



1155 AVENUE OF THE AMERICAS

HIGH-END PLUG-AND-PLAY SUBLEASE IN THE HEART OF MIDTOWN

ENTIRE 26TH FLOOR - 16,563 RSF

POSSESSION: IMMEDIATE

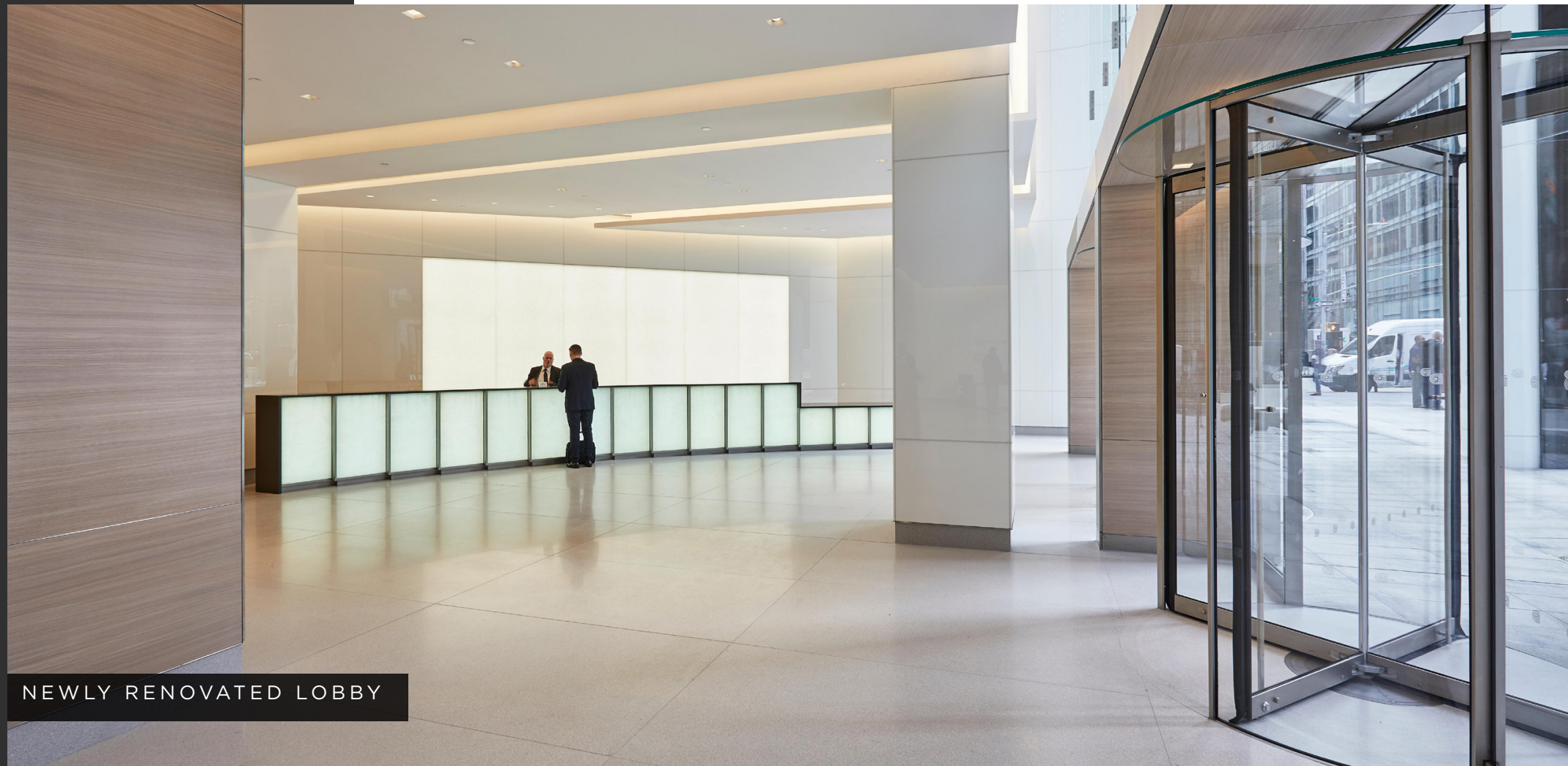
RENT: AVAILABLE UPON REQUEST

TERM: THROUGH 09/30/2026

BUILDING FEATURES

- Highly desirable location with boutique floorplates on Manhattan's corporate row
- The building features a recessed plaza entry, a custom rooftop pavilion and 4 chamfered corners on a recently re-imagined granite facade

