

1330

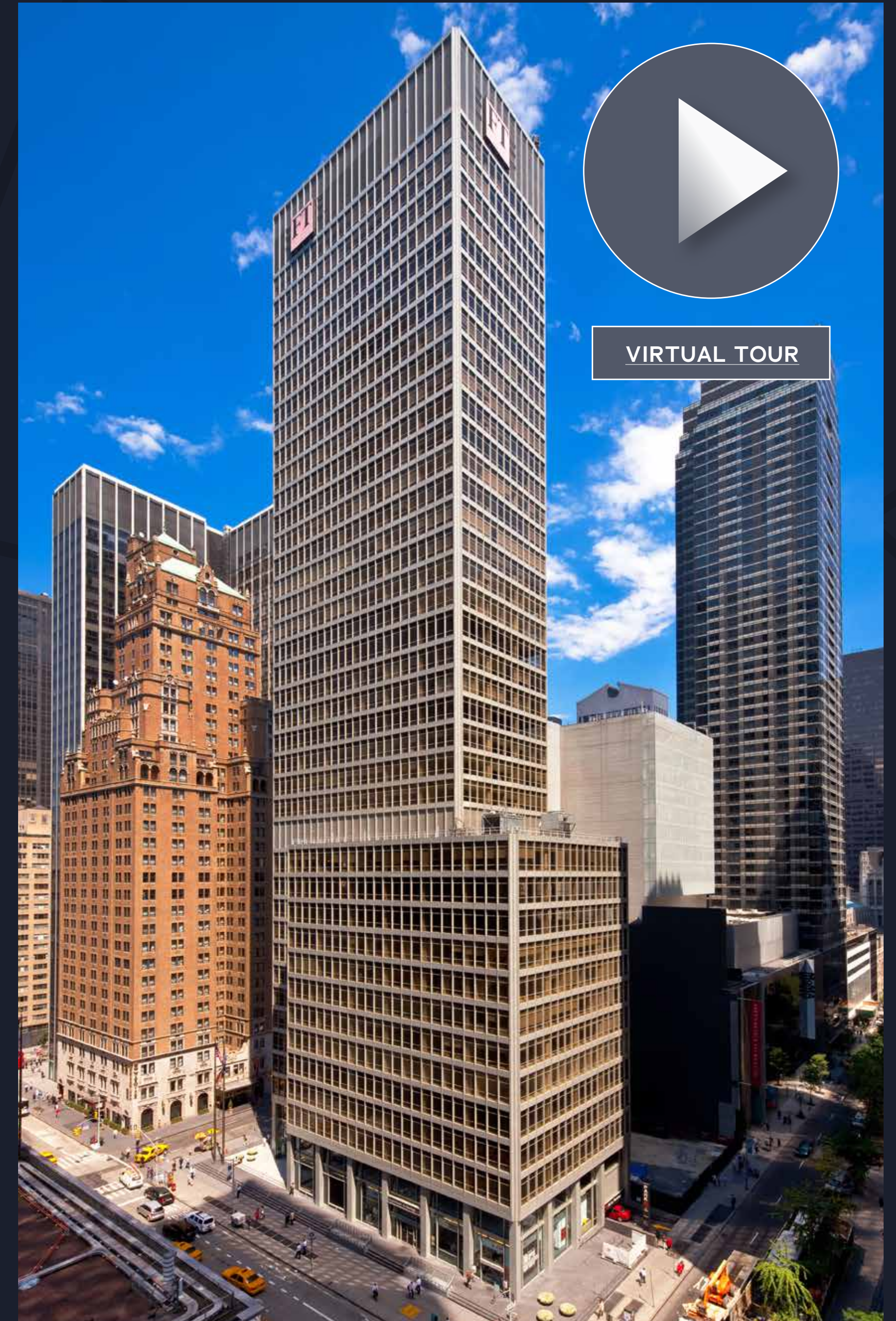
A V E N U E

O F T H E A M E R I C A S

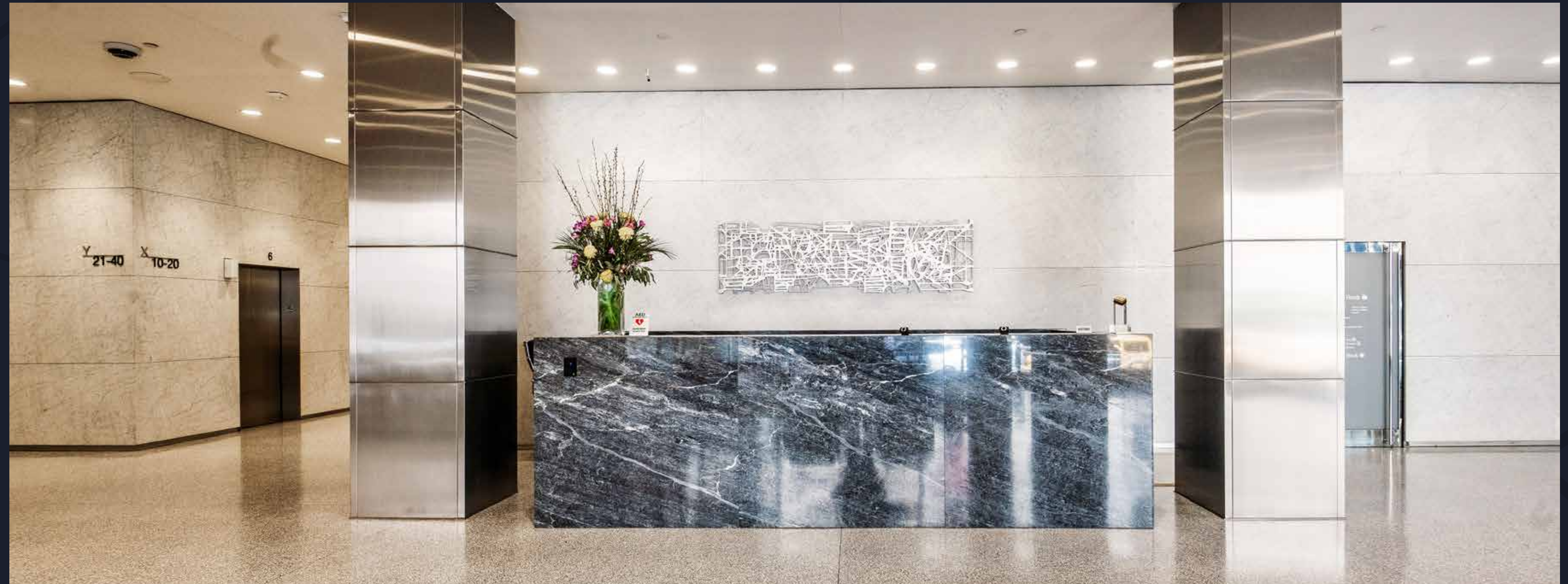
# HIGH-END BOUTIQUE PLAZA DISTRICT OFFICE BUILDING OFFERING TOP OF THE LINE OFFICE SUITES AND EXPANSIVE VIEWS.

