

1155

AVENUE OF THE AMERICAS

A VIEW FOR EVERY VISION

AVAILABILITIES

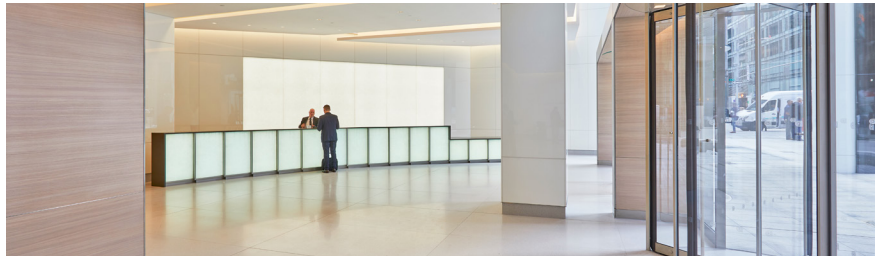
Entire Floor 37	17,246 SF <i>Boutique Tower Floor With Sweeping Skyline Views and Column-Friendly Floorplate.</i>
Entire Floor 24	16,563 SF <i>Recently Built Space. Views of Midtown and Bryant Park. Available Q2 2025.</i>
Partial Floor 19 DurstReady	4,468 SF <i>Premium Move-In Ready Office Space. Available Now.</i>
Partial Floor 18	4,429 SF <i>Recently Renovated Prebuilt.</i>
Partial Floor 11 Suite 1120	13,164 SF <i>Built Space. Efficient Blended Open/Office Layout. Potential to Combine With Adjacent Suite.</i>
Partial Floor 11 Suite 1100	8,348 SF <i>Built Space. Arranged Possession. Potential to Combine With Adjacent Suite.</i>
Entire Floor 10	22,129 SF <i>Full-Floor Presence. Built-to-Suit Opportunity.</i>
Entire Floor 6 DurstReady	30,140 SF <i>Newly Built Move-In Ready Office Space. High-End Installation. Fully Furnished with Knoll and Halcon.</i>
Corner Ground Floor Retail	2,275++ SF <i>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.</i>

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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PROPERTY FACTS

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

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



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PROPERTY FACTS

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 of a network of independent microprocessor-based direct digital control (DDC) 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 Broadband Powered by RCN
- Television: RCN



