1133
Avenue of the Americas

AVAILABILITIES

Entire Floor 42	**23,456 SF** *Full Floor Opportunity. Space to be Delivered Raw. Superb Midtown and West Side Views. 116k Contiguous Block Available. Available March 2027.*
Entire Floor 41	**23,456 SF** *Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw. Superb Midtown and West Side Views.*
Entire Floor 40	**22,872 SF** *Full Floor Opportunity. Space to be Delivered Raw. Superb Midtown and West Side Views. 116k Contiguous Block Available. Arranged Possession.*
Entire Floor 39	**22,872 SF** *Full Floor Opportunity. Space to be Delivered Raw. Superb Midtown and West Side Views. 116k Contiguous Block Available. Available March 2027.*
Entire Floor 38	**22,858 SF** *Full Floor, Build-to-Suit Opportunity. Floor to Be Delivered Raw. Superb Midtown and West Side Views. 116k Contiguous Block Available. Available March 2027.*
Entire Floor 31	**22,915 SF** *Full-Floor Presence. Build-to-Suit Opportunity. Exceptional Light and Midtown West Views. Arranged Possession.*
Partial Floor 30	**11,458 SF** *Space to Be Delivered Raw. Superb Midtown and West Side Views. Available Immediately.*
Entire Floor 17	**22,111 SF** *Built Space. Perimeter Offices and Open Work Layout. Superb Views of Midtown and Bryant Park. Available March 2027*
Entire Floor 14	**8,906 SF** *Modern Build Out. Efficient Blended Floorplan. Exceptional Light and Midtown Views.*
Partial Floor 6 Suite 620	**11,700 SF** *Built Space. Immediate Possession.*



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.

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2026-11-05

1133 Avenue of the Americas

PROPERTY FACT SHEET

OVERVIEW

BUILDING OWNER & MANAGER
The Durst Organization

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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 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

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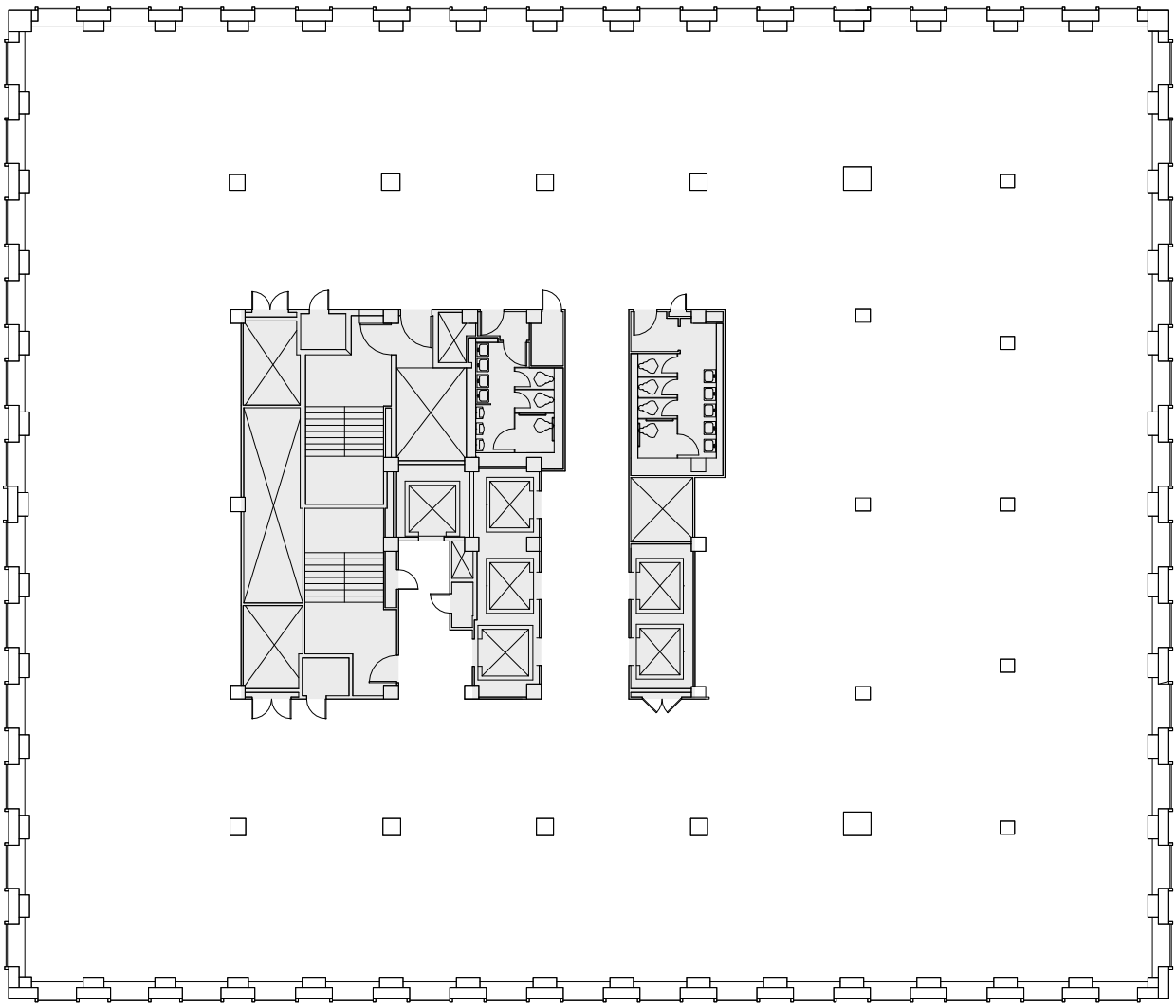
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1133
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CORE & SHELL PLAN
ENTIRE FLOOR 42

