

1155 AVENUE *OF THE* AMERICAS

BETWEEN 44TH &
45TH STREETS



IMMEDIATE POSSESSION | IN THE HEART OF MIDTOWN

NEWLY BUILT & FURNISHED
SUBLEASE THROUGH JULY 2033

ENTIRE 12TH FLOOR
20,899 RSF



FLOOR PLAN

12TH FLOOR
20,899 RSF



Fully
furnished



Full floor
presence
with private
restrooms



Large windows
throughout
offering great
natural light



Open area with
74 workstations



28 Offices



3 Conference
rooms

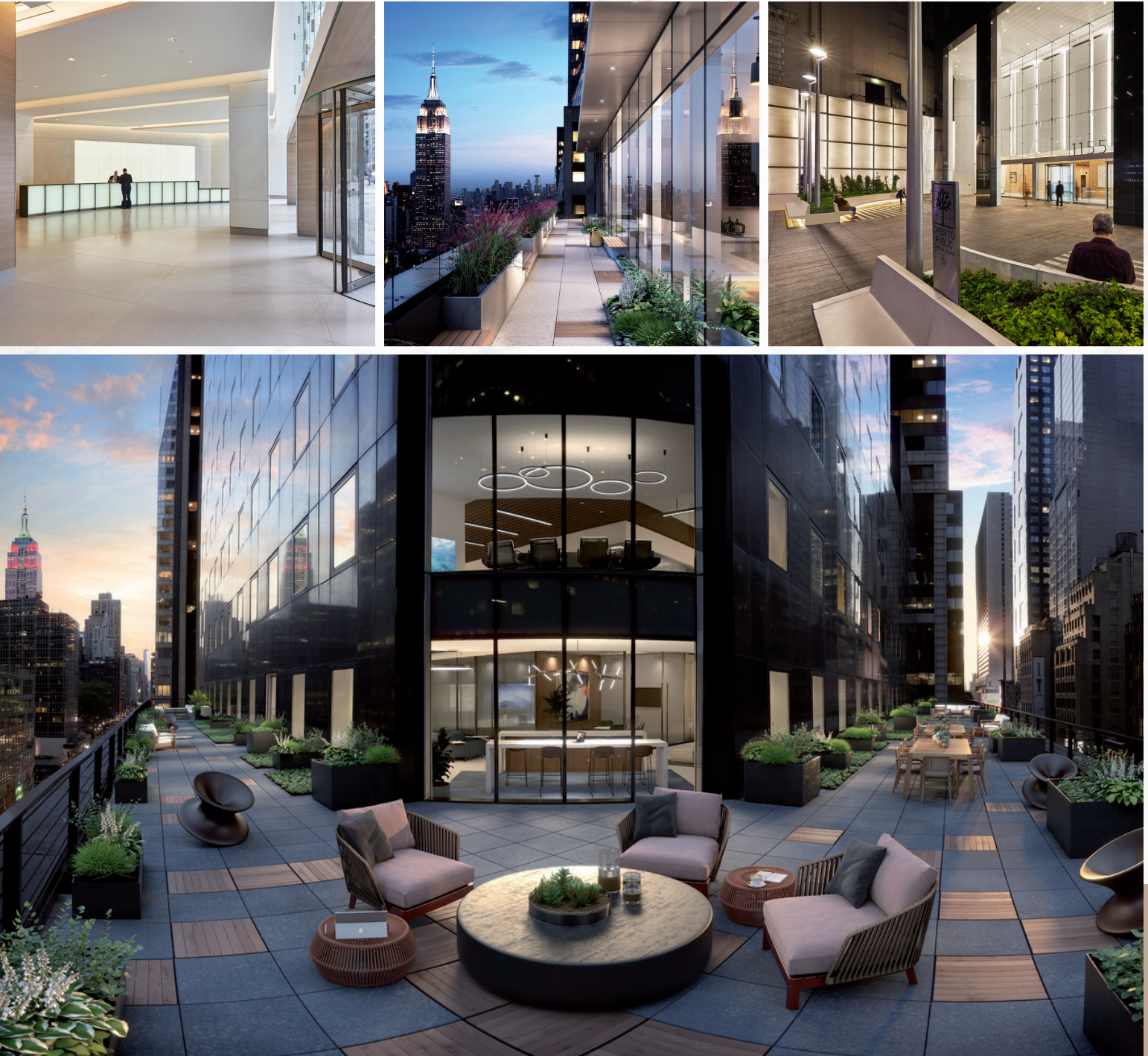


1 Training
room



Sit-in
pantry





1155 Avenue of the Americas is a premier office tower ideal for a wide range of tenants, from law firms and private equity funds to visionary tech companies.

