

1133

Avenue of the Americas

AVAILABILITIES

Partial Floor 45	11,090 SF
<i>Exceptional Midtown and West Side Views. Must Be Leased With 43 & 44.</i>	
Entire Floor 44	23,452 SF
<i>Exceptional Midtown and West Side Views. Must Be Leased With 43 & 45.</i>	
Entire Floor 43	23,456 SF
<i>Exceptional Midtown and West Side Views. Must Be Leased With 44 & 45.</i>	
Entire Floor 41	23,456 SF
<i>Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw. Superb Midtown and West Side Views.</i>	
Entire Floor 38	22,858 SF
<i>Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw. Superb Midtown and West Side Views.</i>	
Entire Floor 35	22,915 SF
<i>Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw. Potential for Contiguous 45,800 SF if Leased With Floor 34. Arranged Availability.</i>	
Entire Floor 34	22,915 SF
<i>Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw. Potential for Contiguous 45,800 SF if Leased With Floor 35.</i>	
Entire Floor 32	22,915 SF
<i>Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw. Superb Midtown and West Side Views.</i>	
Partial Floor 30	11,458 SF
<i>Build-to-Suit Opportunity. Floor to Be Delivered Raw. Superb Midtown and West Side Views. Arranged Availability.</i>	
Entire Floor 28	22,943 SF
<i>Built Space. Efficient Blended Open/Office Layout. Furniture Can Be Made Available. Superb Midtown and West Side Views.</i>	
Partial Floor 27	5,263 SF
Suite 2720	<i>Premium Prebuilt With Office/Open Work Layouts. Midtown and West Side Views.</i>
Partial Floor 27	4,625 SF
Suite 2710	<i>Prebuilt Pending. Office/Open Work Layouts. Midtown and West Side Views.</i>
Partial Floor 27 DurstReady	4,188 SF
<i>Premium Move-In Ready Office Space. Dynamic View Glass. Boutique Floorplate. Available Immediately.</i>	
Entire Floor 14	8,906 SF
<i>Modern Build Out. Efficient Blended Floorplan. Exceptional Light and Midtown Views. Available June 2024.</i>	
Entire Floor 11	21,515 SF
<i>Full Floor Presence. Built Space. Arranged Availability.</i>	
Partial Floor 6	11,700 SF
<i>Built Space. Immediate Possession.</i>	

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).



LEASING CONTACTS

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Avenue of the Americas

PROPERTY FACT SHEET

OVERVIEW

BUILDING OWNER & MANAGER

The Durst Organization

LEASING CONTACTS

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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 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



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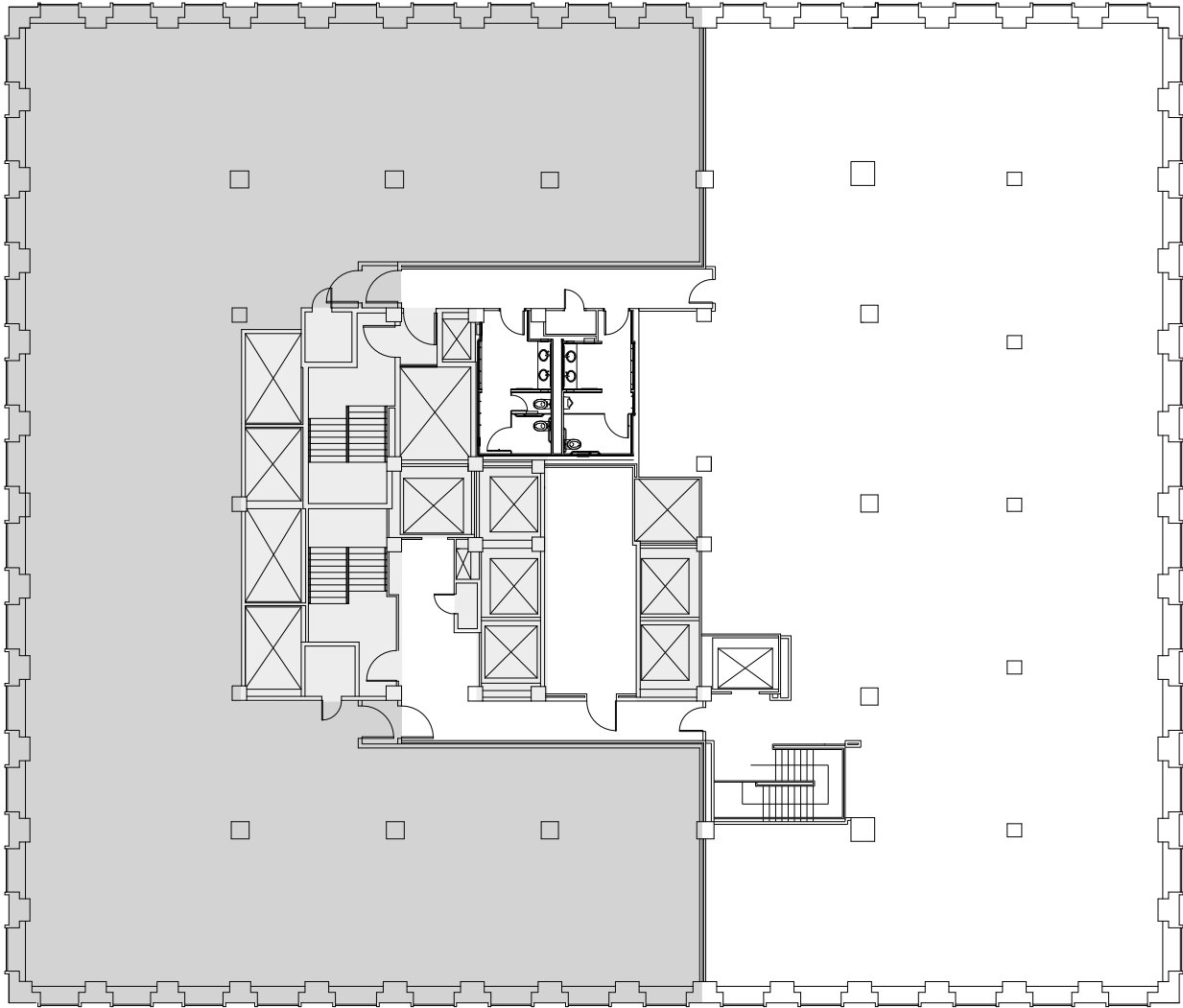
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1133