West 44th Street



West 43rd Street

23,456 SF

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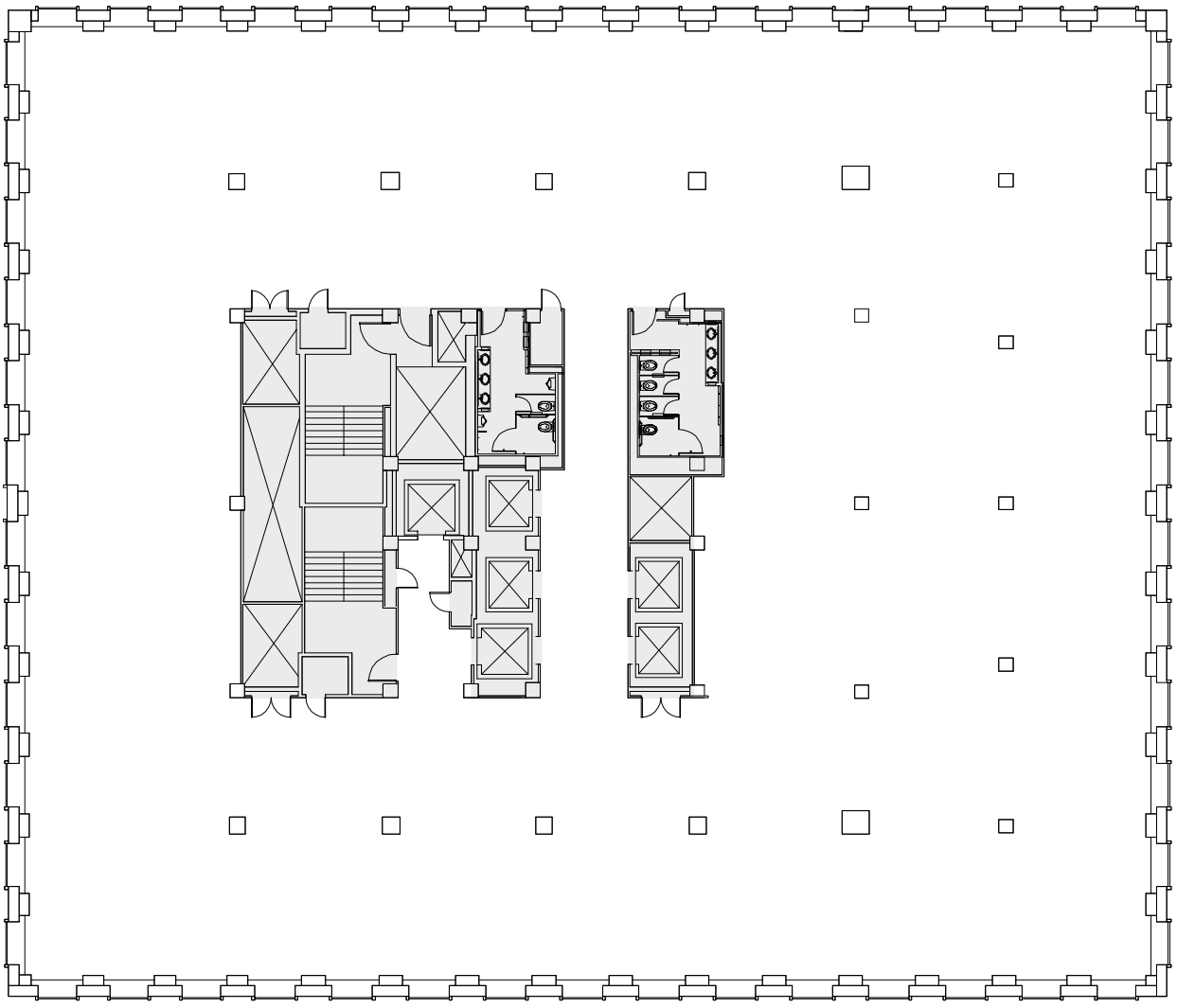
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1133
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CORE & SHELL PLAN
ENTIRE FLOOR 41

