



ROCKEFELLER CENTER®

JOIN US

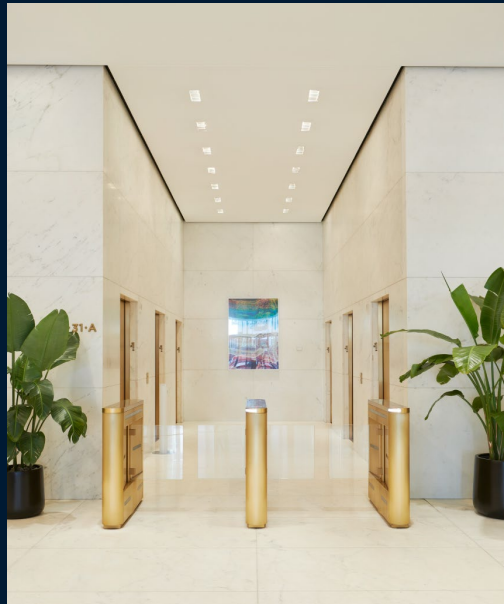


2024

Proposed Occupancy At

1270 AVENUE OF THE AMERICAS





1270 AVENUE OF THE AMERICAS

Office Opportunity Highlights

- Full floor opportunities:
Floors 23, 24, 27
- Brand new prebuilt units:
Floors 3, 17, 25, 26, 28
- Additional built space
available ranging from
~1,200 - 6,500 SF



PREBUILT SPACES IN 1270 AOA

Rockefeller Center has offices to fit all of our customers' needs. Our Prebuilt program offers a wide variety of expertly designed move-in ready spaces. From private suites to multiple floors, find the dedicated office environment that works for you and your team.

Prebuilt spaces range from 1,700-8,000 square feet and are available across campus. Each one is fully built out boasting private offices, workstation areas, communal spaces, and conference rooms with carefully selected finishes – all with access to Rockefeller Center's amenities.



Prebuilt Office Suite



Prebuilt Workstation Area



Prebuilt Pantry



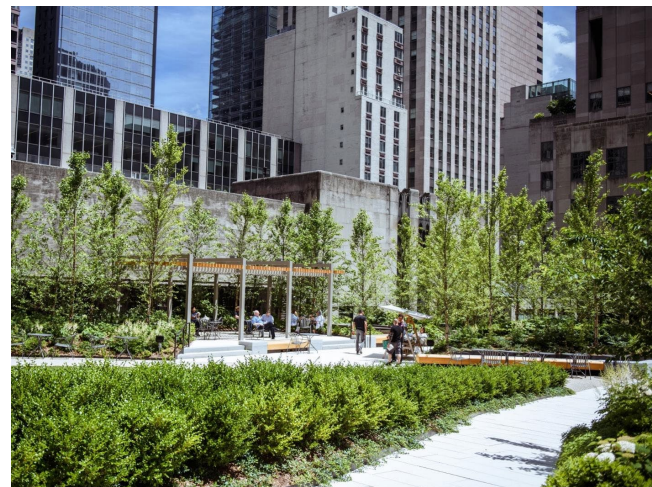
RADIO PARK

With 24,000 square feet of private outdoor space, Radio Park is a luxe escape from a busy workday and a bustling neighborhood.

The new Radio Park West Lounge is the latest addition to Rockefeller Center, connecting 1270 Avenue of the Americas to Radio Park and 50 Rockefeller Plaza, exclusively for tenants. This lounge is more than just a space to relax and recharge; it is a place for customers to connect, gather and energize – complete with brand new bookable conference rooms.