Avenue of the Americas

CORE & SHELL PLAN PARTIAL FLOOR 45

West 44th Street



Avenue of the Americas

West 43rd Street

11,090 SF



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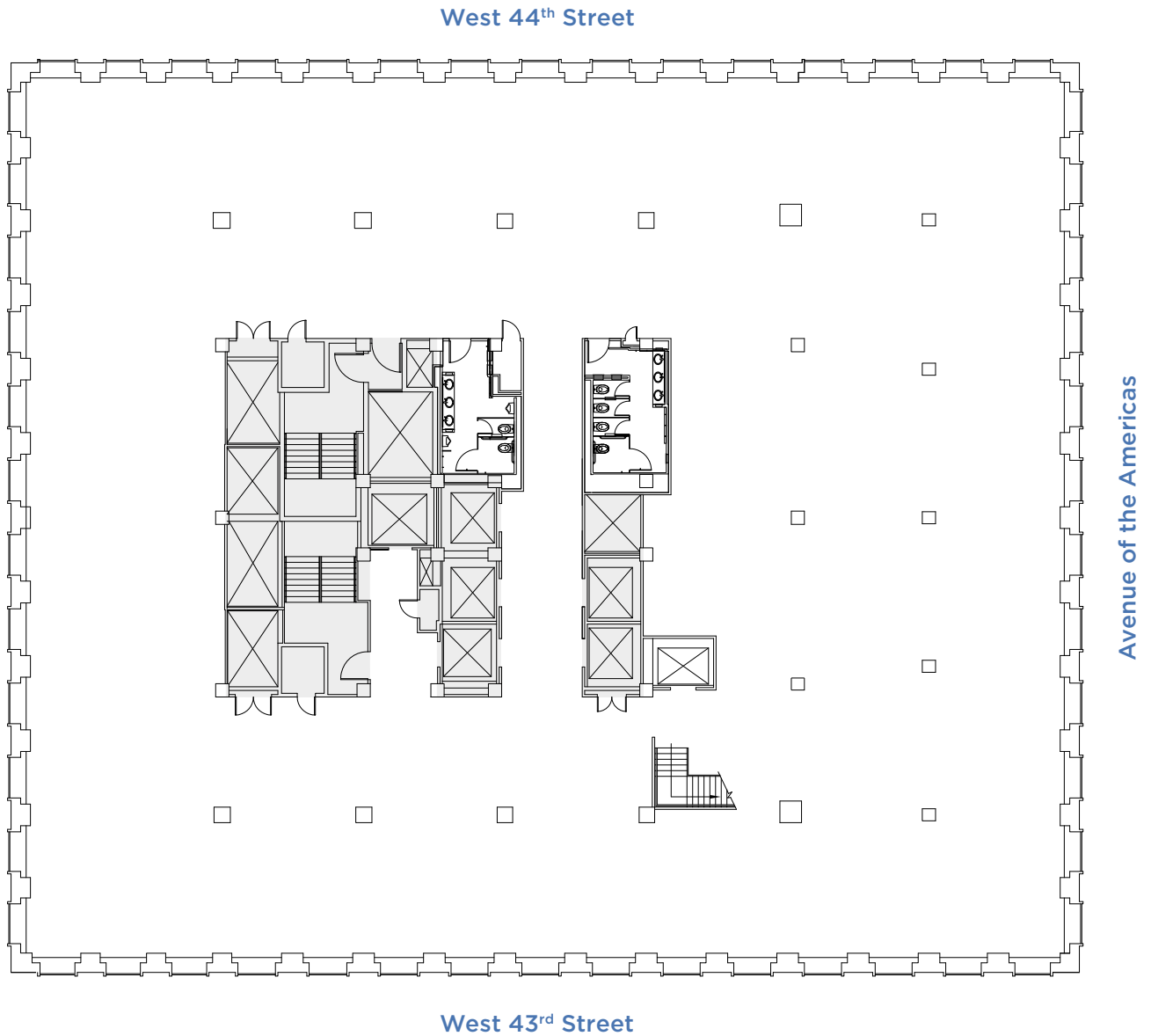
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Avenue of the Americas

CORE & SHELL PLAN ENTIRE FLOOR 44



23,452 SF



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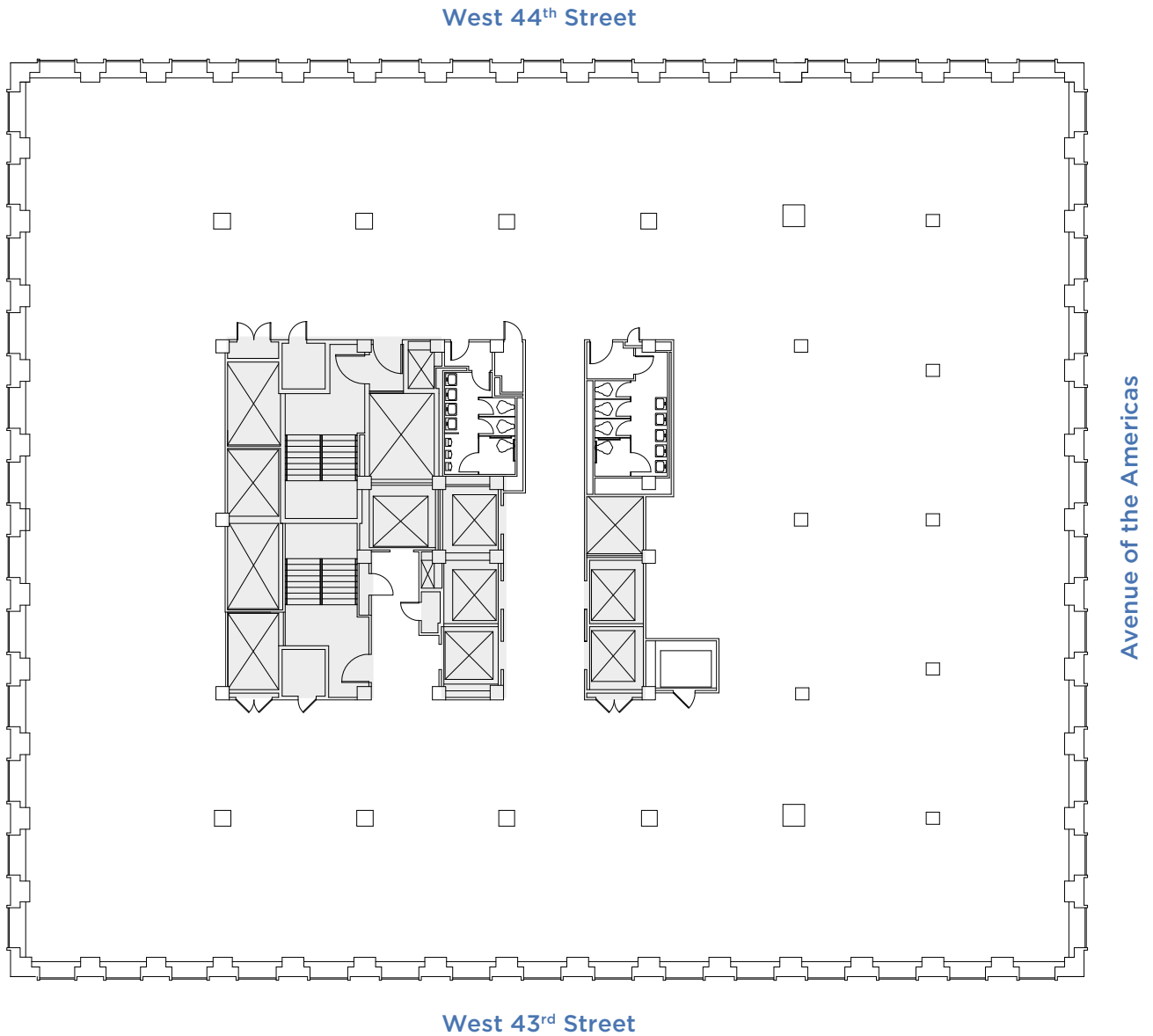
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CORE & SHELL PLAN ENTIRE FLOOR 43



