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AVENUE OF THE  
AMERICAS

RXR

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INNOVATORS





# INFLUENCING





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# THE ART OF CULTURE & TECHNOLOGY



# BUILDING AMENITIES



## ENGAGE

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

## CONNECT

On-site management with internet-based tenant work order system and visitor processing system

## ACTIVATE

Cosmetic lobby upgrades with new lighting, artwork, furnishings, and tenant programming

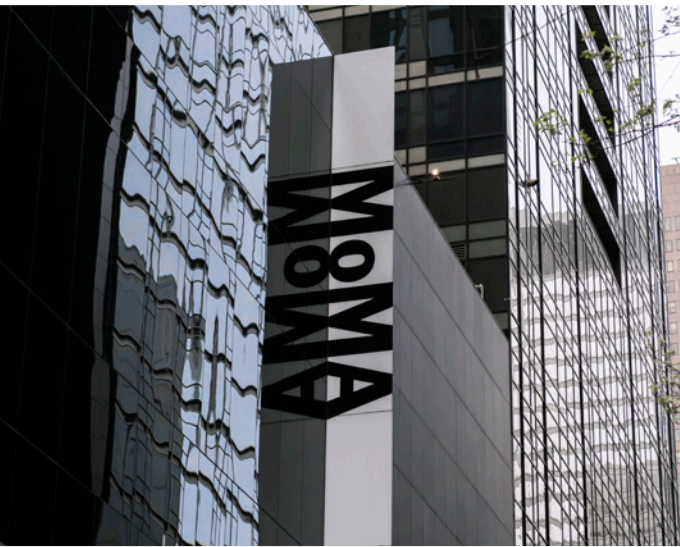
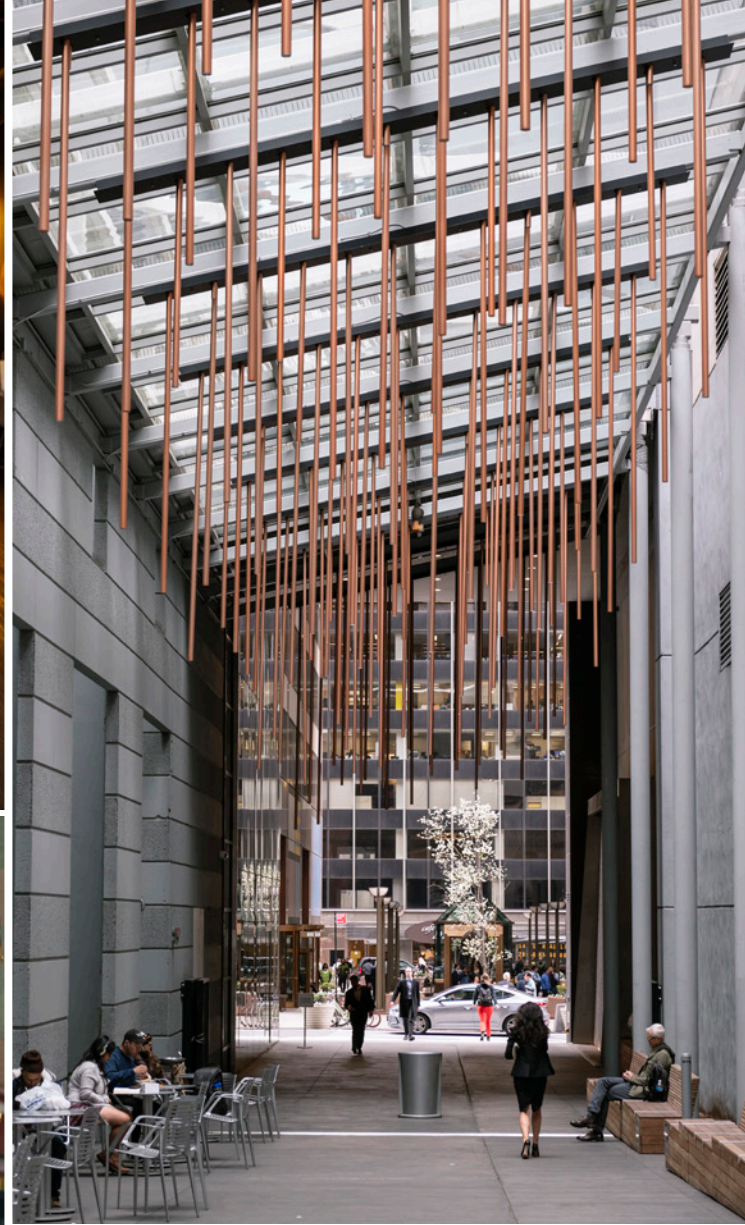
## MEET

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





Uniquely modern and yet classic, Midtown Manhattan offers a world class environment with a blend of intimate dining and shopping experiences. Whether you like to rejuvenate with a green smoothie or celebrate with a Wagyu steak, there's something for everyone.





An epicenter all its own, Midtown Manhattan is where the local harmonizes with the global. With sophistication at every turn, discover in real-time the surge of ideas and ambitions inspired by this historic and avant-garde neighborhood.





# ILLUMINATED SIGNAGE

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STAND OUT IN A CROWD

High profile signage visible from  
the north, south, and west

RARE BRANDING  
OPPORTUNITY

One of the few skyline signage  
opportunities in Manhattan

FOR QUALIFIED TENANTS

Starting at 5,000 sf





# PROPERTY SPECIFICATIONS SUMMARY

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## PROPERTY FEATURES

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- 525,825 total square feet
- 40 floors
- Typical floor plates size ranging from: 10,400 – 16,550 square feet
- Newly designed plaza paved in rich granite
- Sophisticated lobby featuring marble, granite, and satin bronze finishes
- Expansive views of Central Park and the Hudson River from top floors
- On site property management
- Offers immediate accessibility to bus line and metro/subway
- New facade, entry, lobby and elevator cabs repositioned by Genster and Moed de Armas & Shannon.

### CEILING HEIGHTS

Slab-to-Slab- 10' 10" 1/2 Slab-to-Beam- 9' 9" 1/2

### FLOOR LOADS

50 lbs. psf live load for tenant floors

### BUILDING ACCESS

24 hours/7 days - dedicated reception service

### HVAC HOURS

Monday-Friday 7am - 7pm; Saturday 8am - 1pm

### SECURITY

Uniformed security guards control the concierge desk 24 hours a day, 7 days a week

### ELECTRICAL

6 watts per usf demand load exclusive of base building air conditioning

### EMERGENCY POWER

One 1,200 kilowatt diesel powered generator for fire and life safety, and base building back up

### PARKING

Parking garage with valet attendants, accommodates approximately 225 cars





## ELEVATORS

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- 3 low-rise Passenger Cars
- 3 mid-rise Passenger Cars
- 4 high-rise Passenger Cars
- 1 Freight Car serves  
Cellar through Floor 41

## TELECOM

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All floors have access to the building's fiber optics. The current telecommunication are Cogent, AT&T, Verizon FiOS, Spectrum, Century Link, and Zayo. Incoming service is at the cellar level with one (1) closet provided on each tenant floor. Spectrum TV is the cable provider.

