

# 1133

Avenue of the Americas

## AVAILABILITIES

Partial Floor 45	11,090 SF
<i>Exceptional Midtown and West Side Views. Must Be Leased With 43 &amp; 44.</i>	
Entire Floor 44	23,452 SF
<i>Exceptional Midtown and West Side Views. Must Be Leased With 43 &amp; 45.</i>	
Entire Floor 43	23,456 SF
<i>Exceptional Midtown and West Side Views. Must Be Leased With 44 &amp; 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>	
Partial Floor 27 Suite 2720	5,263 SF
<i>Premium Prebuilt With Office/Open Work Layouts. Midtown and West Side Views.</i>	
Partial Floor 27 Suite 2700	1,533 SF
<i>Built Space.</i>	
Entire Floor 16	22,111 SF
<i>Modern Build Out. Blended Open and Private Office Layout. Exceptional Light and Midtown Views. Available May 2025.</i>	
Entire Floor 14	8,906 SF
<i>Modern Build Out. Efficient Blended Floorplan. Exceptional Light and Midtown Views.</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; ING Financial Holdings; Patterson, Belknap Webb & Tyler; Schindler Elevator; Steinway & Sons; Take 2 Interactive; The National Basketball Players Association (NBPA).



### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

1133Aoa.com

# 1133

Avenue of the Americas

## PROPERTY FACT SHEET

### 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 43<sup>rd</sup> and 44<sup>th</sup> 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 43<sup>rd</sup> 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