23,456 SF



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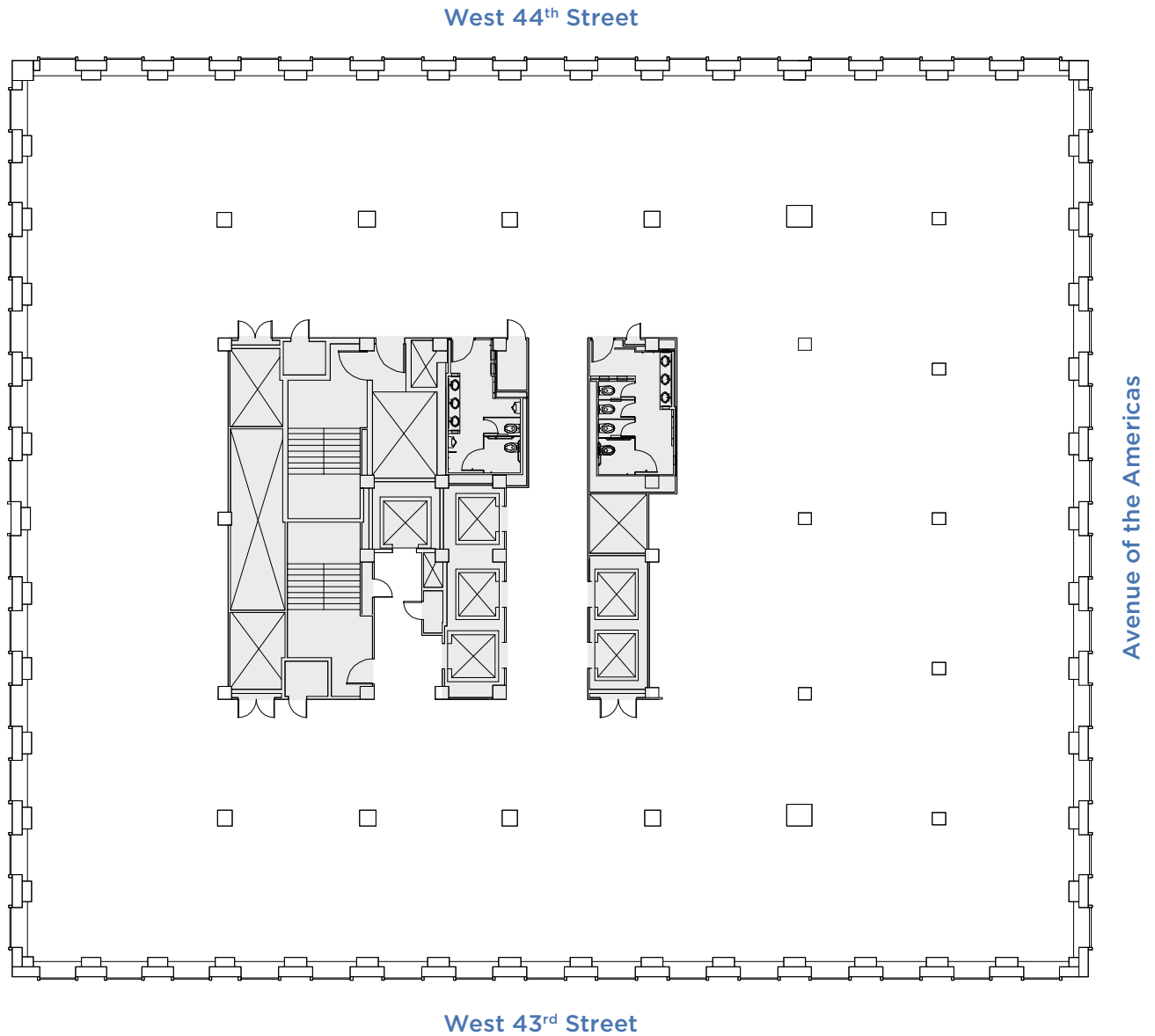
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CORE & SHELL PLAN ENTIRE FLOOR 41



23,456 SF



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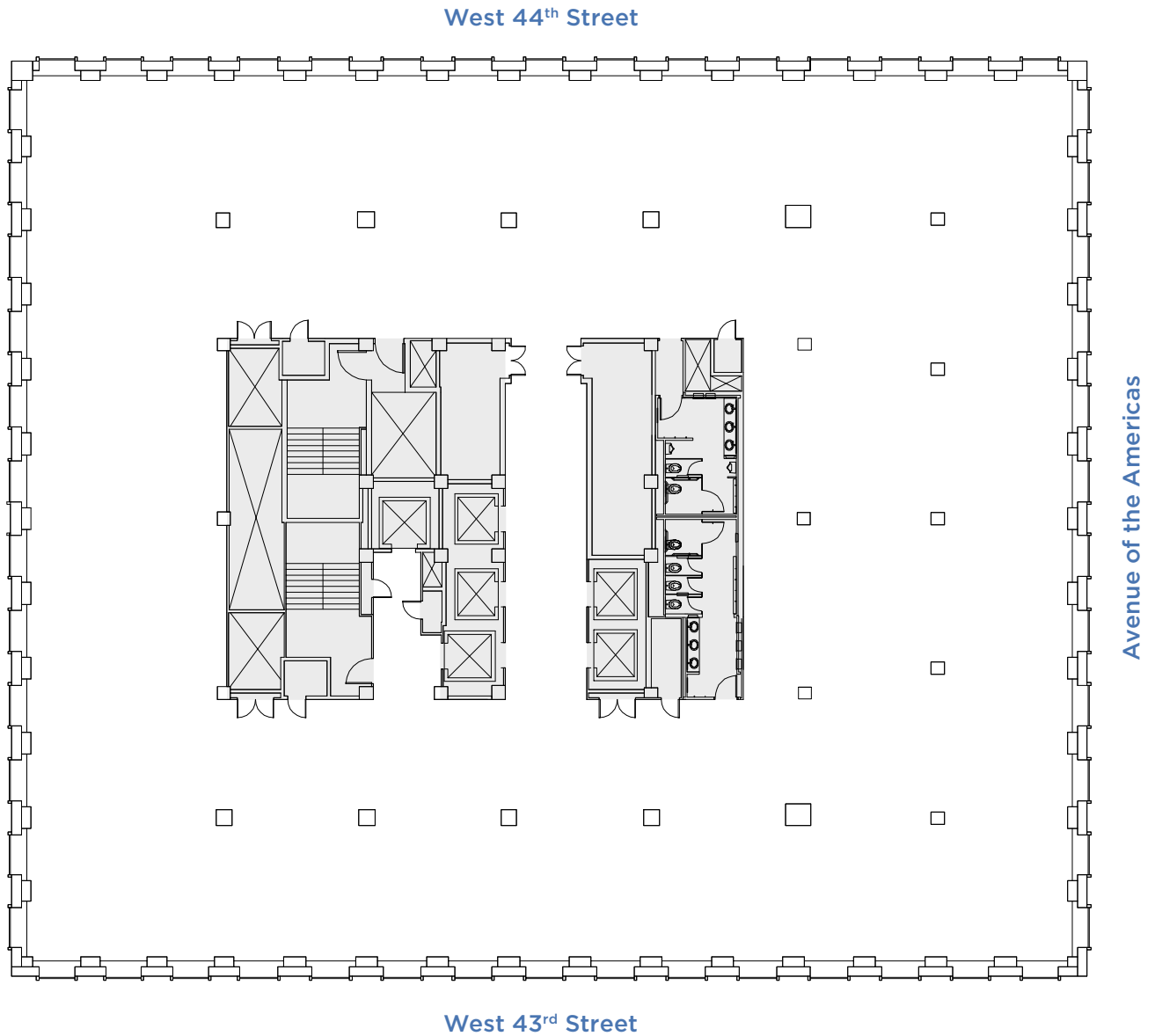
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CORE & SHELL PLAN ENTIRE FLOOR 38