## PARKING GARAGE

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Three (3) below-ground parking levels with valet parking accommodate approximately 225 cars. Access from ramps on West 53rd and West 54th Streets

## HEATING

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Con Edison steam. Perimeter induction units can be controlled by individual thermostats located in all perimeter offices

## ADDITIONAL BILLABLE SERVICES

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Summer - Over time A/C \$450.00 per hour per zone  
Winter - Over time Heat \$260.00 per hour per zone

## SUPPLEMENTAL HVAC

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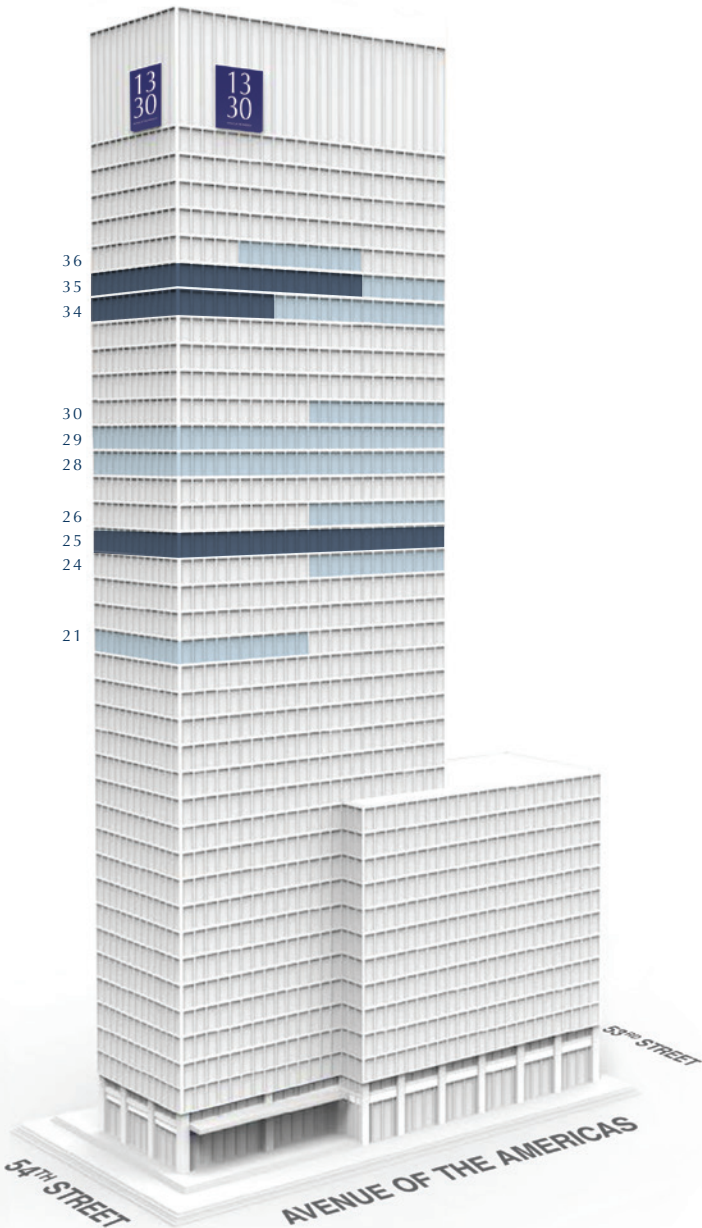
A 215-ton Evapco cooling tower and a 225-ton Marley tower, located on the 15th floor setback, can provide condenser water for tenant supplemental air conditioning on a 24 hour/365 days per year basis. Tenant may purchase available condenser water at standard building rates.

## HVAC

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The building is cooled by a central chilled water plant that includes two (2) York 900-ton high pressure steam turbine driven chillers located in the main mechanical room on the 41st floor. One (1), two (2) cell Marley 1800-ton induced draft cooling tower serves this equipment. Constant-flow air handlers, located on the 15th and 41st floors, supply conditioned air to all floors. Chilled water is circulated into two loop systems that serve the perimeter induction units of the building. These perimeter units have their own thermostats that control each office individually.





## AVAILABILITIES

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FLOOR 36 - 2,130 RSF

FLOOR 35 - 5,861 **LEASED** / 4,739 RSF

FLOOR 34 - 3,445 **LEASED** / 2,837 / 4,118 RSF

FLOOR 30 - 5,836 RSF

FLOOR 29 - 6,314 / 4,087 RSF

FLOOR 28 - 10,400 RSF

FLOOR 26 - 5,875 RSF

FLOOR 25 - 3,406 **LEASED** / 4,752 **LEASED** RSF

FLOOR 24 - 5,875 RSF

FLOOR 21 - 4,699 RSF

### ILLUMINATED SIGNAGE AT THE TOP OF THE BUILDING

AVAILABILITY 19' X 19'

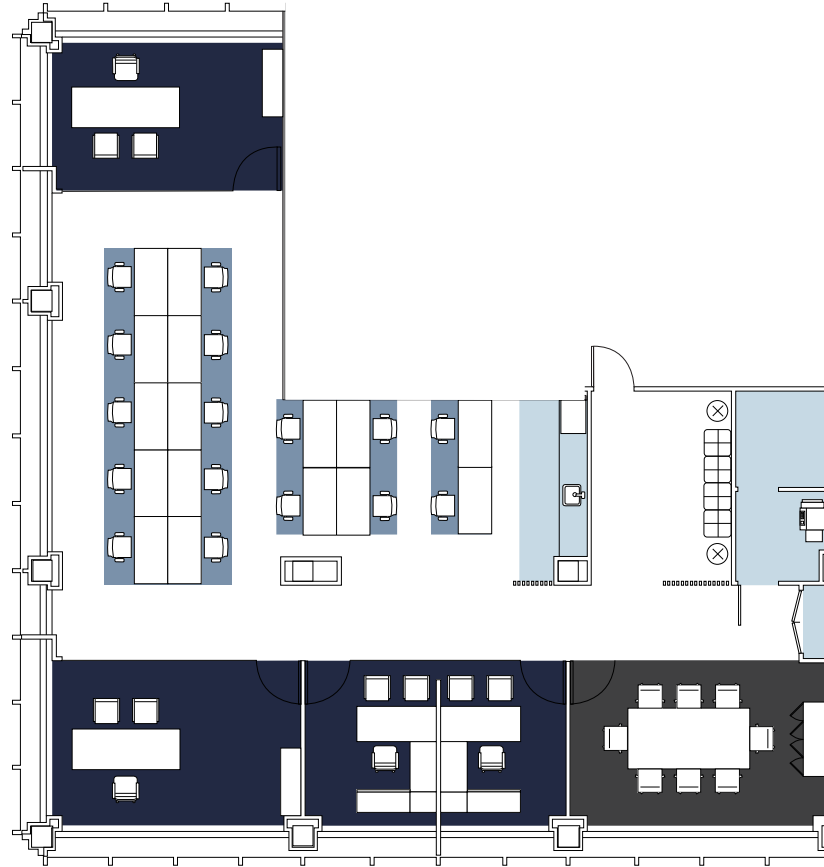
Expansive on the north, west, and  
south sides of the building