West 44th Street



Avenue of the Americas

West 43rd Street

23,456 SF

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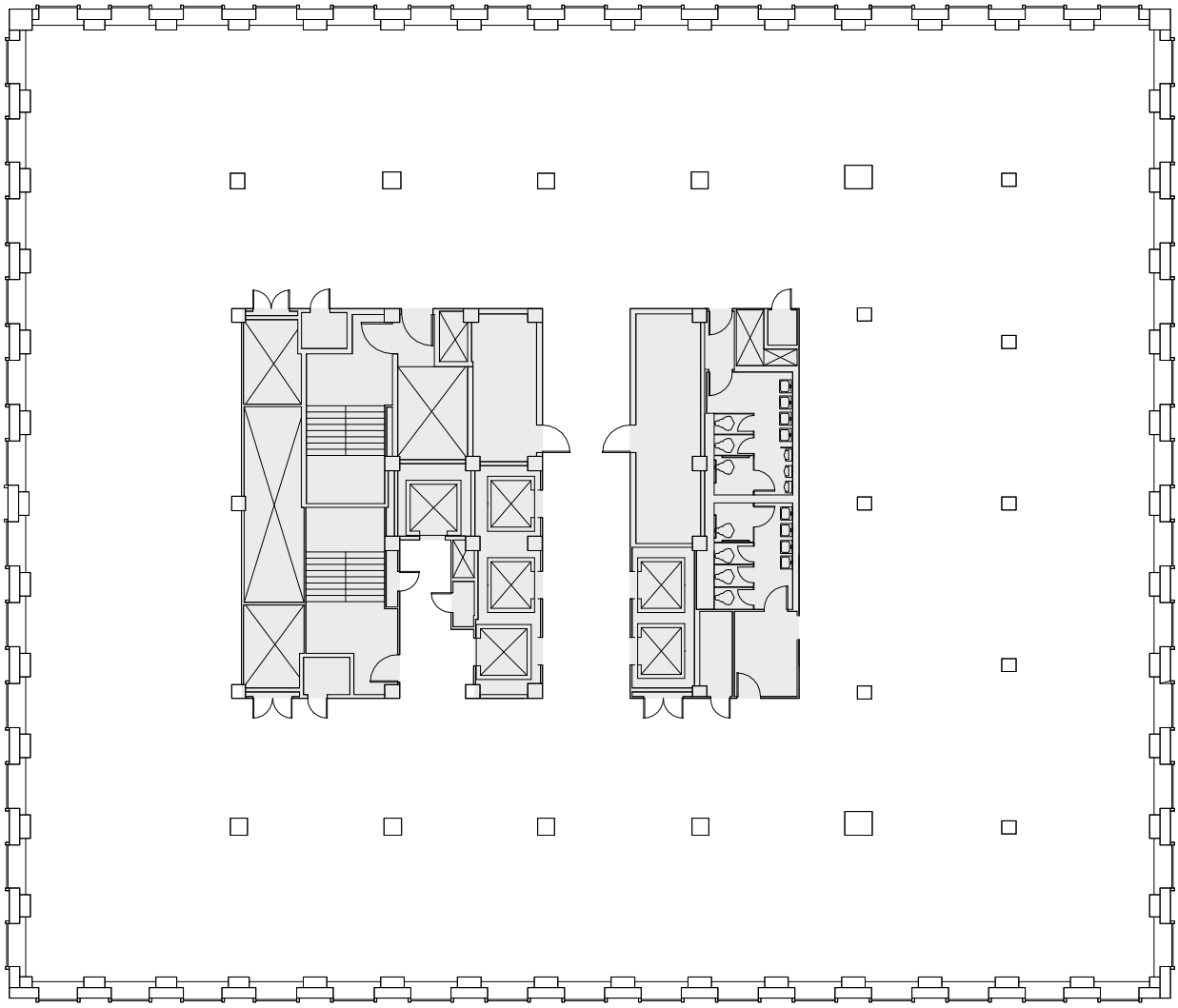
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1133
Avenue of the Americas