22,858 SF



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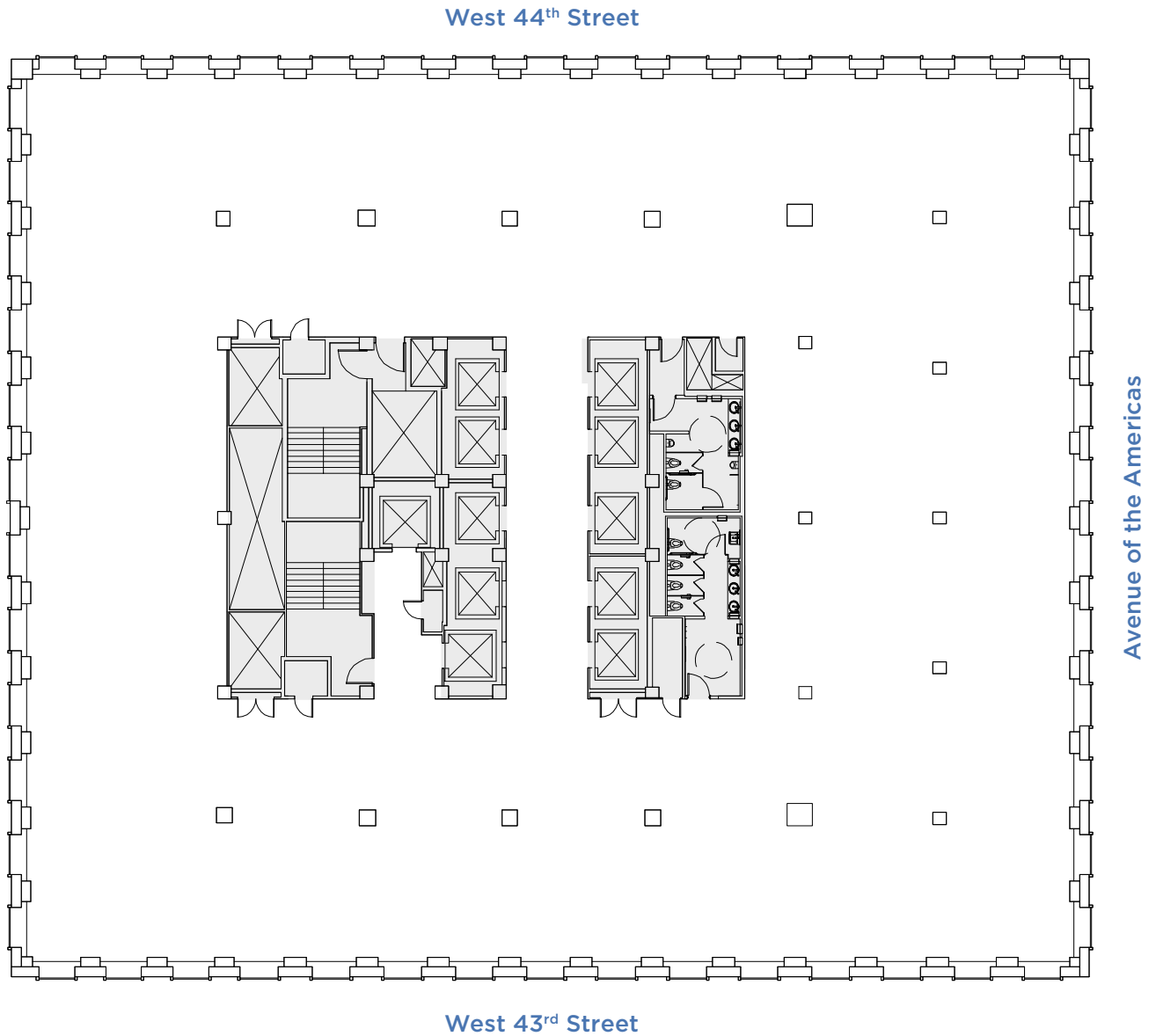
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Avenue of the Americas

CORE & SHELL PLAN ENTIRE FLOOR 35



22,915 SF



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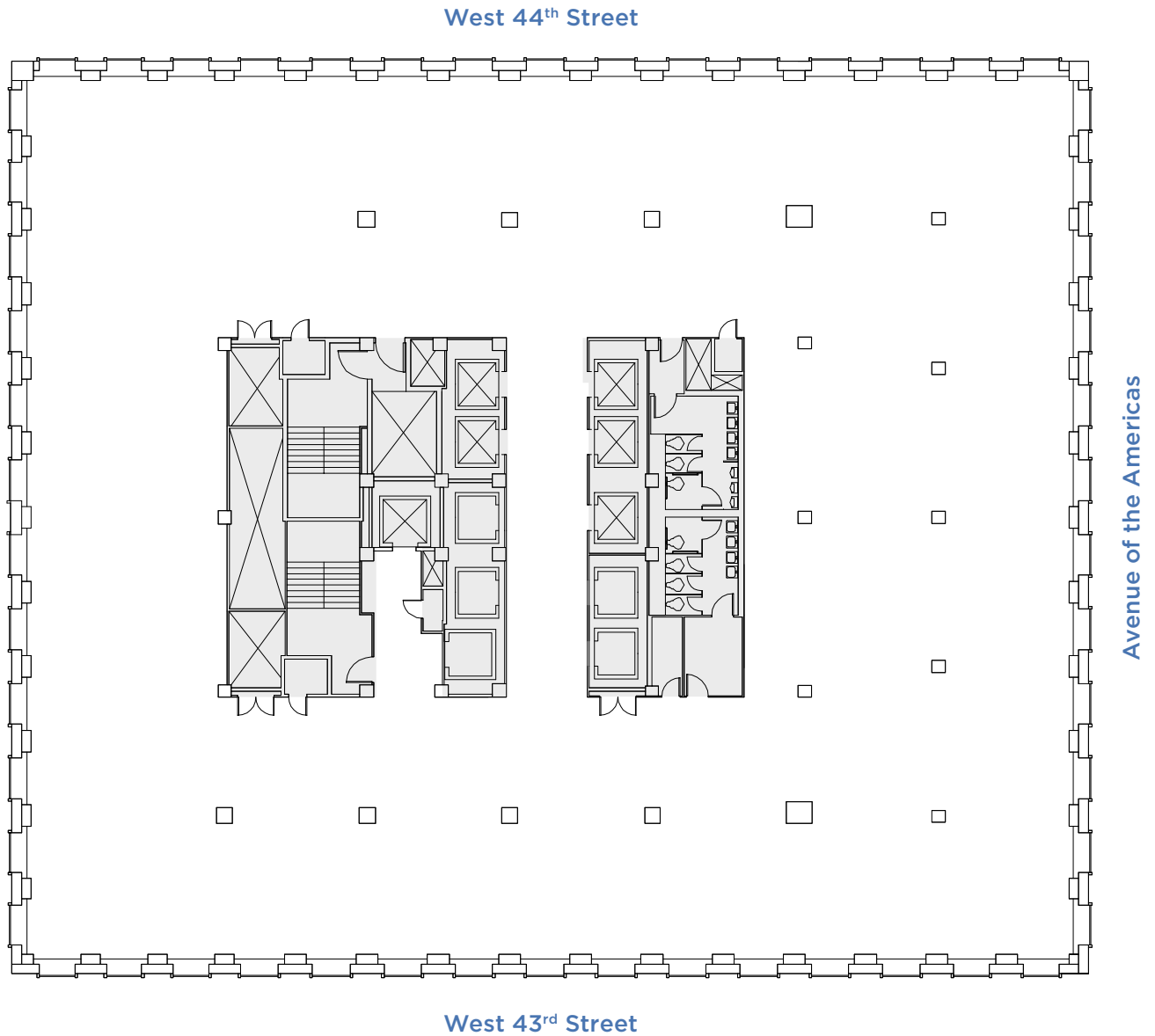
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CORE & SHELL PLAN ENTIRE FLOOR 34