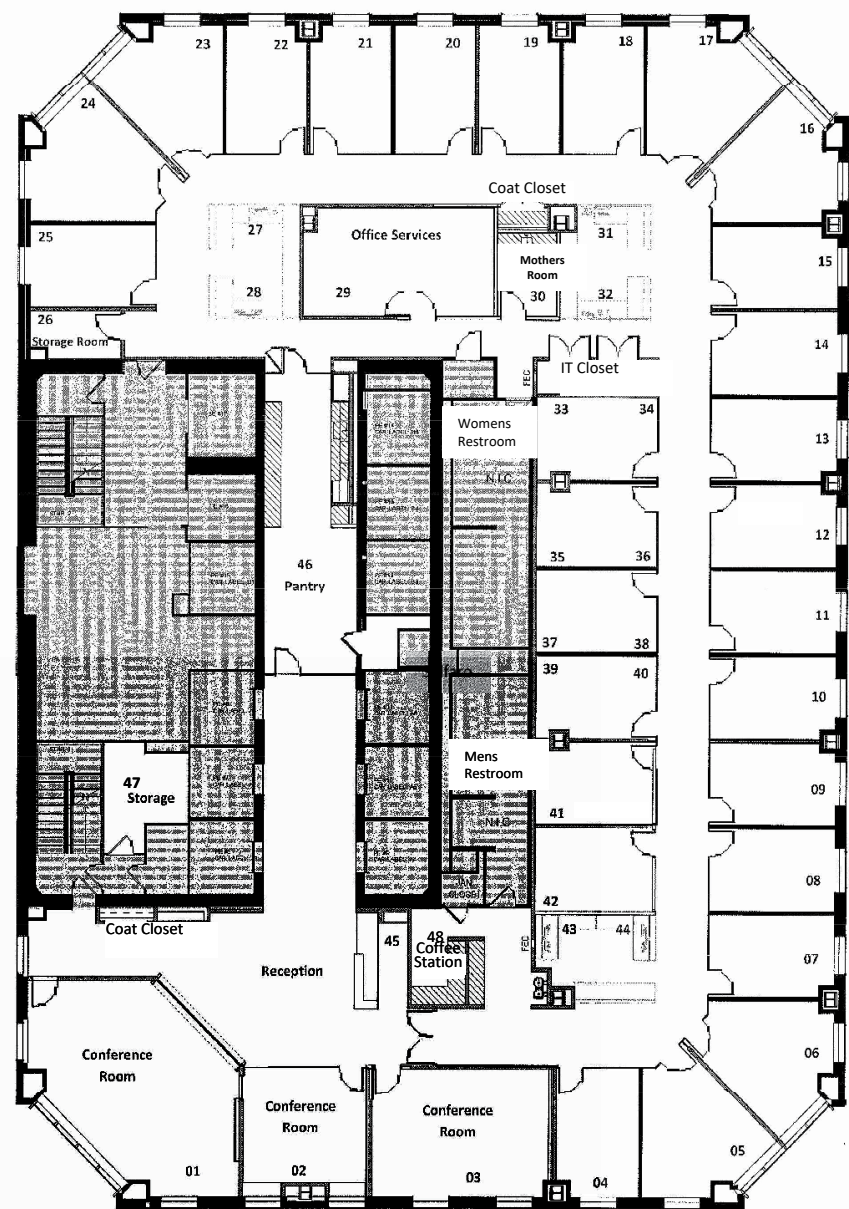




NEWLY RENOVATED LOBBY



ENTIRE 26TH FLOOR
16,563 RSF



SPACE
FEATURES

KEY

- 22 Perimeter Offices
 - 6 Interior Offices
 - 6 Workstations
 - 3 Conference Rooms
 - 1 Mother's Room
 - 1 Copy/Office Services Room
 - 2 Storage Rooms
 - 1 IT Closet
 - 2 Coat Closets
 - 1 Pantry
 - 1 Kitchenette/Coffee Station
- * Furniture Available