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New, ready and equipped for the future. The Pre-builts at 1330 Avenue of the Americas offer workspaces that are conducive to a variety of layouts with flexibility for subsequent floor plan changes



# PROPERTY FEATURES



Conference and gathering space available to tenants on a first-come, first-serve, basis. Meeting space for up to 20 people, coffee bar and designated area for in-room catering.



Tenant engagement program including in-building coffee bar pop-ups and access to specialized speaker events.



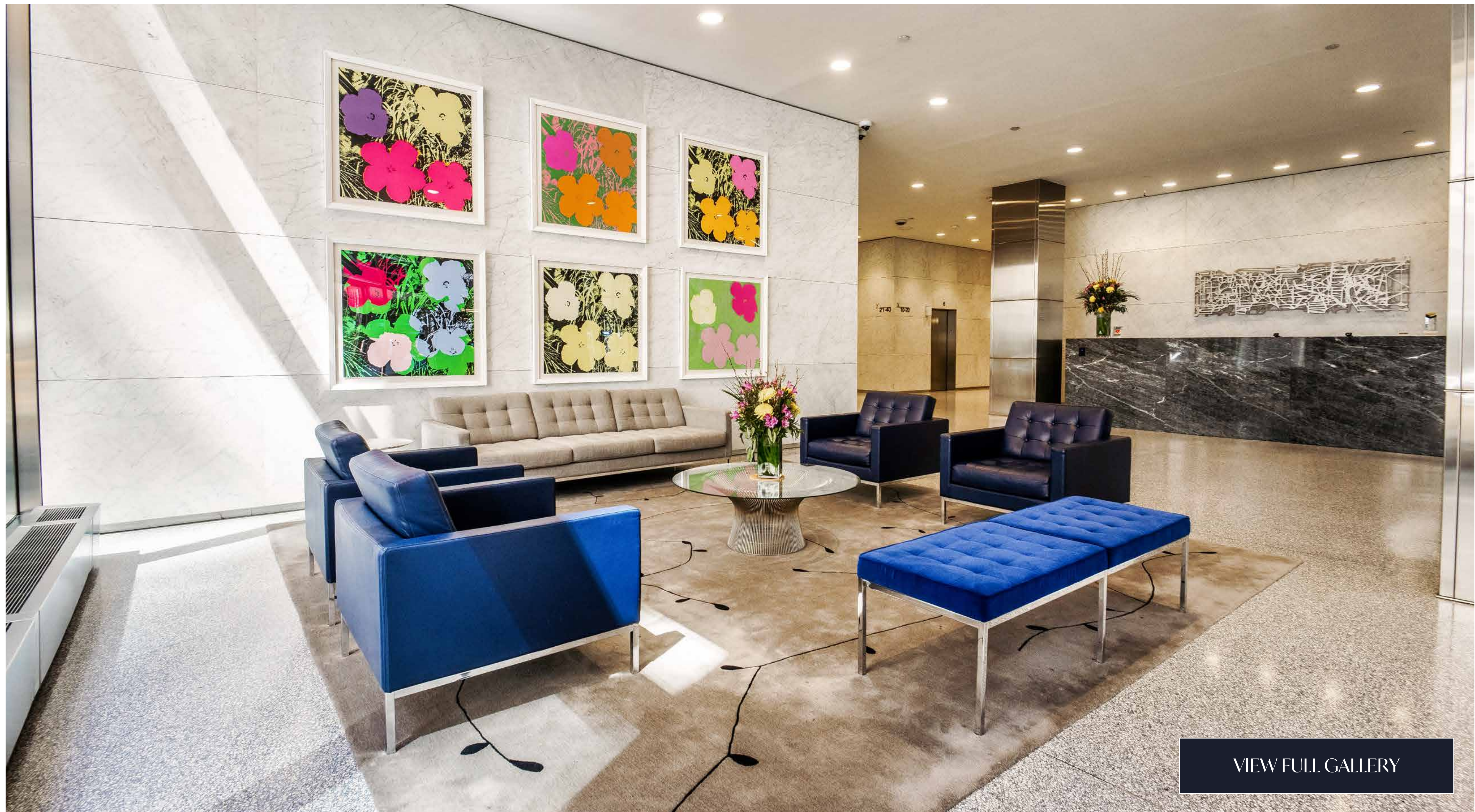
New ownership, on-site management  
Internet-based tenant work order system  
and visitor processing system.