22,915 SF



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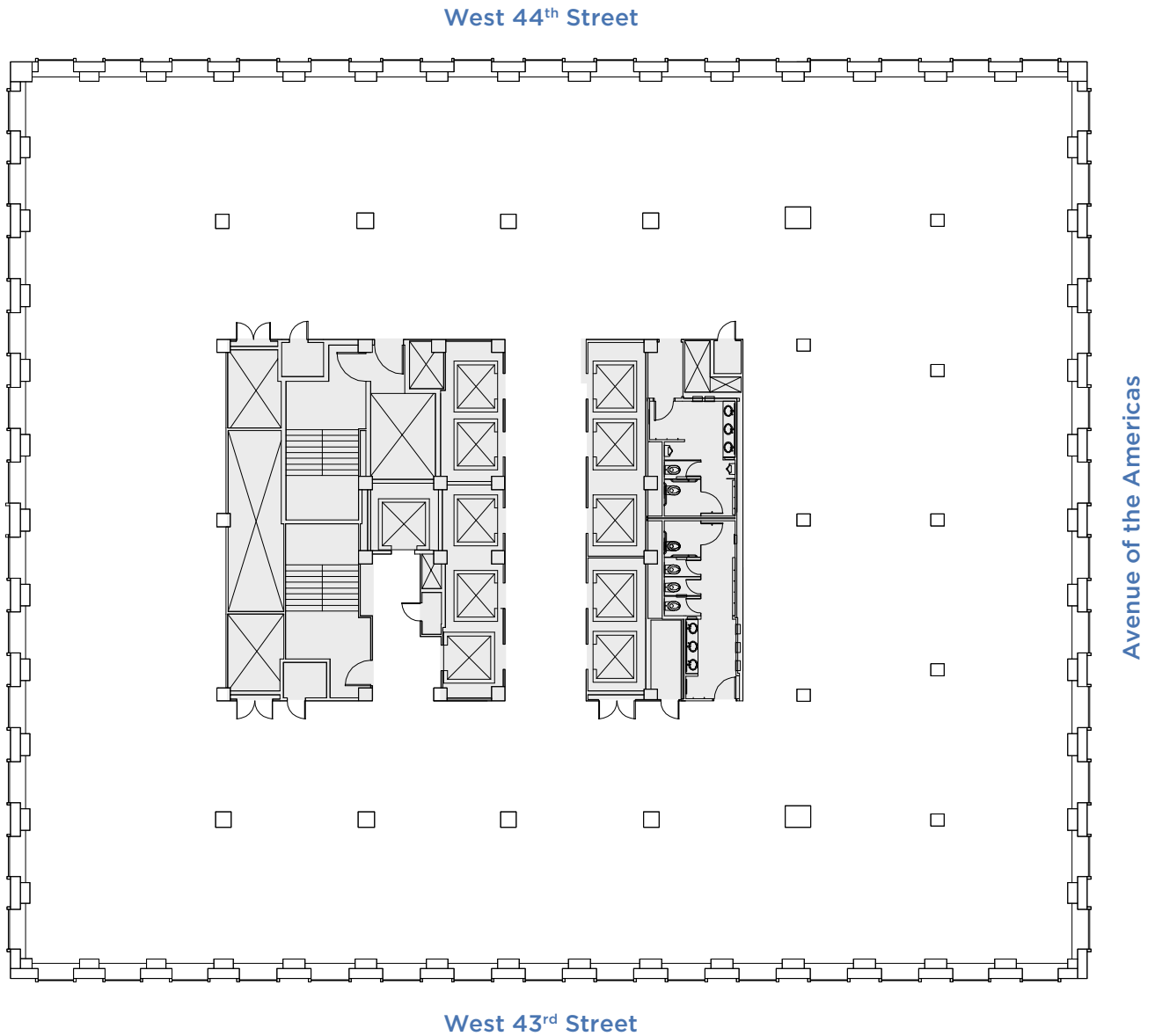
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Avenue of the Americas

CORE & SHELL PLAN ENTIRE FLOOR 32



22,915 SF



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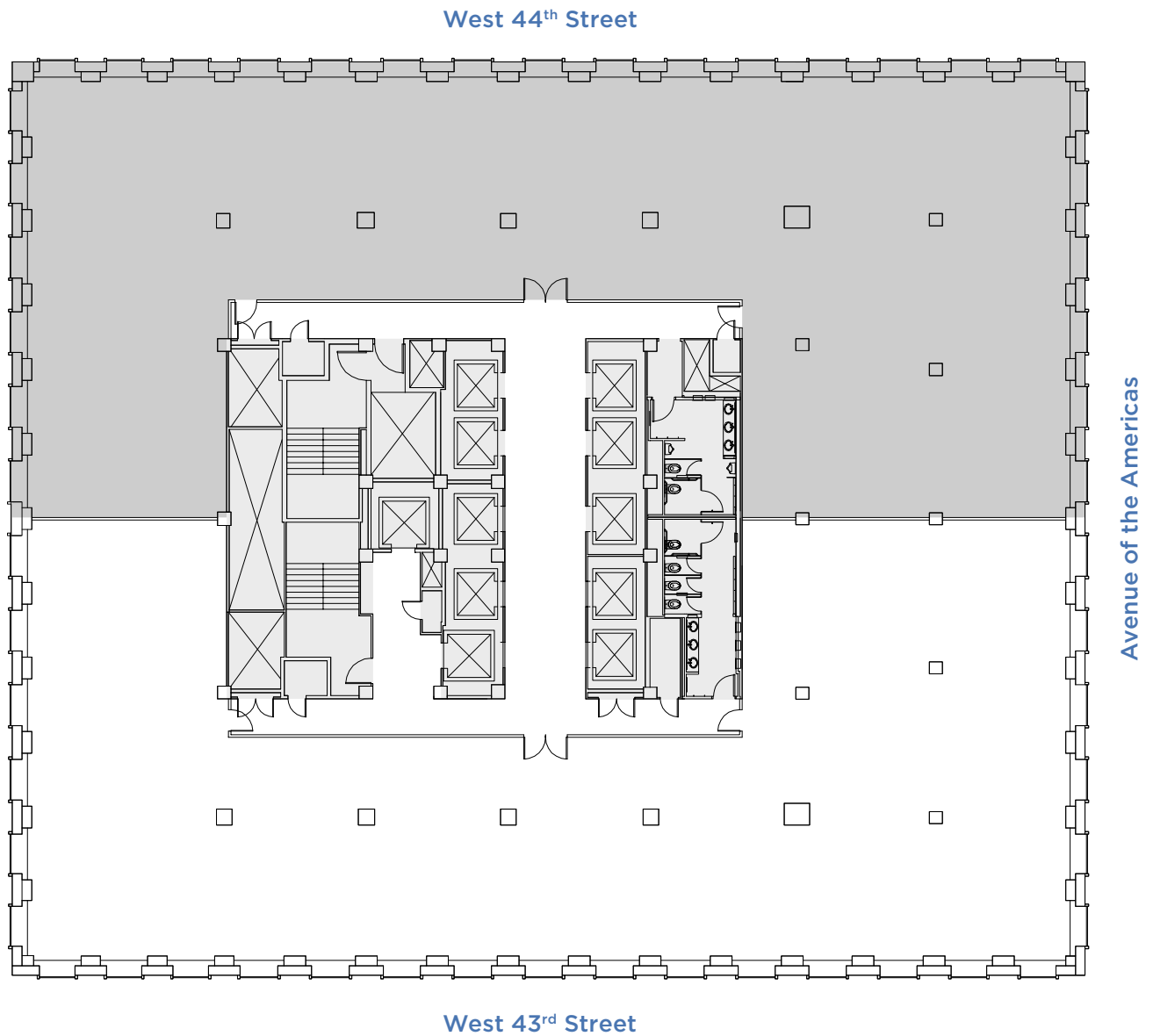
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Avenue of the Americas

CORE & SHELL PLAN PARTIAL FLOOR 30



11,458 SF



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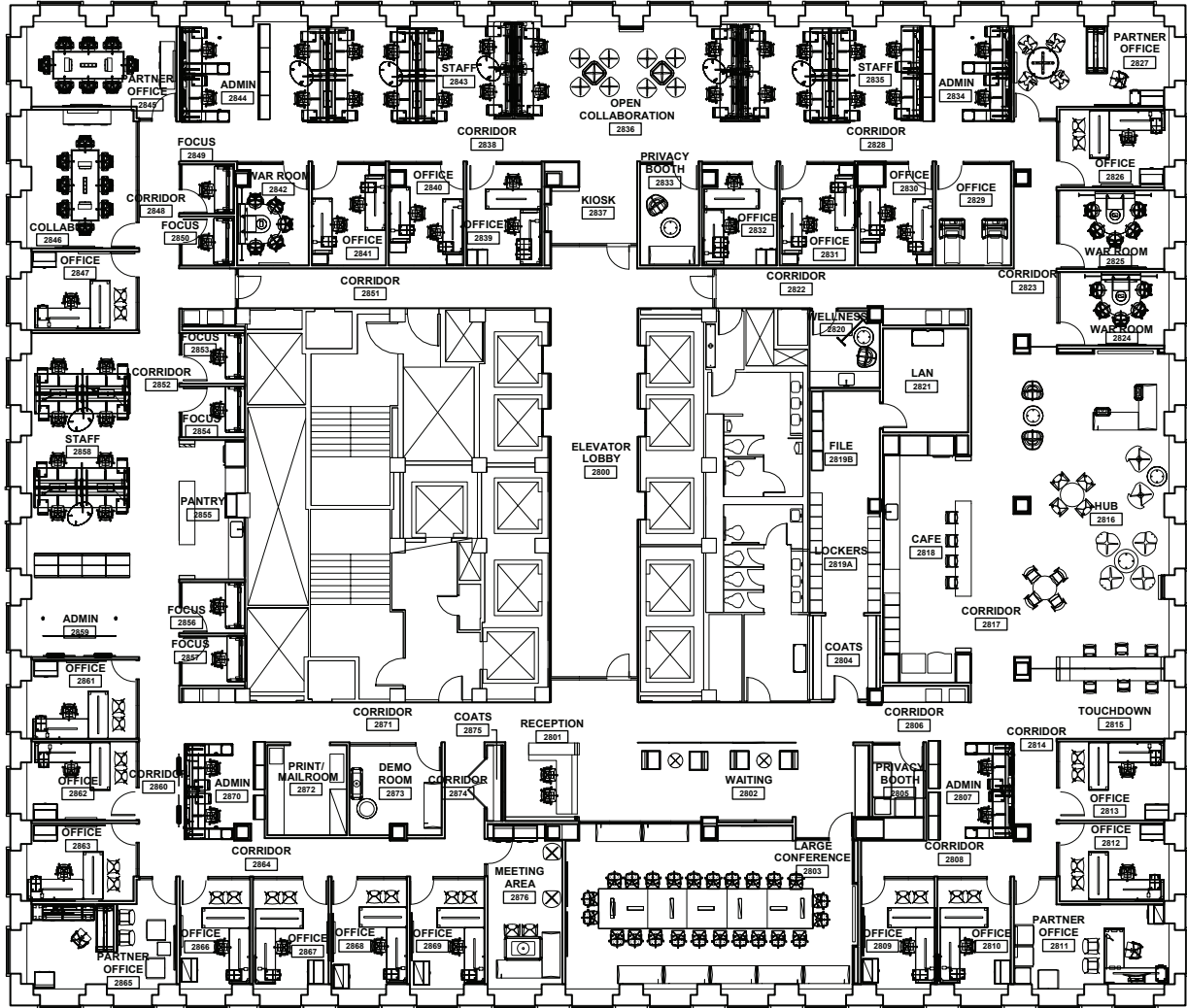
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Avenue of the Americas