#### LEASING CONTACTS

Rocco Romeo

212.257.6630

RRomeo@durst.org

Nora Caliban

212.789.6029

NCaliban@durst.org

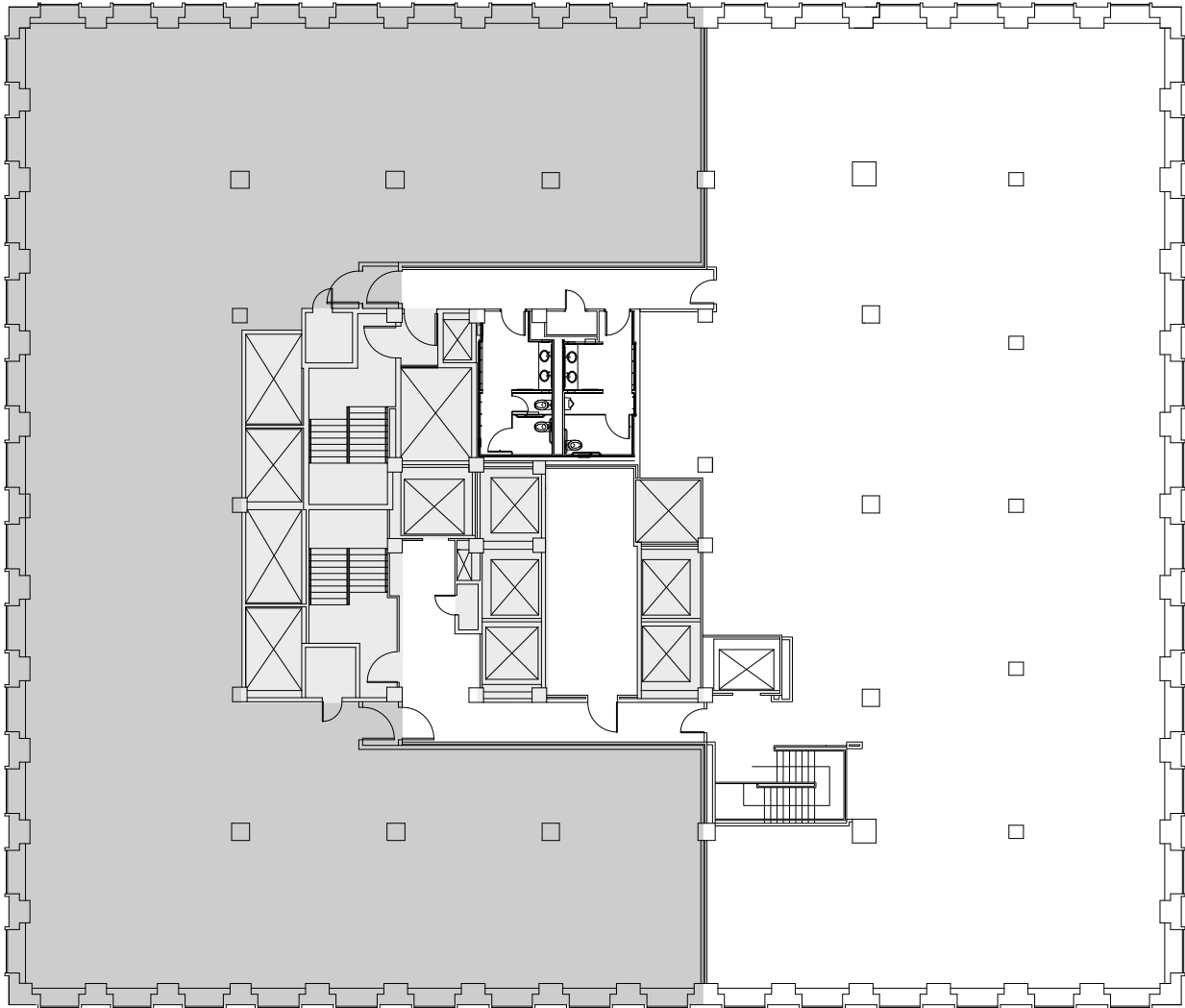
1133Aoa.com

# 1133

Avenue of the Americas

## CORE & SHELL PLAN PARTIAL FLOOR 45

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street

11,090 SF



#### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

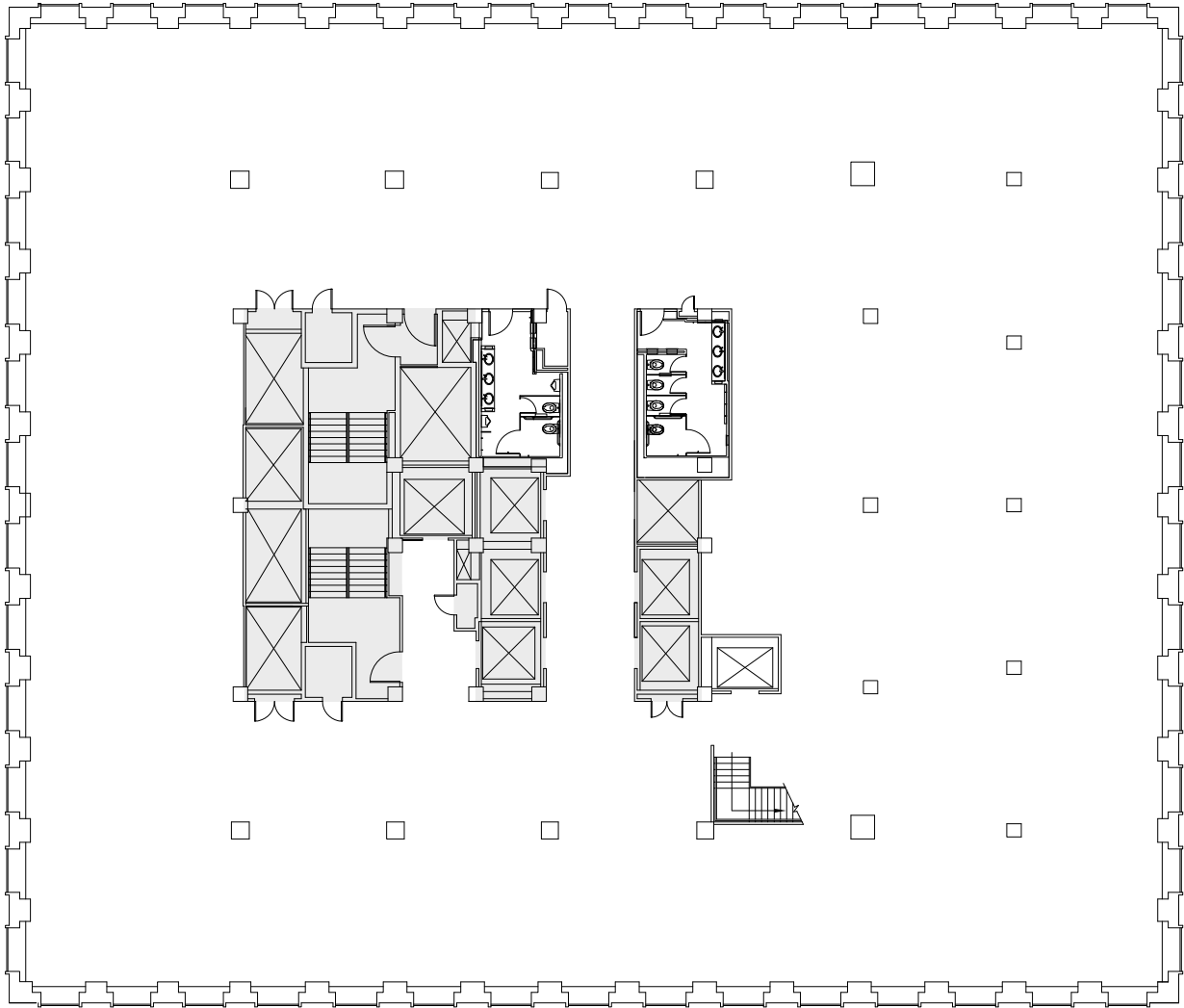
1133AoA.com

# 1133

Avenue of the Americas