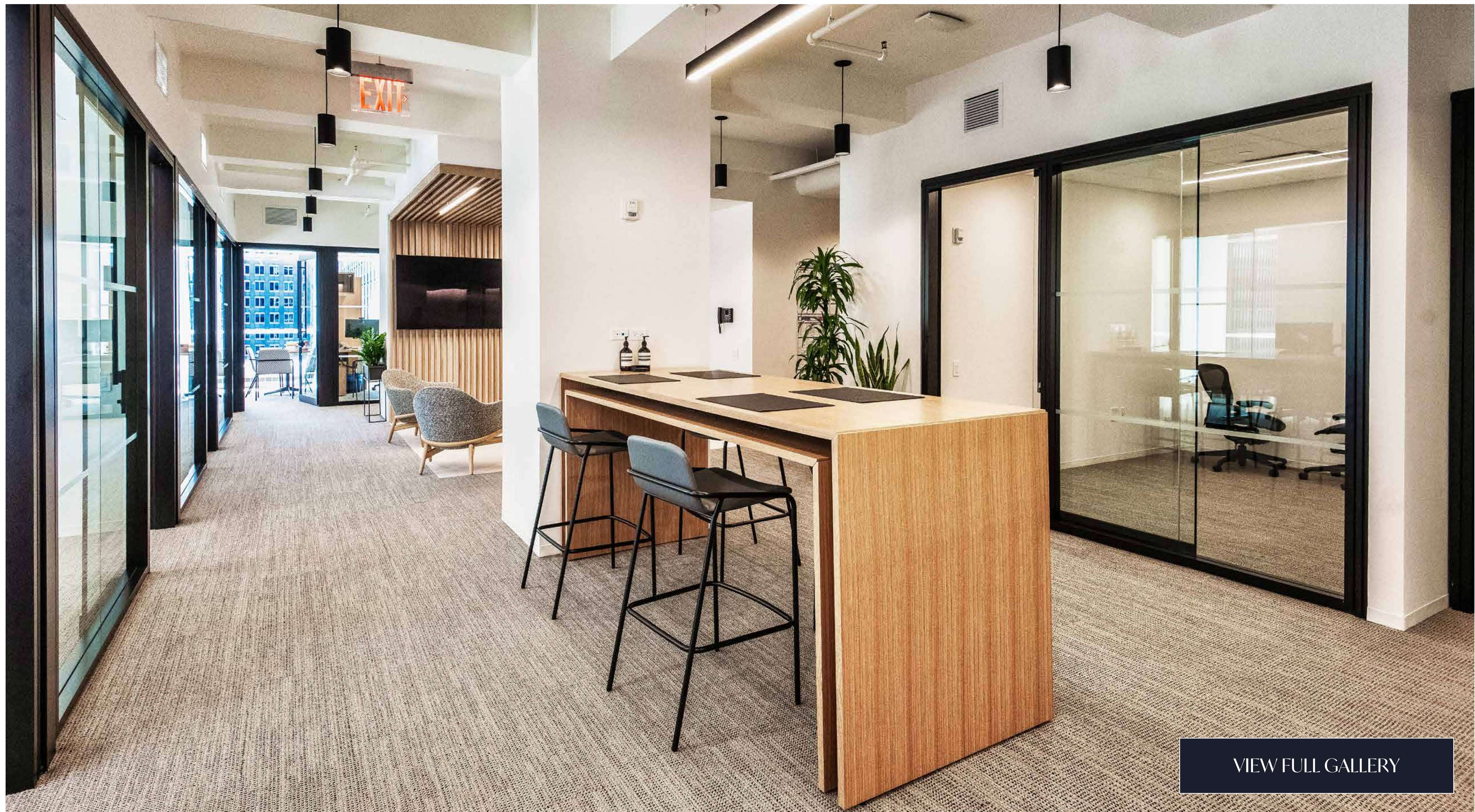
On-site parking garage offers direct elevator access to the main lobby.

IMAGINE THE POSSIBILITIES.

