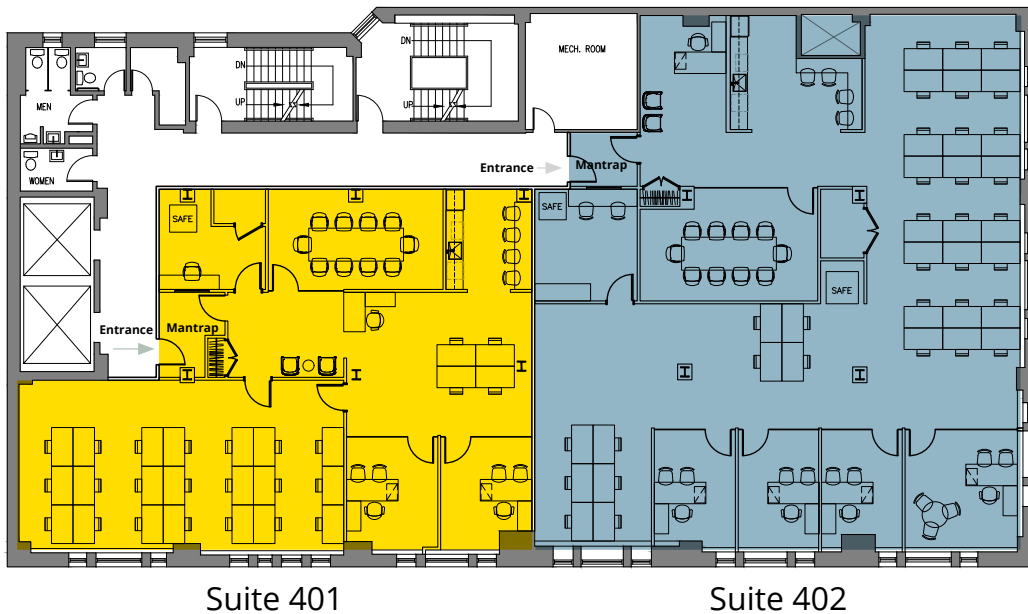


1156 Avenue of the Americas

4th Floor | Jewelry Industry Space or Office Pre-Build

Floor can be divided into two suites

4th Floor



Suite 401 - 3,729 RSF

- 1 Reception/Waiting Area
- 1 Shipping/Receiving
- 1 Mantrap
- 1 Conference Room
- 2 Private Offices
- 27 Open Work Stations
- 1 Coat Closet
- 1 IT Closet
- 1 Pantry
- 30 Personnel

Suite 402 - 5,674 RSF

- 1 Reception/Waiting Area
- 1 Shipping/Receiving
- 1 Mantrap
- 1 Conference Room
- 4 Private Offices
- 34 Open Work Stations
- 1 Coat Closet
- 1 IT Closet
- 1 Pantry
- 40 Personnel

