

1177 AVENUE OF THE AMERICAS



1177 At A Glance

1177 Avenue of the Americas offers a modern, personalized work experience right in the center of Midtown. With open and airy floor plates to accommodate any workstyle and superior infrastructure designed to empower productivity, this Class A property provides tenants the freedom and flexibility to stay productive throughout the day.

- Efficient, virtually column-free floor plates
- 12 ½ ft. ceiling heights throughout
- Signage on building exterior, in lobby, and in elevator bank

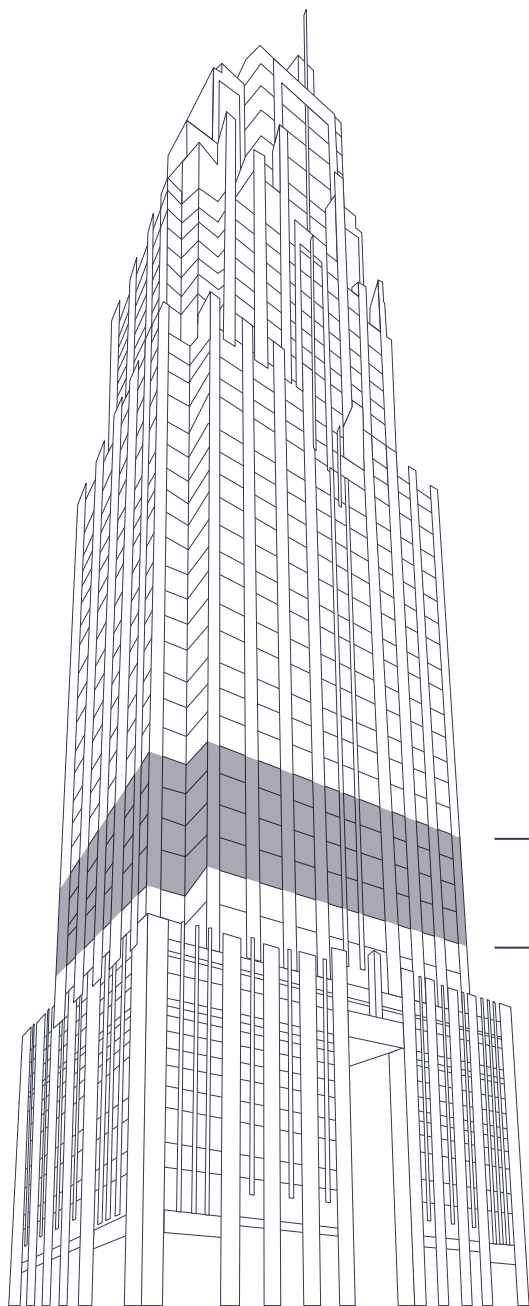




OFFICE RENDERING



OFFICE RENDERING



FLOORS 9-12
BIG BLOCK
UP TO 100K SF

Big Block Opportunity

FLOOR 9

24,648 RSF
ARRANGED

FLOOR 10

24,648 RSF
IMMEDIATE

FLOOR 11

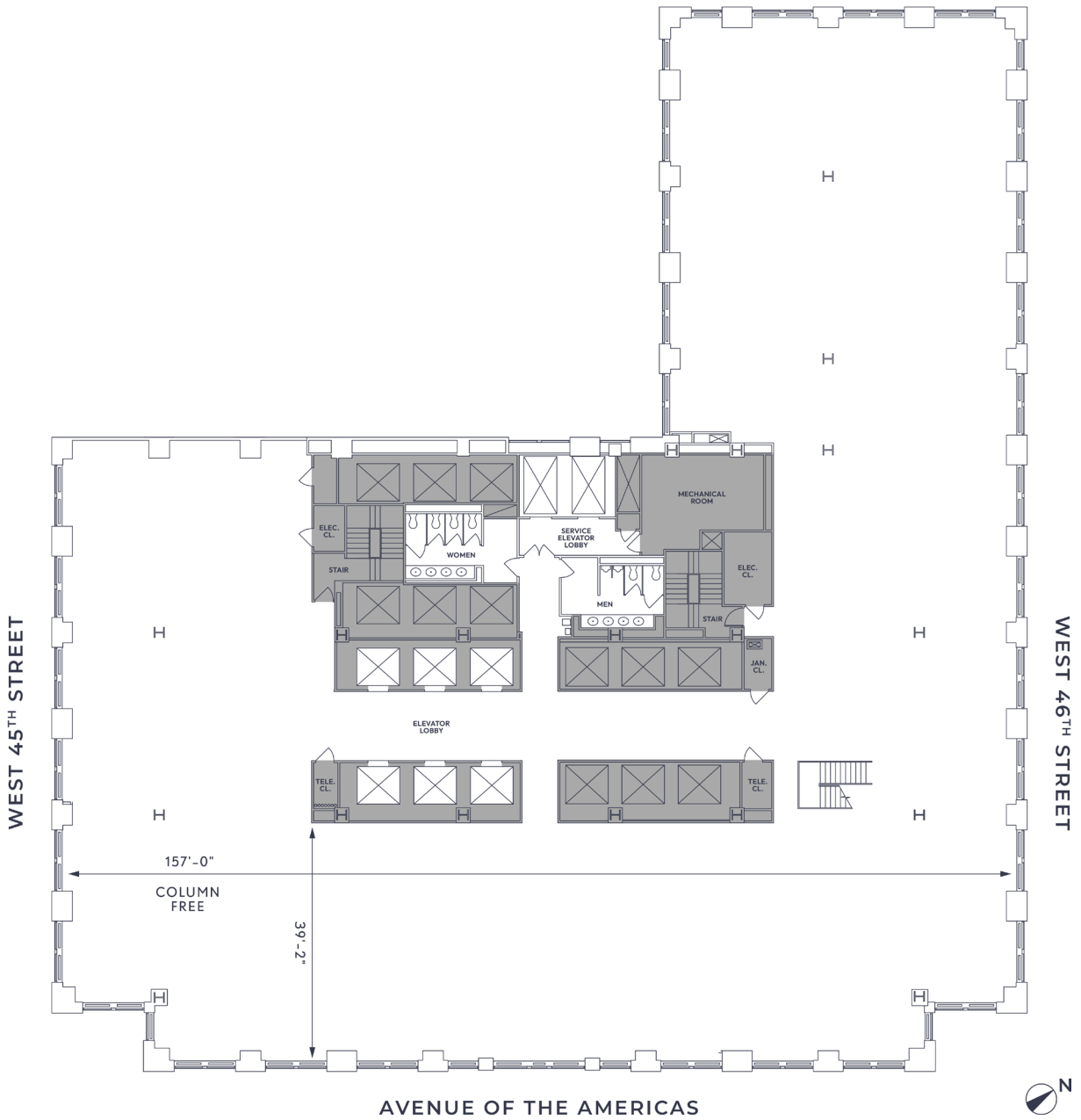
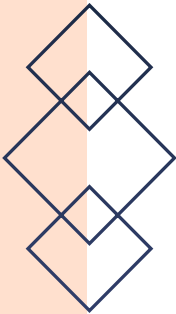
24,632 RSF
IMMEDIATE

FLOOR 12

24,637 RSF
IMMEDIATE

CORE & SHELL FLOORPLAN

ALL DIVISIONS OF
BLOCK CONSIDERED





OFFICE RENDERING

Welcome to Seventeen

