## Availabilities

<table>
<thead>
<tr>
<th>Availability</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floor 37</td>
<td>17,246 SF</td>
</tr>
<tr>
<td>Boutique Tower Floor With Sweeping Skyline Views and Column-Friendly Floorplate.</td>
<td></td>
</tr>
<tr>
<td>Partial Floor 19 [DurstReady]</td>
<td>4,468 SF</td>
</tr>
<tr>
<td>Partial Floor 18</td>
<td>4,429 SF</td>
</tr>
<tr>
<td>Recently Renovated Prebuilt. Available July 2024.</td>
<td></td>
</tr>
<tr>
<td>Partial Floor 11 Suite 1120</td>
<td>13,164 SF</td>
</tr>
<tr>
<td>Partial Floor 11 Suite 1100</td>
<td>8,348 SF</td>
</tr>
<tr>
<td>Entire Floor 10</td>
<td>22,129 SF</td>
</tr>
<tr>
<td>Corner Ground Floor Retail</td>
<td>2,275++ SF</td>
</tr>
<tr>
<td>70’ of Prime Avenue of the Americas Frontage. Adjacent to Lobby Entrance. Additional Space Can Be Made Available. Up to 6,000 SF Lower Level Storage Available.</td>
<td></td>
</tr>
</tbody>
</table>

## Property Overview

Newly refined through a $130 million capital improvement program, 1155 Avenue of the Americas presents signature office opportunities suited to a wide range of tenants, from law firms to private equity funds to visionary tech companies. The property offers premier boutique office floors ranging from 16,500 to 30,140 SF.

## Major Tenants

- Cornell University
- The Durst Organization
- Genpact
- Global Relay
- Jenner & Block
- Knobbe Martens
- Perkins Coie
- Robert W. Baird & Co
- South Street Securities
- Verizon

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1155AoA.com
OVERVIEW
BUILDING OWNER & MANAGER
The Durst Organization

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YEAR COMPLETED
1984

ORIGINAL ARCHITECT
Emery Roth & Sons

YEAR RENOVATED
2017

RENOVATION ARCHITECT
STUDIOS Architecture

LOCATION
1155 Avenue of the Americas between 44th and 45th 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
515 feet

STORIES
41 + rooftop pavilion

SLAB TO SLAB HEIGHT
12'-6" to 14'-0"

FLOOR PLATES
Base: Approx. 21,500–30,000 SF
Mid: Approx. 16,000 SF
Tower: Approx. 17,000 SF

PROPERTY FACTS

TENANT ACCESS & SECURITY
Security for the building is provided by electronic security systems, proximity cards for building access control, and CCTV. The lobby is staffed 24/7 by either an in-house licensed security guard and/or a building staff member. All Durst buildings are centrally monitored by the security command center, which is staffed 24/7 by licensed security personnel. All loading docks are staffed by security personnel whenever they are in operation.

STANDARD HOURS OF OPERATION
The on-site property management office is open 8:30 am to 5:00 pm, Monday through Friday.

PASSENGER ELEVATORS
17 passenger elevators with destination dispatch and modernized cabs.

FREIGHT ELEVATORS
1 freight elevator, 11'9" high x 7'3" wide x 5'4" deep

DELIVERIES/LOADING DOCK
The loading dock is located at 102-108 West 45th Street. Deliveries requiring freight elevator service may be made between 8:00 am and 5:00 pm, Monday through Friday, excluding holidays. The loading dock measures 13' high x 24'3" wide x 45' long.

PROPERTY FEATURES

LOBBY
A newly reimagined entrance on West 44th Street includes outdoor seating and a landscaped plaza. The dramatic new lobby features a cascading ceiling and security desk clad in distinctive back-lit seaglass. New turnstile security access and elevator lobby complete the ground floor modernization.

CURTAIN WALL & WINDOWS
All new low-iron casement windows yield both better views and increased energy efficiency, while floor-to-ceiling glass via new curtain walls at each chamfered corner floods each floor with daylight.