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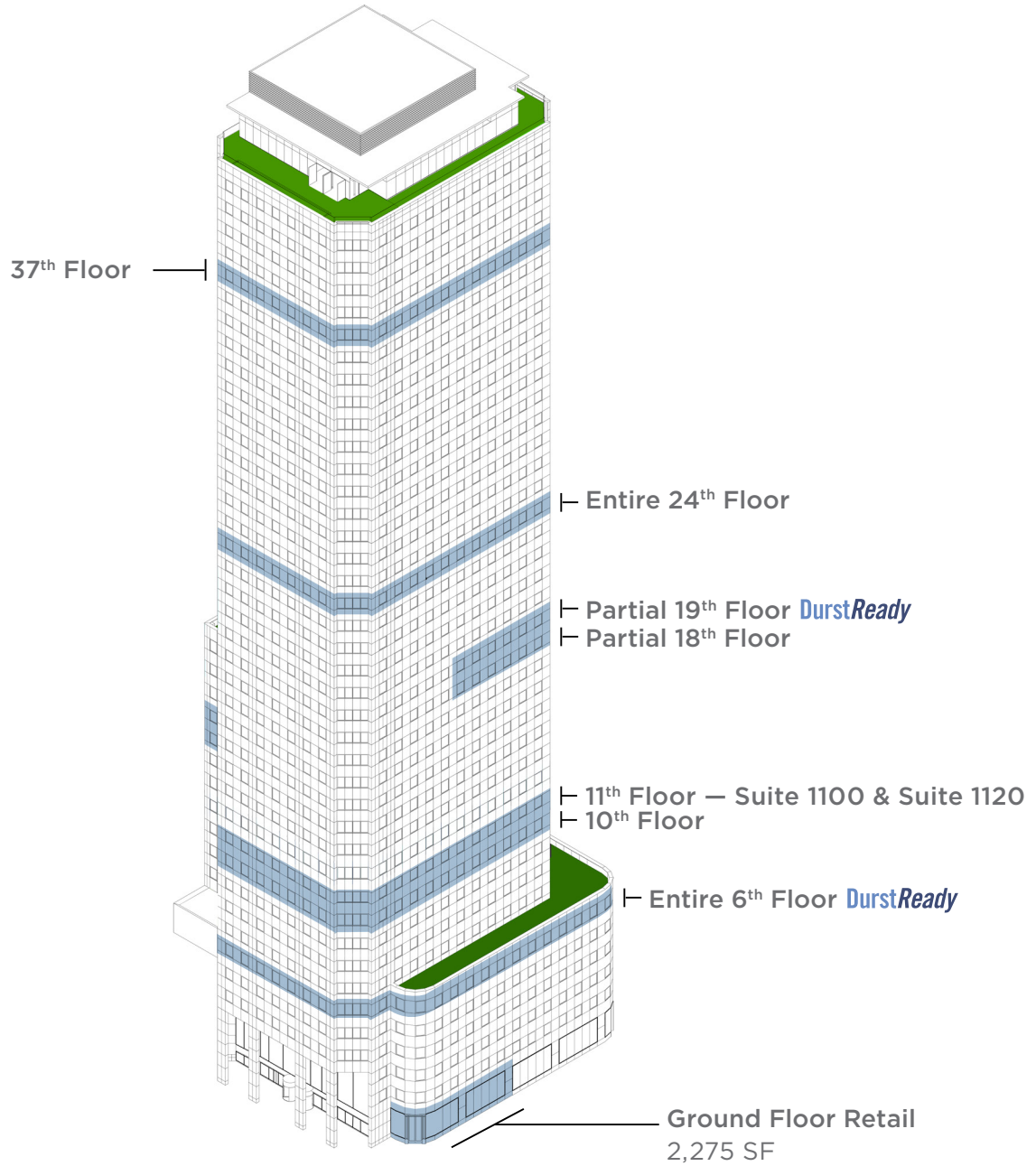
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STACKING PLAN



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PROPERTY HIGHLIGHTS
CHAMFERED CORNERS



LEASING CONTACTS

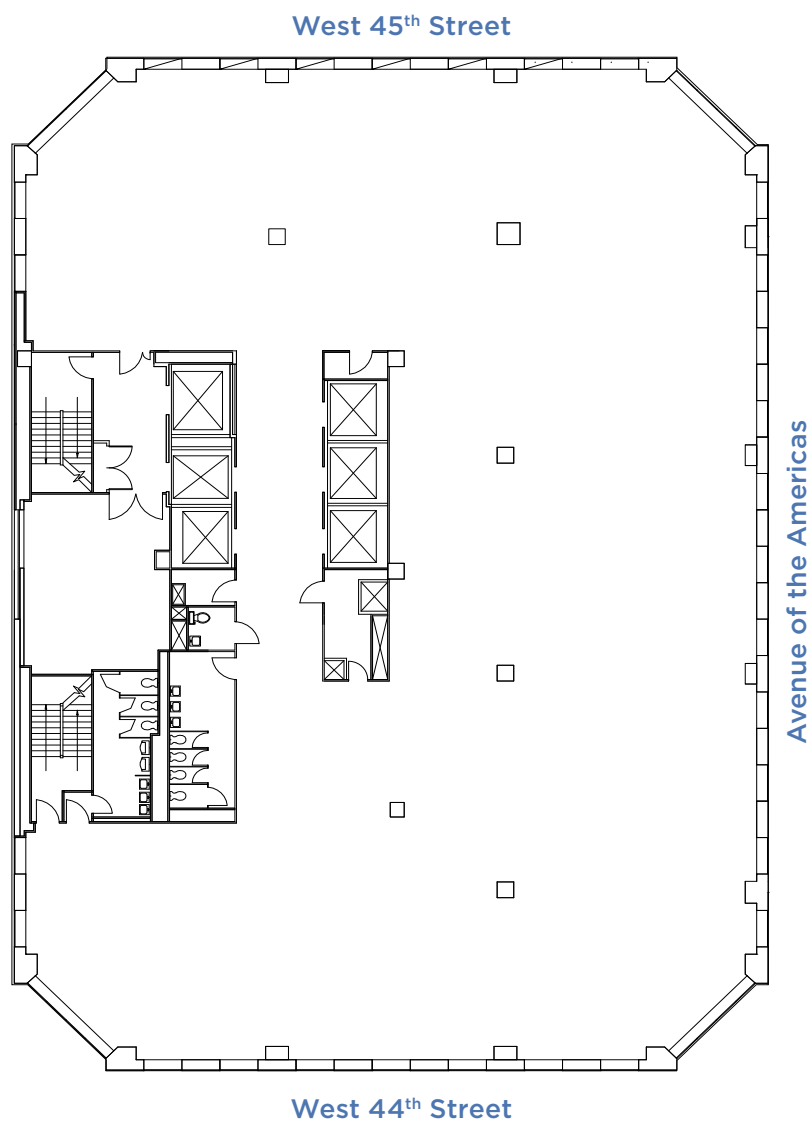
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CORE & SHELL PLAN
ENTIRE FLOOR 37