AS-BUILT PLAN ENTIRE FLOOR 28

West 44th Street



Avenue of the Americas

West 43rd Street

22,943 SF



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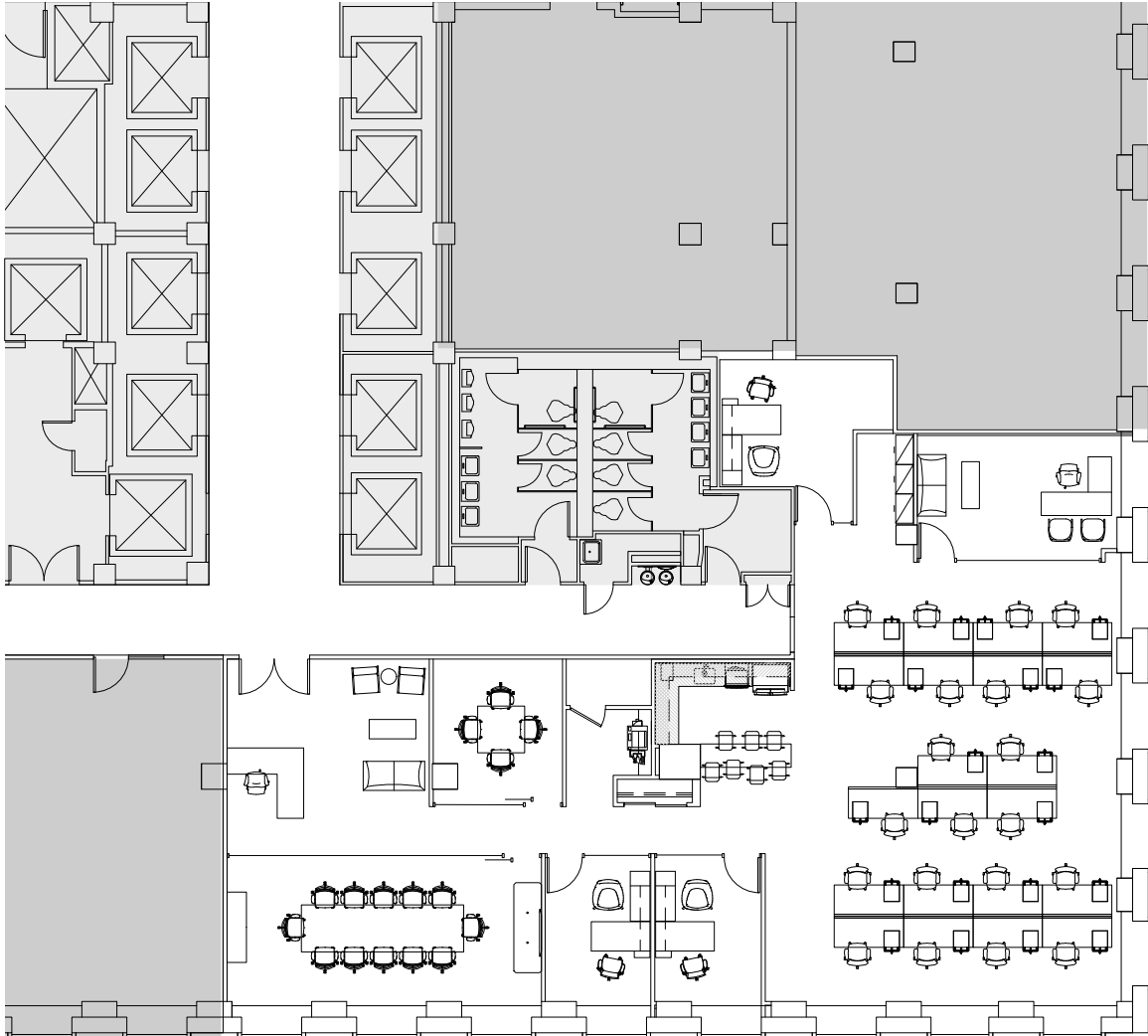
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Avenue of the Americas

PREBUILT PLAN PARTIAL FLOOR 27 SUITE 2720

West 44th Street



Avenue of the Americas

West 43rd Street

5,263 SF



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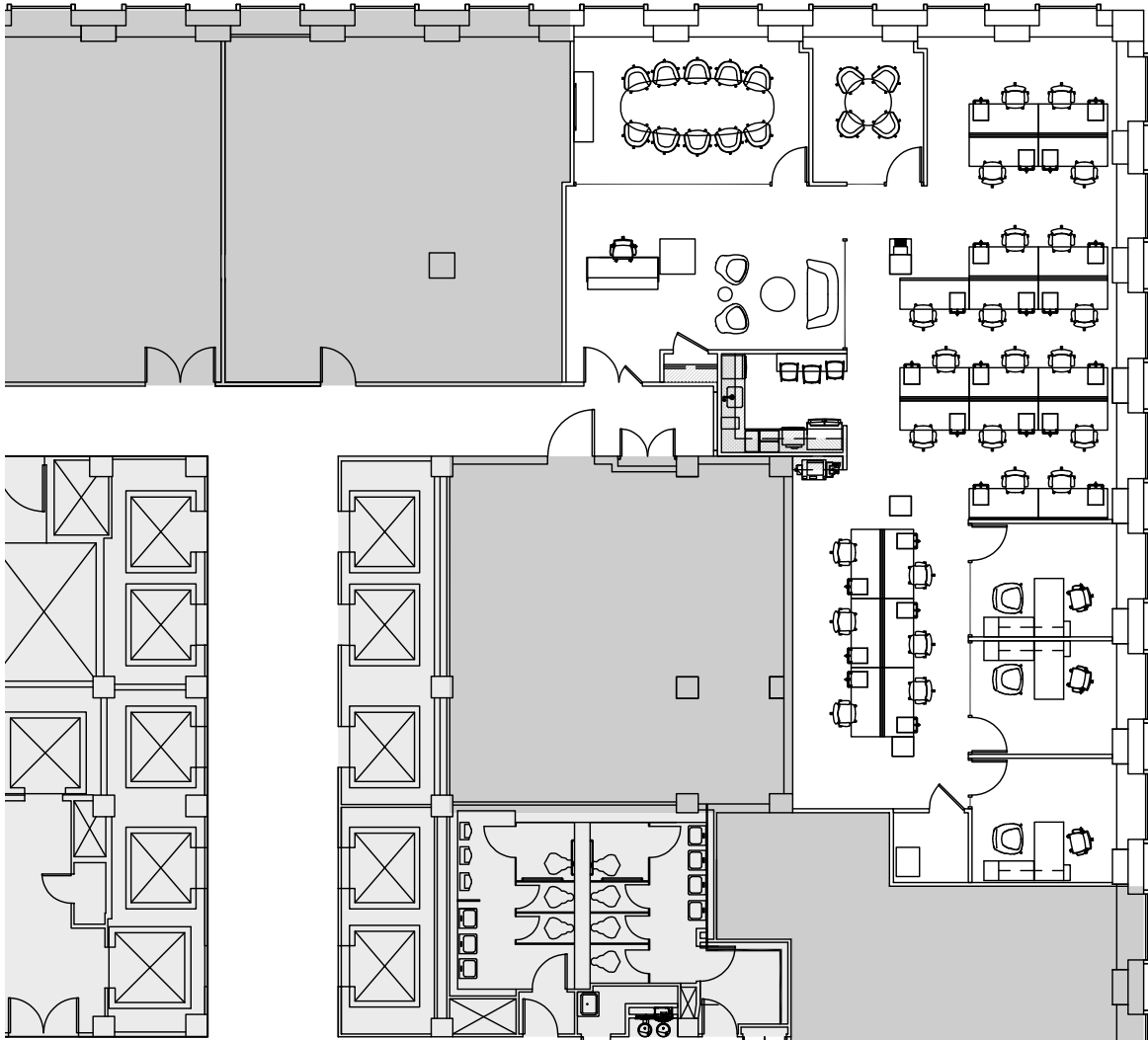
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Avenue of the Americas

