

1155

**AVENUE OF
THE AMERICAS**

**PARTIAL
28TH FLOOR**

10,985 RSF



PREMISES PARTIAL 28TH FLOOR / 10,985 RSF

TERM JANUARY 30, 2029

RENT UPON REQUEST

POSSESSION JANUARY 1, 2026

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COMMENTS

New high-end installation

Delivered fully furnished
and wired

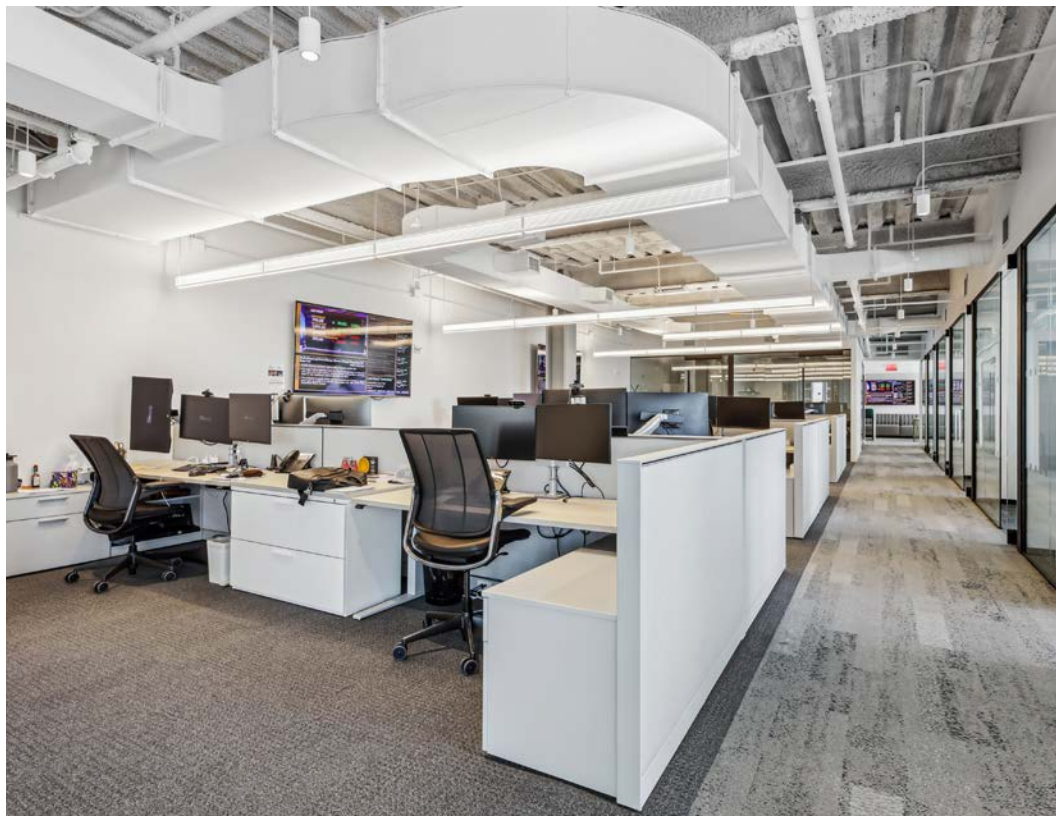
Expansive light and views on
three sides

Thirteen (13) offices, three
(3) conference rooms
and open bullpen for 15
workstations

