORIES
45

SLAB TO SLAB HEIGHT
12’ to 21’

FLOOR PLATES
Low: 32,000 - 35,000 SF
High: 22,000 - 24,000 SF

STANDARD HOURS OF OPERATION
The on-site Property Management Office is open 8:30 AM to 5:30 PM, Monday through Friday. Building hours are from 8:00 AM to 6:00 PM.

DELIVERIES/LOADING DOCK
The loading dock is located at 111 West 43rd Street. Deliveries requiring freight elevator service can be made Monday through Friday during regular freight hours (8:00 AM to 5:00 PM, excluding holidays). The loading dock bays measure 11’4” high and 12’4” high.

ELEVATORS
20 passenger elevators with destination dispatch and modernized cabs Two freight elevators: 70”d x 84”w x 120”h and 79”d x 70” w x 112”h

SUSTAINABILITY
• LEED Gold certification under LEED v4 Operations + Maintenance: Existing Buildings; one of the first two buildings in NYC to receive certification under the more stringent LEEDv4 rating system
• EPA Water Sense-labeled new plumbing fixtures to promote high-performance and water efficiency
• Tenant recycling program and organics collection program for composting
• Use of green cleaning products, equipment and strategies to promote a healthier work environment
• Renewable wind power is purchased to offset 100% of the building’s electricity use
• Green roofs and exclusive outdoor terraces for tenants to enjoy

POWER AND UTILITIES

HEATING, VENTILATION AND AIR CONDITIONING
Heating is provided by boiler systems. The air conditioning system is a high-velocity induction unit system serving the perimeter of the building and a medium velocity variable air-volume system serving the interior areas.

ELECTRICAL SYSTEM
Con Edison delivers electrical power to the building via a second contingent, 277/480V, spot network located in the sidewalk vault. The service is made up of the four 3,200-amp service take-offs, which feed the building’s service switchgear. Power is the distributed via pipe and wire risers throughout the building.

The building’s electrical distribution system is continuously maintained in accordance with national testing standards and applicable codes to provide the highest level of reliability. It is equipped with a sophisticated, web-enabled electrical metering system, which is used for tenant billing as well as allowing our in-house experts to monitor system performance in real-time. Our in-house electrical engineers analyze new tenant designs and requirements to ensure that sufficient electrical distribution is provided in accordance with the lease terms and building rules and regulations.

TELECOMMUNICATIONS
The Durst Organization offers its tenants a wide range of telecommunication providers. Service providers currently available at 1133 Avenue of the Americas:
• Wireless: AT&T and Verizon Wireless
• Telephone: Verizon
• Internet: Cogent Communication, Crown Castle, Astound Broadband Powered by RCN, and Spectrum
• Television: RCN and Spectrum
1133 Avenue of the Americas

CORE & SHELL PLAN
FLOOR 45

West 44th Street

West 43rd Street

11,090 SF

LEASING CONTACTS
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RRomeo@durst.org

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NCaliban@durst.org

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New York, NY 10036
212.257.6600

1133AoA.com
1133 Avenue of the Americas

CORE & SHELL PLAN
FLOOR 44

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212.257.6600

Leasing Group:
Thomas Bow
212.257.6610  TBow@durst.org

Primary Property Contact:
Rocco Romeo
212.257.6630
RRomeo@durst.org

23,452 SF

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1133AoA.com
23,456 SF

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1133 Avenue of the Americas

CORE & SHELL PLAN
FLOOR 43

West 44th Street

West 43rd Street

1133 Avenue of the Americas

The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600

Leasing Group:
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Nora Caliban 212.789.6029 NCaliban@durst.org
1133 Avenue of the Americas

CORE & SHELL PLAN
FLOOR 38

22,858 SF

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NCaliban@durst.org

West 44th Street
West 43rd Street
AS-BUILT PLAN
PARTIAL FLOOR 36

5,976 SF

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NCaliban@durst.org

1133AoA.com
1133 Avenue of the Americas

CORE & SHELL PLAN
FLOOR 35

West 44th Street

West 43rd Street

22,915 SF

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NCaliban@durst.org

The Durst Organization
One Bryant Park
New York, NY 10036
212.257.6600
1133 Avenue of the Americas

CORE & SHELL PLAN
FLOOR 34

West 44th Street

West 43rd Street

22,915 SF
22,915 SF
1133 Avenue of the Americas

CORE & SHELL PLAN
FLOOR 30

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Nora Caliban
212.789.6029
NCaliban@durst.org

1133 Ave A

West 44th Street

West 43rd Street

11,458 SF

Type: Office
AS-BUILT PLAN
PARTIAL FLOOR 27

5,263 SF
1133 AVENUE OF THE AMERICAS
PARTIAL FLOOR 27 | 4,188 SF

PROPERTY IMAGES

AVAILABILITY
• Available Q1 2024

FEATURES
• Premium Move-In Ready Office Space
• Blended Open and Private Office Layout
• Fully Furnished and Wired
• Sit/Stand Desks
• LED Lighting

PLAN DETAILS
WORKSPACE
Workstations 12
Private Offices 4
Reception 1
TOTAL 17

COLLABORATION SPACE
Conference Rooms 1

PLANNED SUPPORT
Pantry 1
IDF Room 1

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LAUREN FERRENTINO
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L.Ferrentino@durst.org

DURSTREADY.COM
21,515 SF