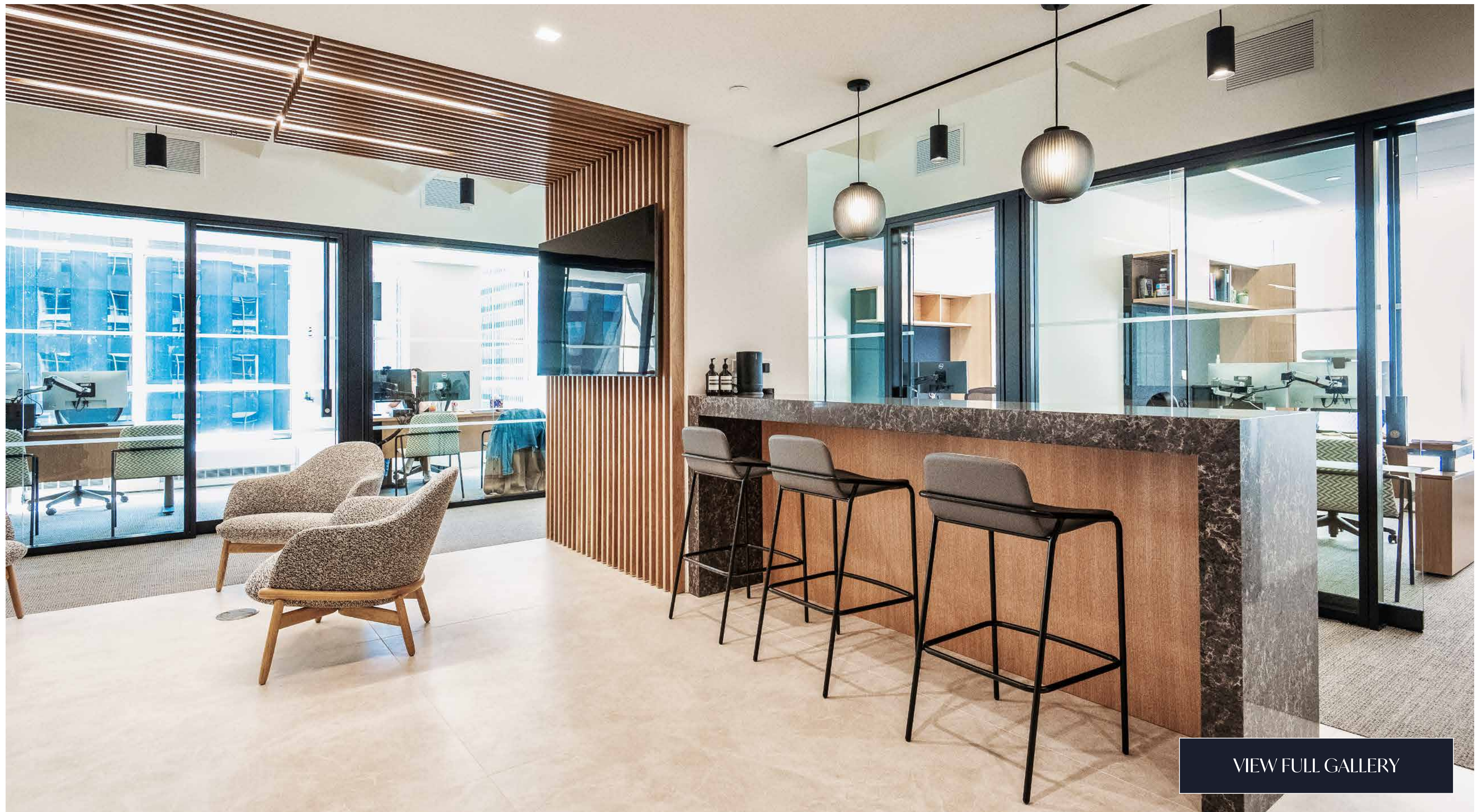




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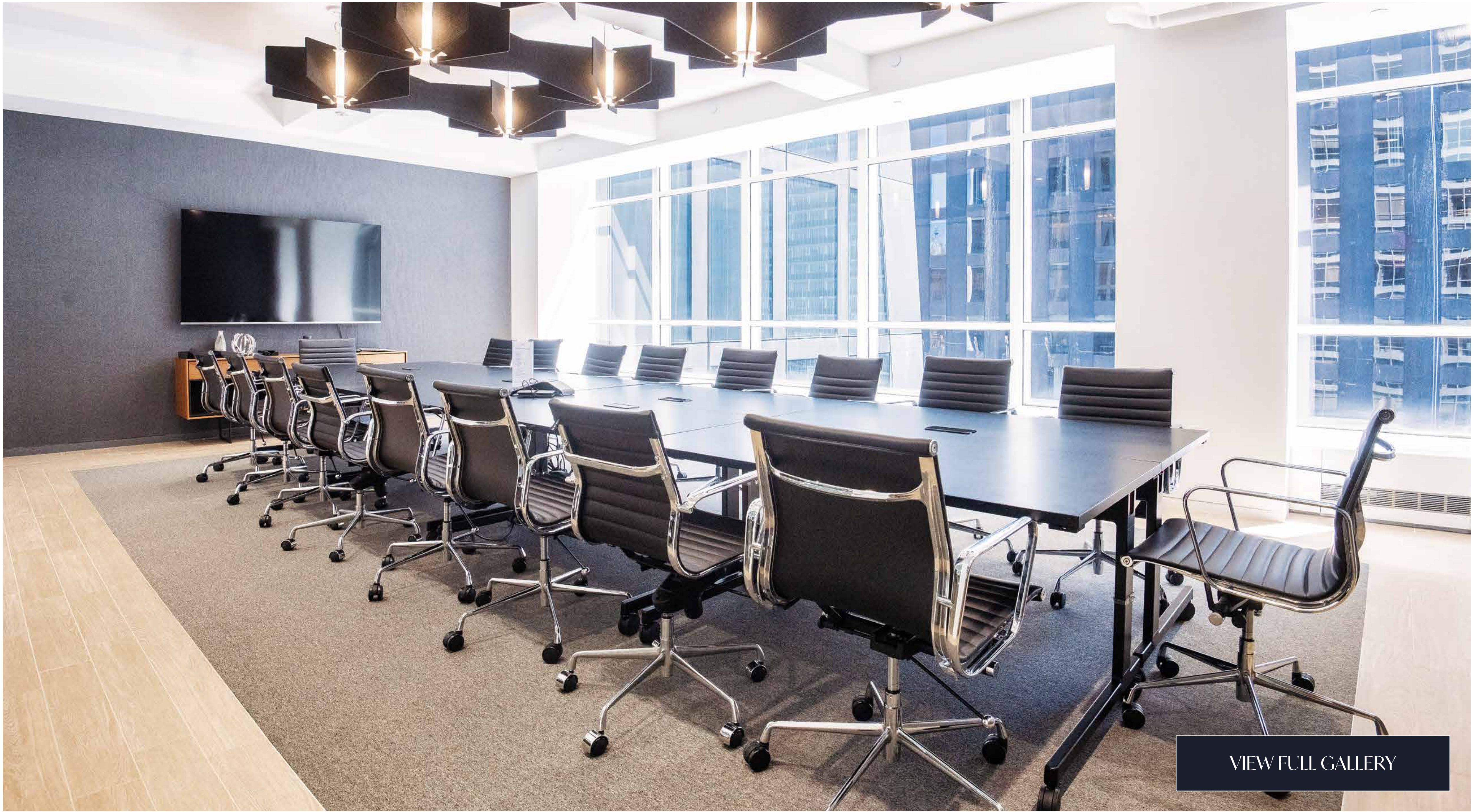
