



Infinite Opportunities. One Address.

1221 AVENUE
OF THE
AMERICAS

Midtown at Its Best





Welcome to 1221 Avenue of the Americas, where a distinguished architectural design meets 21st-century aesthetics. An extensive modernization of the lobby (2016) and plaza (2023) have reenvisioned the office experience for today's talent.

1221 Avenue of the Americas' central location within Midtown Manhattan ensures an easy commute, whether you're traveling by road, rail, or water.

Contemporary lobby

with serviced reception area and floor-to-ceiling glass

Upgraded infrastructure

new elevator cabs and systems including destination dispatch, state-of-the-art broadband capabilities, in-house DAS services, Wired Certified Platinum, and LEED Gold

Expansive floor plates

50,000-80,000 RSF office floors accommodating a range of occupants

Effortless commute

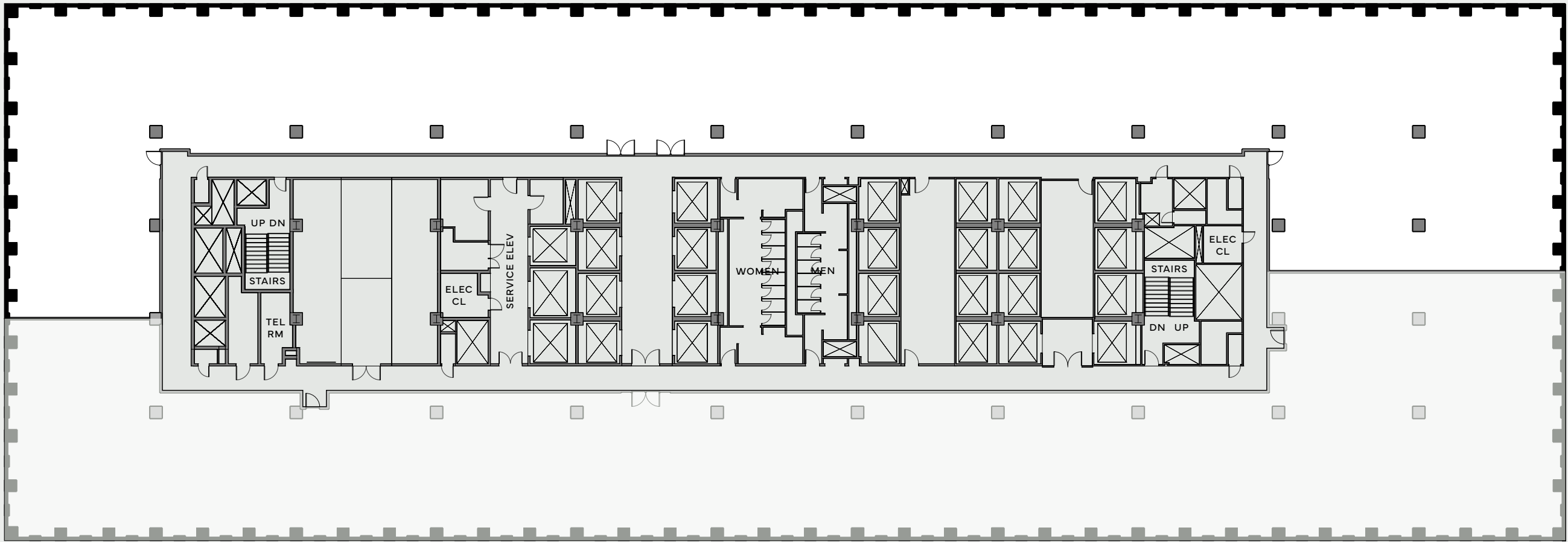
direct access to 4 subway lines, 3 additional lines within one block, rail and bus terminals, and the commuter ferry between NY and NJ