# 21ST FLOOR

## SUITE A TOWER PREBUILT

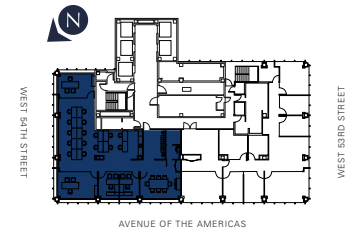
*Modified using a  
Gensler-designed  
palette*



SUITE A 4,699 RSF

Private Offices	2
Executive Office	2
Conference Room	1
Work Stations	16
Pantry	1
Storage Closet	1
Copy Area	1
Server Room	1
Reception	1

TOTAL 20

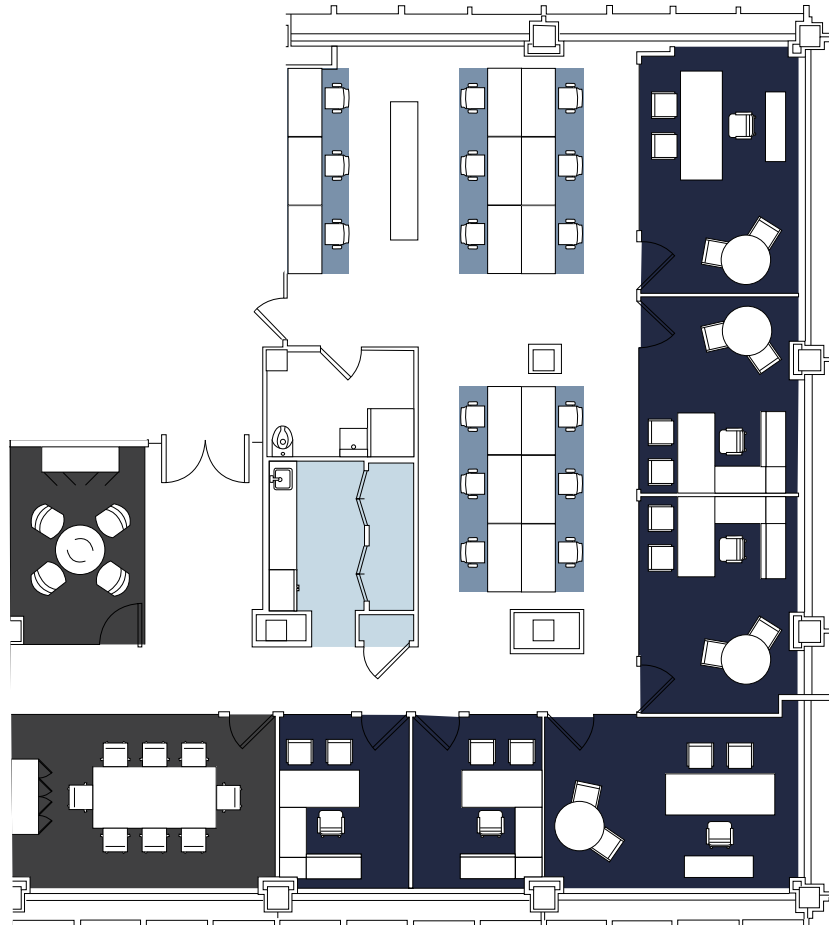




# 24TH FLOOR

## SUITE B TOWER PREBUILT

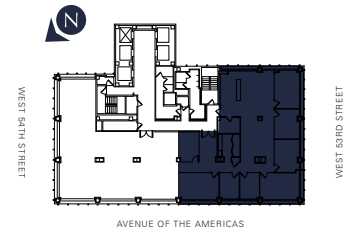
*Modified using a  
Gensler-designed  
palette*



SUITE B 5,875 RSF

Private Offices	2
Executive Office	2
Conference Room	2
Work Stations	15
Pantry	1
Storage Closet	1
Copy Area	1
Server Room	1
Bathroom	1

TOTAL 21





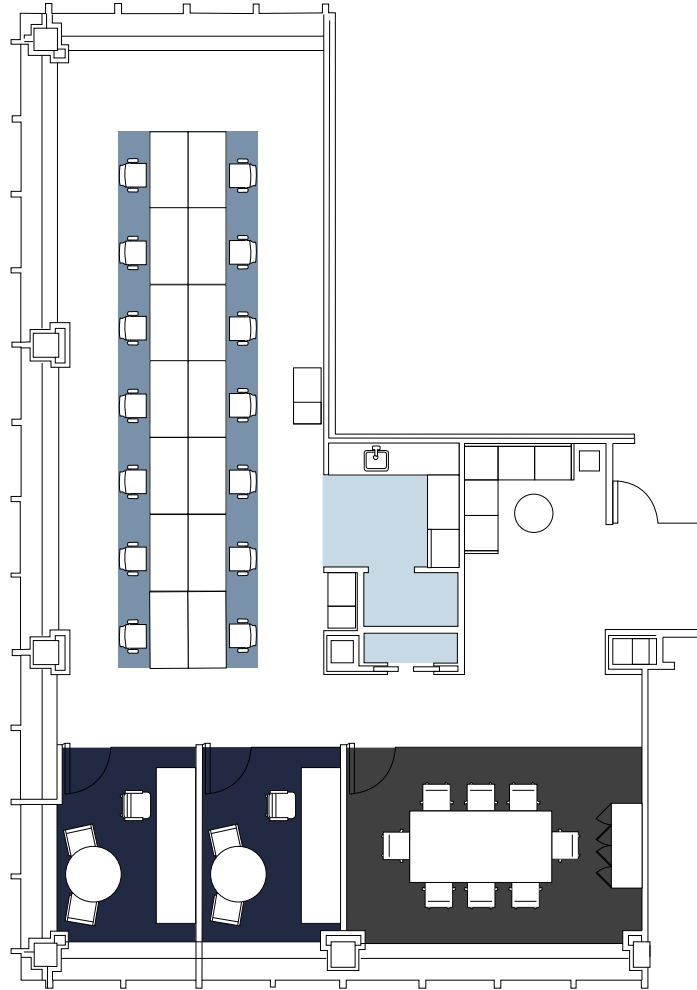
# 25TH FLOOR

## SUITE A

# LEASED

TOWER PREBUILT

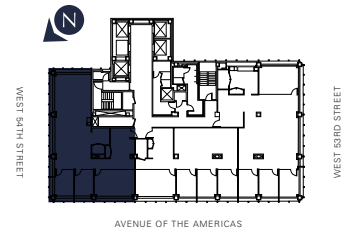
*Brand new  
Gensler-designed  
prebuilt*