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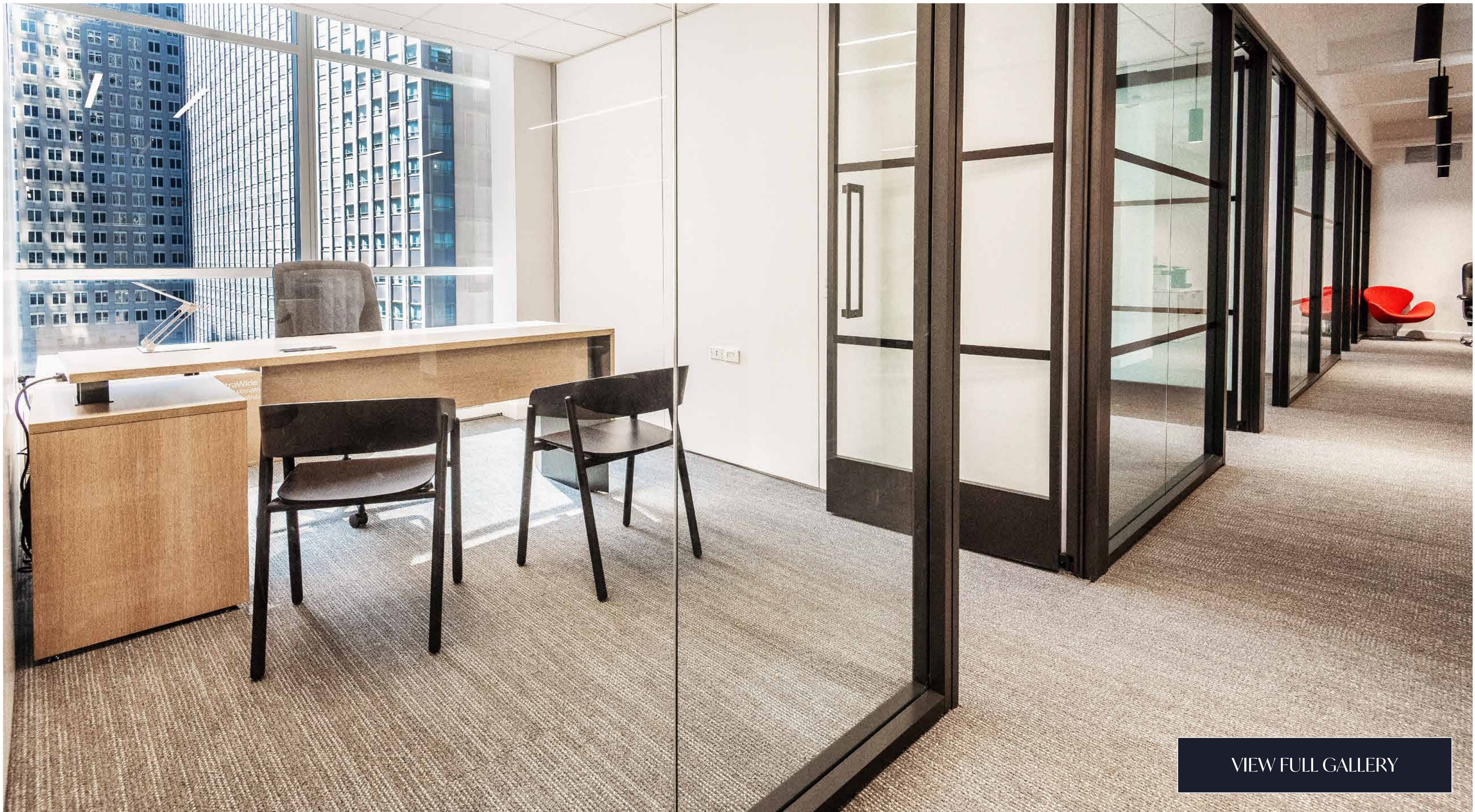
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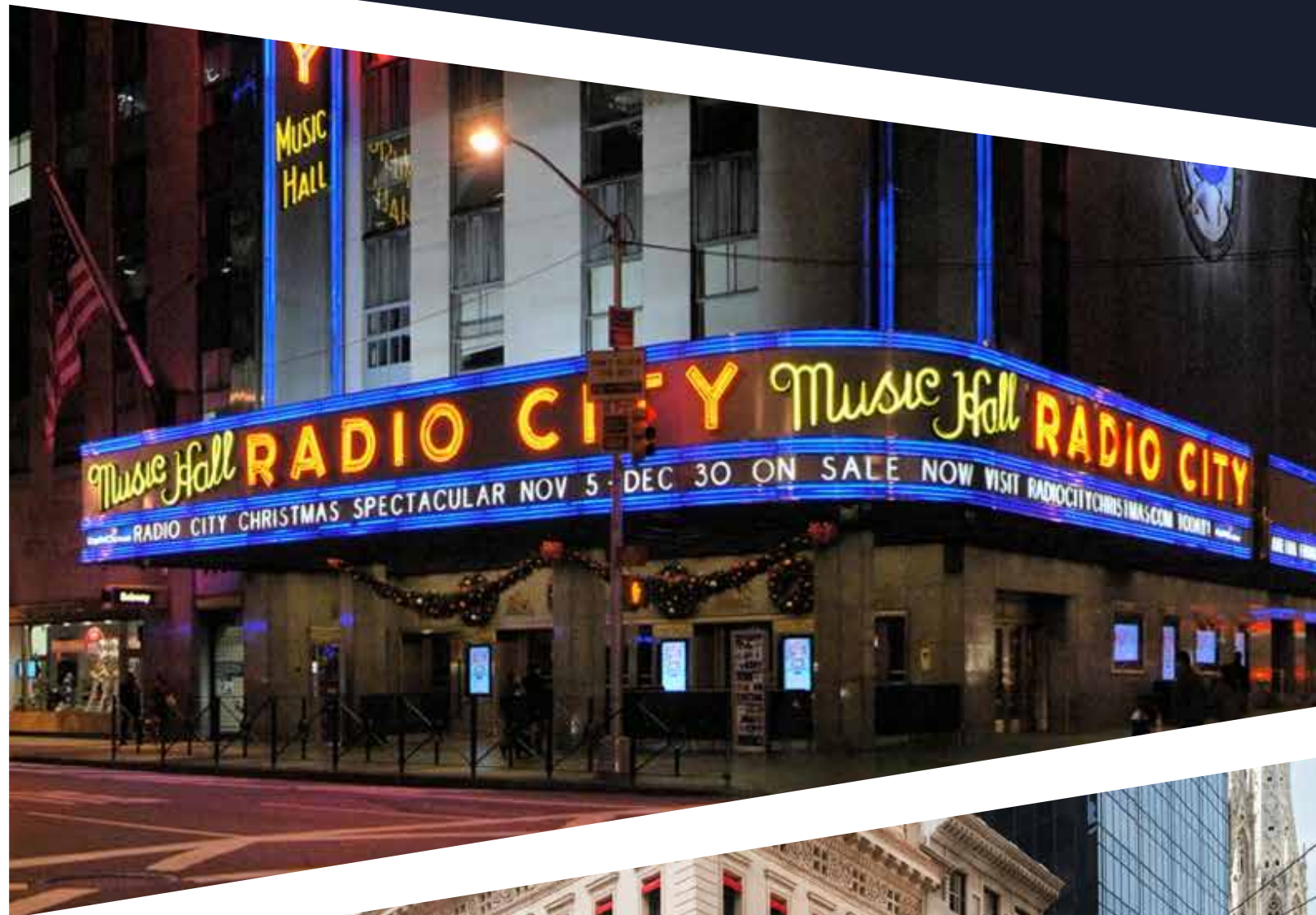