CORE & SHELL PLAN
ENTIRE FLOOR 40

West 44th Street



Avenue of the Americas

West 43rd Street

22,872 SF

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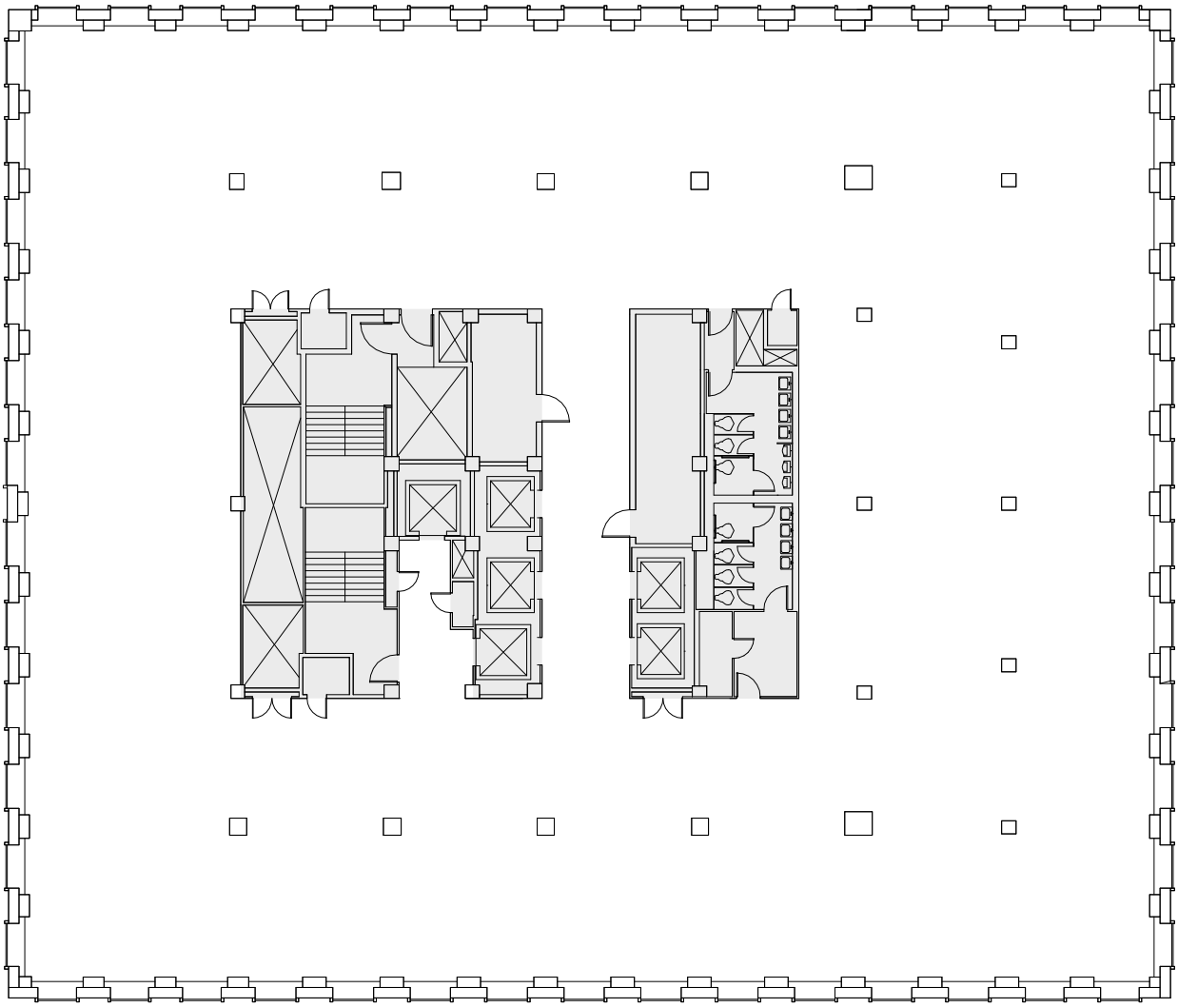
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1133
Avenue of the Americas

CORE & SHELL PLAN
ENTIRE FLOOR 39

West 44th Street



Avenue of the Americas

West 43rd Street

22,872 SF

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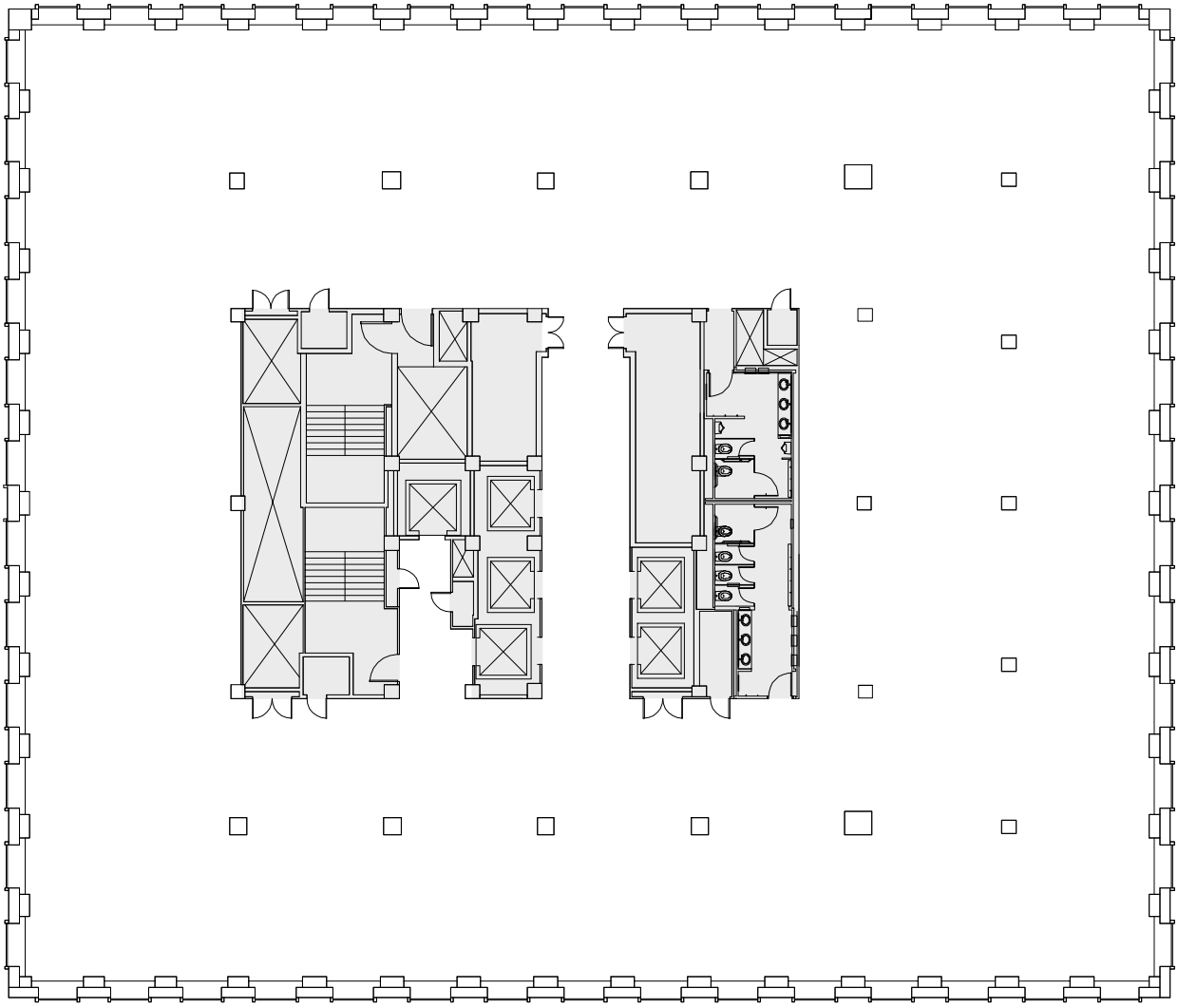
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1133
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CORE & SHELL PLAN
ENTIRE FLOOR 38