Experience Excellence on Every Level



W 49TH ST



W 48TH ST

AVENUE OF THE AMERICAS

15th Floor Core & Shell

25,252 RSF

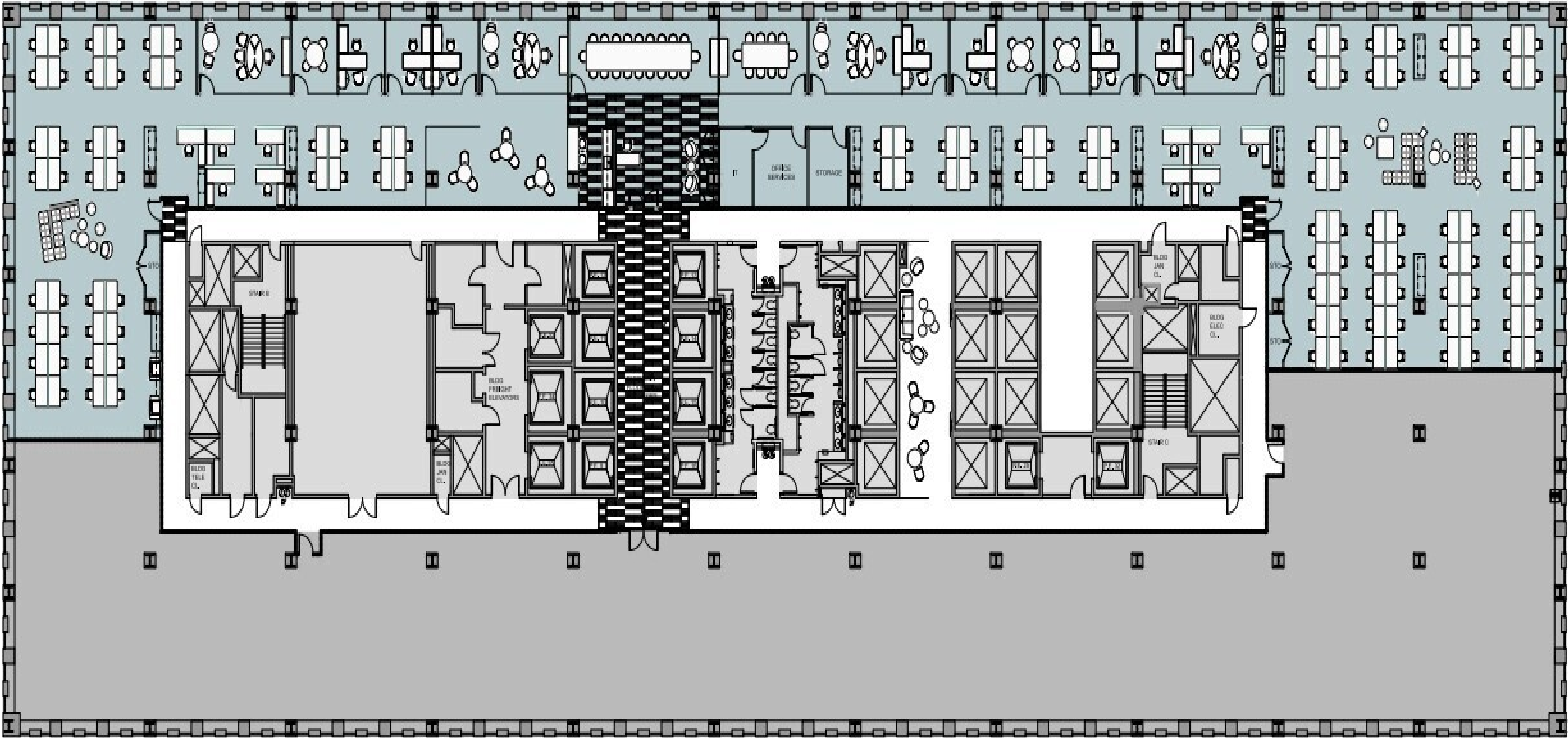
- TENANT SPACE
- CORE / MECHANICAL

WEST 78TH STREET



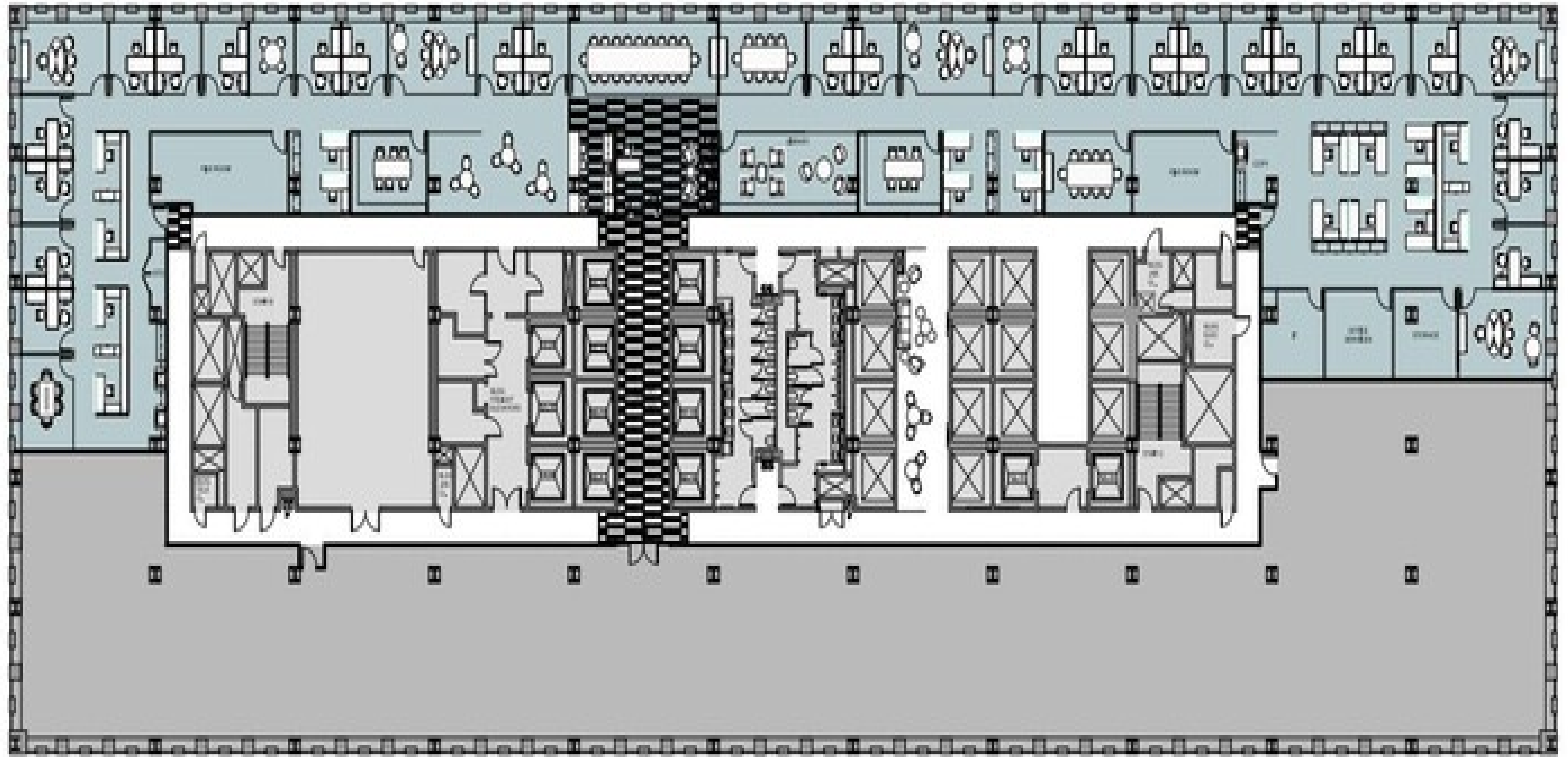
WEST 48TH STREET

WEST 49TH STREET



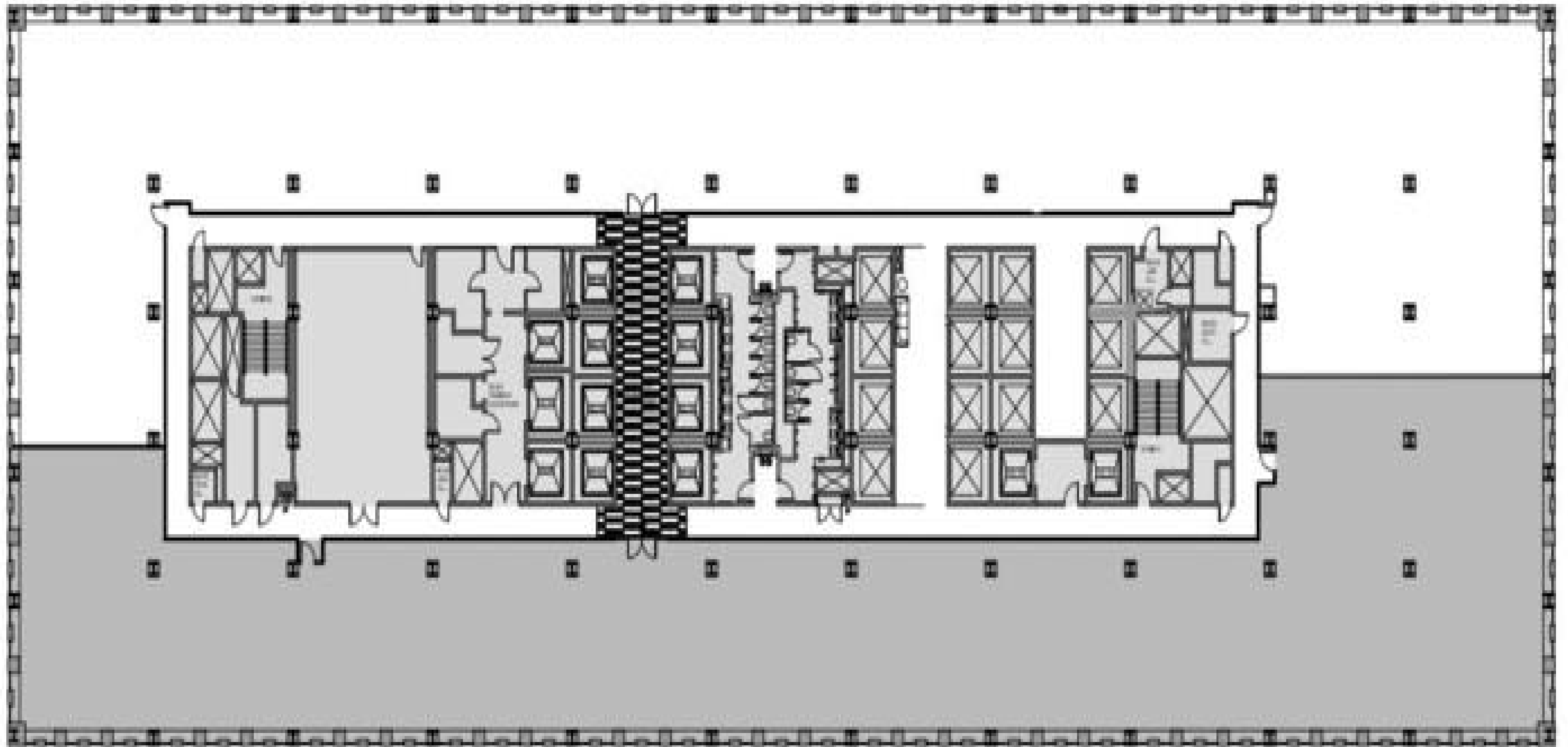
WEST 48TH STREET

WEST 49TH STREET



WEST 48TH STREET

WEST 49TH STREET