## CORE & SHELL PLAN ENTIRE FLOOR 44

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street

23,452 SF



#### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

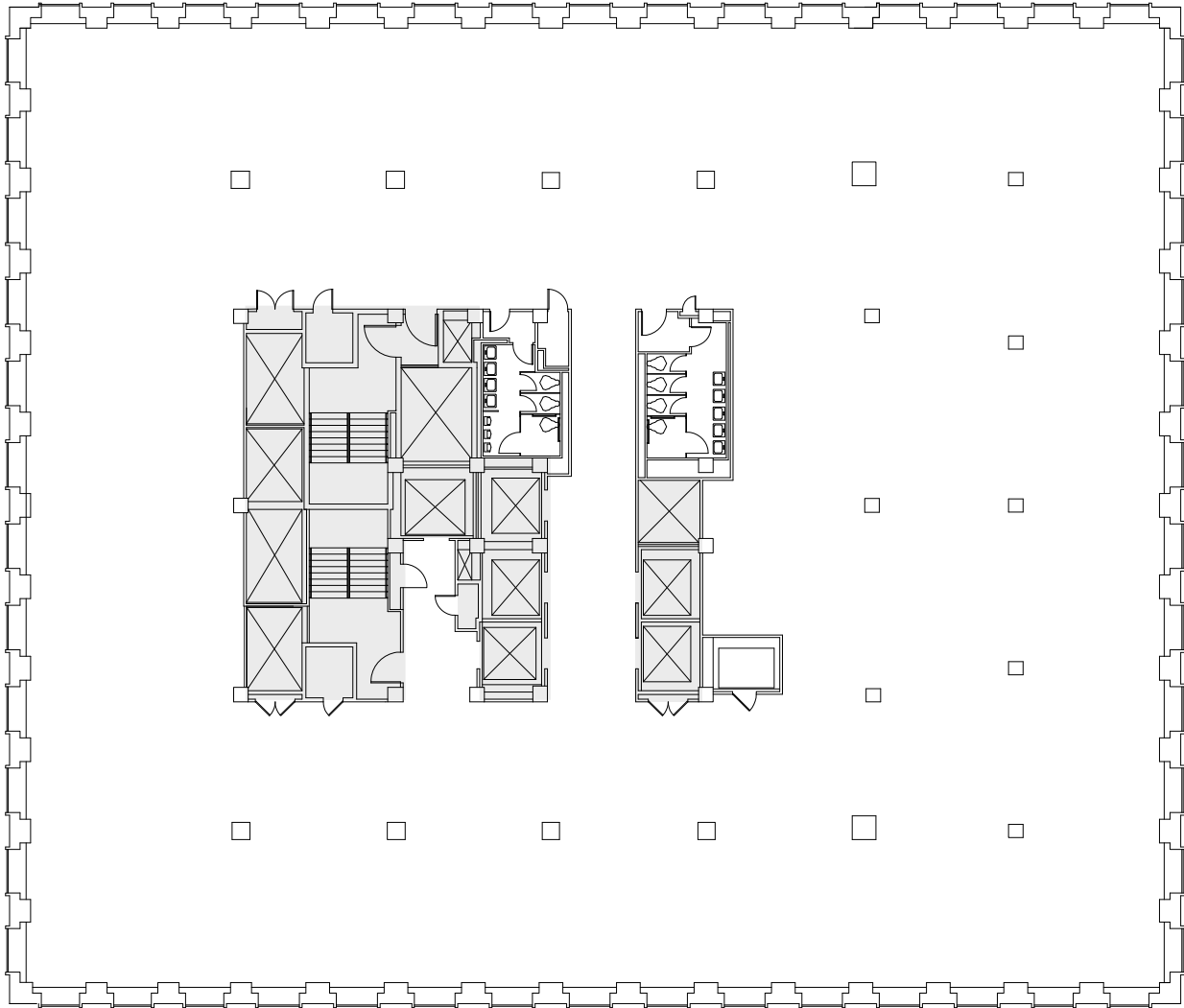
1133AoA.com

# 1133

Avenue of the Americas

## CORE & SHELL PLAN ENTIRE FLOOR 43

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street

23,456 SF



#### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

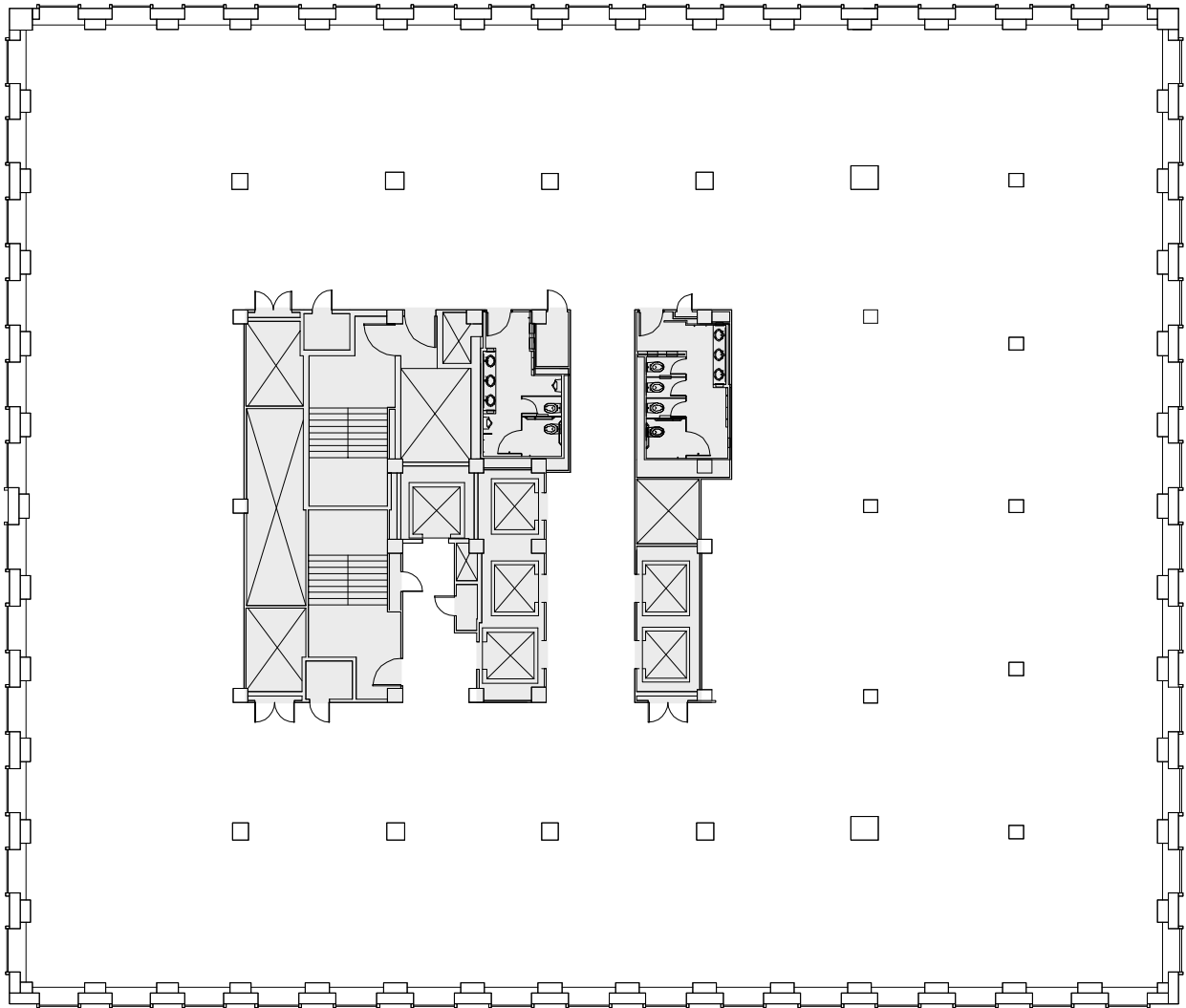
1133Aoa.com

# 1133

Avenue of the Americas