Bridge connecting
1270 AoA to Radio Park



Radio Park West Lounge



Radio Park West Lounge

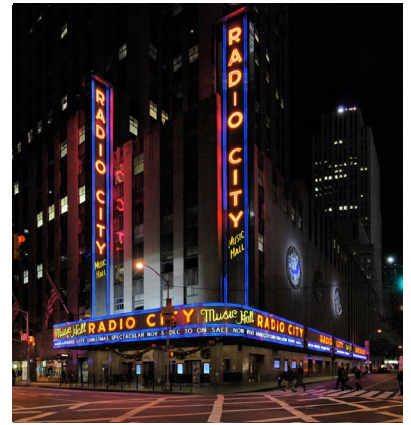




SUBWAY ACCESS



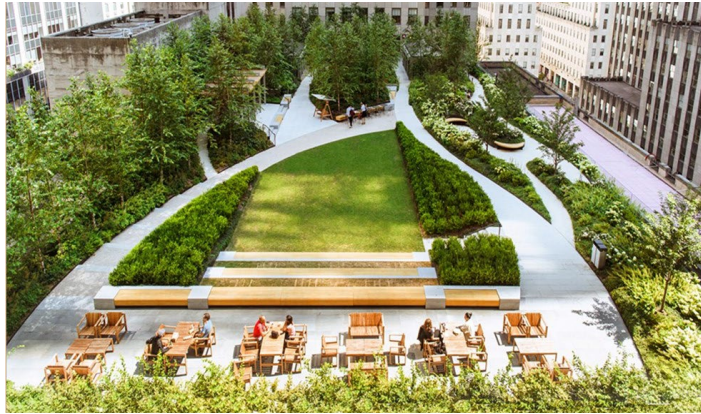
RINK LEVEL ACCESS TO SHOPPING & DINING



RADIO CITY MUSICAL HALL



BROOKS BROTHERS



RADIO PARK



CONFERENCE ROOMS + LOUNGE SPACE ON 10TH FLOOR





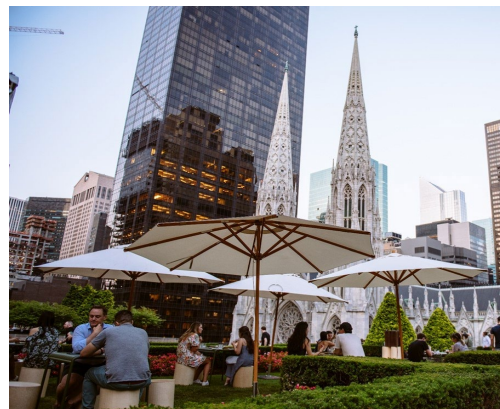
Rockefeller Center is the best of New York, reinvented daily. Around every corner is an opportunity for tenants to discover the unexpected, make meaningful connections, and experience the best views, food, and community in the city.

Flush with ample outdoor seating across the Plaza for only-in-New York serendipity, Rockefeller Center is where community and creativity collide. It is where New York comes to create the future.

WE'RE FULL OF SURPRISES

With a curated selection of sensational restaurants, grab & go spots, and of-the-moment pop-ups – plus a programming slate stacked with the best of New York's art and entertainment– working at Rockefeller Center means tenants can take advantage of it all, in the heart of it all.

People come from all over the world just to eat and explore here. That could be your lunch break.





LODI
Italian Aperitivo-Inspired Café & Bar



JUPITER
Regional Italian Cuisine



SMITH & MILLS
Small Plates & Cocktails



LE ROCK
French Cuisine



21 GREENPOINT
Contemporary American Dining



NARO
Modern Korean Kitchen



PEBBLE BAR
Cocktail Bar & Restaurant



FIVE ACRES
Farm-to-Table Restaurant



MCNALLY JACKSON



CATBIRD



TODD SNYDER



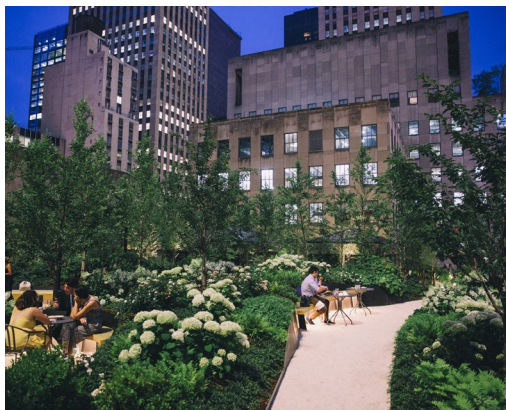
KULE



ROUGH TRADE



HILL HOUSE HOME



YOUR EXCLUSIVE ROCKEFELLER CENTER EXPERIENCE

Being a tenant at Rockefeller Center means having the golden ticket to all of our offerings.

With a concierge service that can book private VIP experiences, secure reservations at our restaurants by award winning chefs, and organize private shopping at our many retailers – among other services – convenience is at your fingertips. Tenants receive priority access to our events and programming as well as discounts at our shopping and dining locations.