West 44th Street



Avenue of the Americas

West 43rd Street

22,858 SF

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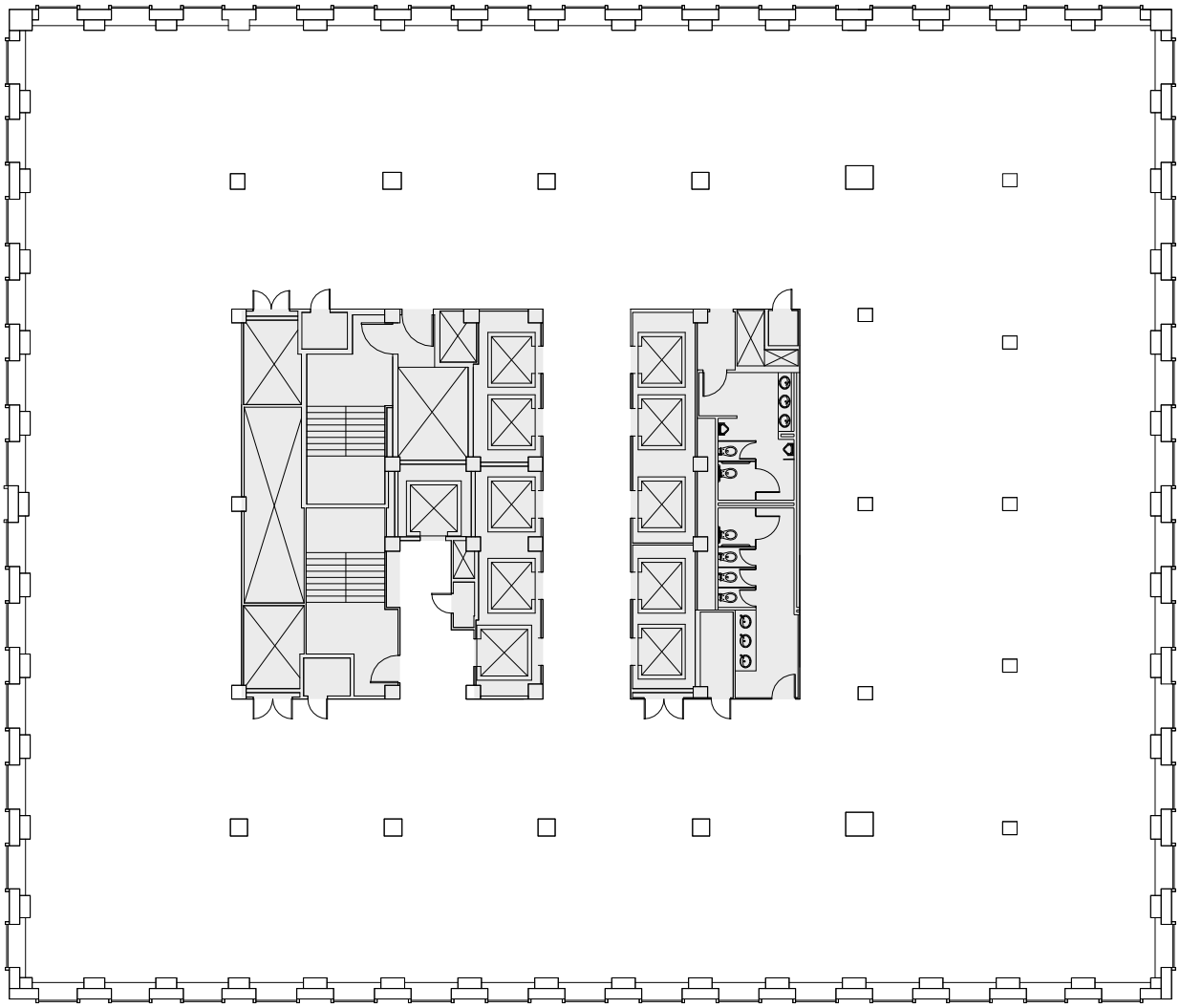
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1133
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CORE & SHELL PLAN
ENTIRE FLOOR 31

