



# HIPPODROME

NYC - 1120 AVENUE OF THE AMERICAS

**HIGH-END TURNKEY INSTALLATION  
OVERLOOKING GRACE PLAZA**

Partial 5<sup>th</sup> Floor

17,202 RSF

Available: June 2026

Term: Negotiable

## HIGHLIGHTS

High ceiling with exposed waffle slab

Existing high-end studio

Prime Midtown location

Parking available in the building

Long-term, family ownership

Upgraded mechanical and electrical systems

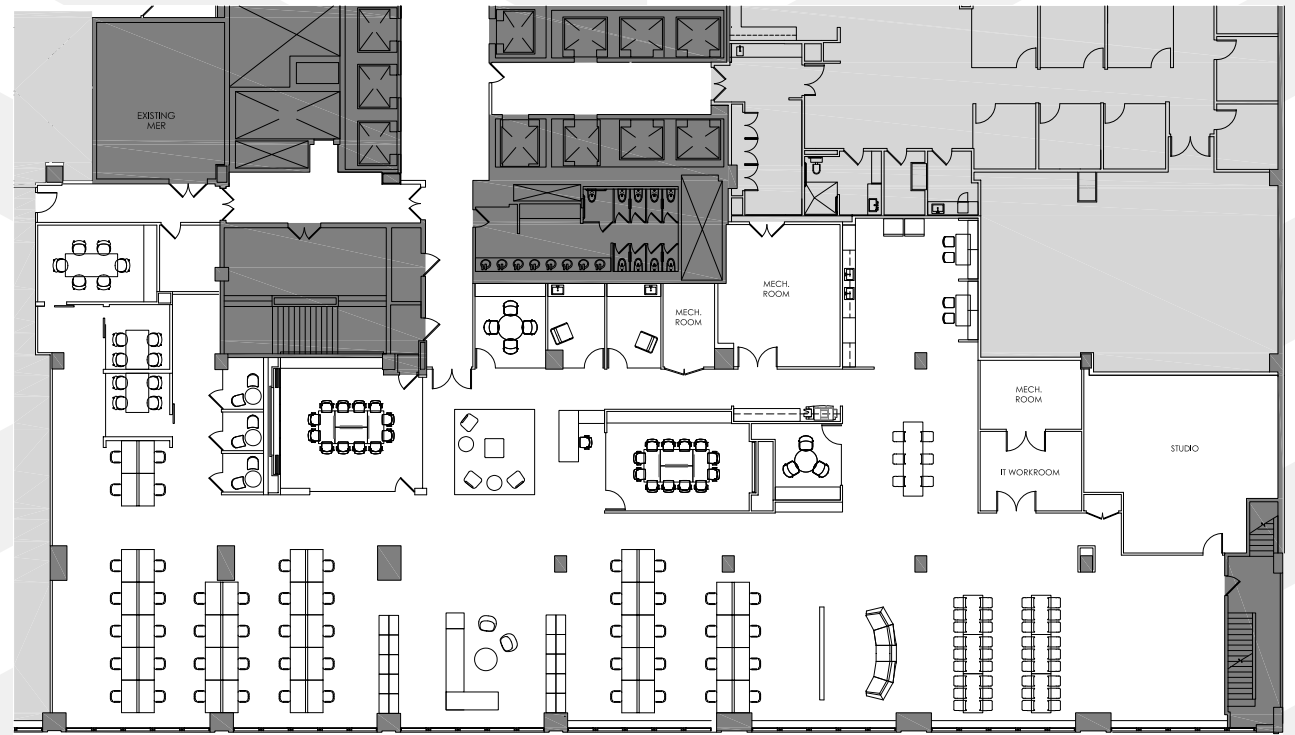
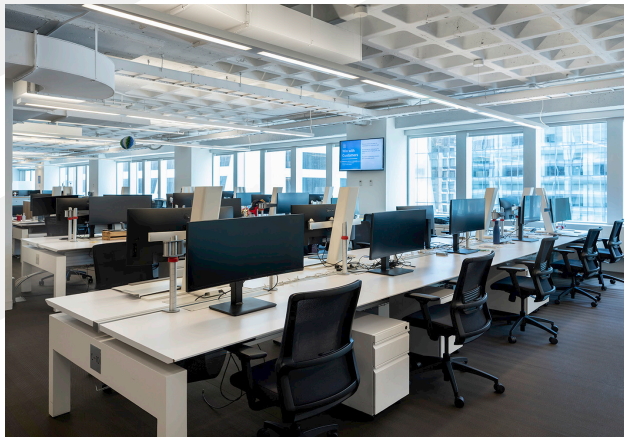
Newly renovated conference facilities in the building