PREBUILT PLAN PARTIAL FLOOR 27 SUITE 2710

West 44th Street



Avenue of the Americas

West 43rd Street

4,625 SF



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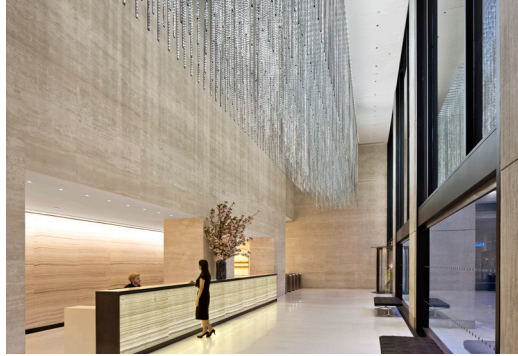
1133 AVENUE OF THE AMERICAS

PARTIAL FLOOR 27 | 4,188 SF

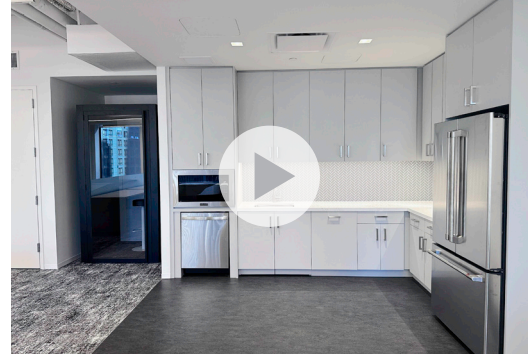
PROPERTY IMAGES



BUILDING EXTERIOR



LOBBY



TAKE A VIRTUAL TOUR

AVAILABILITY

- Available Now

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	20
Private Offices	4
Reception	1

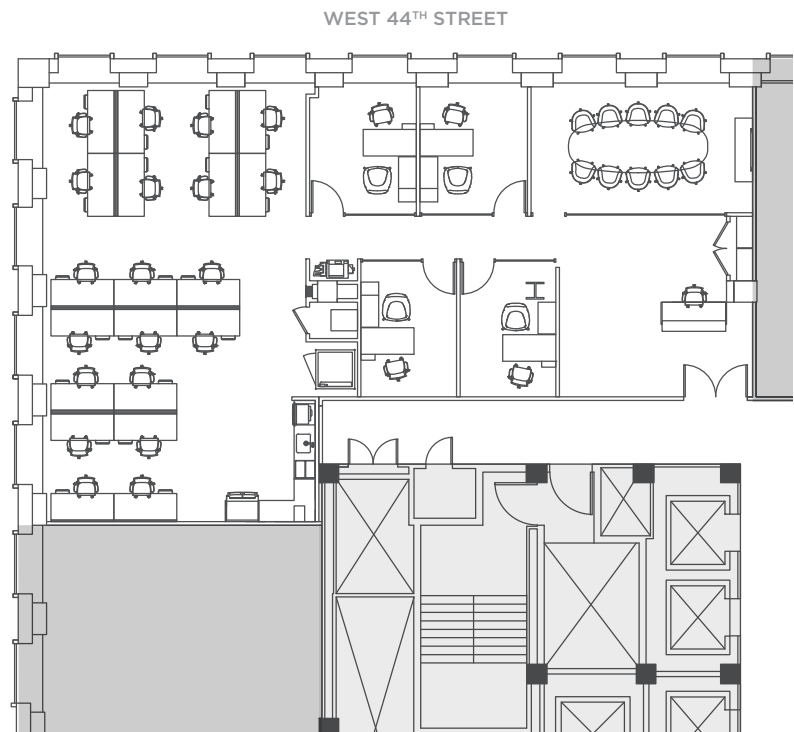
TOTAL 25

COLLABORATION SPACE

Conference Rooms	1
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PLANNED SUPPORT

Pantry	1
IDF Room	1



AVENUE OF THE AMERICAS

WEST 43RD STREET



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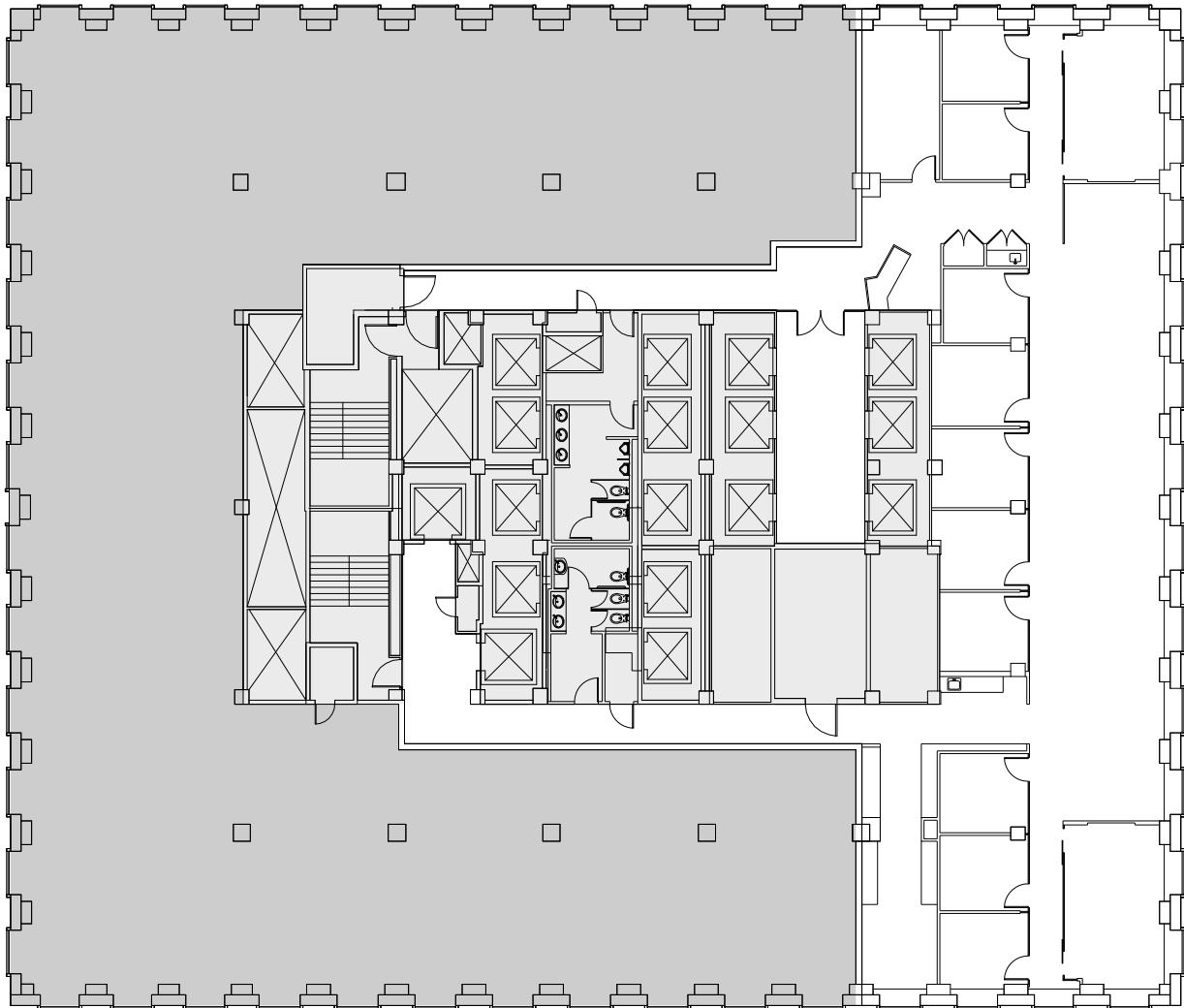
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Avenue of the Americas