- » Recently completed capital improvements including upgraded lobby, elevators, new building maintenance system, new HVAC fans on each floor and green space with outdoor seating
- » Strong institutional Landlord
- » Premier Midtown building steps from Bryant Park & Grand Central

1155 AVENUE OF THE AMERICAS
12TH FLOOR | 20,899 RSF



GREEN
BUILDING



INVITING
ENTRANCE



MODERN
ELEVATORS



LIGHT-FILLED
INTERIORS



UPGRADED
INFRASTRUCTURE



TENANT
WELLBEING



EXCLUSIVE
DURST TENANT
BENEFITS



ON-SITE
RETAIL

MAJOR TENANTS IN THE BUILDING

CHUBB®



Knobbe Martens



Cornell University

JENNER & BLOCK LLP

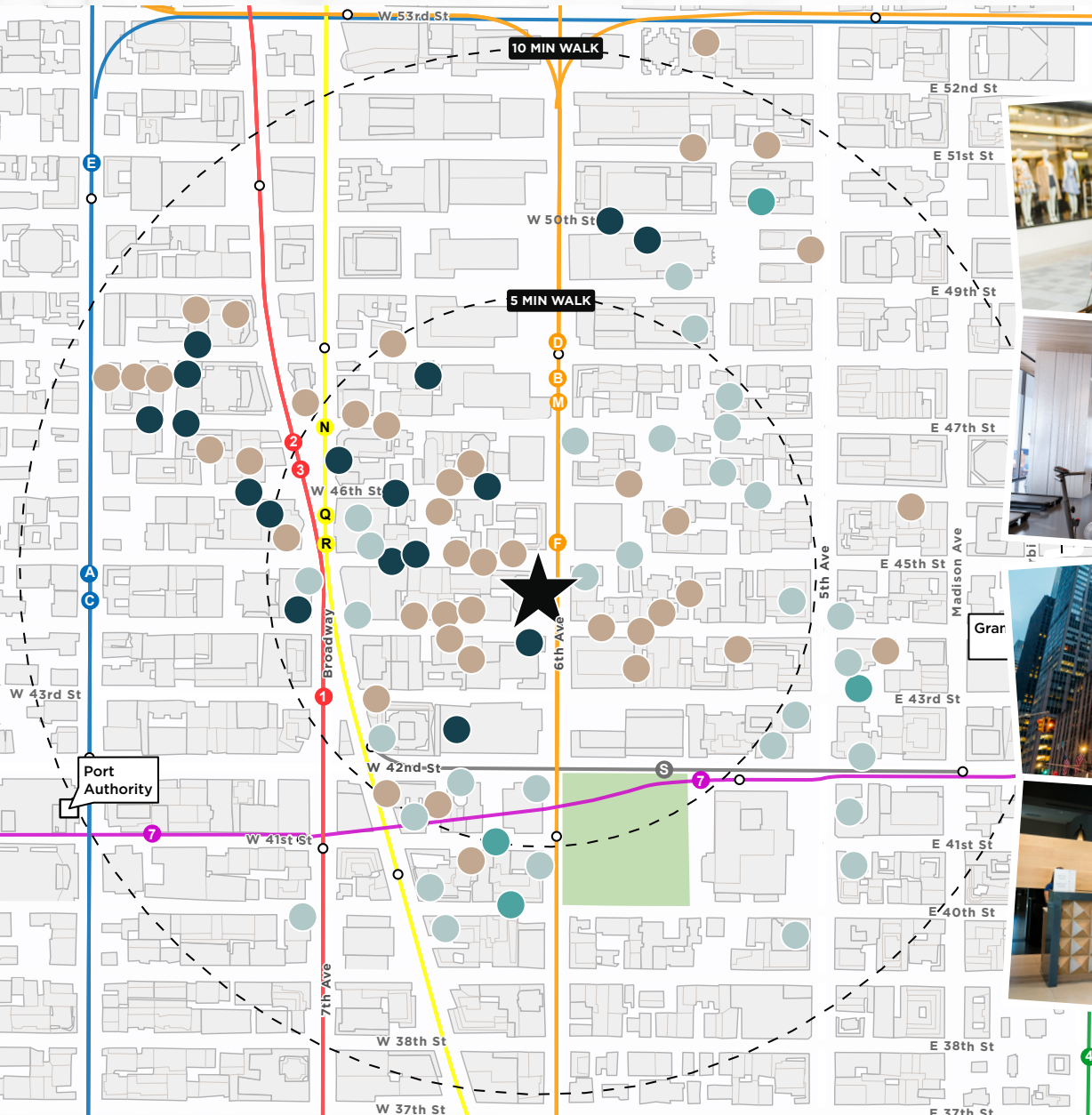
PERKINScoie



clearstream

IN THE HEART OF IT ALL

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 Minute walk



CITIBIKE
9 Stations in a 3 block radius



SUBWAY STATIONS

- 1 2 3 7** 5 Min walk to Times Sq. 42nd St. Station
- N Q R S** 3 Min walk to 47-50 Streets-Rockefeller Center Station
- B D F M** 3 Min walk to 47-50 Streets-Rockefeller Center Station
- 7** 4 Min walk to 5th Ave-Bryant Park Subway Station

42 HOTELS

31 SHOPPING & RETAIL

17 ARTS & ENTERTAINMENT

4 HEALTH CLUBS & GYMS

1155 AVENUE *OF THE* AMERICAS