## CORE & SHELL PLAN ENTIRE FLOOR 41

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street

23,456 SF



### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

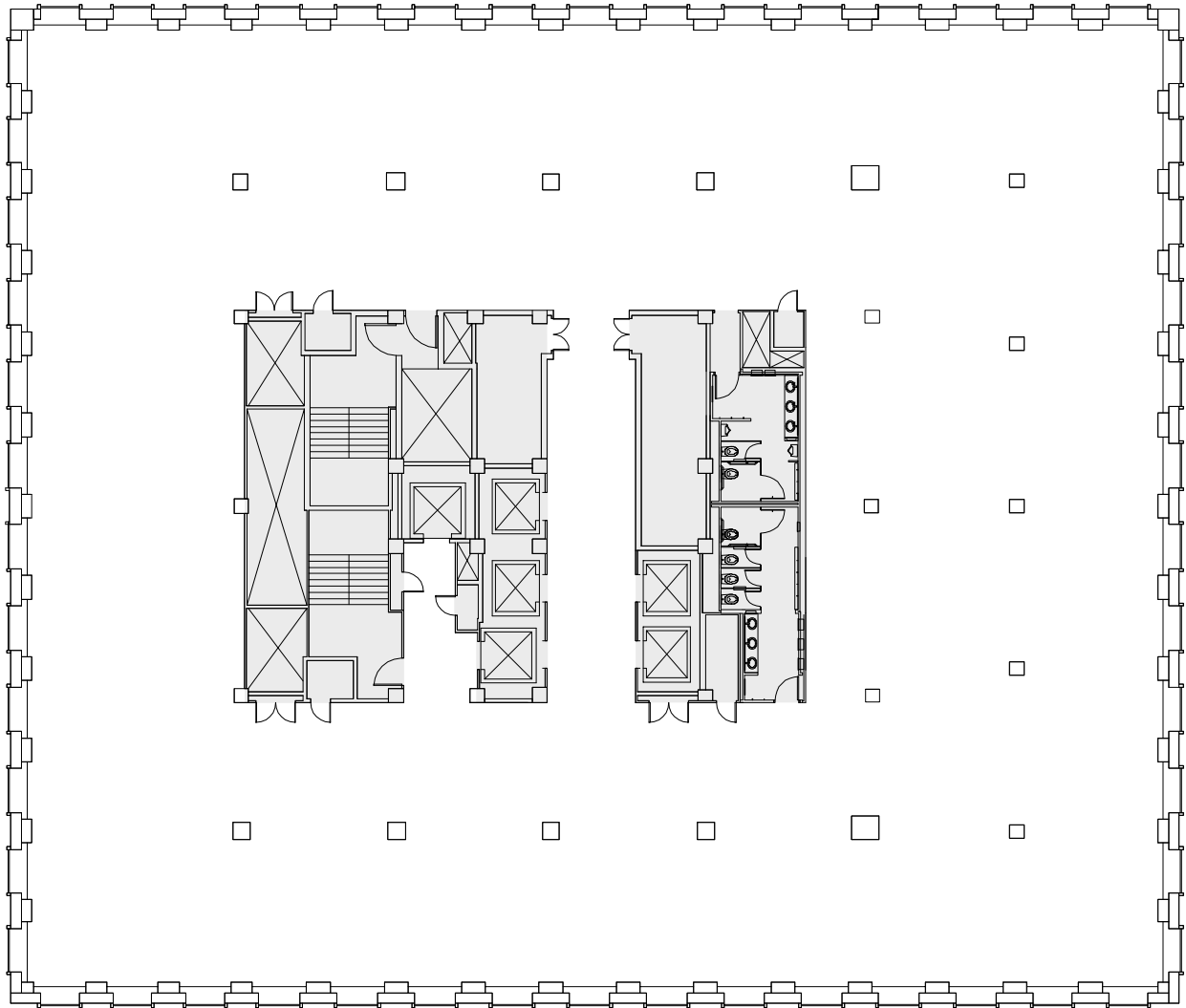
1133Aoa.com

# 1133

Avenue of the Americas

## CORE & SHELL PLAN ENTIRE FLOOR 38

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street

22,858 SF



LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

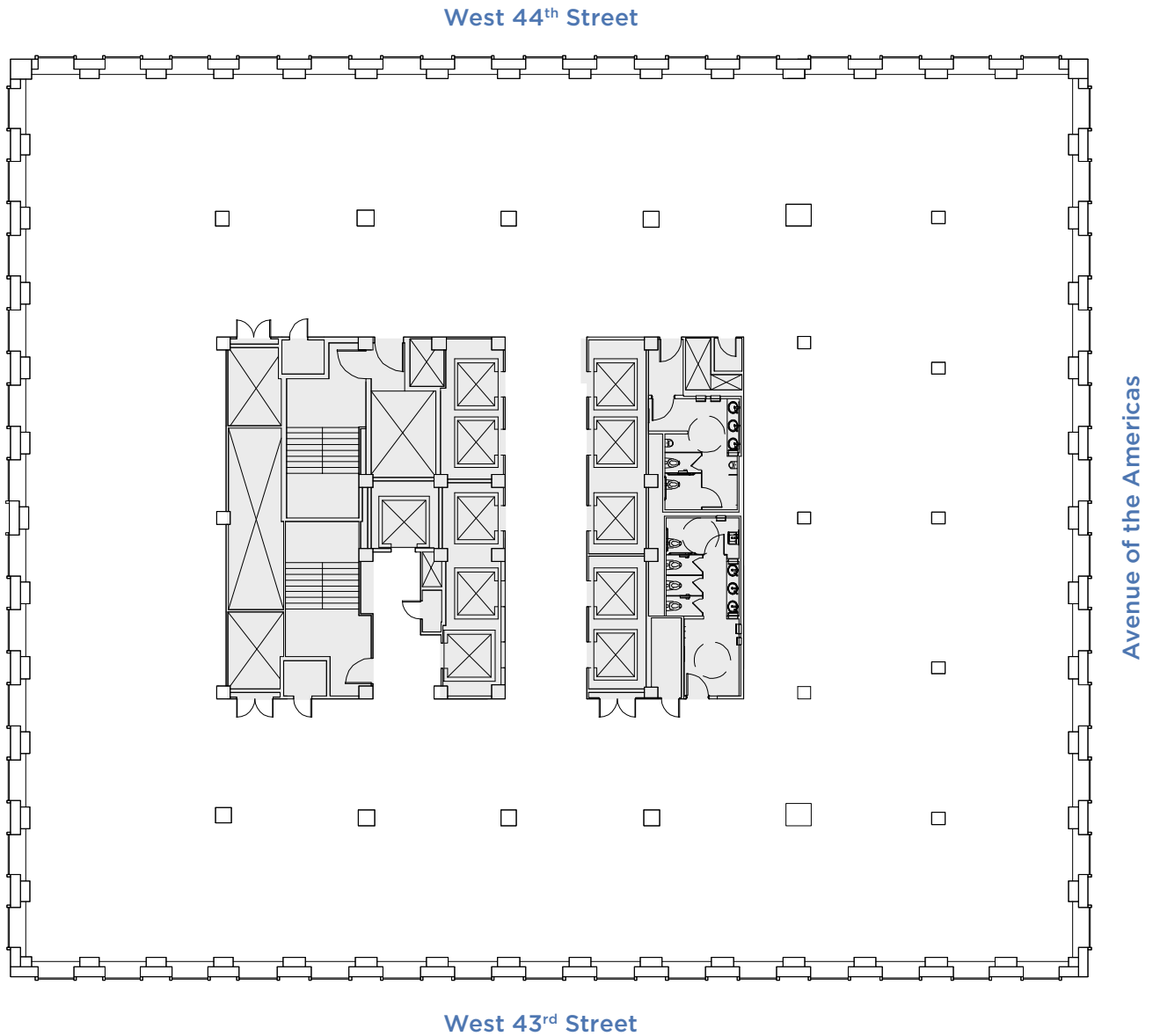
**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