SUITE A 3,406 RSF

Private Offices	2
Conference Room	1
Work Stations	14
Pantry	1
Storage Closet	1
Copy Area	1
Server Room	1

TOTAL 16





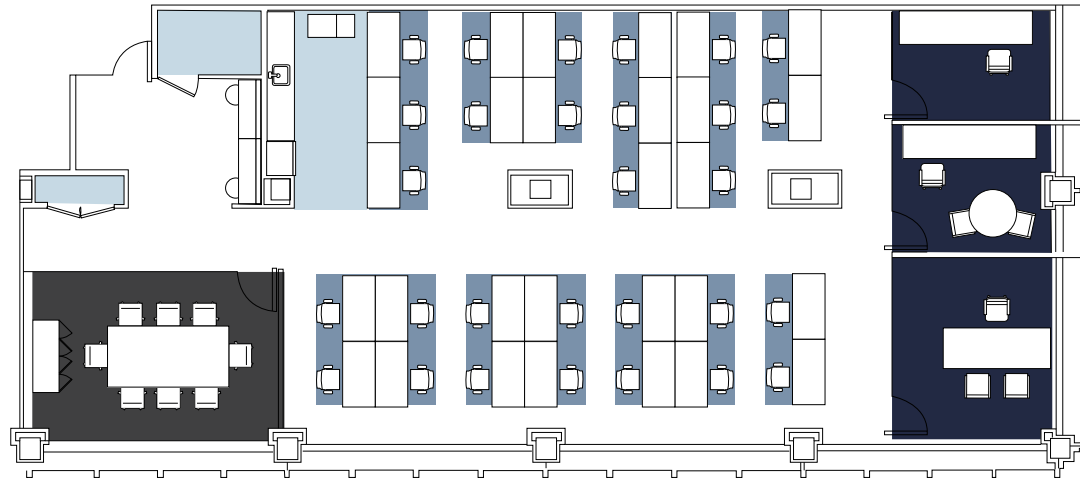
# 25TH FLOOR

## SUITE B

# LEASED

TOWER PREBUILT

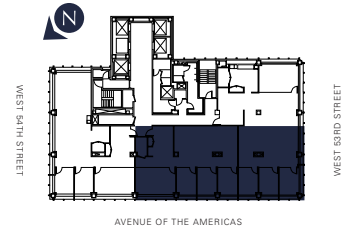
*Brand new  
Gensler-designed  
prebuilt*



SUITE B 4,752 RSF

Private Offices	2
Executive Office	1
Conference Room	1
Work Stations	29
Pantry	1
Storage Closet	1
Copy Area	1
Server Room	1

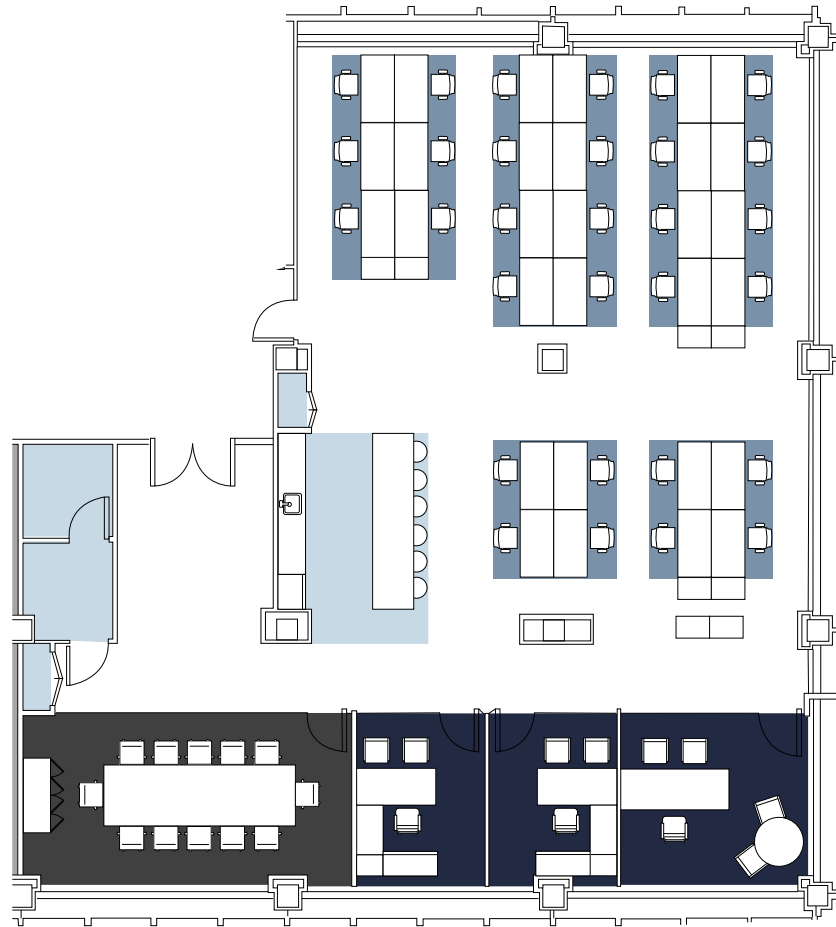
TOTAL 32



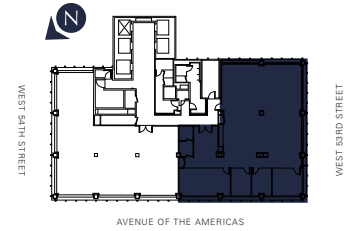
# 26TH FLOOR

## SUITE B TOWER PREBUILT

*Modified using a  
Gensler-designed  
palette*



SUITE B	5,875 RSF
Private Offices	2
Executive Office	1
Conference Room	1
Work Stations	24
Pantry	1
Storage Closet	1
Copy Area	1
Server Room	1
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TOTAL	27