17,246 SF



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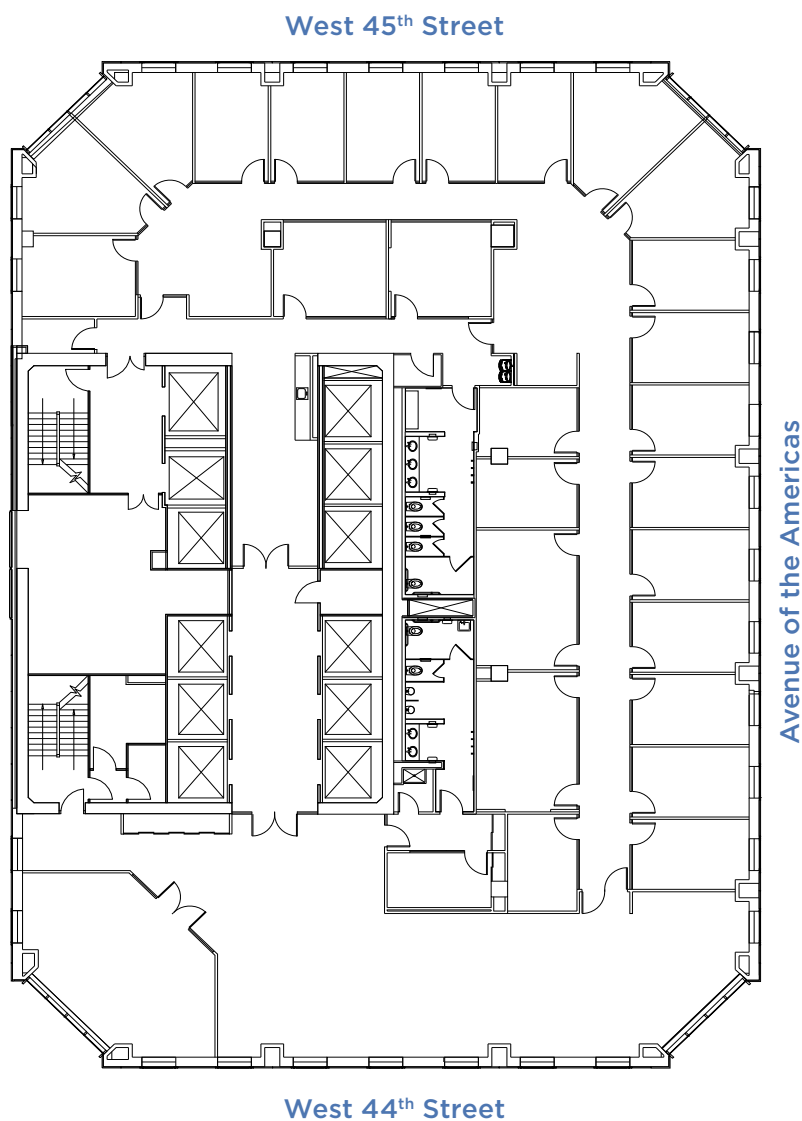
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AS-BUILT PLAN
ENTIRE FLOOR 24