Seventeen by INSPIRE is the new tenant-exclusive amenity floor at 1177 Avenue of the Americas. This bright and airy mixed-use space is perfect for taking a break from the desk, working collaboratively, grabbing a coffee, or heading to one of our many onsite fitness and wellness classes.

[TAKE A VIRTUAL TOUR](#)

1177 AVENUE OF THE AMERICAS



- 01** Reception
- 02** Boardroom
- 03** Cafe Seating
- 04** Club Lounge
- 05** Living Room
- 06** Community Table
- 07** Private Seating
- 08** Bar/Pantry Area
- 09** Lounge Area
- 10** Meeting Room
- 11** Multipurpose Room
- 12** Collab Lounge
- 13** Collaboration
- 14** Changing Rooms
- 15** Meditation Pods



177 SEVENTEEN

BY INSPIRE



So Much to Inspire You



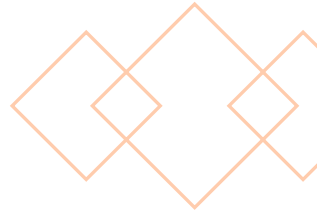
Inspire is a hospitality-infused program offering a suite of services, programming, amenity spaces and on-demand workspaces for today's flexible workforce, allowing customers to choose the best work environment for their needs.

- Flexible work & meeting spaces
- Amenities spaces
- Bike room storage
- Wellness & social programming
- Food delivery
- Concierge services
- Discounts
- Inspire app