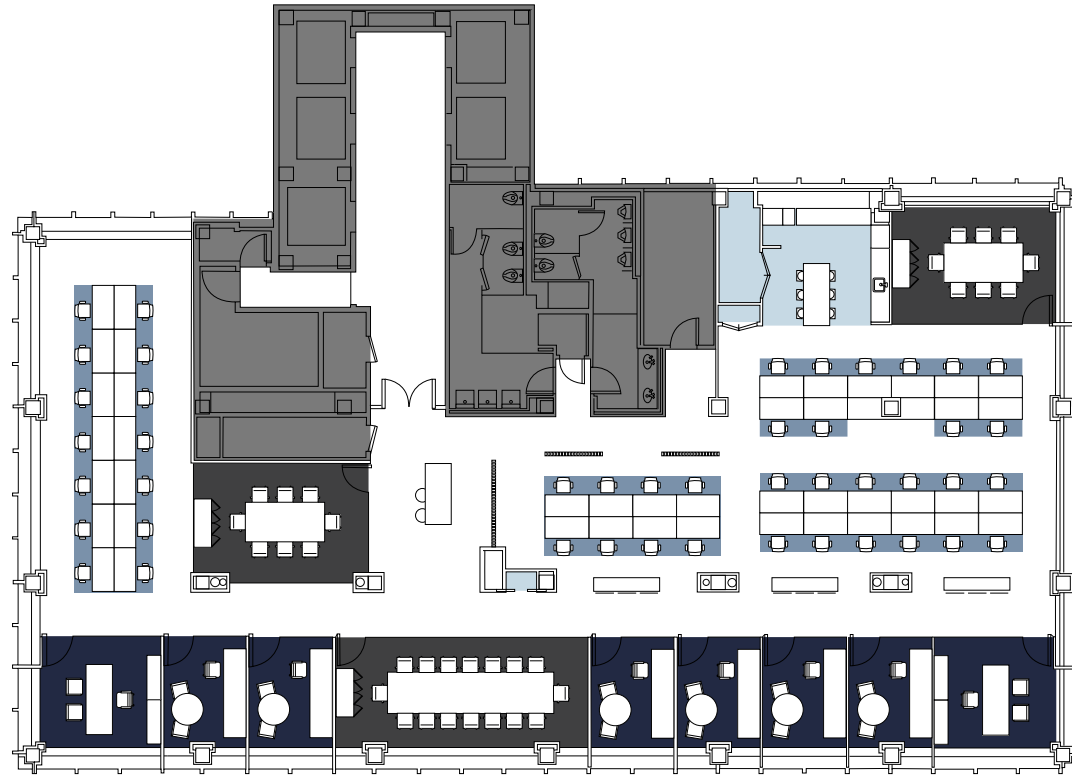


# 28TH FLOOR

## FULL FLOOR

### TOWER PREBUILT

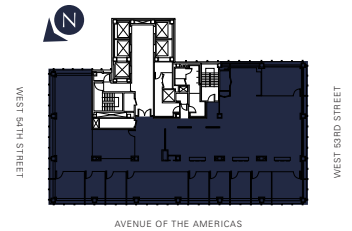
*Brand new  
Gensler-designed  
prebuilt*



#### SUITE B 10,400 RSF

Private Offices	6
Executive Office	2
Conference Room	3
Work Stations	44
Pantry	1
Storage Closet	1
Copy Area	1
Server Room	1
Reception	1

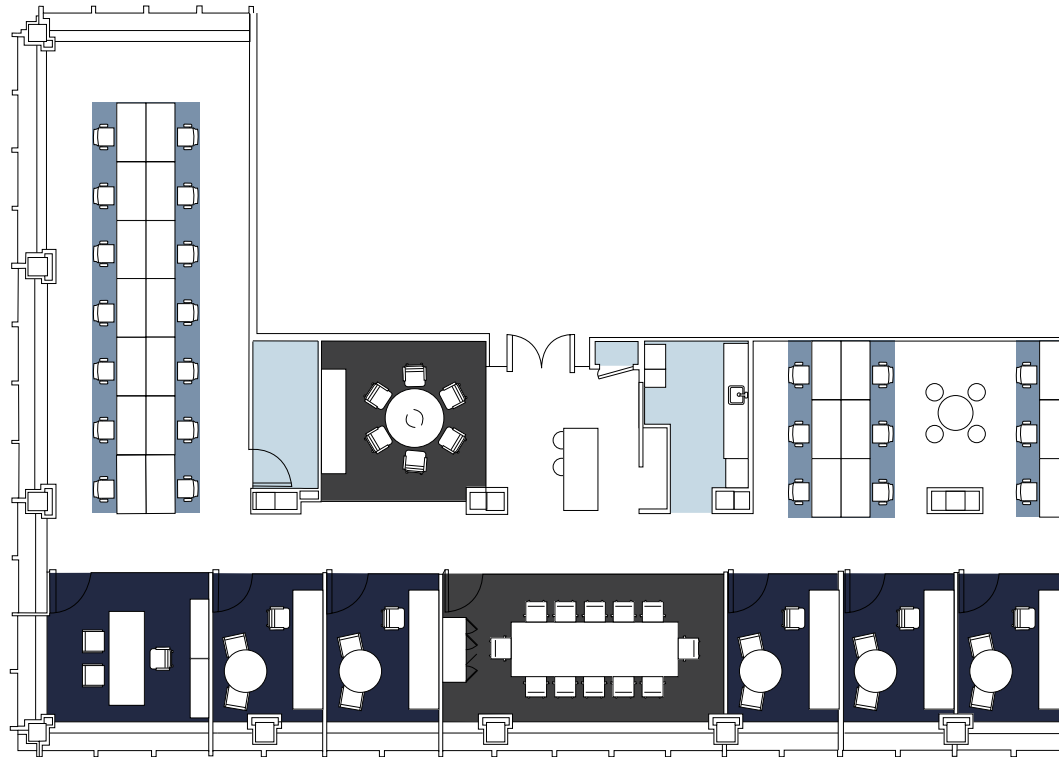
#### TOTAL 52



# 29TH FLOOR

## SUITE A TOWER PREBUILT

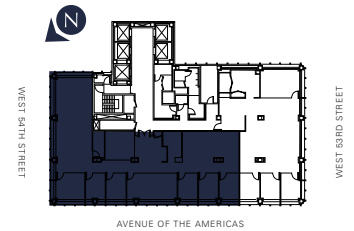
*Brand new  
Gensler-designed  
prebuilt*



SUITE A 6,314 RSF

Private Offices	5
Executive Office	1
Conference Room	2
Work Stations	23
Pantry	1
Storage Closet	1
Copy Area	1
Server Room	1
Reception	1