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 LEED v4 rating system
• Pre-packaged LEED v4 Commercial Interiors Certification guidelines for tenant use
• The first thermal ice storage plant in New York City; makes and stores ice at night when electricity demand is low, uses ice to supplement cooling during the day
• EPA Water Sense-labeled plumbing fixtures 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
MECHANICAL
HEATING, VENTILATION & AIR CONDITIONING
Heating is provided by a heat exchanger that converts Con Edison steam to hot water. The hot water is circulated to perimeter convection units located in the duct system. The air conditioning system is a variable air volume type serving the interior and perimeter areas. Air is supplied from fan rooms located on alternate floors, with each floor being served by its own air-handling unit. Thermostats control the interior and perimeter zones. Electric centrifugal chillers and ice storage tanks provide cooling.

BASE BUILDING CHILLER PLANT
Chilled water is provided under low load conditions including variable frequency drives on chillers and bypass valves.

FLOOR AIR HANDLERS & FAN ROOM
All original air handlers were replaced with high efficiency ECM fan wall technology to provide floor-by-floor service.

AUTOMATIC TEMPERATURE CONTROL
A new direct digital automatic temperature control system uses a network of independent microprocessor-based direct digital control (DCC) units and unitary controllers communicating over a high-speed fiber/ethernet local area network. All perimeter fin tube valves have been replaced with electronically actuated valves connected to tenant systems.

DEMAND CONTROLLED VENTILATION
CO2 sensors are installed in the outside air intake, supply, and return sides of each air handling unit to monitor CO2 levels. Ventilation rates can therefore be controlled to limit CO2 levels to less than 500ppm above outside air in accordance with ASHRAE 62.1 (Standard for Ventilation for Indoor Air Quality). This control method limits the amount of outside air to what is truly needed, in turn reducing the fan, heating, and cooling energy required to condition the building.

POWER & UTILITIES
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 comprises four 3,200-amp service take-offs that feed the building’s service switchgear. Power is then 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 used for tenant billing as well as real-time performance monitoring. As standard tenant on-boarding procedure, in-house electrical engineers analyze new tenant designs and requirements to ensure sufficient electrical distribution is provided in accordance with the lease terms and building rules and regulations.

BACK UP POWER
A new 1.5MW life safety generator and fuel oil system is sized to energize the building’s condenser water system, one elevator in each bank, all signs and egress lighting, as well as critical tenant systems.

TELECOMMUNICATIONS
The Durst Organization offers its tenants a wide range of telecommunication providers. Service providers currently available at 1155 Avenue of the Americas are:
- Wireless: Verizon Wireless
- Telephone: Verizon
- Internet: AT&T, Cogent Communication, Crown Castle, and Astound
- Television: RCN

PROPERTY FACTS
1155 Avenue of the Americas
A VIEW FOR EVERY VISION

CORE & SHELL PLAN
ENTIRE FLOOR 37

17,246 SF

West 45th Street
West 44th Street
Avenue of the Americas

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1155AoA.com
1155 AVENUE OF THE AMERICAS
PARTIAL 19TH FLOOR, SUITE 1900 | 4,468 SF

PROPERTY IMAGES

West 45th Street

AVAILABILITY
• Available Q2 2024

FEATURES
• Premium Move-In Ready Office Space
• Open Plan Layout
• Fully Furnished With Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS

WORKSPACE
Private Offices 2
Workstations 12
Reception 1
TOTAL 15

COLLABORATION SPACE
Conference Room 1
Breakout Spaces 2

PLANNED SUPPORT
Pantry 1
IDF Room 1

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DURSTREADY.COM
4,429 SF
1155 AVENUE OF THE AMERICAS
A VIEW FOR EVERY VISION

CORE & SHELL PLAN
ENTIRE FLOOR 10

22,129 SF

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2,275++ SF
Up to 6,000 SF Lower Level Storage