16,563 SF



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1155 AVENUE OF THE AMERICAS

PARTIAL 19TH FLOOR, SUITE 1900 | 4,468 SF

PROPERTY IMAGES



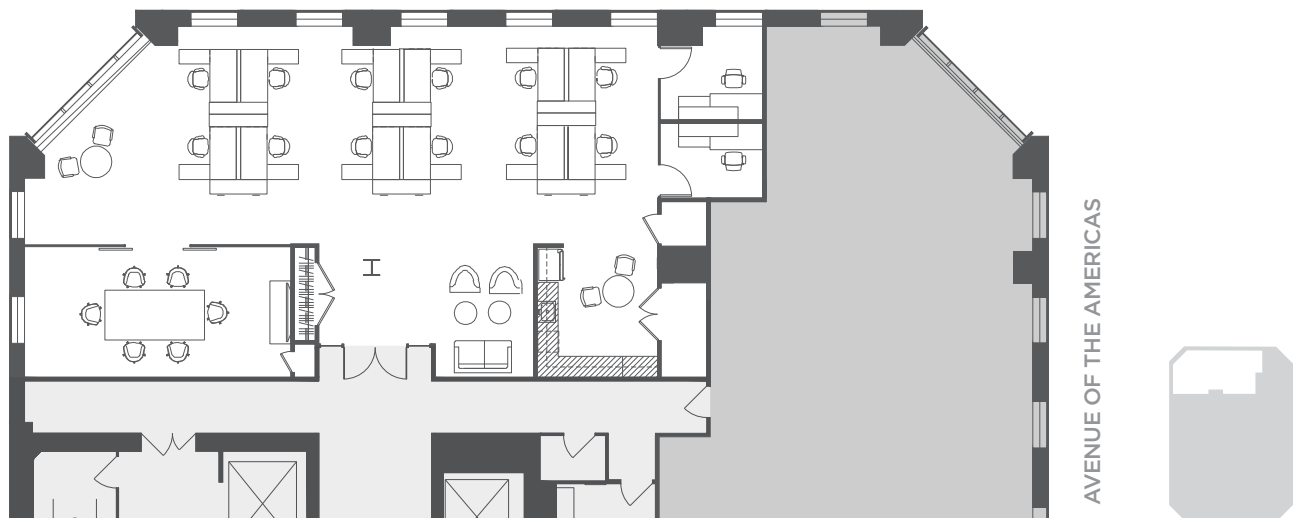
BUILDING EXTERIOR



CONFERENCE ROOM

[TAKE A VIRTUAL TOUR](#)

WEST 45TH STREET



AVAILABILITY

- Available Now

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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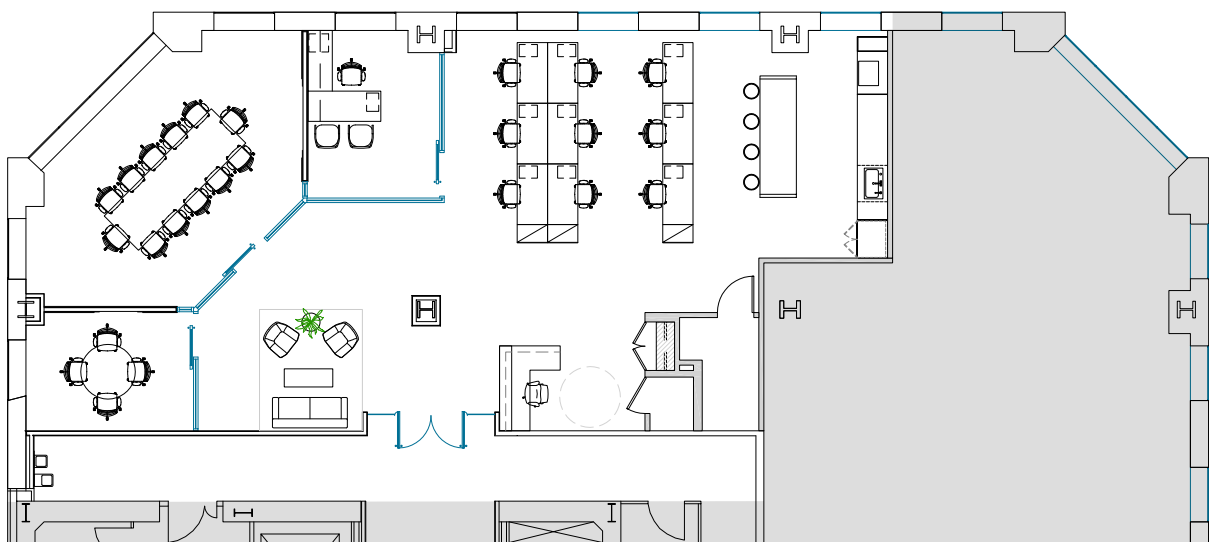
[DURSTREADY.COM](https://www.durstready.com)