Direct presence off the
elevator

Open, bistro style pantry









FLOOR PLAN

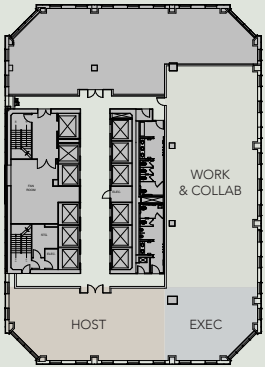
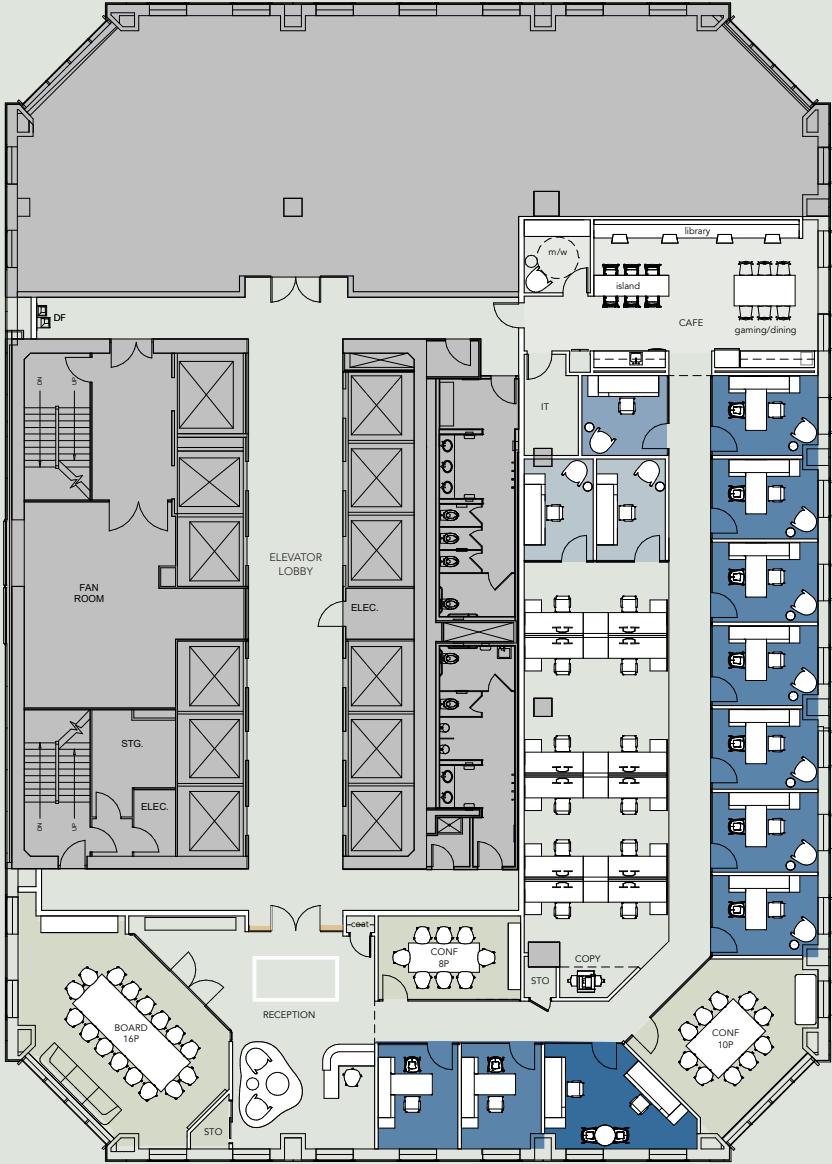
PARTIAL 28TH FLOOR

10,985 RSF

	WORK		
	REQ	PLAN	DELTA
DO (165 SF)	2	2	0
PO (120 SF)	13	12**	-1
WS - TYP (7X5)	10	12	2
REC	1	1	0
TOTAL SEATS	26	27	1
	COLLABORATION		
	REQ	PLAN	DELTA
BOARD 18-20P	1	1	0
CONF 10P	1	1	0
CONF 6-8P	1	1	0
TEAM 4-6P	0	0	0
CAFÉ	0	1	1
TOTAL SPACES	3	4	1
TOTAL SEATS	38	50	2
WORK : COLLAB			
SEATS RATIO	1	:	1.9
	SUPPORT		
	REQ	PLAN	DELTA
COAT	1	1	0
IDF / IT CLOSET	1	1	0
STORAGE	1	1	0
COPY	1	1	0
MOTHERS/WELL	1	1	0

NOTE | TEST FIT NOT FOR CONSTRUCTION; INTENDED FOR DISCUSSION PURPOSES ONLY. FURTHER TECHNICAL REVIEW TO FOLLOW.

- ** (2) SMALL OFFICES AT ~105 SF
- ** (1) LARGE OFFICE AT ~150 SF
- BRANDING OPPORTUNITY



WEST 44TH ST

AVENUE OF THE AMERICAS



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