WEST 48TH STREET

MIXED | POTENTIAL 5TH FLOOR RECEPTION



MIXED | POTENTIAL 5TH FLOOR OFFICE



MIXED | POTENTIAL 5TH FLOOR CONFERENCE



MIXED | POTENTIAL 5TH FLOOR LOUNGE



MIXED | POTENTIAL 5TH FLOOR PANTRY



CREATIVE | POTENTIAL 5TH FLOOR OFFICE



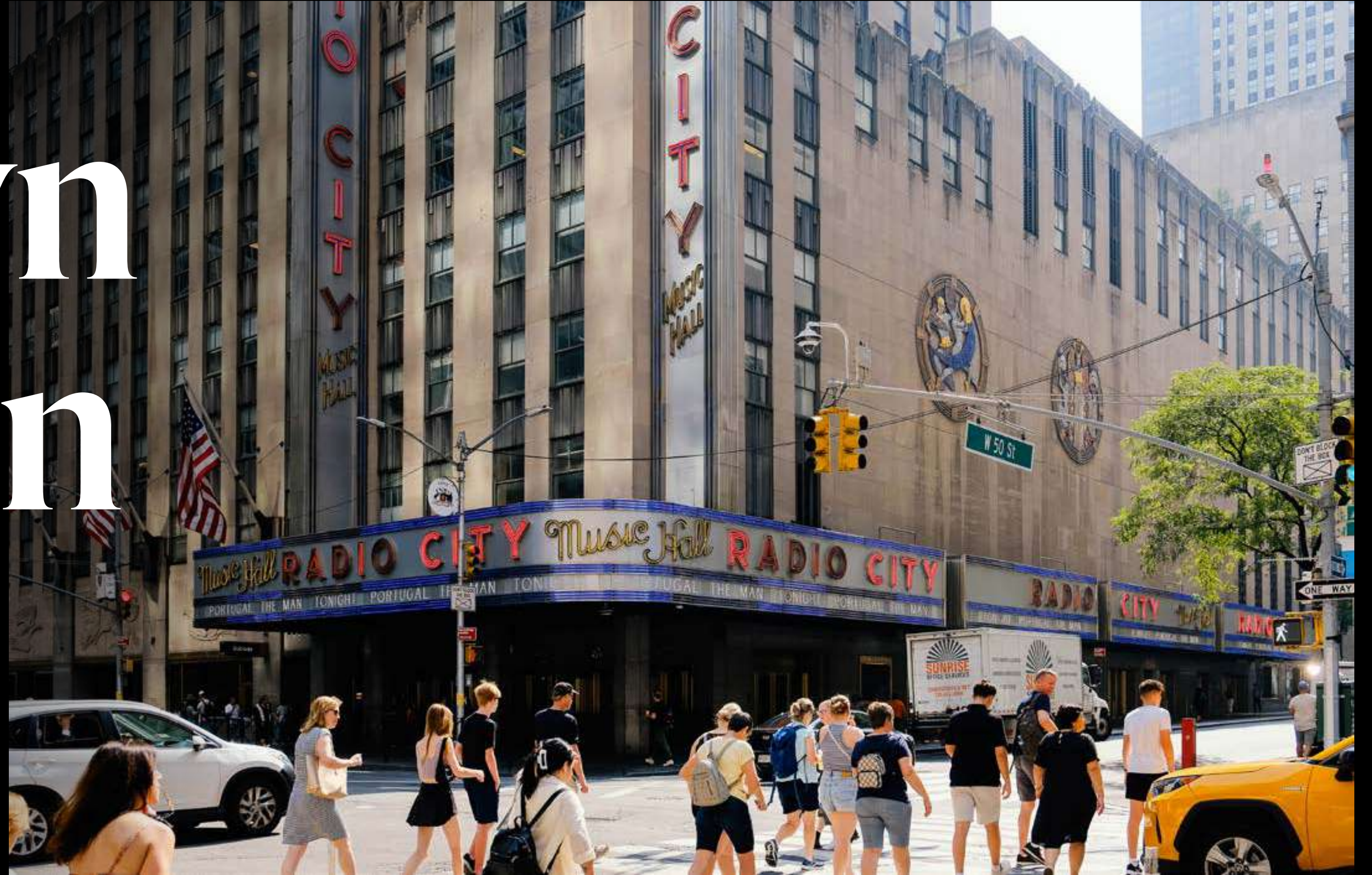
CREATIVE | POTENTIAL 5TH FLOOR LOUNGE



CREATIVE | POTENTIAL 4TH FLOOR PANTRY

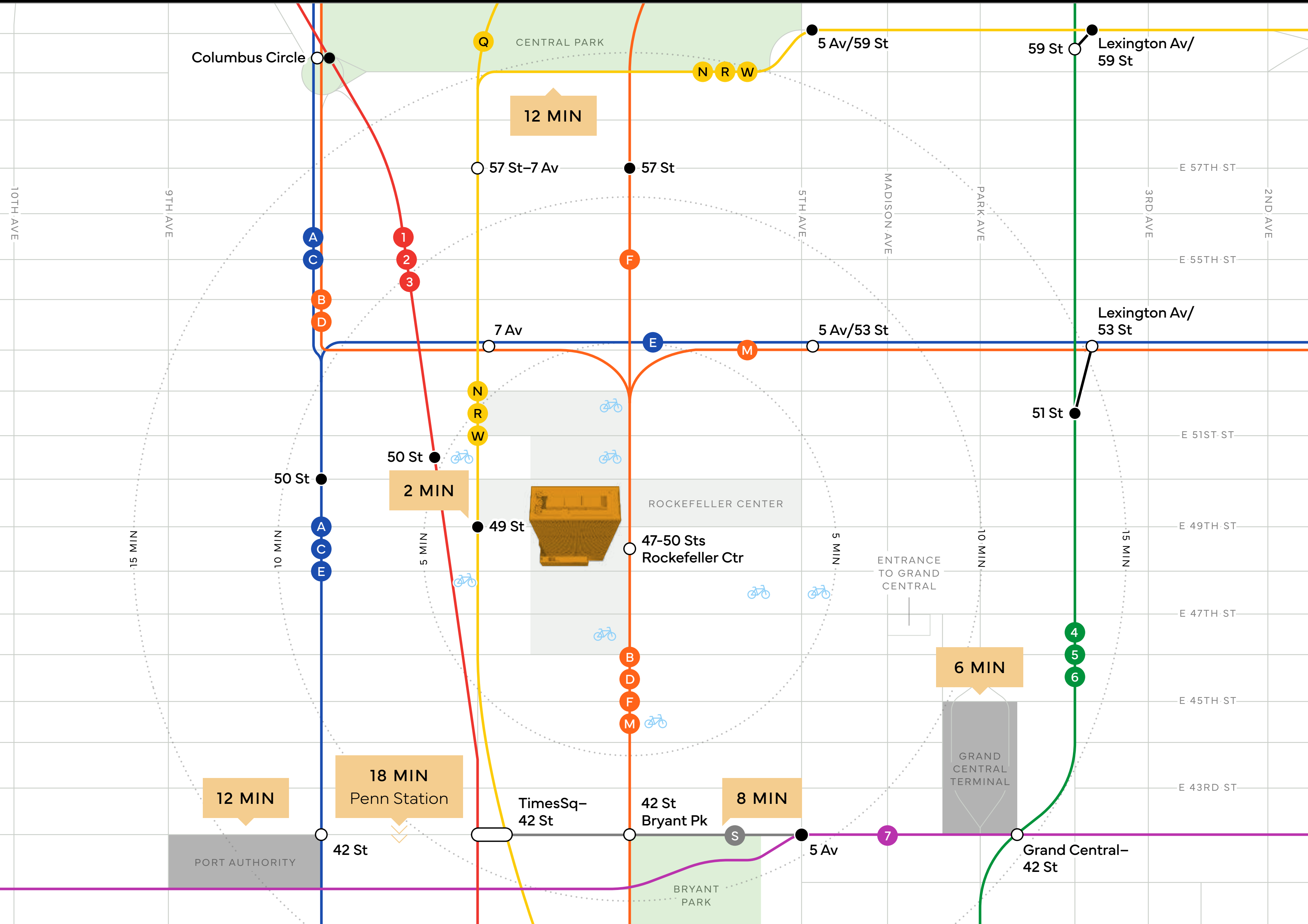