TOTAL 29

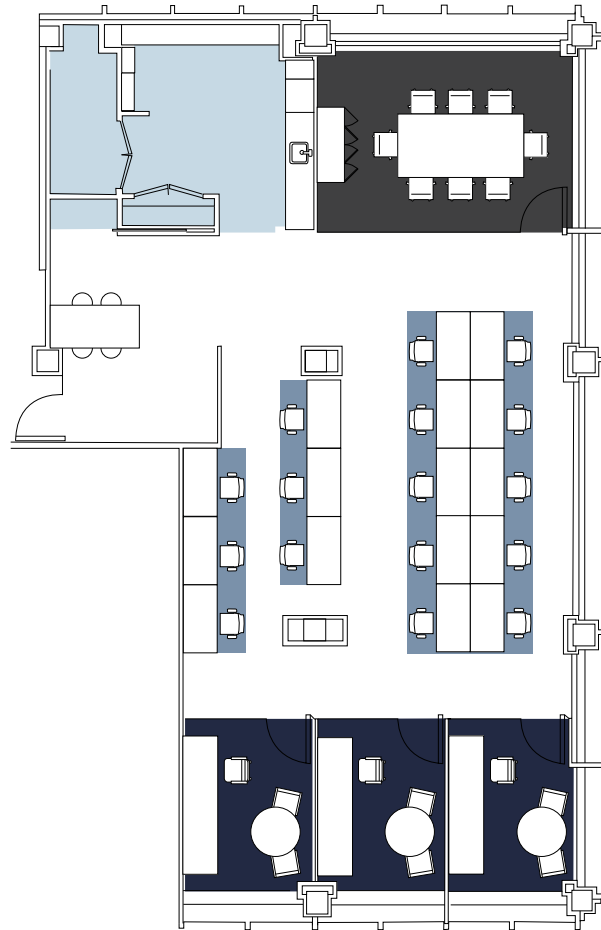




# 29TH FLOOR

## SUITE B TOWER PREBUILT

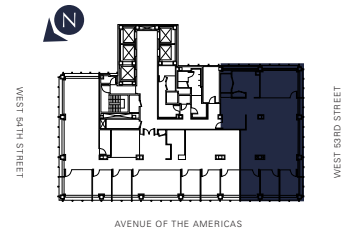
*Brand new  
Gensler-designed  
prebuilt*



SUITE B 4,087 RSF

Private Offices	3
Conference Room	1
Work Stations	16
Pantry	1
Storage Closet	1
Copy Area	1
Server Room	1
Reception	1

TOTAL 19

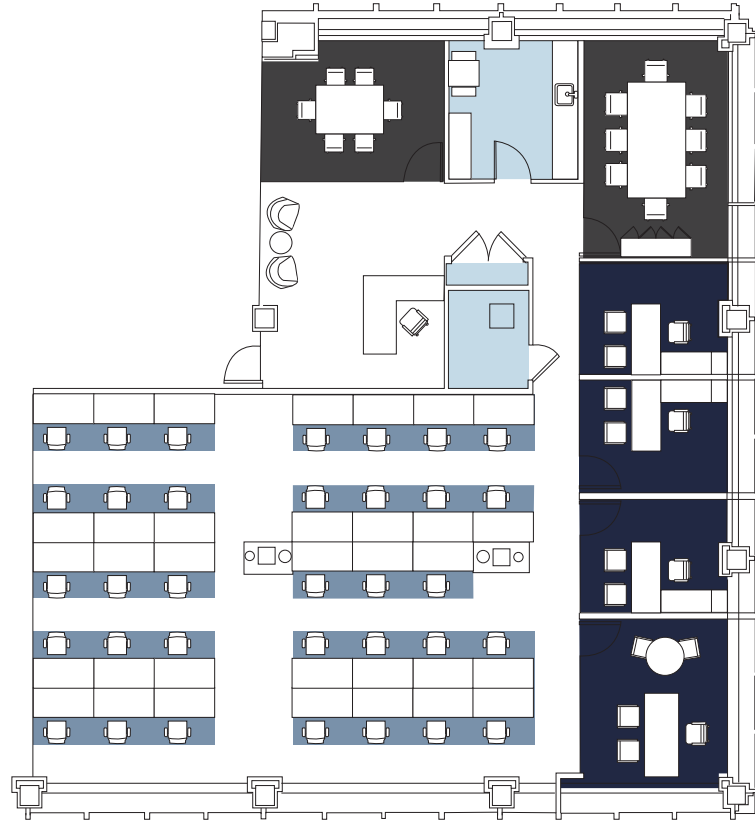


# 30TH FLOOR

## SUITE B

TOWER PREBUILT

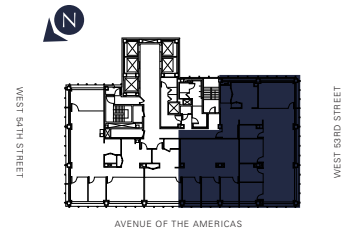
*New traditional prebuilt*



SUITE B 5,836 RSF

Private Offices	3
Executive Office	1
Conference Room	2
Work Stations	34
Pantry	1
Storage Closet	1
Copy Area	1
Server Room	1
Reception	1

TOTAL 39





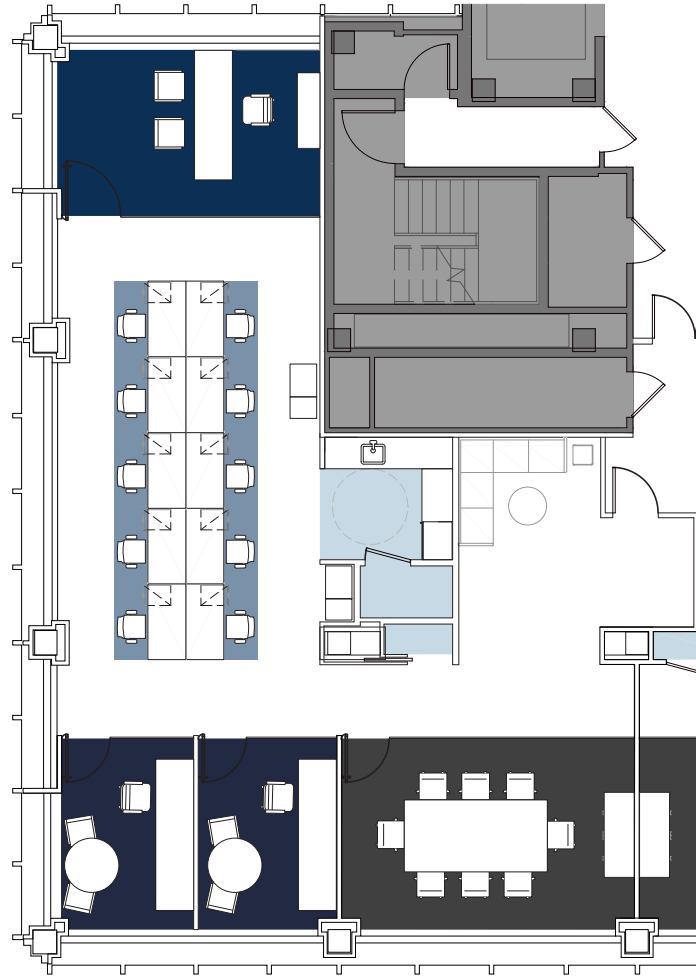
# 34TH FLOOR

## SUITE A

# LEASED

TOWER PREBUILT

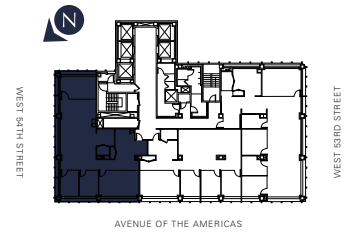
*New design palette  
by Gensler*



SUITE A 3,445 RSF

Executive Office	1
Private Office	2
Conference Room	1
Workbenches	10
Copy Area	1
Server Room	1
Pantry	1
Closet Storage	1
Reception	1