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PREBUILT PLAN PARTIAL FLOOR 18

West 45th Street



Avenue of the Americas

West 44th Street



4,429 SF



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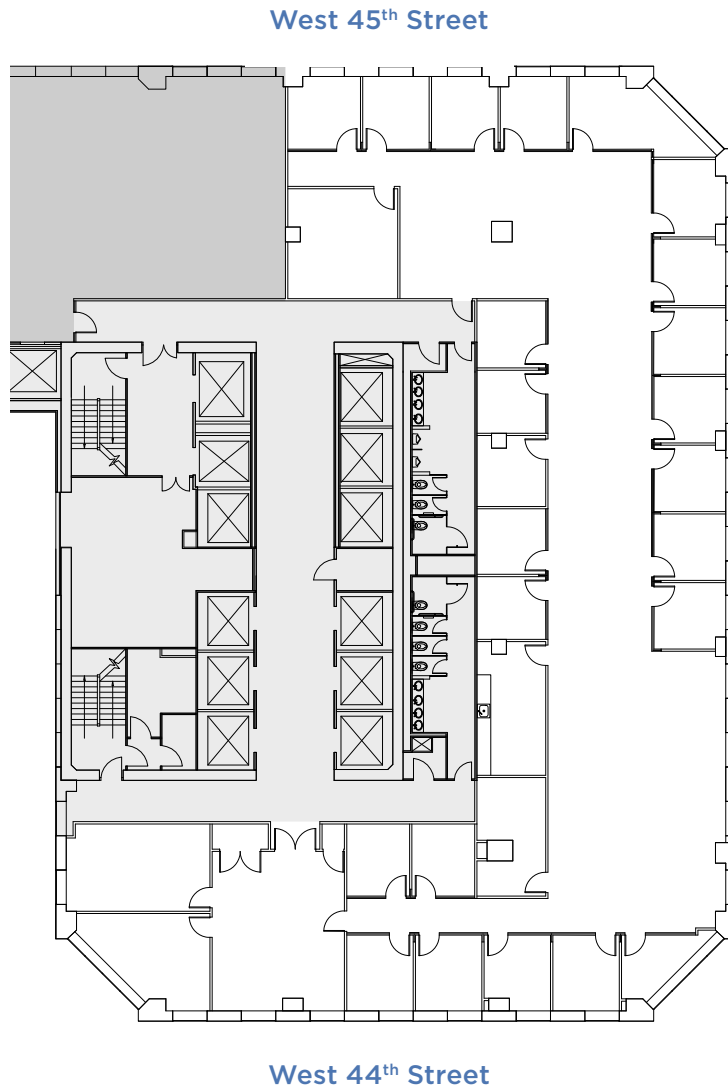
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AS-BUILT PLAN
PARTIAL FLOOR 11
SUITE 1120