16,563
SF



NEWLY BUILT
SPACE

PREMIER MIDTOWN MANHATTAN ACCESS

1155 Avenue of the Americas is centrally located within Midtown Manhattan, allowing easy access and connection to major subway lines and commuter rail



Grand Central Terminal
7 minutes walk



CitiBike
9 stations in a 3 block radius



Subway Stations



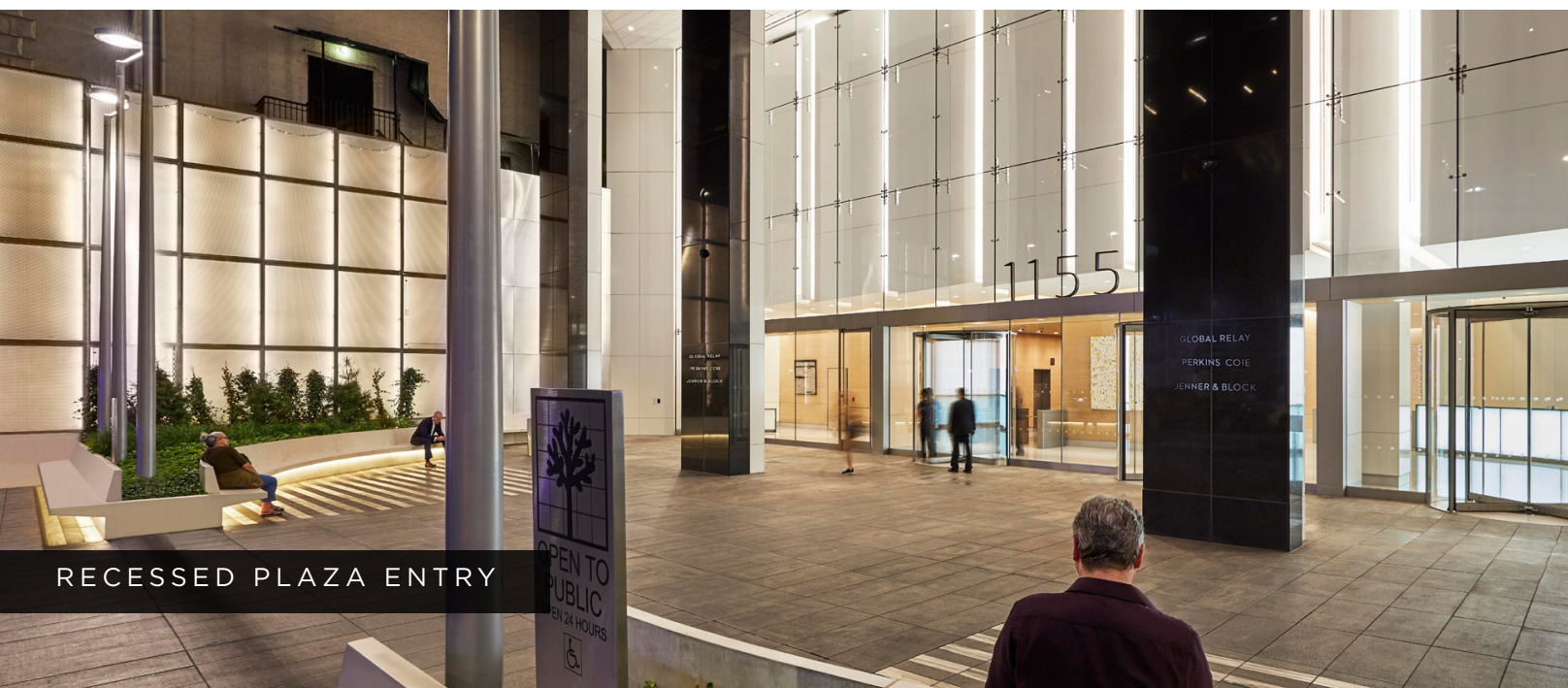
5 min walk to the Times Square 42nd Street Station