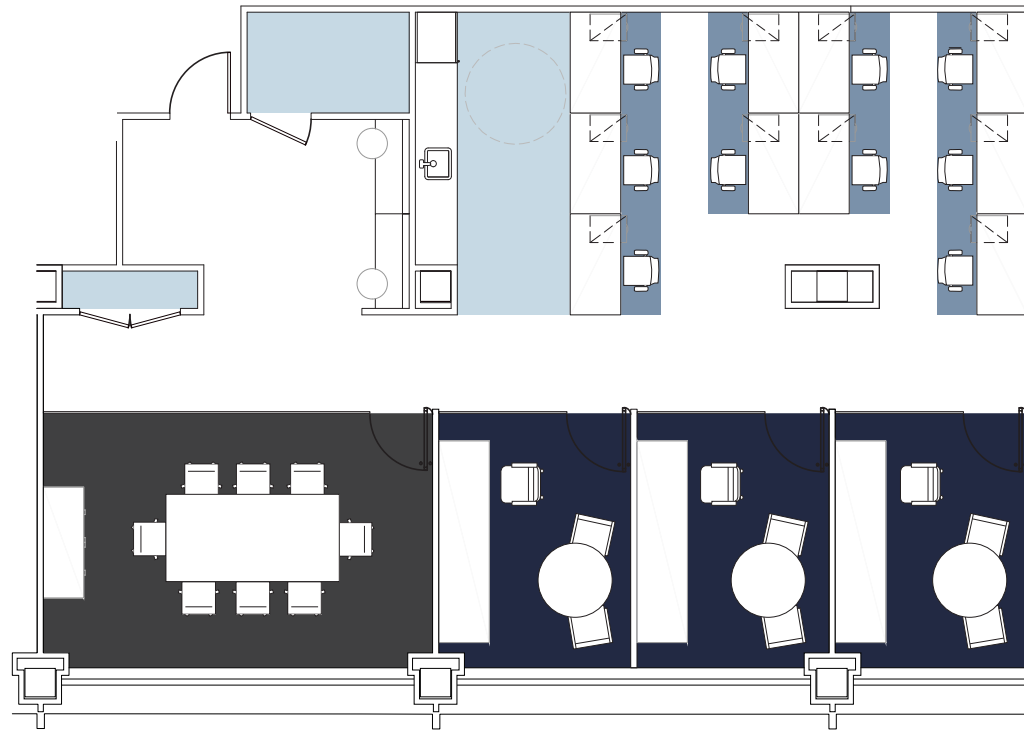
TOTAL 13



# 34TH FLOOR

## SUITE B TOWER PREBUILT

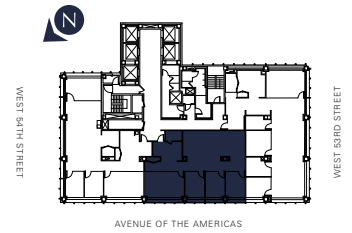
*Gensler designed  
customizable space*



SUITE B 2,837 RSF

Private Office	3
Conference Room	1
Workbenches	10
Copy Area	1
Server Room	1
Pantry	1
Closet Storage	1
Reception	1

TOTAL 13

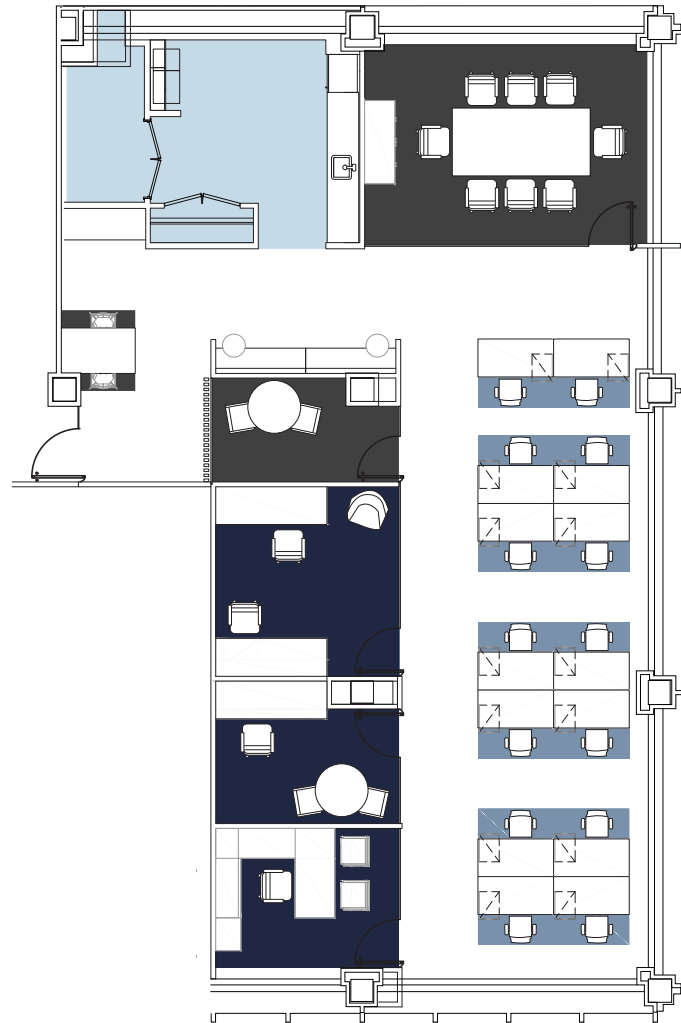




# 34TH FLOOR

## SUITE C TOWER PREBUILT

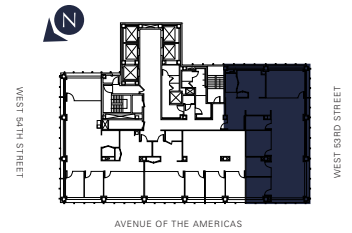
*Gensler designed  
customizable space*



### SUITE C 4,118 RSF

Private Office	2
Two-Person Office	1
Conference Room	1
Huddle Room	1
Workbenches	14
Copy Area	1
Server Room	1
Pantry	1
Closet/Storage	1
Reception	1