Avenue of the Americas



13,164 SF



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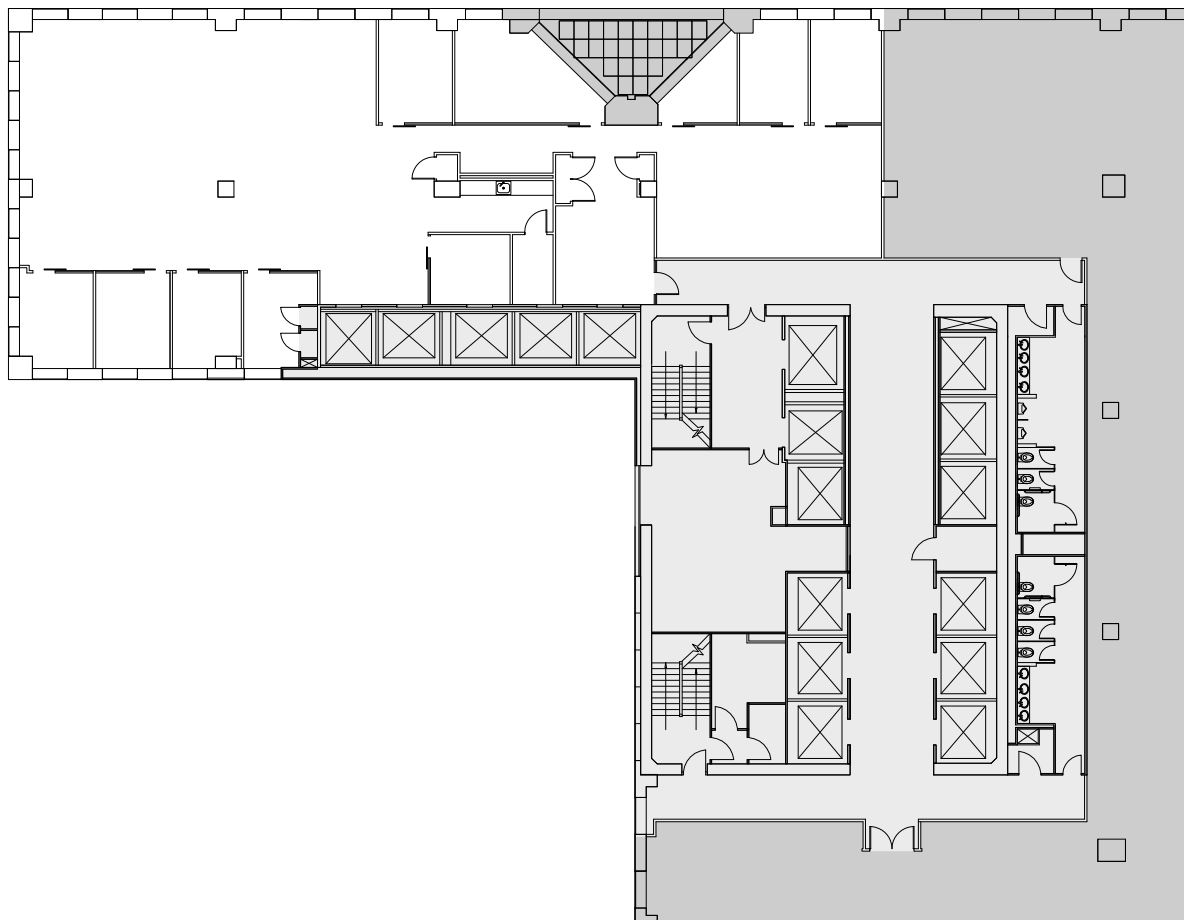
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West 45th Street