West 44th Street



Avenue of the Americas

West 43rd Street

22,915 SF

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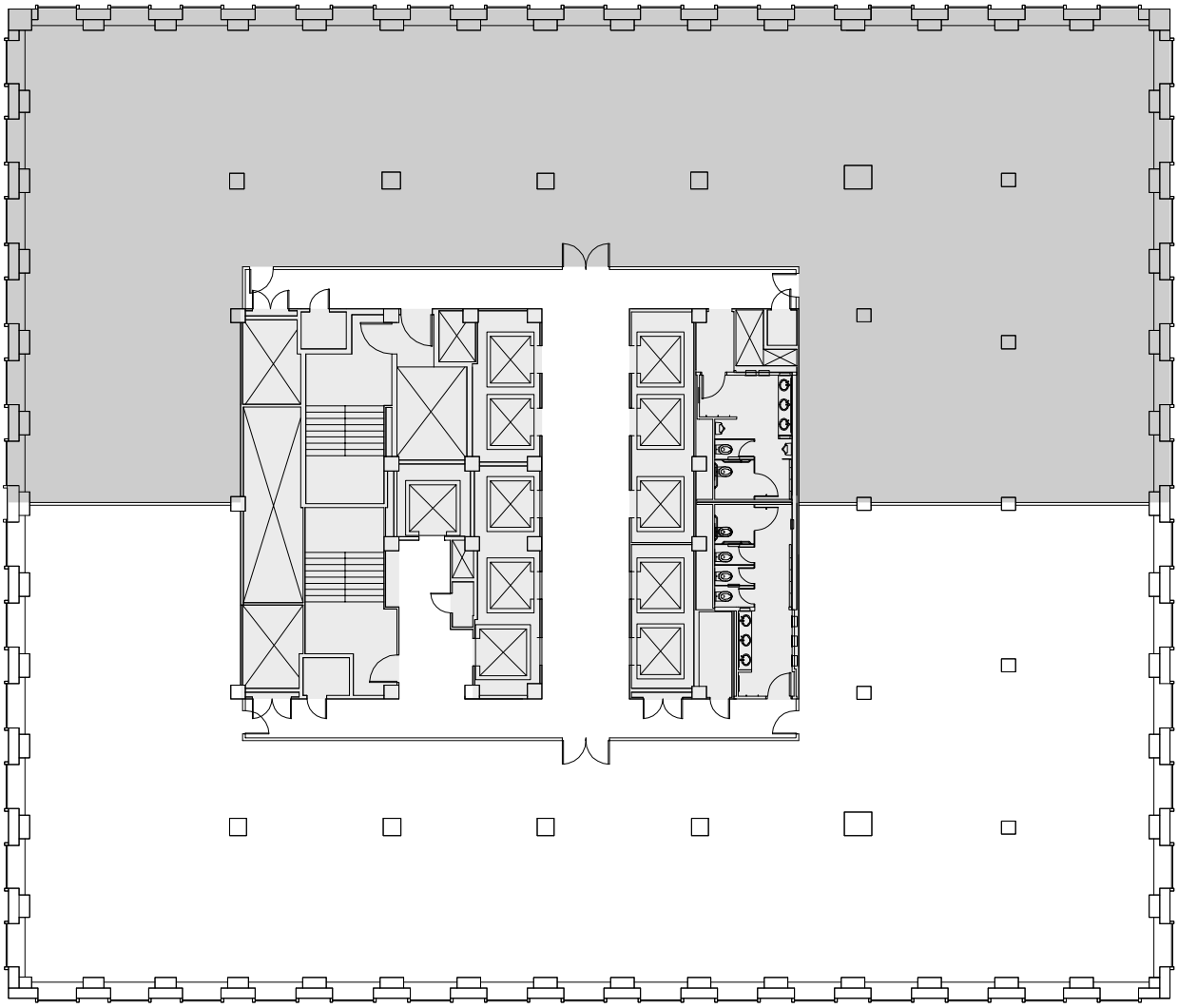
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1133
Avenue of the Americas