1133Aoa.com

# 1133

Avenue of the Americas

## CORE & SHELL PLAN ENTIRE FLOOR 35



22,915 SF



#### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

1133AoA.com

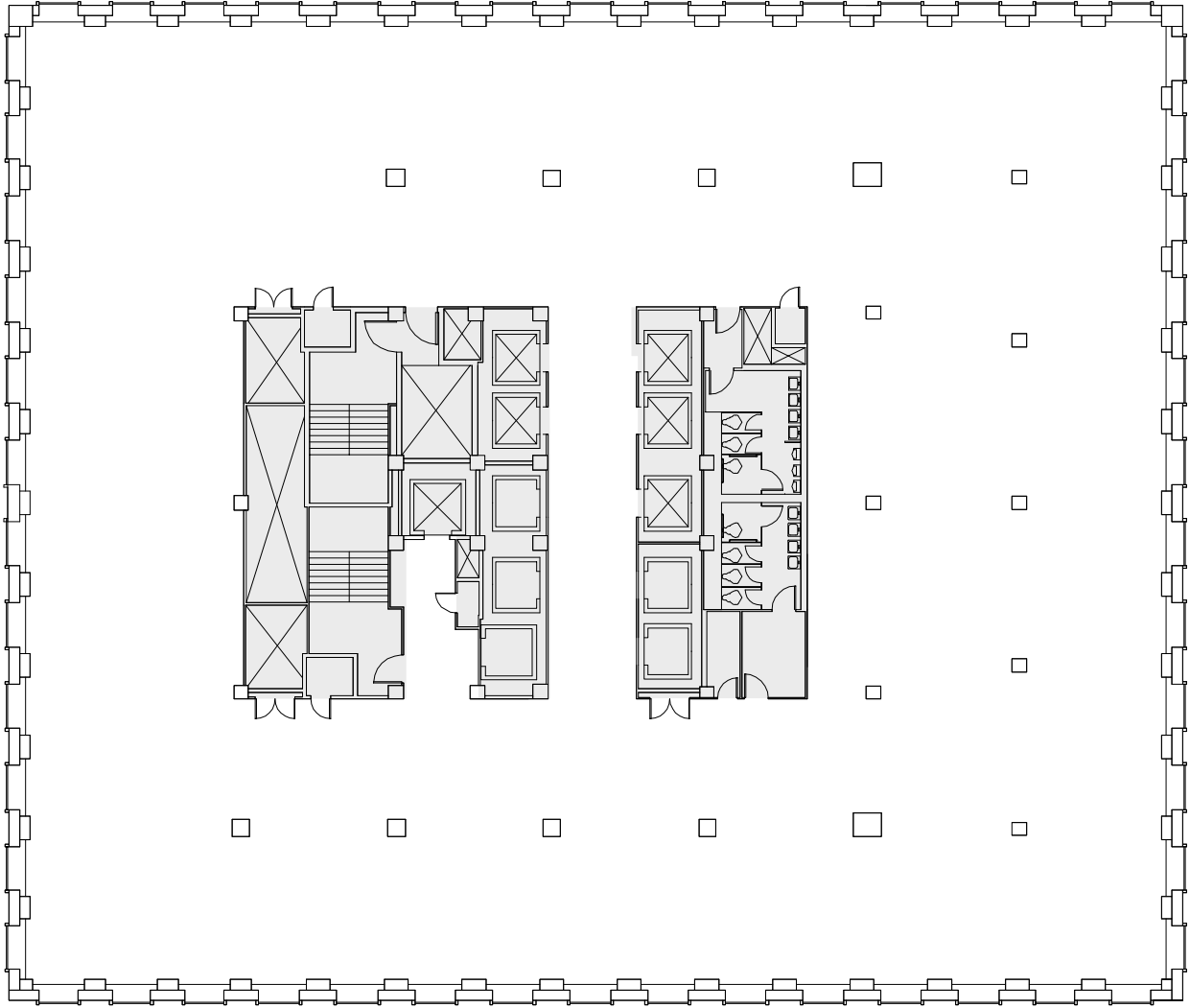


# 1133

Avenue of the Americas

## CORE & SHELL PLAN ENTIRE FLOOR 34

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street

22,915 SF



#### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

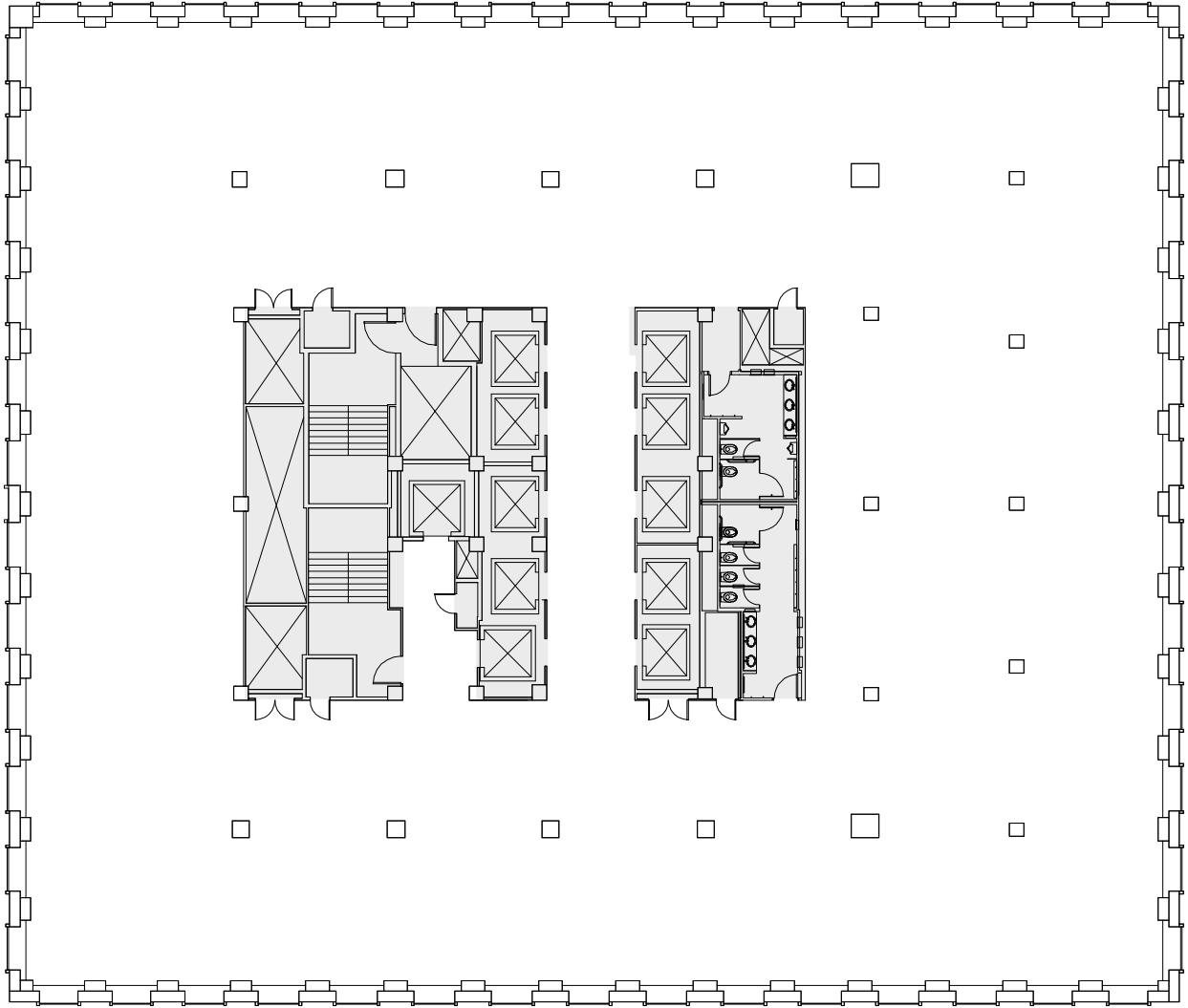
1133AoS.com

# 1133

Avenue of the Americas

## CORE & SHELL PLAN ENTIRE FLOOR 32

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street

22,915 SF



### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