Central Midtown Location





1221 Avenue of the Americas is located between 48th and 49th Streets in the heart of Midtown Manhattan. The neighborhood is home to Fortune 500 businesses, historic landmarks, and tourist destinations—including Rockefeller Center, one of the world's most iconic sites.



Key

- Transit Hubs
- Accessible to Rockefeller Center Concourse
- CitiBike
- Local Service
- All Trains Stop
- Free Transfer

Restaurants & Cafés

OCEANA

zibetto
ESPRESSO BAR

Del Frisco's
DOUBLE EAGLE
STEAKHOUSE

皐
SATSUKI

THE
CAPITAL®
G·R·I·L·L·E

Le Bernardin

AVRA
estiatorio

Entertainment

ROCKEFELLER CENTER®

RADIO
CITY
MUSIC HALL

LYRIC
THEATRE

MoMA

Hospitality

THE PLAZA
NEW YORK

Baccarat
HOTEL
NEW YORK

SOFITEL
LUXURY HOTELS

Retail

Saks
Fifth
Avenue

Cartier

TIFFANY & Co.

Dior

DOLCE & GABBANA

CHRISTIE'S

Cocktails

ALDO SOHM
BAR

PEBBLE
BAR

Fitness & Wellness

EQUINOX

Grand and Expansive Spaces





Breathe new life into your workday at 1221 Avenue of the Americas. Enjoy outdoor spaces at your front door or explore on-site dining and entertainment. Inside and out, we're constantly refining the tenant experience to ensure 1221 Avenue of the Americas is where you want to be.