AS-BUILT PLAN ENTIRE FLOOR 14

West 44th Street



Avenue of the Americas

West 43rd Street

8,906 SF



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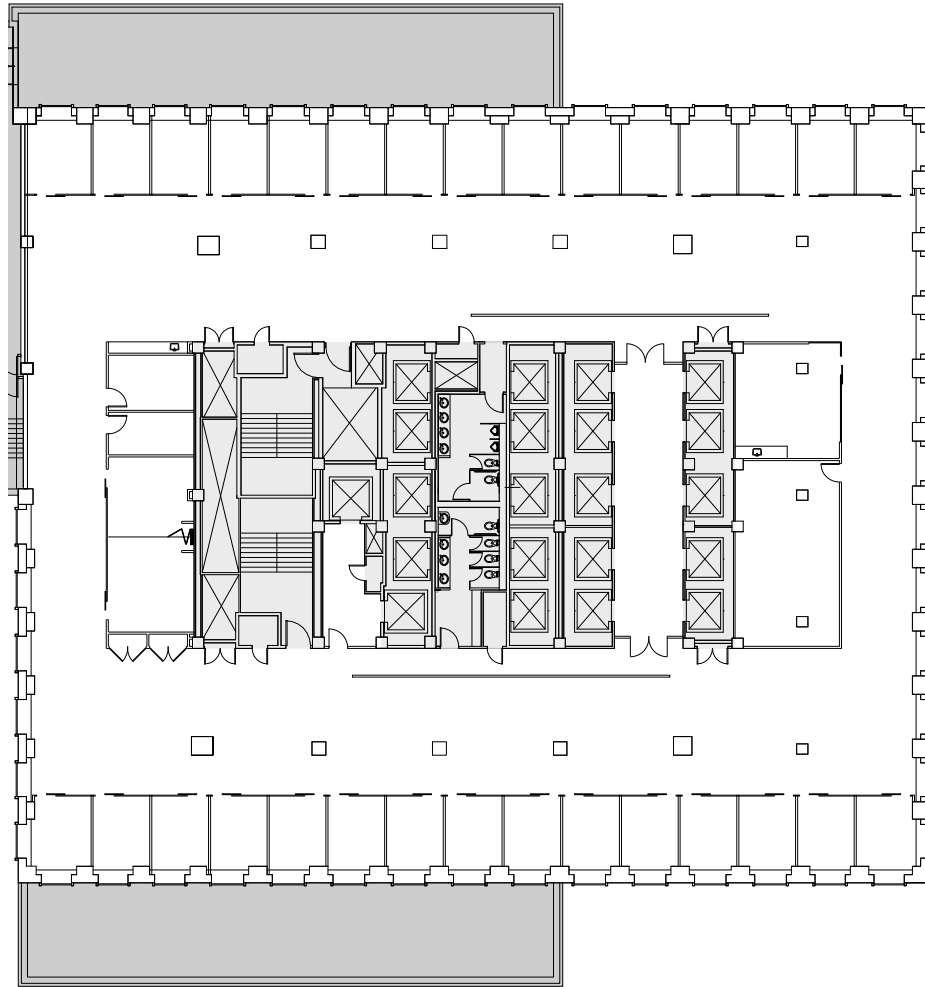
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Avenue of the Americas

AS-BUILT PLAN ENTIRE FLOOR 11

West 44th Street



Avenue of the Americas

West 43rd Street

21,515 SF



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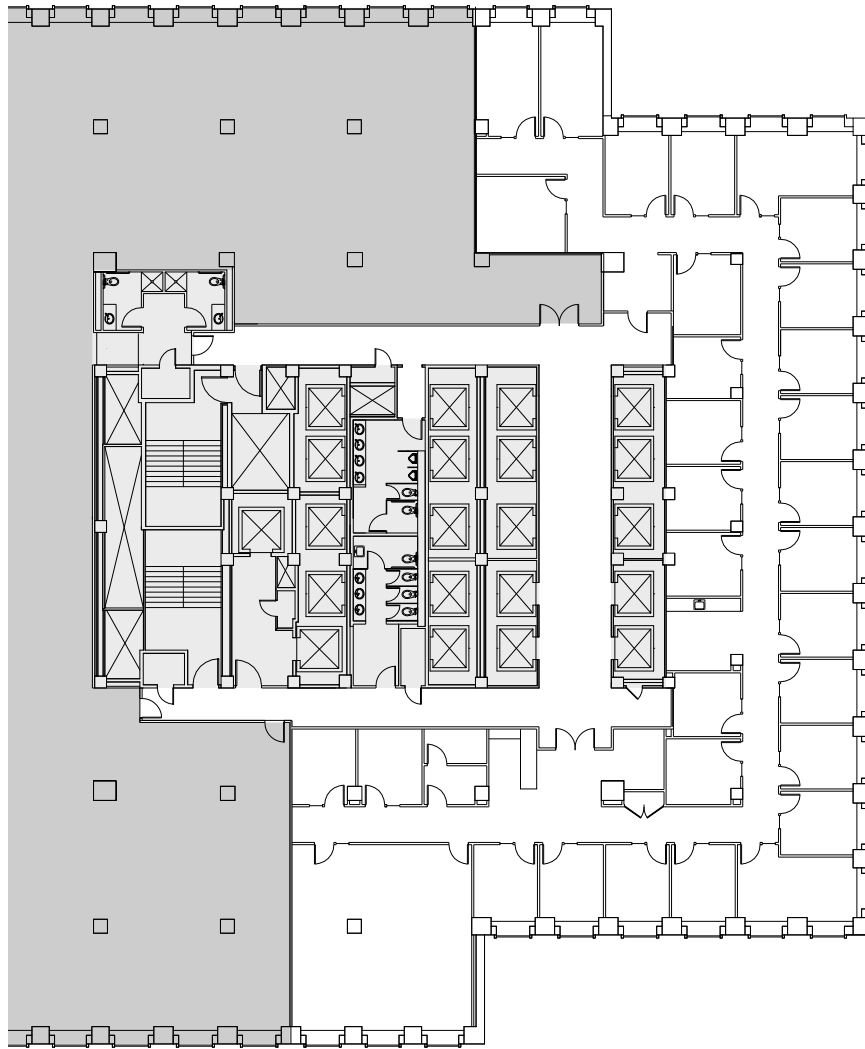
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Avenue of the Americas

AS-BUILT PLAN PARTIAL FLOOR 6

West 44th Street



Avenue of the Americas

West 43rd Street

11,700 SF



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