**TOTAL 18**



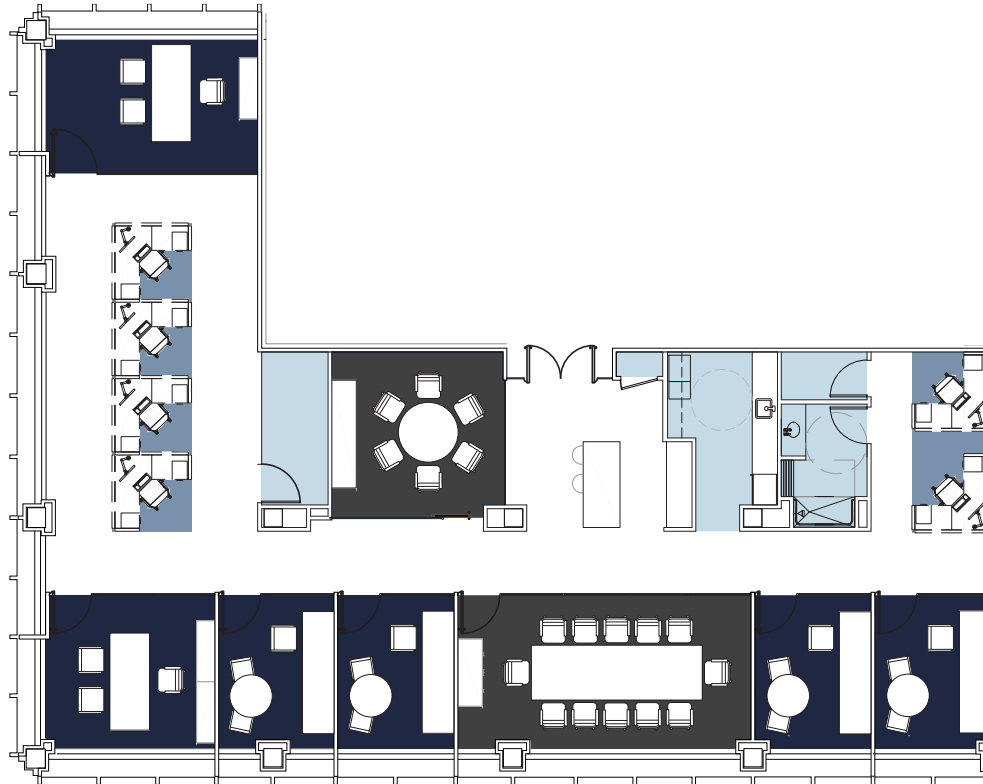
# 35TH FLOOR

## SUITE A

# LEASED

TOWER PREBUILT

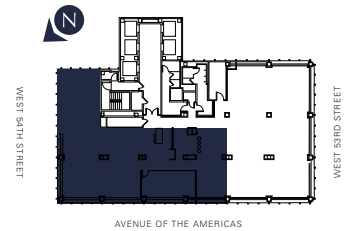
*New design palette  
by Gensler*



SUITE A 5,861 RSF

Executive Office	2
Private Offices	4
Conference Room	2
Cubicles	6
Private Shower Room	1
Server Room	1
Pantry	1
Copy Area	1
Closet/Storage	2
Reception	1

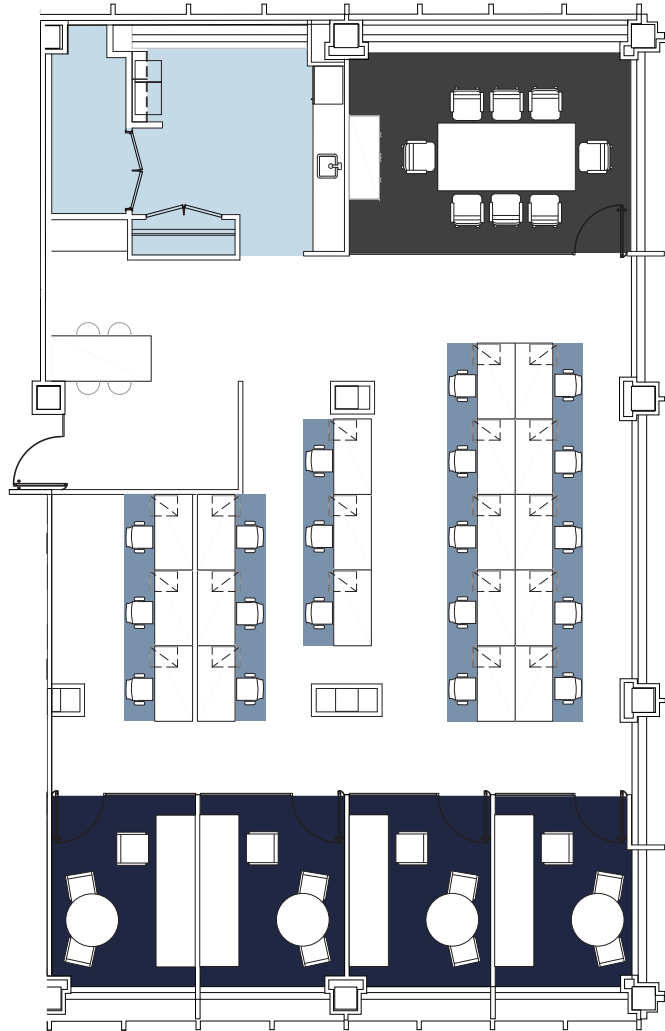
TOTAL 12



# 35TH FLOOR

## SUITE B TOWER PREBUILT

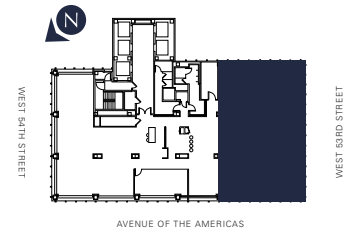
*New design palette  
by Gensler*



SUITE B 4,739 RSF

Private Offices	4
Conference Room	1
Work Stations	16
Copy Area	1
Pantry	1
Storage Closet	1
Server Room	1
Reception	1

TOTAL 20





# 36TH FLOOR

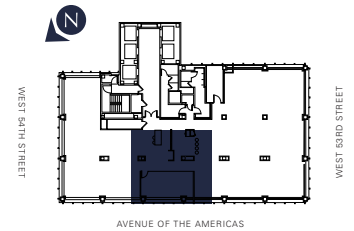
## SUITE B TOWER PREBUILT



SUITE B 2,130 RSF

Private Offices	2
Conference Room	1
Work Stations	4
Pantry	1
Server Room	1
Reception	1

TOTAL 7



VIEW  
360°

RXR

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