ZO AT ROCKEFELLER CENTER

What is ZO? Inspired by the Greek word for “life”, ZO is Tishman Speyer’s global amenities network, providing members with access to our world-class spaces, services and experiences.

ZO connects our members all over the world to a vibrant and inspiring community that enriches personal and professional networks, fosters collaboration and helps reimagine the role of the workplace beyond the four walls of an office.

/ Get Connected

The ZO App brings all your workplace needs to one easy-to-use platform. From building information, to food & beverage and shopping options, programming and scheduling, or access to contemporary clubhouses.

/ The Power of Where

ZO Clubhouses are designed as our vision for the future workspace. Step away from your desks for exclusive programming, lunch with colleagues, or unique networking opportunities at our inspired spaces.

/ Something for Everyone

Enjoy a curated collection of perks & services tailored to Rockefeller Center, leveraging partnerships on campus providing unprecedented hospitality and wellness.



CONNECT WITH GLOBAL ACCESS

ZO provides members with Global Access to exclusive spaces & programming across the Tishman Speyer portfolio – regardless of their home campus. ZO Global Access is the only offering of its kind in the competitive landscape, providing access to 45+ additional workspaces.

Connecting members to select ZO Clubhouses & Lounges, lobbies, Studio spaces, services and programming across the world.

Through our global portfolio, Tishman Speyer is redefining the role of traditional workspace, providing more flexibility and greater access than any other office provider.



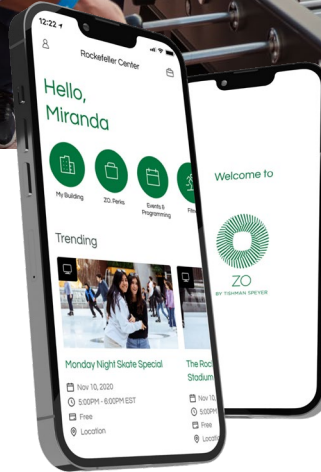
37 U.S. Properties Boston | Chicago | Los Angeles | New York | San Francisco | Seattle | Virginia/Washington, D.C.
9 Global Properties Berlin | Brasília | Frankfurt | London | Paris | Rio de Janeiro | São Paulo | Shanghai

BEYOND THE OFFICE

ZO App - Designed to improve your workday, the ZO App connects members to our exclusive spaces, experiences and amenities. From building information and lunch discounts, to inspired ZO spaces and curated programming, The ZO App has everything we offer in the palm of your hand.

Studio Gather - Studio Gather offers a large conference center for as many as 280 guests, conveniently located on the 27th floor of 45 Rockefeller Plaza.

Studio and Studio Private - With multiple locations across campus at 600 Fifth Avenue and 1230 Avenue of the Americas, Studio and Studio Private provide flexible workspace solutions to meet your needs from open seating to private spaces that break out of the traditional mold.



ZO APP

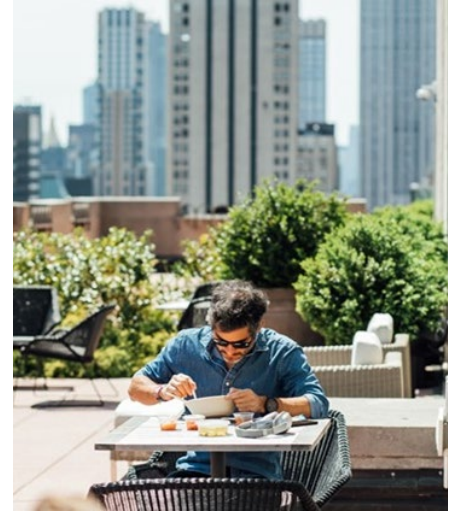
EMPLOYEES HAVE ACCESS TO ALL FOUR ZO LOCATIONS:

- 01** Radio Park (50 Rockefeller Plaza)
- 02** Clubhouse (1 Rockefeller Plaza)
- 03** Library (45 Rockefeller Plaza)
- 04** Lounge (30 Rockefeller Plaza)

THE ZO CLUBHOUSE

Designed exclusively for Rockefeller Center tenants, the ZO Clubhouse is a place to gather, connect, and re-energize.

Located in 1 Rockefeller Plaza on the 33rd Floor, The Clubhouse is open to all ZO Members at no cost. Stop by for a tour, a bite to eat, a quick meeting, or just to relax in one of the indoor lounge spaces or expansive outdoor terraces.