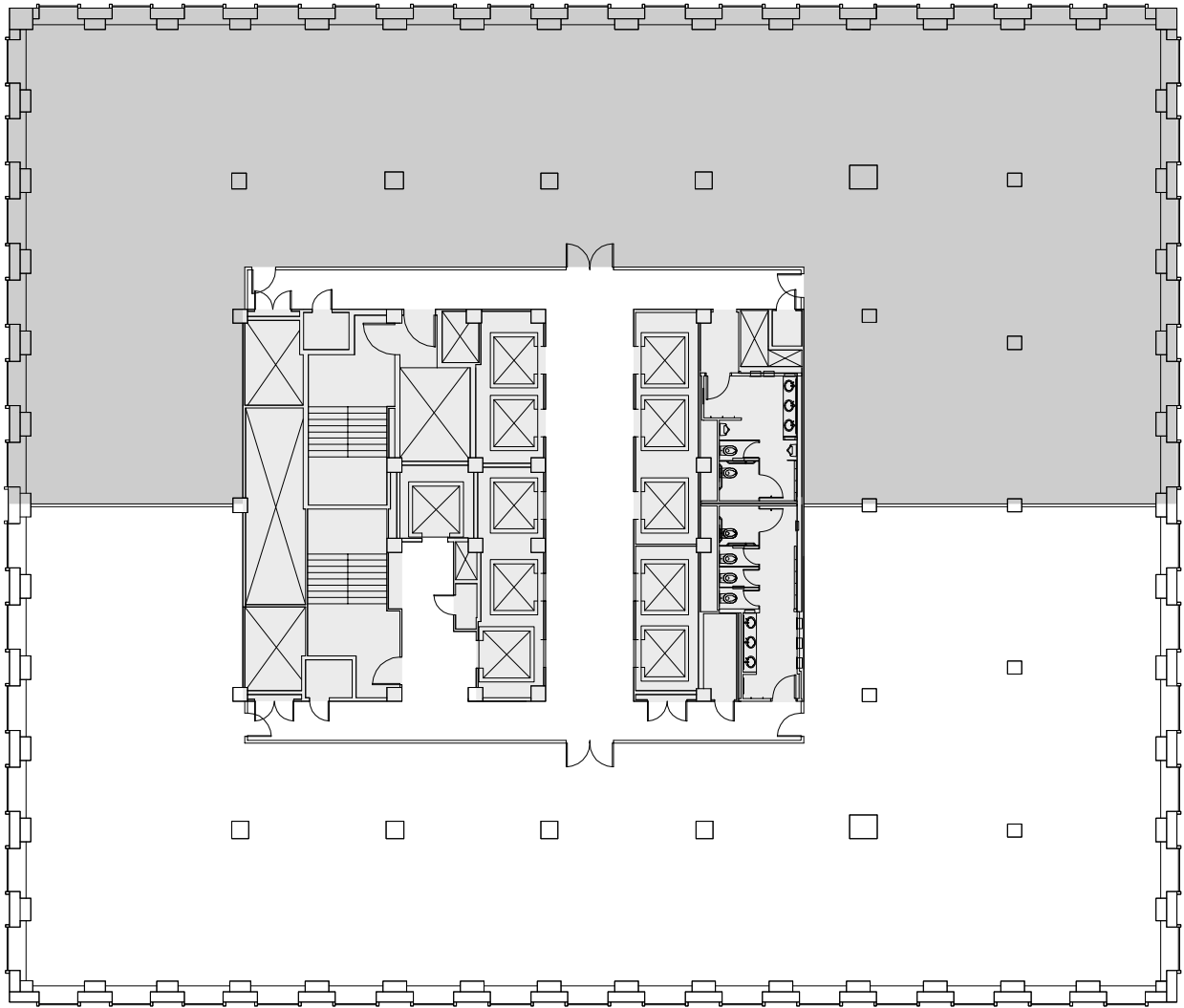
1133Aoa.com

# 1133

Avenue of the Americas

## CORE & SHELL PLAN PARTIAL FLOOR 30

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street

11,458 SF



### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

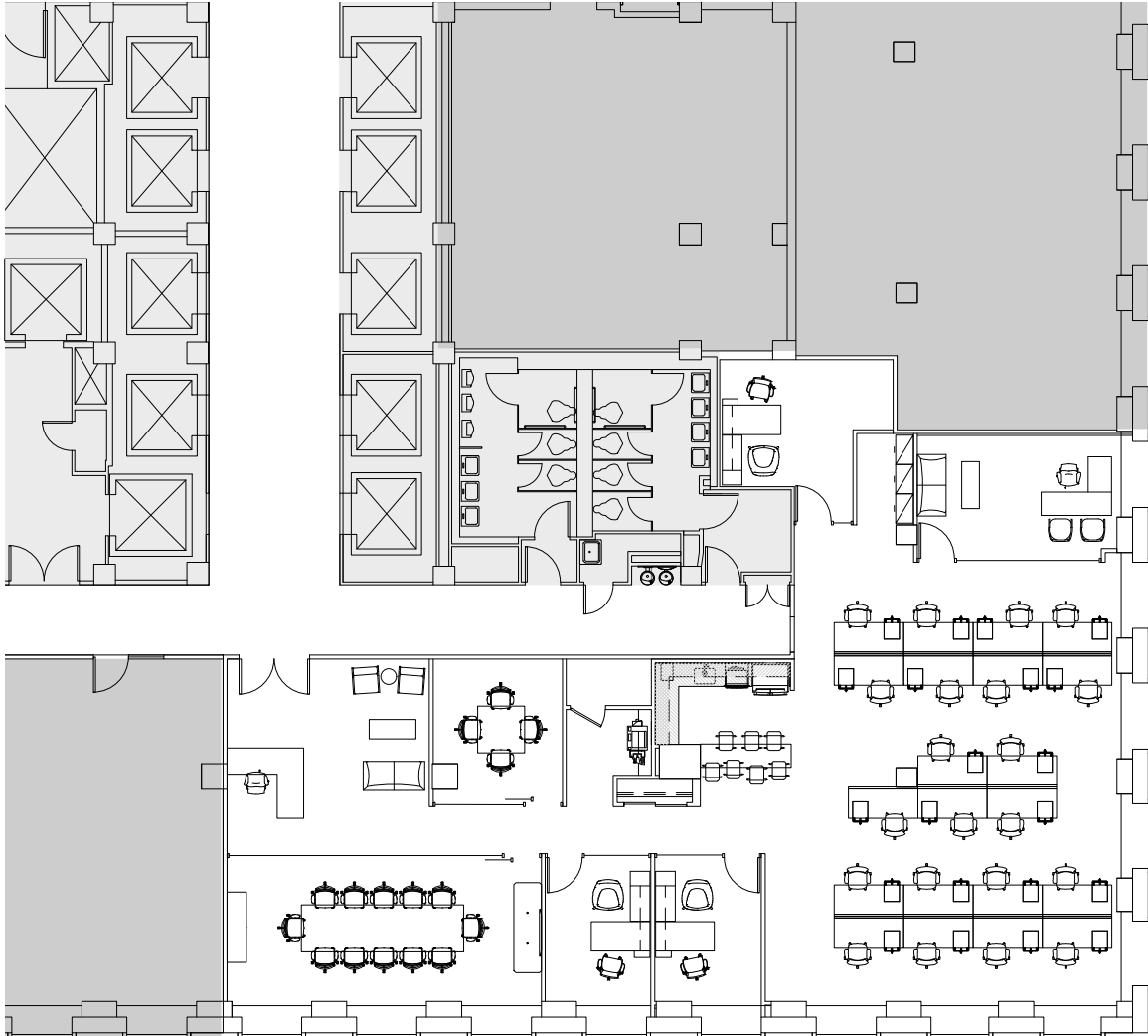
1133Aoa.com

# 1133

Avenue of the Americas

## PREBUILT PLAN PARTIAL FLOOR 27 SUITE 2720

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street



5,263 SF



#### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

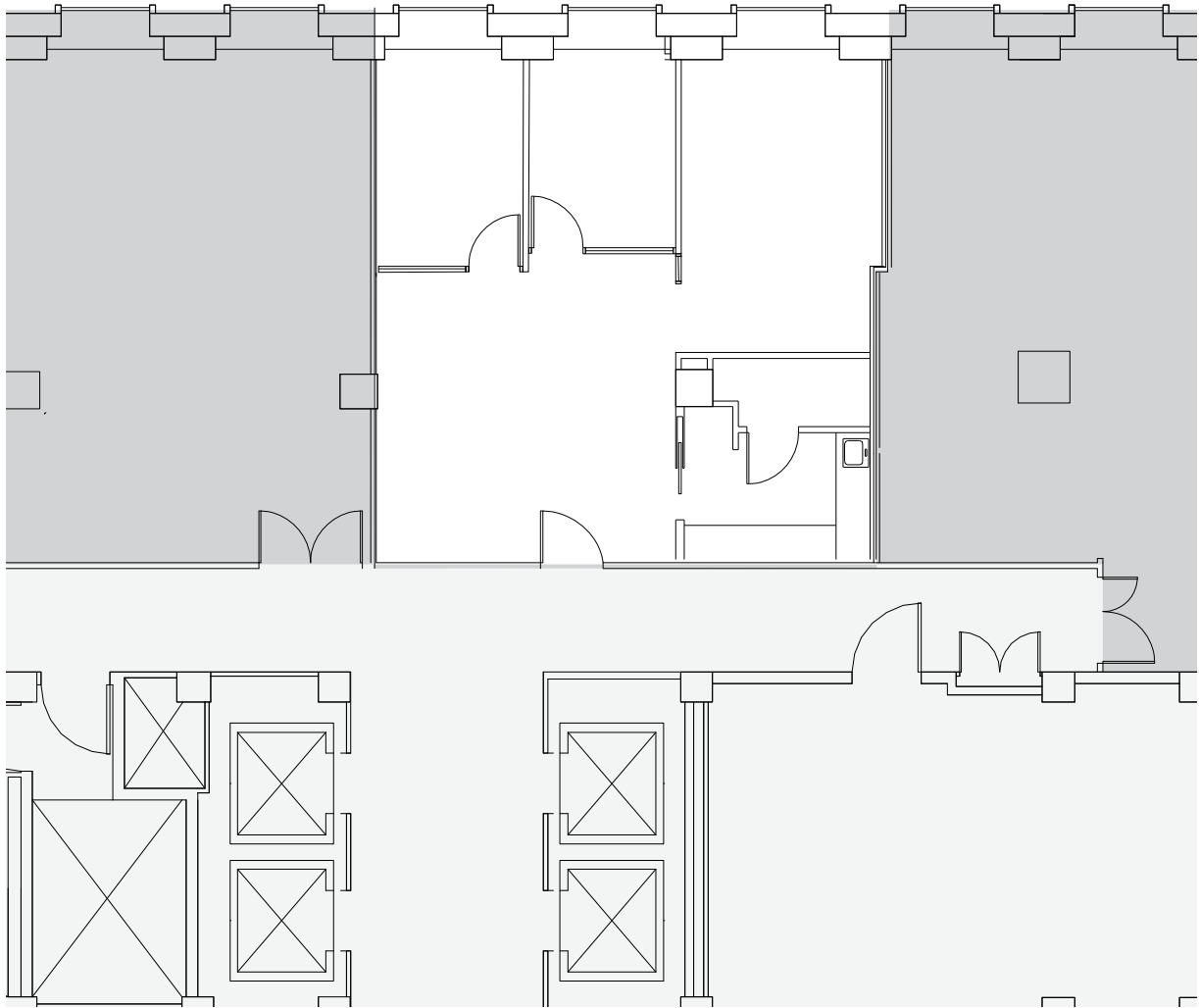
1133Aoa.com

# 1133

Avenue of the Americas