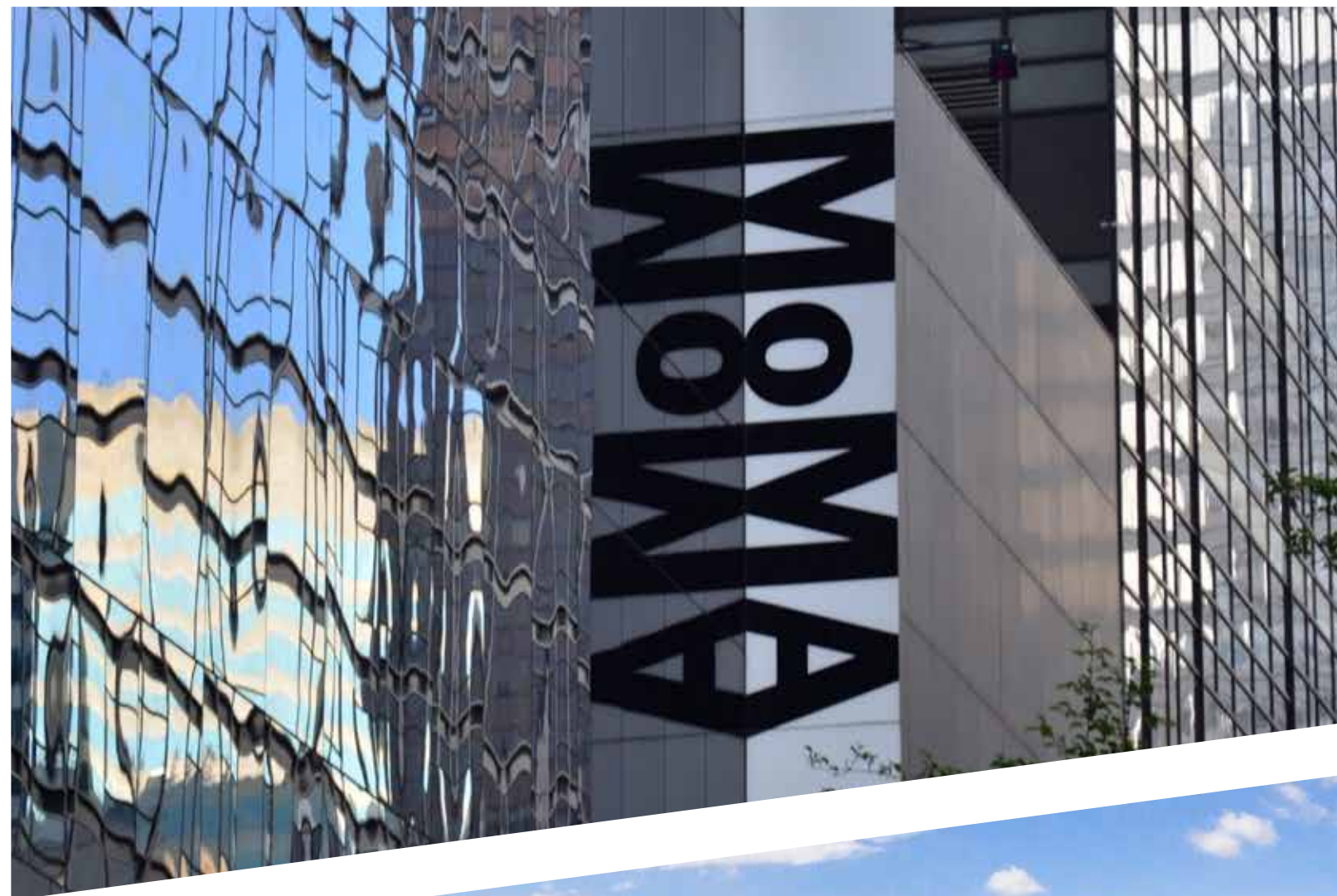
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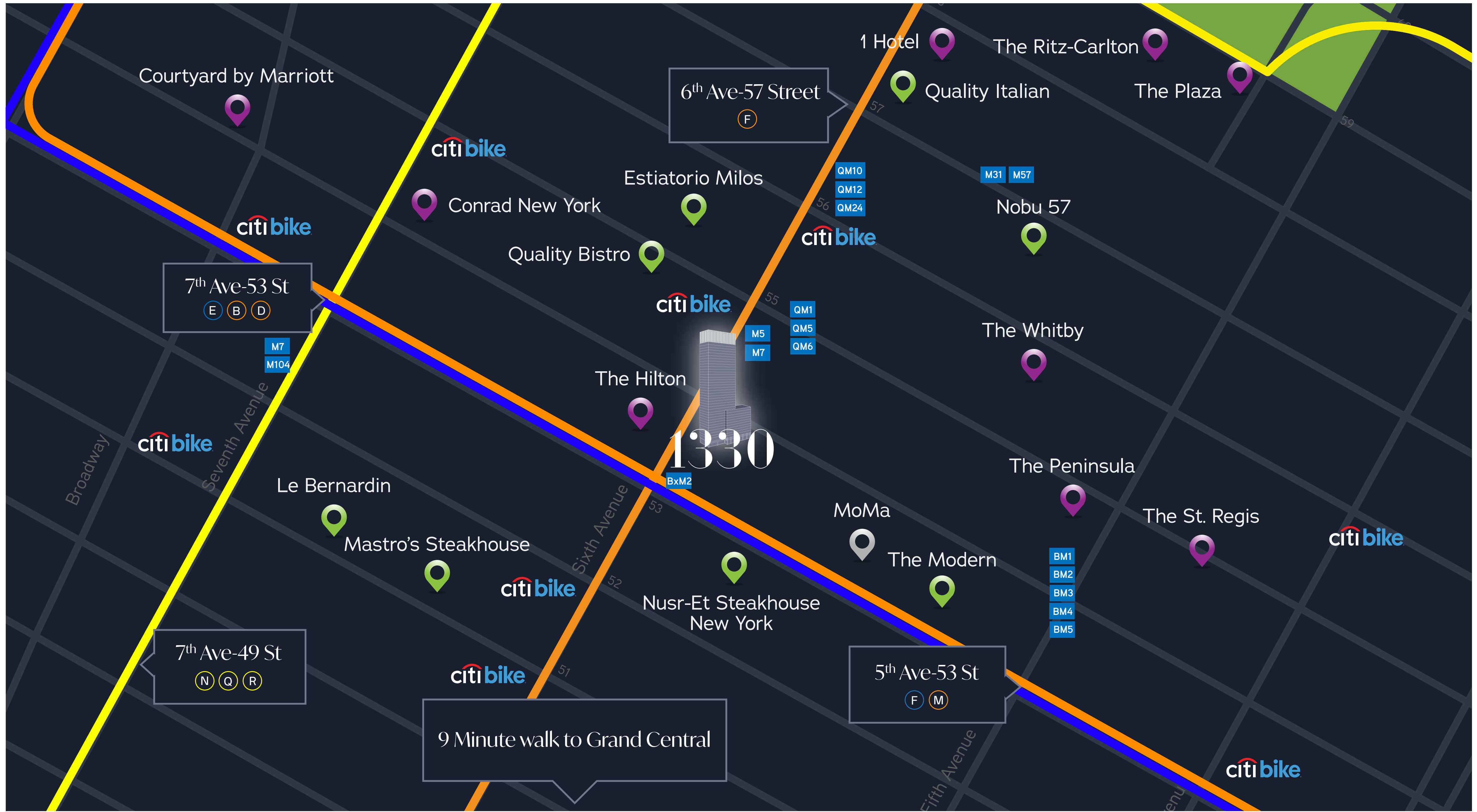
# CENTRAL LOCATION.