Location

Corner Space available overlooking Avenue of the Americas and 45th Street

Premises

Suite 401 3,729 rsf

Suite 402 5,674 rsf

Total 9,403 rsf

Possession

Immediate

Term

5-10 Years

Space Description

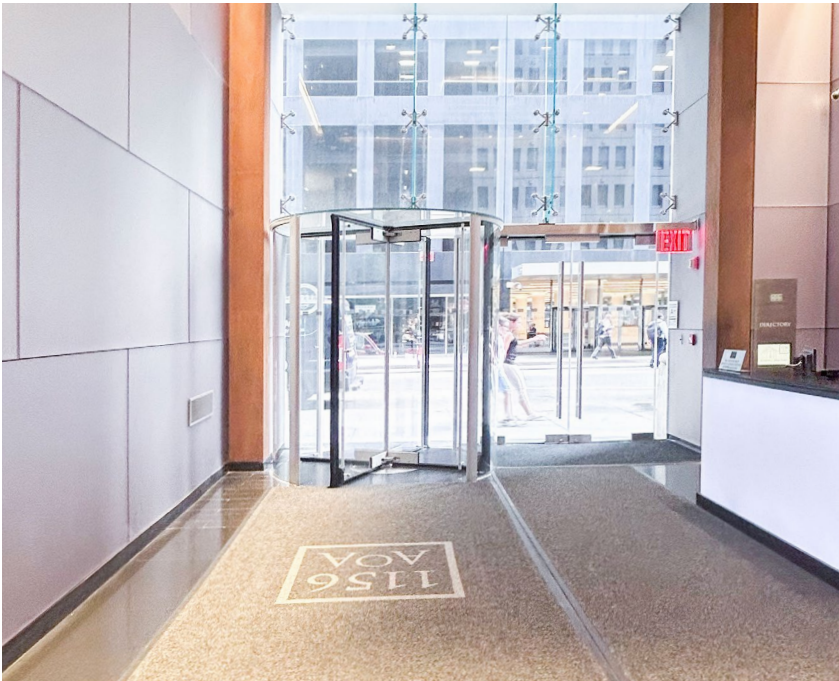
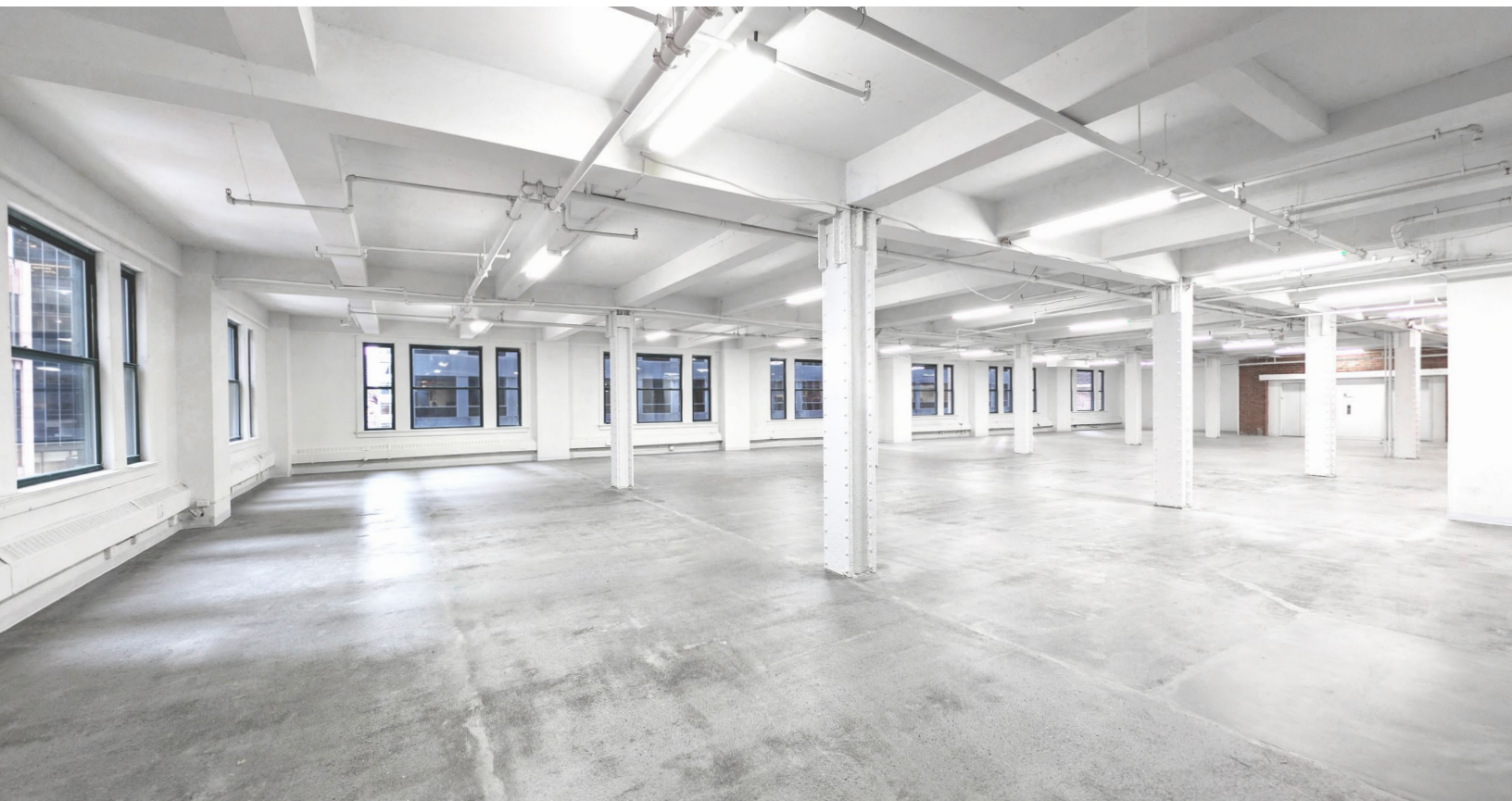
- Exposed brick, high 11'11" ceilings and excellent window exposure with 28 windows on full floor
- Corner space available that looks overlooks Avenue of the Americas and 45th Street
- Highly efficient floor plate
- Pre-builds pending
- Floor can be divided into two suites



1156 Avenue of the Americas

4th Floor | Jewelry Industry Space or Office Pre-Build

Floor can be divided into two suites



Building Highlights

- Avenue of the Americas presence in Boutique Building
- Award-winning entrance and lobby
- WiredScore Certified and LEED Gold



WiredScore
CERTIFIED



Nearby Transportation

- Steps to Grand Central, Bryant Park and a short walk to the following:

B D F M N Q R W 1 2 3

4 5 6 7 S  Metro-North Railroad  Long Island Railroad