## AS-BUILT PLAN PARTIAL FLOOR 27 SUITE 2700

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street



1,533 SF



### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

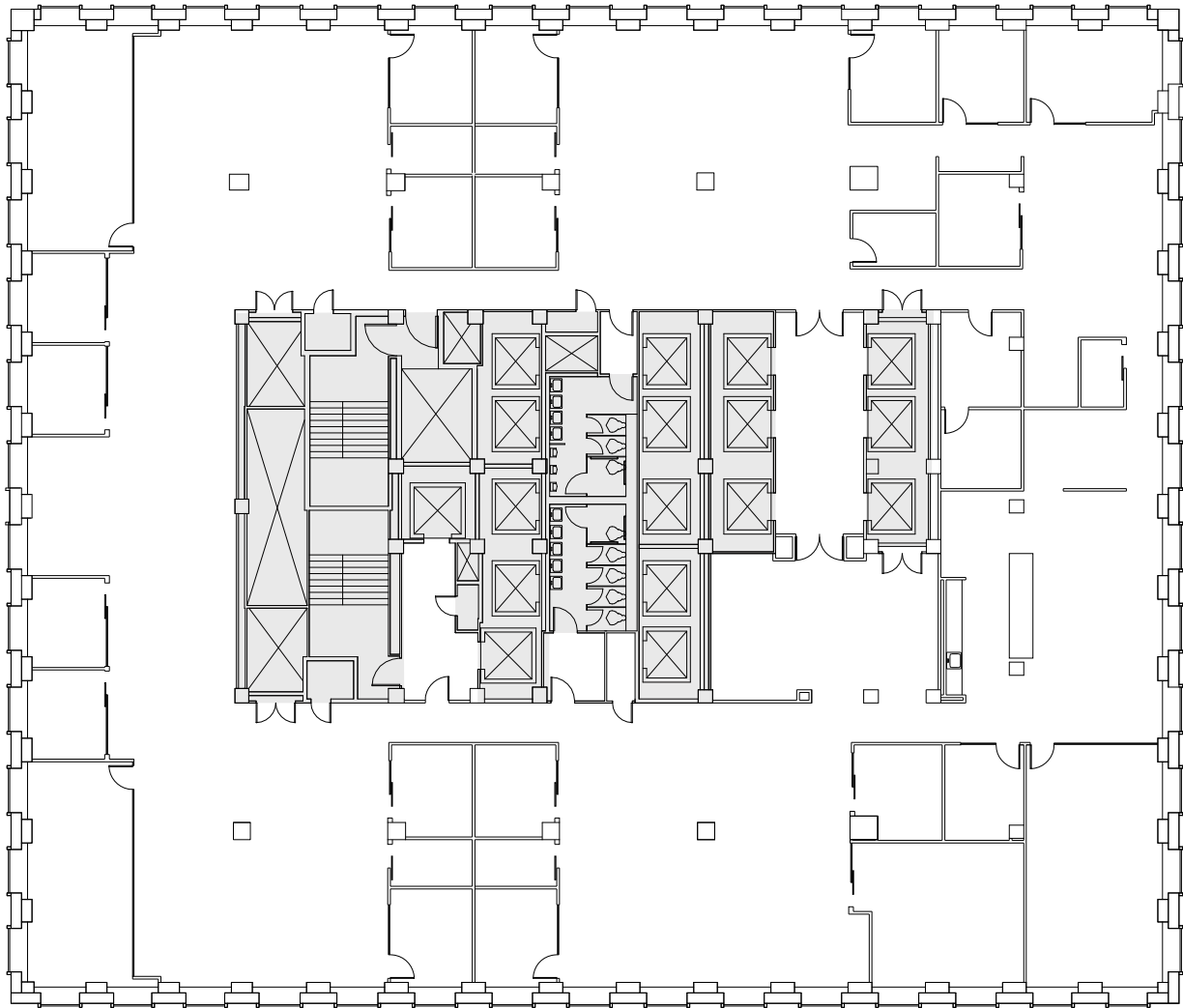
1133AoS.com

# 1133

Avenue of the Americas

## AS-BUILT PLAN ENTIRE FLOOR 16

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street

22,111 SF



#### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

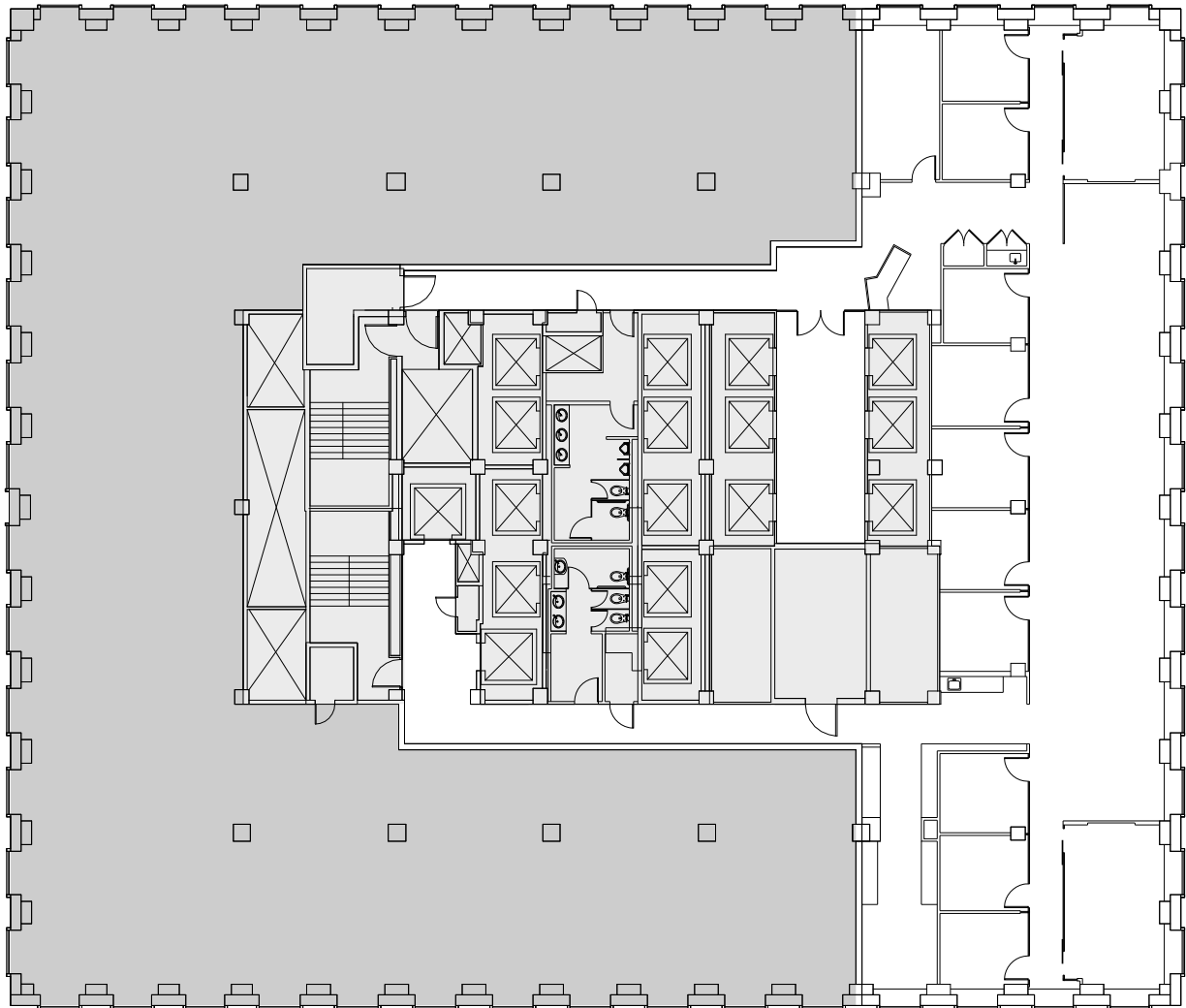
1133Aoa.com

# 1133

Avenue of the Americas

## AS-BUILT PLAN ENTIRE FLOOR 14

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street

8,906 SF



#### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

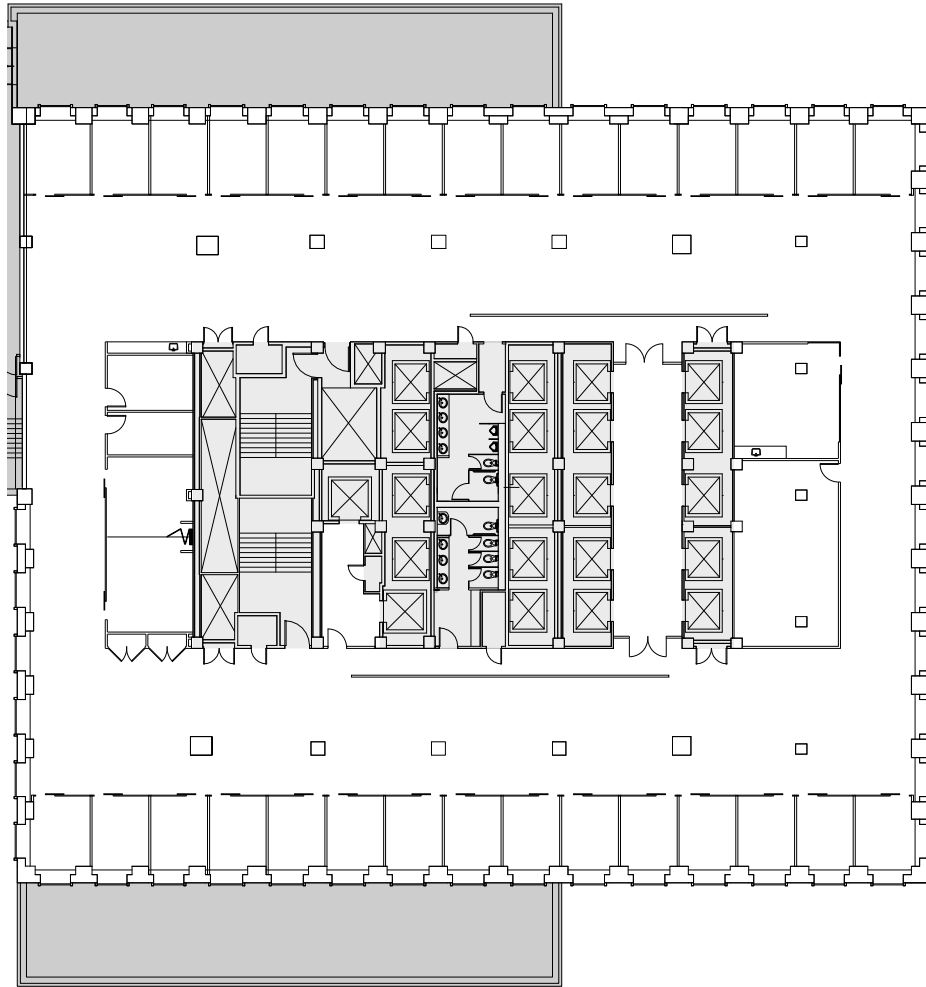
1133Aoa.com

# 1133

Avenue of the Americas

## AS-BUILT PLAN ENTIRE FLOOR 11

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street

21,515 SF



#### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

1133AoS.com

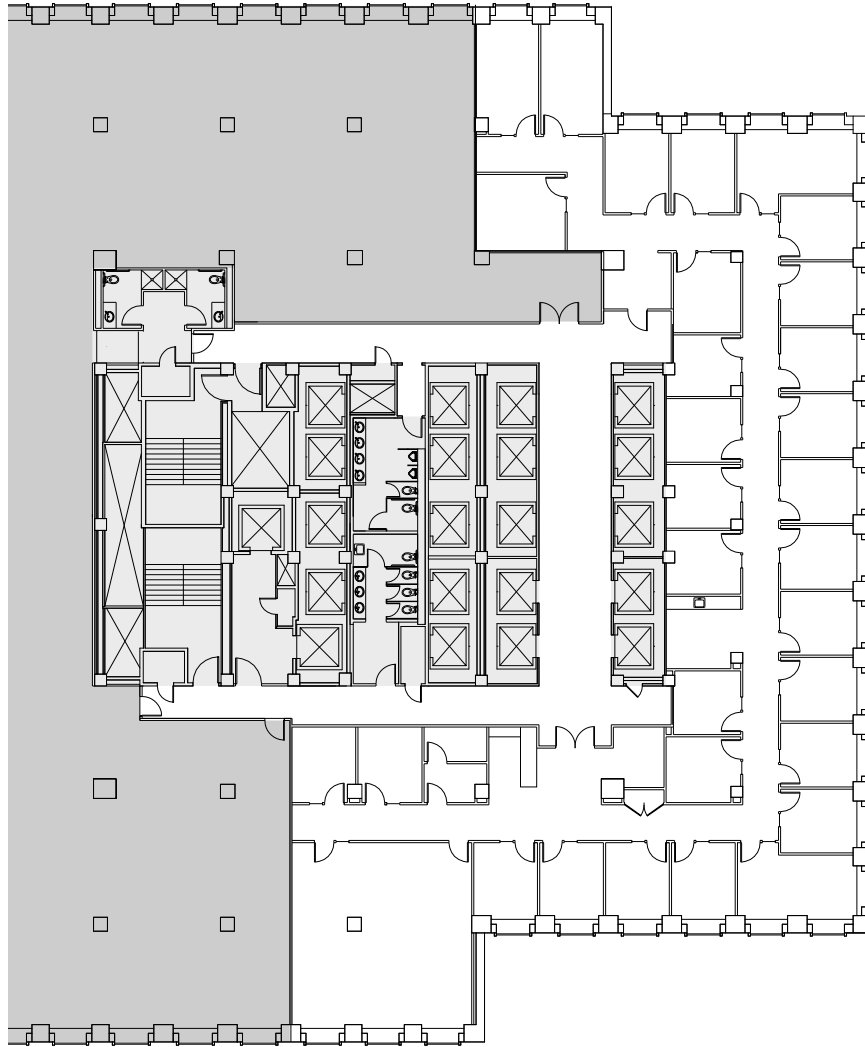


# 1133

Avenue of the Americas

## AS-BUILT PLAN PARTIAL FLOOR 6

West 44<sup>th</sup> Street



Avenue of the Americas

West 43<sup>rd</sup> Street



11,700 SF



#### LEASING CONTACTS

**Rocco Romeo**  
212.257.6630  
RRomeo@durst.org

**Nora Caliban**  
212.789.6029  
NCaliban@durst.org

1133AoA.com