Avenue of the Americas

West 44th Street

8,348 SF



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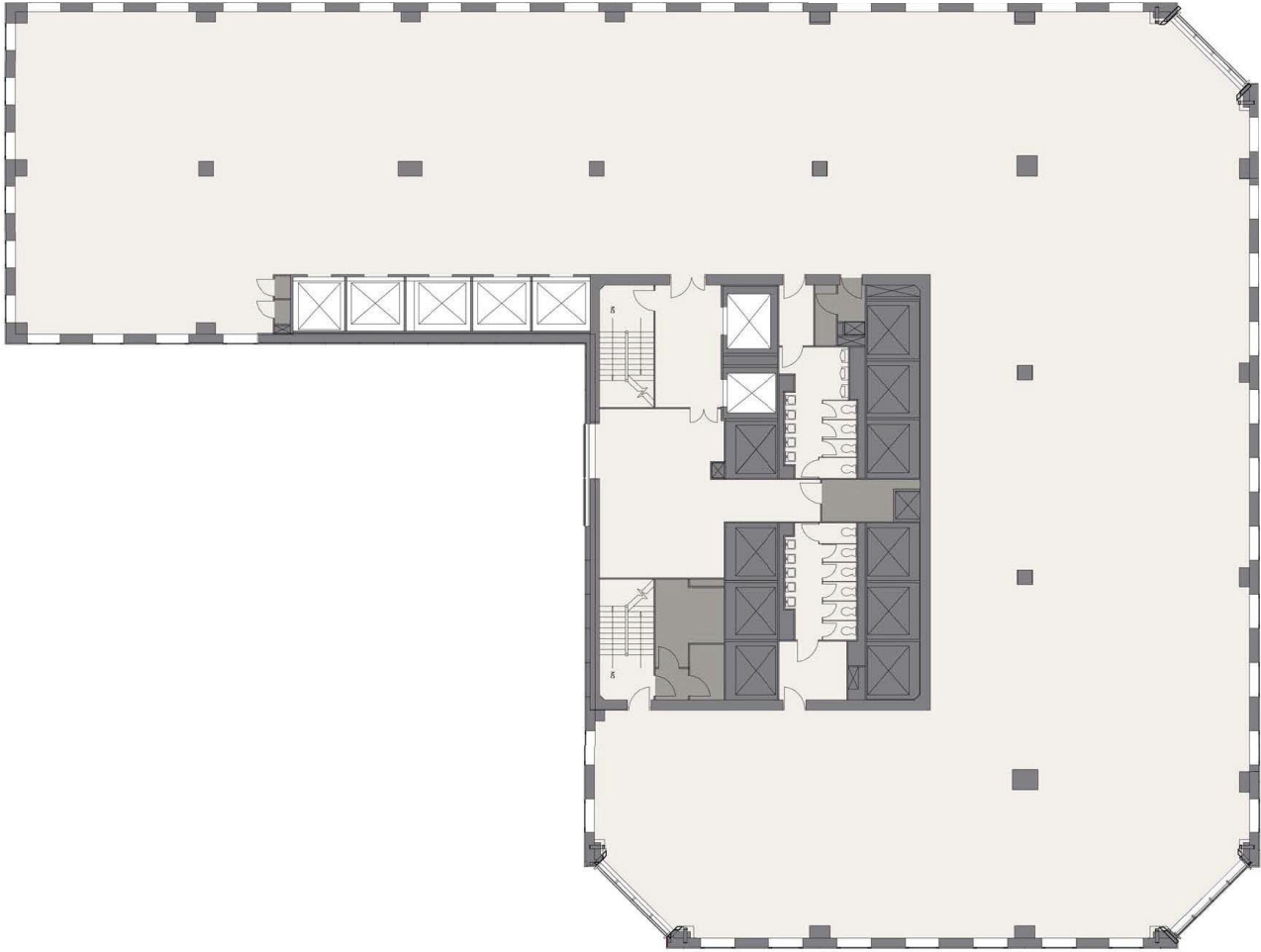
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CORE & SHELL PLAN
ENTIRE FLOOR 10

West 45th Street



Avenue of the Americas

West 44th Street

22,129 SF



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1155 AVENUE OF THE AMERICAS

ENTIRE 6TH FLOOR | 30,140 SF

PROPERTY IMAGES



BUILDING EXTERIOR



CONFERENCE ROOM

[TAKE A VIRTUAL TOUR](#)

AVAILABILITY

- Available Now

FEATURES

- Newly Built Move-In Ready Office Space
- High-end Installation Featuring White Oak Paneling, Slatted Ceilings, and Lutron Lighting
- Fully Furnished with Knoll and Halcon, Including Sit/Stand Desks
- Fully Wired Inclusive of Advanced A/V Systems in Conference Rooms
- Targeting LEED Platinum ID+C Certification