CORE & SHELL PLAN
PARTIAL FLOOR 30

West 44th Street



Avenue of the Americas

West 43rd Street

11,458 SF

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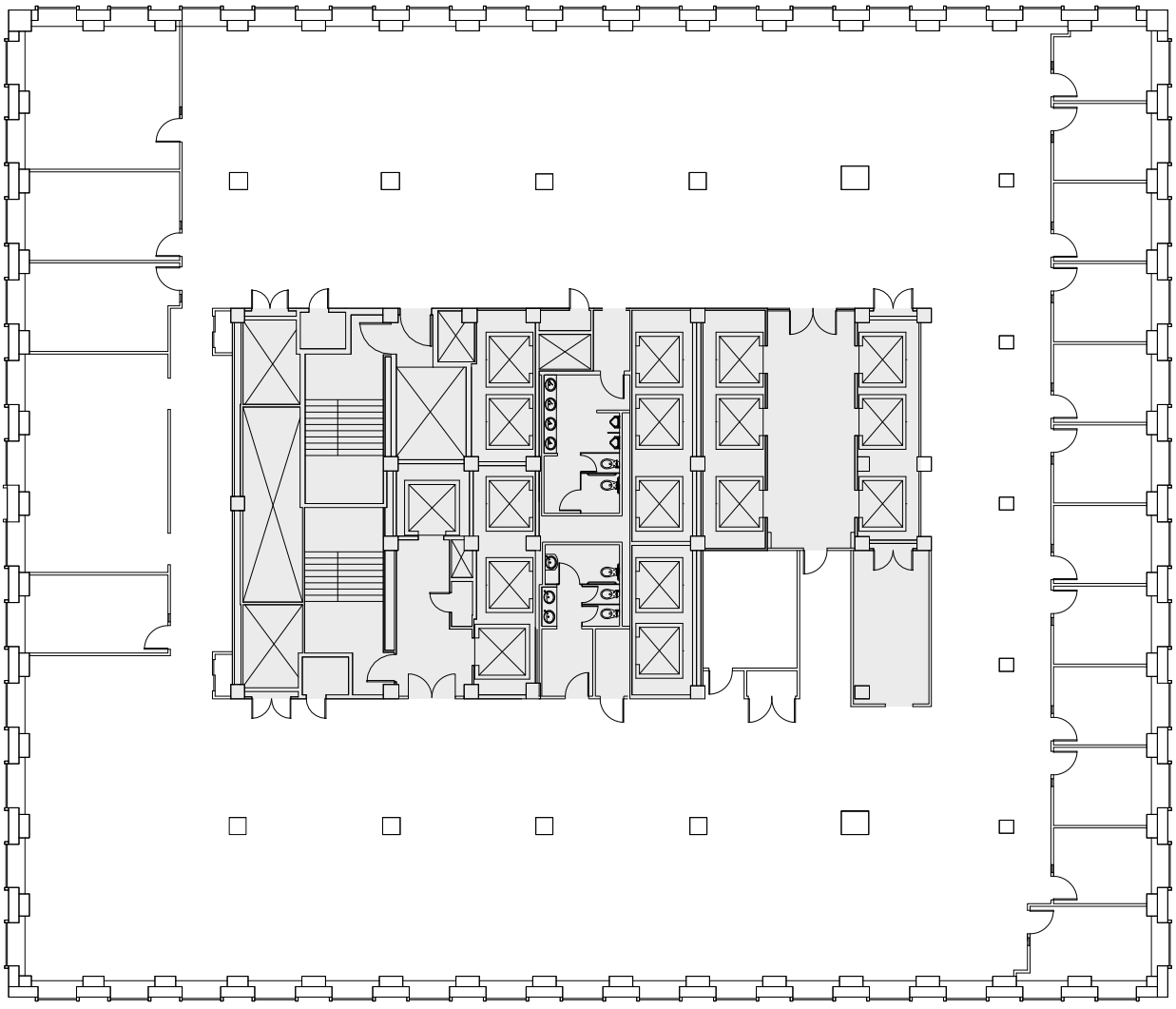
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1133
Avenue of the Americas

AS-BUILT PLAN
ENTIRE FLOOR 17

West 44th Street



West 43rd Street

22,111 SF

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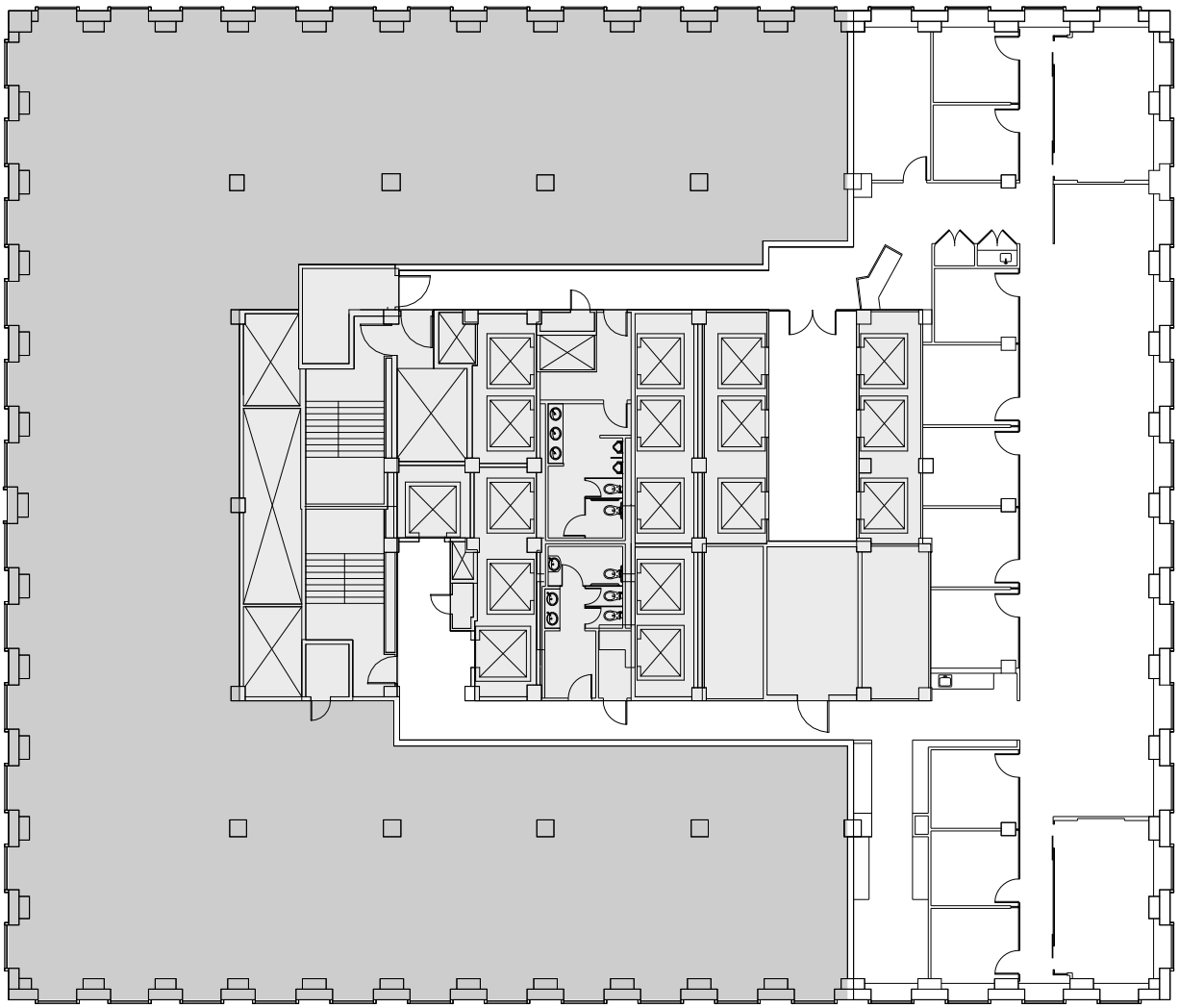
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1133
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AS-BUILT PLAN
ENTIRE FLOOR 14