FLEXIBLE WORKSPACES

On-demand flex space and conferencing to meet your needs.

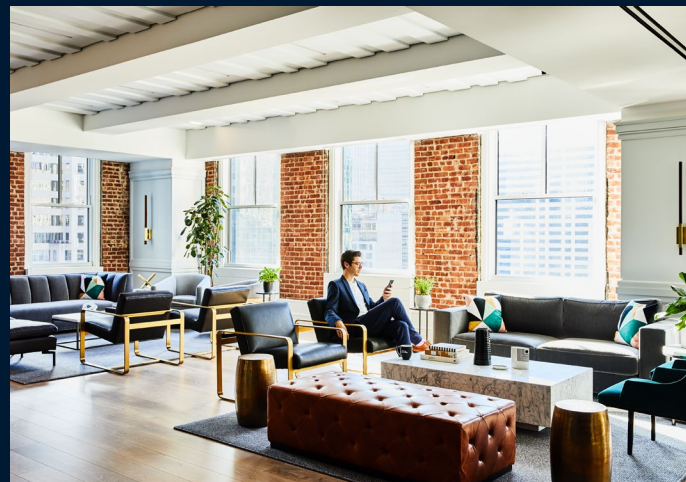
Studio - with multiple locations on campus, Studio offers open plan hot desks, move-in ready office suites of all sizes, and meeting spaces for 2 to 16 people or gatherings for up to 75- all available on a daily, monthly, or annual basis

Studio Gather - from intimate meeting rooms to large boardrooms and full-size event gatherings up to 325 people, Studio Gather offers a range of beautifully appointed conference spaces with elegant furnishings, stunning cityscape views, all equipped with AV and catering services

168,000 SF

41 CONFERENCE ROOMS

2,116 SEATS



A NAME EVERYONE KNOWS

Rockefeller Center is the most famous office complex in the world.

Having your business at Rock Center gives your brand a platform to target its audience both locally and internationally with an instant level of credibility using a name everyone knows.



THE DINING CLUB

With sweeping views to the North, West and South, the Dining Club offers a quintessential New York experience sharing the floor with the iconic Rainbow Room.

The club is available exclusively to members, and membership is by invitation only. Offering à la carte breakfast and lunch Monday through Friday from Executive Chef Jacques Sorci, the Dining Club Rockefeller Center is a unique and exceptional experience offered to a limited clientele.



HOSPITALITY FIRST

It starts with a smile when you walk onto campus. Greeters provide a friendly welcome for our tenants and their guests – putting hospitality first in everything we do.

Our spaces are designed to make people feel happy and provide a welcoming atmosphere—from the music that fills the lobbies, to the bespoke furniture and lighting.



SEATING FOR ALL

Rock center offers tenants of all sizes the ability to be most efficient with their office space needs by providing a variety of flexible workspace solutions. From our common spaces to fully equipped conference center, we've got you covered.

- Total Amenity Seats: 415
- 25,000+ SF of outdoor space with 112 outdoor seats

ZO CLUBHOUSE: SEATING FOR 120

RADIO PARK: SEATING FOR 68

ZO LIBRARY: SEATING FOR 18

ZO LOUNGE: SEATING FOR 14



THE LITTLE NELL HOTEL

The 5-star and 5-diamond boutique hotel grounded in best-in-class service and hospitality will open in 10 Rockefeller Plaza. The Little Nell will feature 130 Rooms on floors 8-16, spa, food & beverage program including a private club, wine program and lounge. The Little Nell customer is a global seeker with an appreciation for luxury and culture and an affinity for art, design, wine, wellness, and active adventure. Construction commences in 2023 and is anticipated to open at Rockefeller Center in 2026.



WHEN WE SAY CENTER, WE MEAN IT

Rockefeller Center is a true public transportation hub, within walking distance of Grand Central Terminal, Penn Station, and Times Square. With multiple subway and bus lines on campus and our own CitiBike docks, you can always get where you're going – however you choose to get there.