New plaza

activated with urban green space and exciting retail
to be announced soon

Quorum

by convene

flexible meeting space
for up to 630 people





Lofty double-height lobby

with a bold, contemporary design featuring the artwork of Mark Bradford





Convenient dining and entertainment

Del Frisco's Double Eagle Steakhouse, Oceana, and Zibetto Espresso Bar,
direct access to Rockefeller Center Concourse



State-of-the-art bike room

private to tenants of the building



Wellness and Sustainability

Rockefeller Group is committed to wellness, creating positive and healthy experiences for tenants and visitors at our building.



Tenant Experience



CLEANLINESS

- Specialized green cleaning practices maximize welfare and minimize environmental impact
- Hospital-grade HVAC system, removes 99.97% of particulates in the air



TRANSPORTATION AND CONVENIENCE

- 5 min walk to nearly 1,000 world-class retail and dining establishments
- 5 min walk to 10 subway lines
- 6 min walk to Grand Central
- 18 min walk to Penn Station



BUILDING AMENITIES

- 50 bike racks, showers and changing rooms in the building
- In-building access to dining, food, and public transportation
- Over 4,000 SF of outdoor plaza space
- Communal gathering space in the lobby
- Clean eating program
- LEED Gold certified

Sustainability Initiatives



INDOOR ENVIRONMENTAL QUALITY

- Industry leading air filtration system (MERV-13)
- Over \$500K invested since 2020 to improve HVAC system
- Tenant spaces feature high quality, durable, and sustainable materials to maximize tenant well-being



BMS UPGRADES

- Real-time building monitoring that ensures proper maintenance and prompt resolution of building outages
- Carbon tracking technology in place for proper monitoring of building's sustainability practices



HEALTHY BUILDINGS

- WiredScore Platinum; industry-leading technological capabilities building-wide
- HVAC system produces air with 10x fewer particulates than NYC street air
- Expert sustainability training offered to tenants
- Annual survey and frequent engagement with tenants to ensure optimal building experience

Limitless
Possibilities
Await



Building Specifications

Address

1221 Avenue of the Americas, New York, NY 10020

Location

Midtown Manhattan, in Rockefeller Center
on Sixth Avenue

Year Built

1972; Renovated 2016

Architect

Harrison & Abromovitz & Harris

Building Measurements

Size: 2.6MM RSF
Site: 103,000 SF (2 acres)
Height: 674'
Frontage: ~200' on Sixth,
~500' on W 48th,
~525' on W 49th

Floors

51 floors above grade; 5 floors below grade

Base Floor 2: ~40,000 RSF
Base Floors 3-7: ~80,000 RSF
Tower Floors 8-50: ~48,000 RSF

Floor Loading

50-150 lbs. live load

Slab-to-Slab Height

Base Floor 2: 17'
Base Floors 3-7: 12'-4"
Tower Floors 8-48: 12'
Tower Floors 49-50: 18'-19'-1"
Plaza Level: 13'-1"
Lower Level 2: 13'-3"
Lower Level 3: 23'-2"
Lower Level 4: 20'-1"
Lower Level 5: 13'-1"

Structure

Steel framed with cellular steel flooring
and composite concrete deck

Typical Dimensions

Window Module: 2'-10.5"
Column Spacing (W-E): 30' on center
Window to Core (W-E): 68'
Window to Core (N-S): 36'

Vertical Transportation

32 passenger cabs
3 freight elevators (14' high)
1 shuttle car
11 escalators

Loading Dock

Located on W 48th Street; contains two
hydraulic trucklifts (60,000 lb. capacity each).
13' H x 11' W x 49' D

HVAC

A central chilled water plant comprised of one
steam turbine chiller, one steam turbine with
parallel electric drive, and one electric drive chiller.
Perimeter zones are served by an induction
system; interior zones are served by a variable
air volume system.

Electricity

Six watts demand load per USF. Additional capacity
may be available based on demonstrated need at
tenant's cost. Sub-metered. Nine electric services,
five on C3, four on 36th floor, fed from multiple
Con Edison high-voltage feeders.

Telecommunication

Wired Certified Platinum; multiple POE's and
diverse risers; 12 carriers and in-building DAS
system to boost cellular reception.

Sustainability

LEED Gold certified