West 44th Street



Avenue of the Americas

West 43rd Street

8,906 SF

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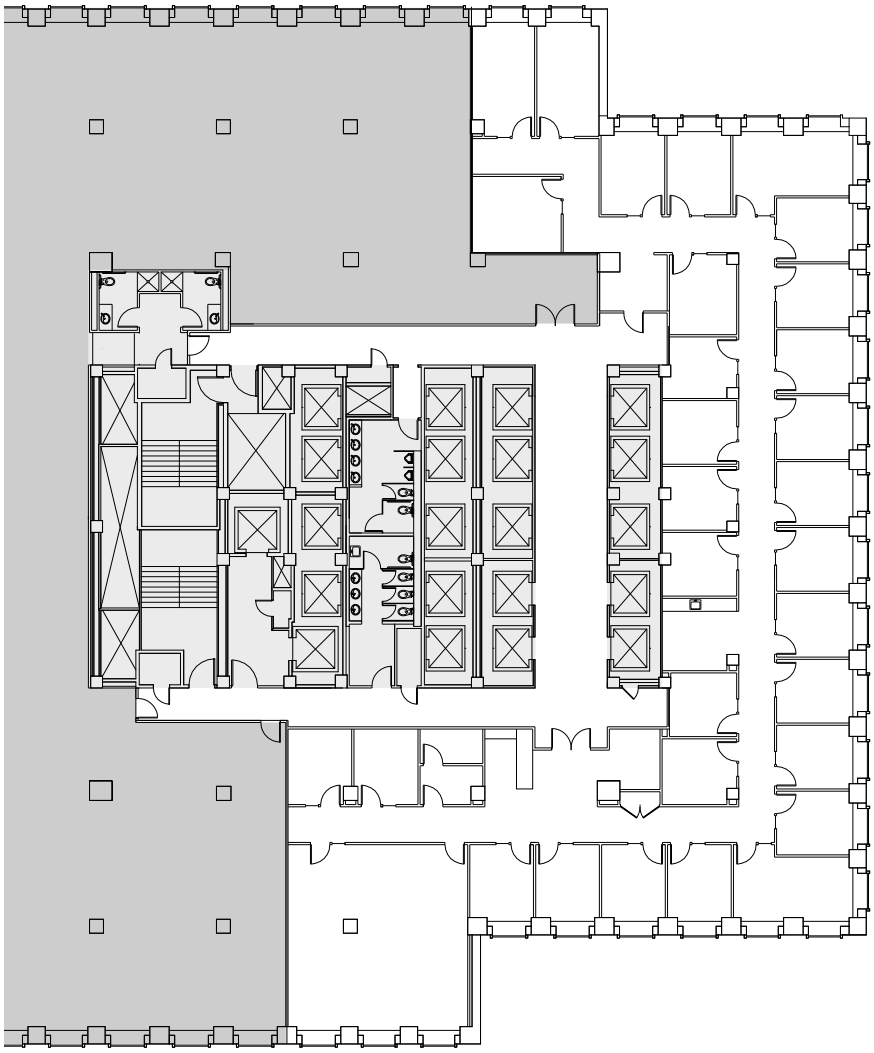
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1133
Avenue of the Americas

AS-BUILT PLAN
PARTIAL FLOOR 6
SUITE 620

West 44th Street



Avenue of the Americas

West 43rd Street

11,700 SF

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