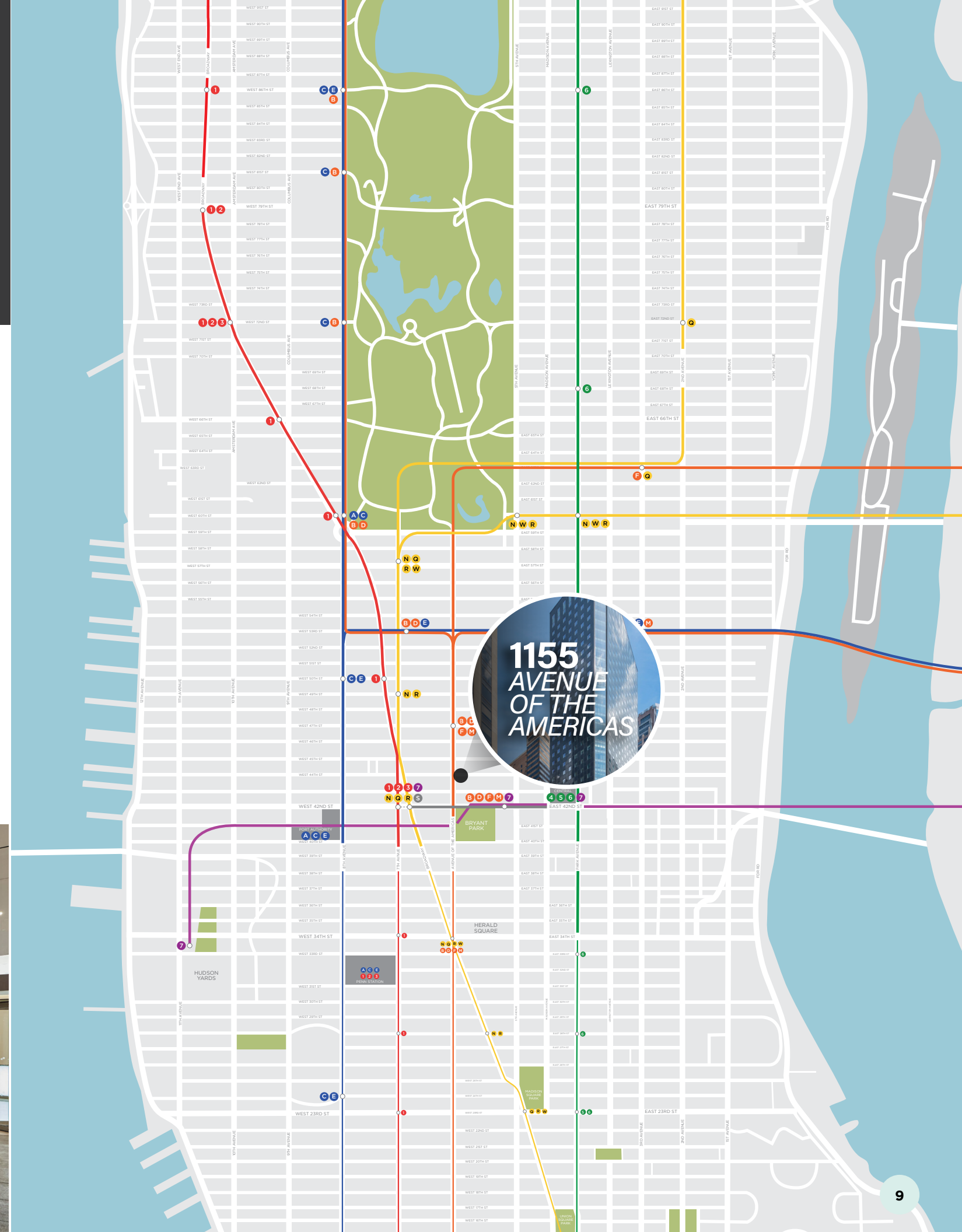
3 min walk to the 47-50 Streets-Rockefeller Center Station