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Surrounded by an abundance of neighborhood amenities  
and easy access to multiple subways and buses.

# STEPS FROM MIDTOWN'S FINEST AMENITIES





Courtyard by Marriott



citi bike



Conrad New York

Estiatorio Milos



Quality Bistro



citi bike

The Hilton



1330

BxM2

M5  
M7

QM1  
QM5  
QM6

citi bike

QM10  
QM12  
QM24

1 Hotel



The Ritz-Carlton



The Plaza



Quality Italian



Nobu 57



The Whitby



The Peninsula



The St. Regis



citi bike

MoMa



The Modern



Nusr-Et Steakhouse  
New York



Le Bernardin



Mastro's Steakhouse



citi bike

citi bike

BM1  
BM2  
BM3  
BM4  
BM5

5th Ave-53 St

F M

7th Ave-49 St

N Q R

7th Ave-53 St

E B D

M7  
M104

citi bike

9 Minute walk to Grand Central

SKY'S THE LIMIT.





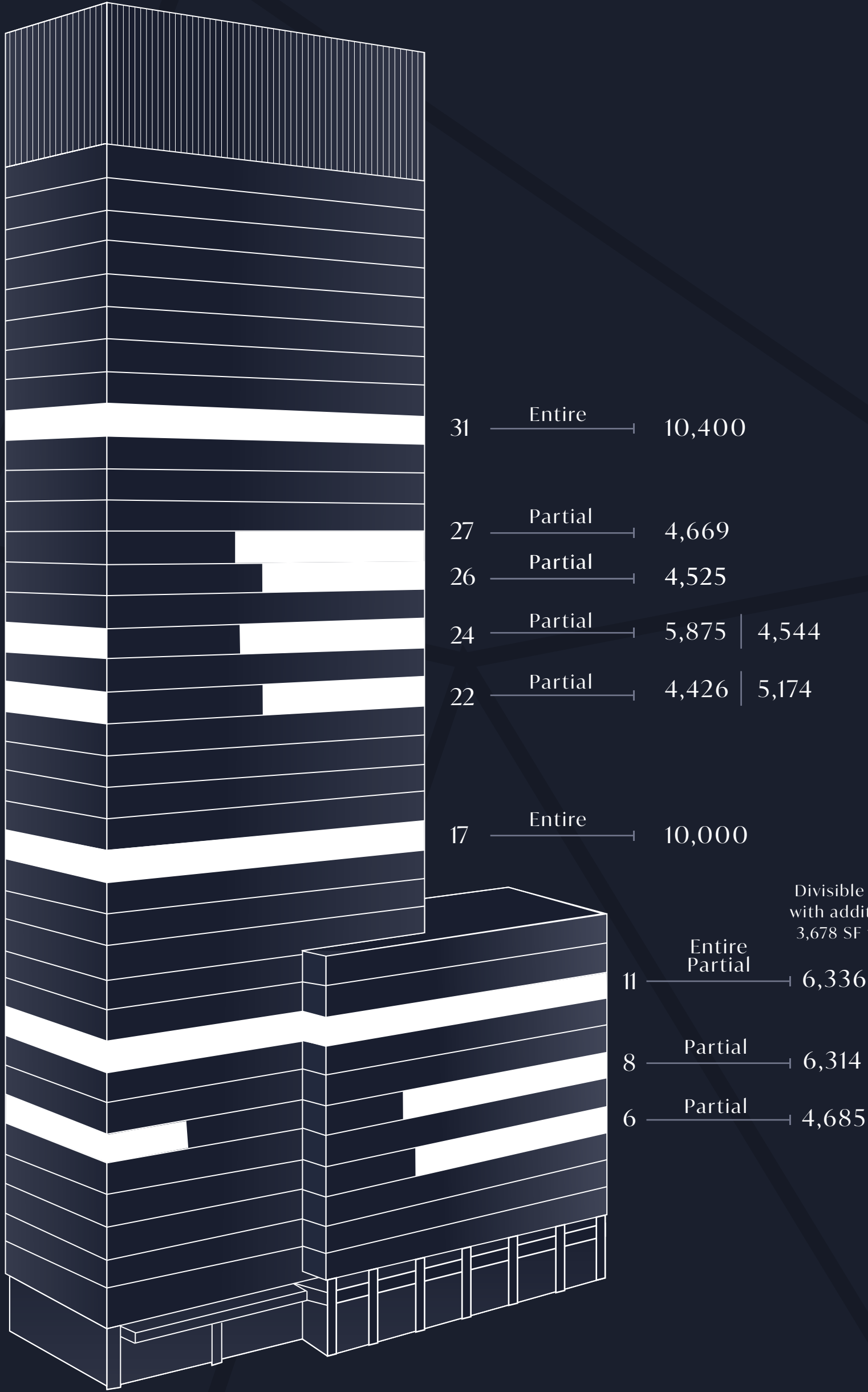
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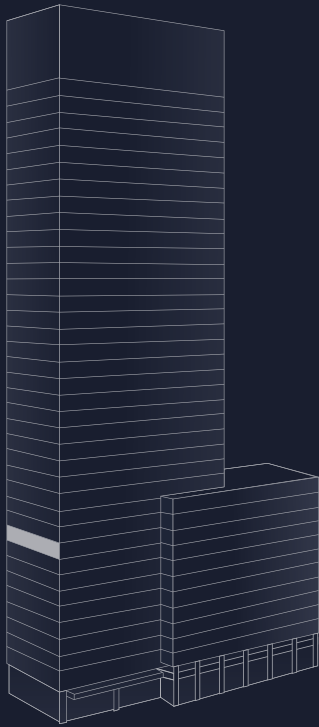