PLAN DETAILS

WORKSPACE

Private Offices	22
Workstations	70
Bullpen	4

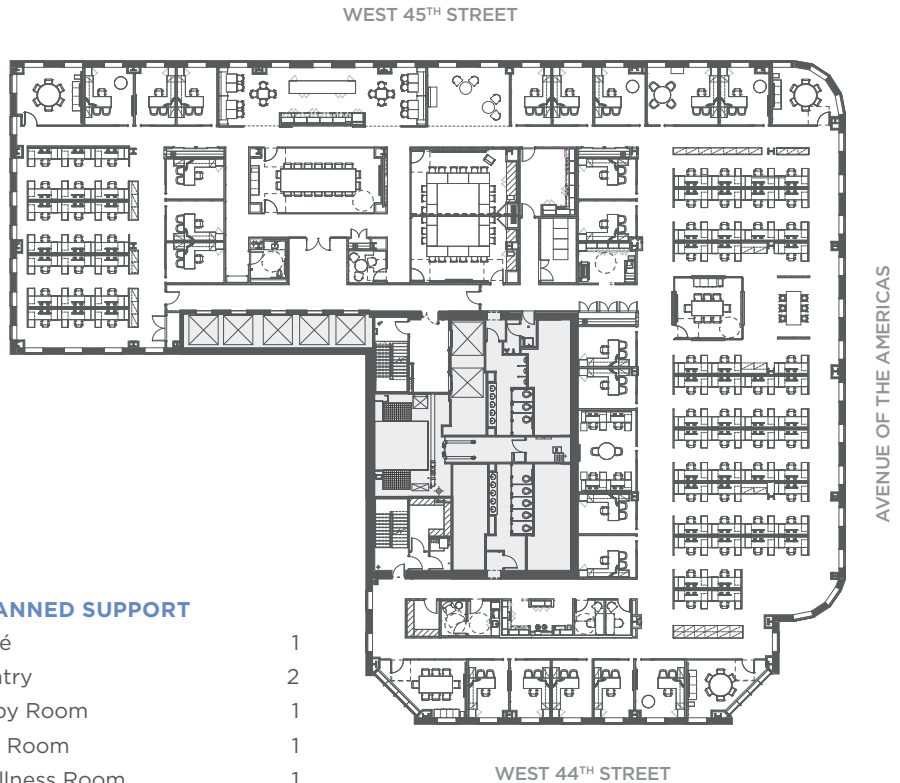
TOTAL 96

COLLABORATION SPACE

Conference Rooms	7
Breakout Spaces	2
Phone Rooms	3

PLANNED SUPPORT

Café	1
Pantry	2
Copy Room	1
IDF Room	1
Wellness Room	1
Storage	2



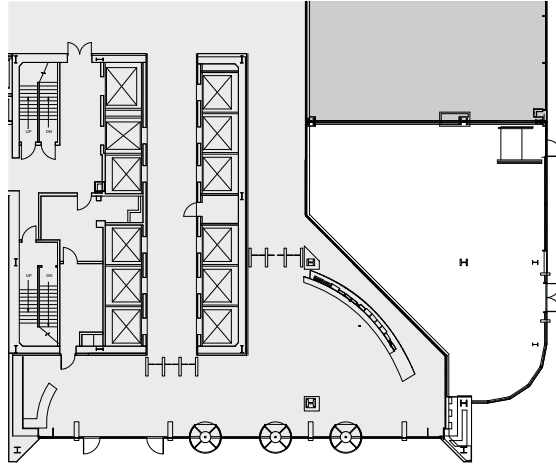
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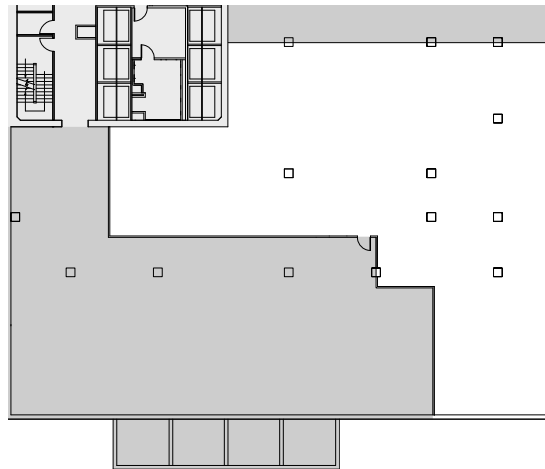
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CORE & SHELL PLAN
GROUND FLOOR RETAIL
WITH LOWER LEVEL STORAGE



Avenue of the Americas

West 44th Street



Avenue of the Americas

West 44th Street



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



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