Four Standby Generators



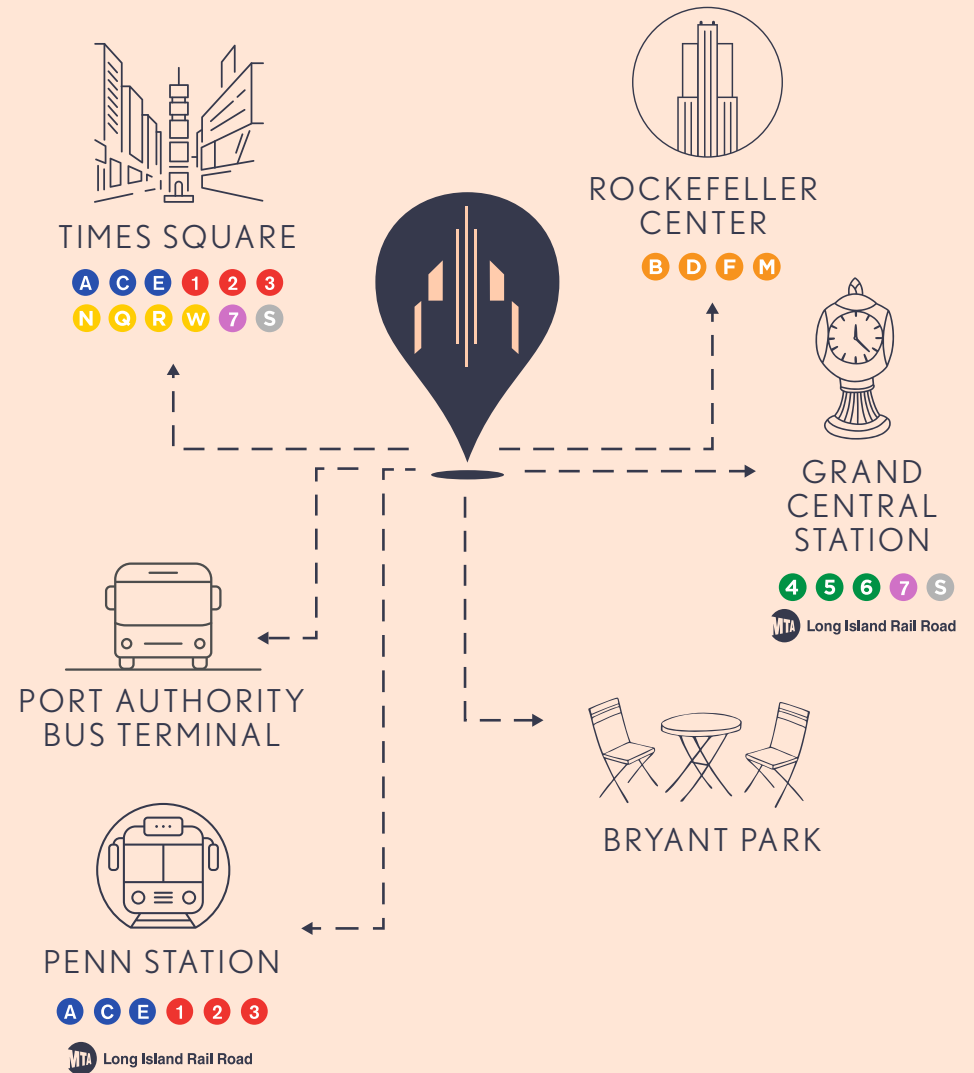
The building's array of standby generators enables tenants to bring their backup servers onsite for better peace of mind. Combined with Silverstein Properties' expert leadership and strategy, 1177 Avenue of the Americas is optimized for peak productivity.

“The building's four emergency generators will keep your lights on no matter what is happening outside. It means business as usual when life is unusual.”

Here, There, & Everywhere

Located between 45th and 46th Streets, 1177 Avenue of the Americas' prime Midtown location is just steps away from Port Authority Bus Terminal, Grand Central Station, and Penn Station. Wherever tenants are going, it's not far from 1177.

5 MINUTES OR LESS TO MTA LINES





Hit the Town or Wind Down

Situated in the beating heart of Midtown and minutes from the serene Bryant Park, 1177 Avenue of the Americas lets tenants set the workday at their speed. Whether they're looking to swing by the neighborhood's newest hotspot or stroll through a relaxing greenspace retreat, it's all just steps away from 1177.

LOCAL FAVORITES INCLUDE:

Del Frisco's
DOUBLE EAGLE
STEAKHOUSE

STK

BRYANT
PARK
grill

CHARLIE PALMER
STEAK 

 OCEANA

KOI RESTAURANT

AVRA
RESTAURANT



1177 AVENUE OF THE AMERICAS



The Lounge at 1735 Market



The Bankers Club at 120 Broadway



The Rooftop at 120 Broadway

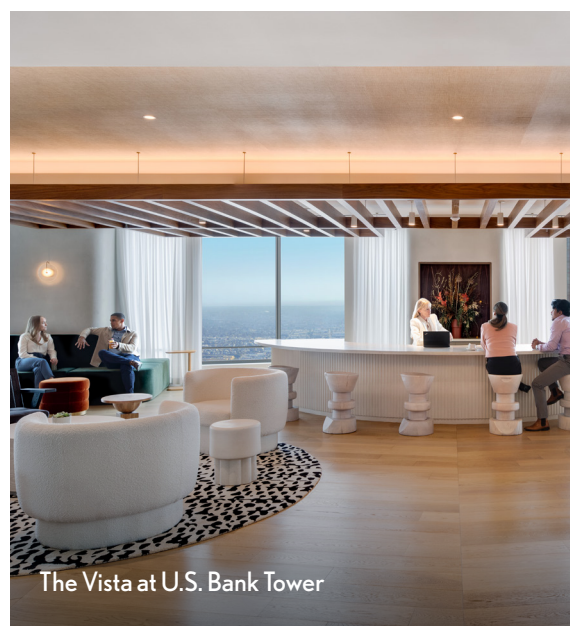


The Terrace at 3WTC

No matter which Silverstein property they work in, our customers can enjoy all of our unrivaled amenity spaces and their features.



The Studio at 7WTC



The Vista at U.S. Bank Tower



The Landmark at 120 Broadway