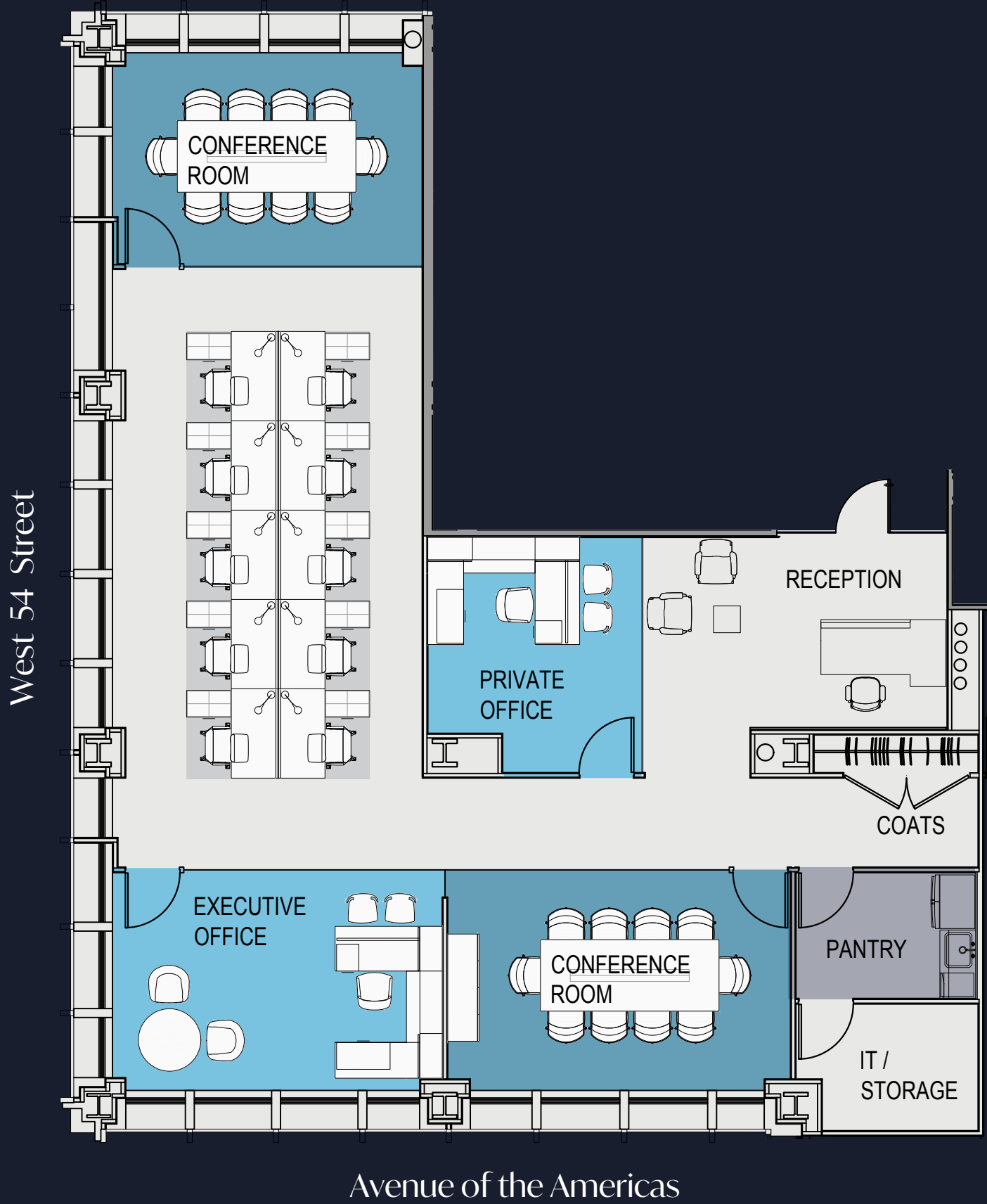
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# FULL FLOORS & PRE-BUILTS DESIGNED TO FOSTER CREATIVITY

Full and partial floors ranging from  
4,426 - 16,400 RSF Available



Legend	
Executive Office	1
Private Offices	1
Conference Rooms (8-12P)	2
Workstations	10
Coats	1
IT Room/Storage	1
Pantry	1
Reception	1
Total	13



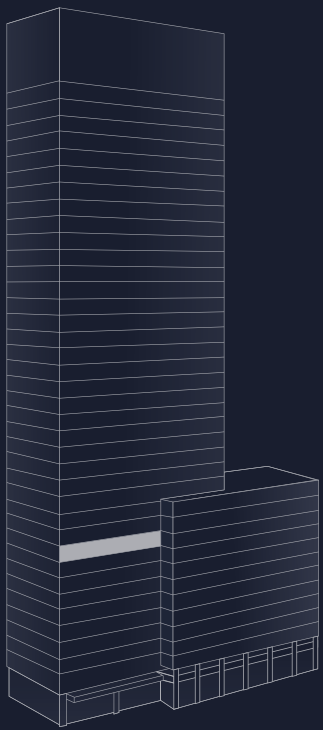
# Pre-Built Test Fit

Partial 11<sup>th</sup> Floor – 6,826 RSF

Legend	
Executive Office	1
Private Offices	4
Conference Rooms	4
Workstations	16
Coats	1
IT Room/Storage	1
Copy	1
Storage	1
Pantry	1
Reception	1
Total	22



Avenue of the Americas



# Pre-Built As-Built

Partial 11<sup>th</sup> Floor – 3,678 RSF

Legend	
Executive Office	1
Private Offices	6
Conference Rooms	3
Workstations	10
Coats	2
IT Room/Storage	1
Copy	1
Storage	1
Pantry	1
Reception	1
Total	18