Access to the tenant-only 1120 Club amenity package; including discounted Equinox membership

Proper Food, Gregory's Coffee, Bluestone Lane, TD Bank, Fedex, AT&T, Chase & dry cleaning located on site



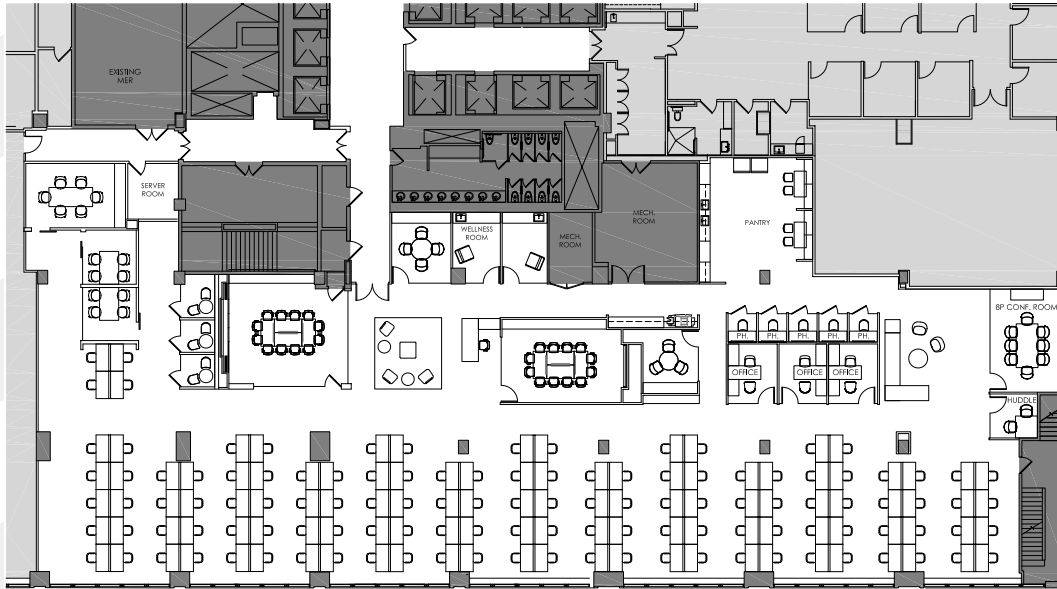




West 43<sup>rd</sup> Street



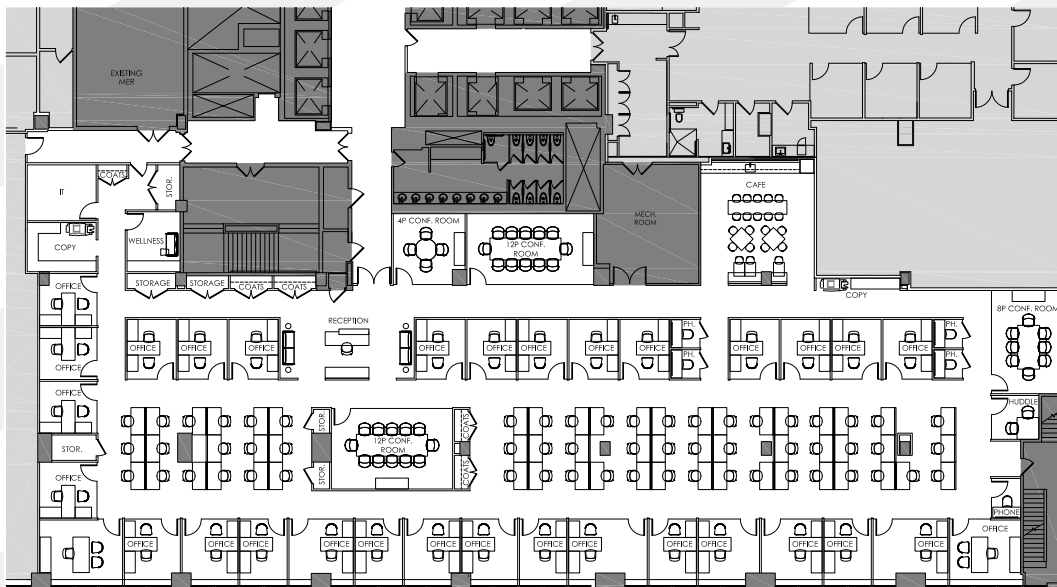
## Open Test-Fit



SPACE TYPE	QUANTITY
WORKSTATION (5'-0" x 2'-6")	124
OFFICE	3
12P CONFERENCE ROOM	2
8P CONFERENCE ROOM	1
6P CONFERENCE ROOM	2
4P MEETING ROOM	3
3P MEETING ROOM	1

SPACE TYPE	QUANTITY
PHONE/HUDDLE ROOM	9
RECEPTIONIST	1
RECEPTION AREA	1
SERVER ROOM	1
WELLNESS ROOM	2
PANTRY/CAFE	1
BREAK-OUT/COLLAB. AREA	1

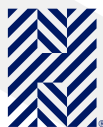
## Office Intensive Test-Fit



SPACE TYPE	QUANTITY
WORKSTATION (5'-0" x 2'-6")	58
OFFICE	32
12P CONFERENCE ROOM	2
8P CONFERENCE ROOM	1
4P MEETING ROOM	1
PHONE/HUDDLE ROOM	2

SPACE TYPE	QUANTITY
RECEPTIONIST	1
RECEPTION AREA	1
SERVER ROOM	1
WELLNESS ROOM	1
PANTRY/CAFE	1
COPY ROOM	1





HIPPODROME  
NYC

1120  
CLUB

# Welcome to the 1120 Club

**An exclusive lifestyle and wellness experience available only to tenants of the Hippodrome.**

Being part of the Hippodrome means more than just great office space — it means having access to the 1120 Club, a curated collection of amenities and experiences that enrich work-life balance, inspire connection, and bring ease and enjoyment to each day.



Hipp Fit



## Fitness at Your Fingertips

Get preferred membership rates from \$94/month at **Equinox Bryant Park**, just two blocks away. Enjoy luxury fitness amenities, unlimited group classes, and wellness perks through our exclusive High Performance Living partnership.



Hipp Meet



## Professional Space to Make an Impression

Located on the 4th floor, the ElevatedNY Conference Center features modern, flexible meeting rooms at preferred rates. Need more space? Enjoy preferred conference rates at **Sofitel New York**, just steps away. And for out-of-town guests, the **Iroquois Hotel** on 44th Street provides discounted rooms.



Hipp Social



## Your Lobby, Reimagined

Join curated monthly events hosted right in the Hippodrome lobby — from yoga to wine tastings. Tenants can also reserve the space for their own special gatherings.



Hipp Dine



## Perks at STK Midtown

Dine in style across the street at **STK Steakhouse** with VIP perks like 10% off, complimentary bubbly and dessert, and preferred booking for private dining events.



Hipp Park



## Premium Parking Made Simple

Enjoy discounted monthly rates, guaranteed space, EV charging, and fast exit with scan-ahead retrieval — all from the on-site garage.

# ELEVATED<sup>TM</sup>

NY

## TENANT CONFERENCE CENTER