4 min walk to the 5 Avenue-Bryant Park Subway Station



RECESSED PLAZA ENTRY



STEP INTO MIDTOWN'S AMENITY-RICH LIFESTYLE

HOTELS

- 1 The Time New York
- 2 Baccarat Hotel
- 3 Crowne Plaza Times Square Manhattan
- 4 Chatwal Hotel Corporate Office
- 5 The Gallivant Times Square
- 6 Plus President Hotel at Times Square
- 7 Radisson Hotel New York Midtown-Fifth Avenue
- 8 Hard Rock Hotel
- 9 Hotel Edison
- 10 3 West Club
- 11 Renaissance New York Times Square Hotel
- 12 W New York - Times Square
- 13 The Times Square Edition
- 14 OYO Times Square
- 15 New York Marriott Marquis
- 16 Yotel Model Room
- 17 Sanctuary Hotel New York
- 18 Nycasa 46
- 19 The Muse New York
- 20 Room Mate Grace Hotel
- 21 Merrion Row Hotel and Public House
- 22 The Hotel at Times Square
- 23 Hotel St James
- 24 Millennium Hotel Broadway Time Square
- 25 Millennium Premier New York Times Square
- 26 AKA Times Square
- 27 The Chatwal, a Luxury Collection Hotel, New York City
- 28 Hilton Garden Inn New York Times Square North
- 29 Casablanca Hotel
- 30 Hotel Mela Times Square
- 31 Club Quarters Hotel, Times Square - Midtown
- 32 The Algonquin Hotel Times Square, Autograph Collection
- 33 Sofitel New York

- 34 The Iroquois New York
- 35 The Knickerbocker
- 36 The Gotham Hotel
- 37 Royalton New York
- 38 Hilton Garden Inn New York/Times Square Central
- 39 The Mansfield Hotel
- 40 LUMA Hotel Times Square
- 41 The Cornell Club

HEALTH CLUBS/GYMS

- 1 Equinox Rockefeller Center
- 2 Equinox Bryant Park
- 3 Equinox East 43rd Street
- 4 Blink Fitness - Bryant Park

ARTS & ENTERTAINMENT

- 1 Walter Kerr Theatre
- 2 Longacre Theatre
- 3 Samuel J Friedman Theatre
- 4 Barrymore Theatre
- 5 Radio City Music Hall
- 6 Top of the Rock
- 7 James Earl Jones Theater
- 8 Lunt-Fontanne Theatre
- 9 The Palace Theatre
- 10 Marquis Theatre
- 11 The Playroom Theater
- 12 Minskoff Theatre
- 13 Laura Pels Theatre
- 14 Lyceum Theatre
- 15 Hudson Theatre
- 16 Belasco Theatre
- 17 Stephen Sondheim Theatre

SHOPPING

- 1 FAO Schwarz
- 2 Nintendo NY
- 3 Forever 21
- 4 Disney Store
- 5 Line Friends
- 6 L & L Jewelry
- 7 Jangmi
- 8 Gap
- 9 Ultimate Diamond
- 10 AY Jewelry
- 11 Audio46 Headphones
- 12 La Bleu Optique
- 13 Bookoff - New York
- 14 Manhattan Time Service
- 15 H&M
- 16 Five Below
- 17 M M LaFleur
- 18 Foot Locker
- 19 Best Buy
- 20 Bucherer 3 Bryant Park
- 21 Midtown Comics
- 22 CVS
- 23 Urban Outfitters
- 24 The North Face
- 25 Kinokuniya Bookstore - New York
- 26 ZARA
- 27 Duane Reade
- 28 COS
- 29 Orvis
- 30 MUJI
- 31 Staples