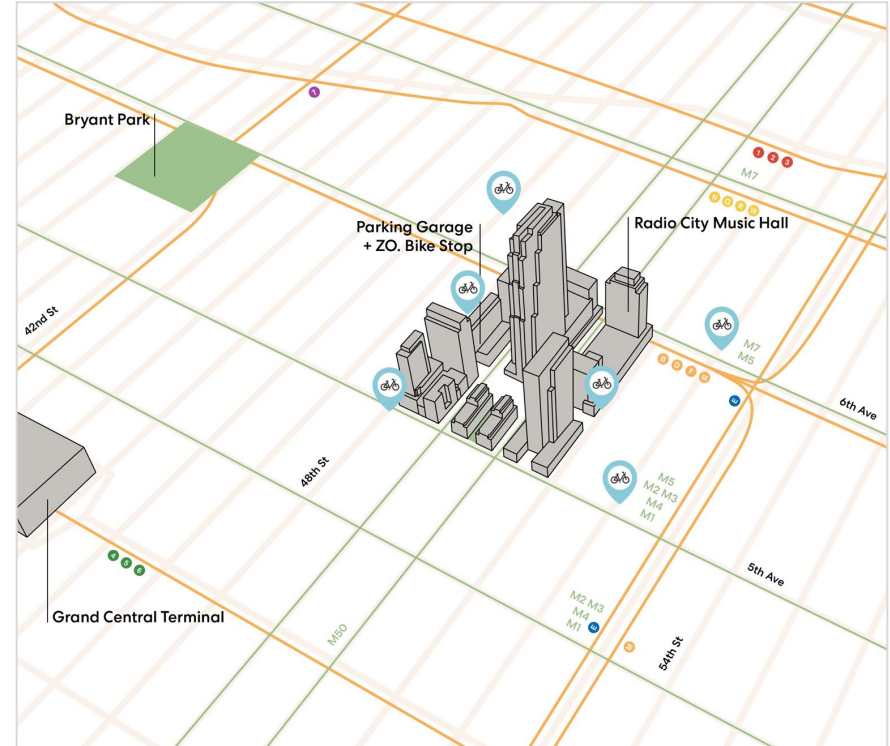
10 MINUTE WALK TO GRAND CENTRAL TERMINAL

20 MINUTE WALK TO PENN STATION

16 SUBWAY LINES

7 BUS ROUTES

ONSITE CITIBIKE DOCKS



BUILDINGS BUILT FOR BETTER

At Tishman Speyer we're committed to making our buildings better so you can work better. That not only means providing tenants with safe, secure and healthy buildings, but ensuring they're built and operated with the highest environmental benefits in mind. At Rockefeller Center, we're doing exactly that with up-to-date technologies that not only meet the needs of our tenants but help us run as efficiently and responsibly as possible.

THE BEEHIVE

Rockefeller Center is home to a honey beehive maintained by Alvéole. Honeybees are vital pollinators, yet every year we lose nearly one half of all beehives. Our food systems, economy, and the pollination of the planet rely heavily on honeybees. With populations on the decline and natural habitats dwindling, it is vital these species are maintained and protected by responsible beekeepers. Rockefeller Center's two beehives help to expand the bee population while improving the health of bees nationwide.

ICE PLANT

The new ice chiller freezes water in the storage tanks solid during night-time, offpeak electrical hours. This creates stored cooling capacity for use the following day and reduces the need for electrically intense equipment, like chillers, during peak times. Shifting the electrical usage to off-peak hours relieves strain on the New York grid and saves energy costs by enabling Tishman Speyer to take advantage of cheaper rates. This approach also reduces carbon emissions as New York State's base load power plants are less carbon intensive than those brought online to meet peak daytime demand. The reduction in electricity usage will save 314 metric tons of CO2 per year. Combined savings will reduce total cooling carbon emissions by 43%.

GREEN SEAL

Our cleaning program uses Green Seal™ certified cleaning chemicals and paper products. The Green Seal label certifies multiple attributes of building products including materials, manufacturing and product packaging. Rockefeller Center also uses environmentally friendly janitorial equipment and supplies, including microfiber rags and mops. In addition, our Green Exterminating Program utilizes an integrated pest management system that does not involve any chemicals.

ZO. BIKE STOP

Rockefeller Center offers complimentary indoor bike parking for ZO. members, equipped with an air compressor, a workstation with tools, and a water fountain for convenience. The ZO. Bike Stop is open 24 hours a day 7 days a week. Spaces are reserved in advance and used on a first-come, first-served basis.