



1155
AVENUE OF THE AMERICAS

**EXTRAORDINARY
FLAGSHIP RETAIL
OPPORTUNITY**



HIGHLIGHTS

70' Frontage

18' Ground Floor Ceiling Height

15' Lower Level Slab to Slab

Floor-to-Ceiling Glass Wraparound Frontage

Virtually Column-Free Ground Floor

All Non-Cooking Uses Considered

GROUND LEVEL

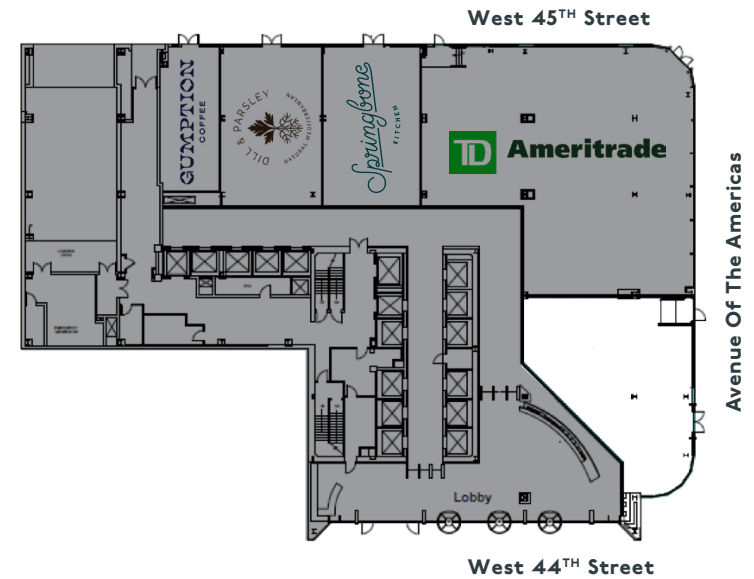
2,276 SF (Potential for Additional Ground Floor Area)

LOWER LEVEL

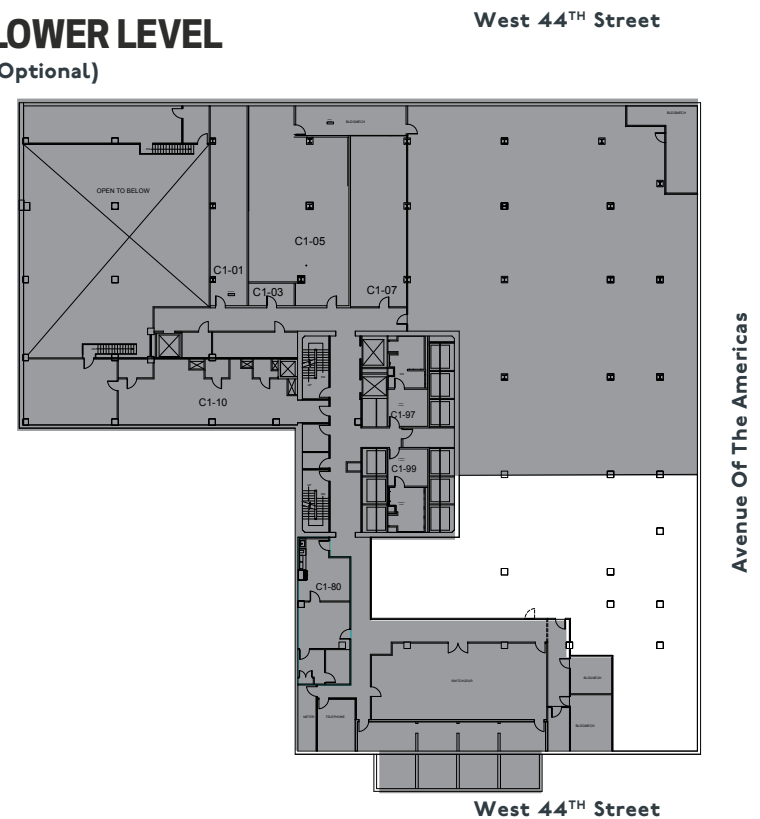
UP TO 6,006 SF (Optional)

ALL MEASUREMENTS ARE APPROXIMATE

GROUND LEVEL

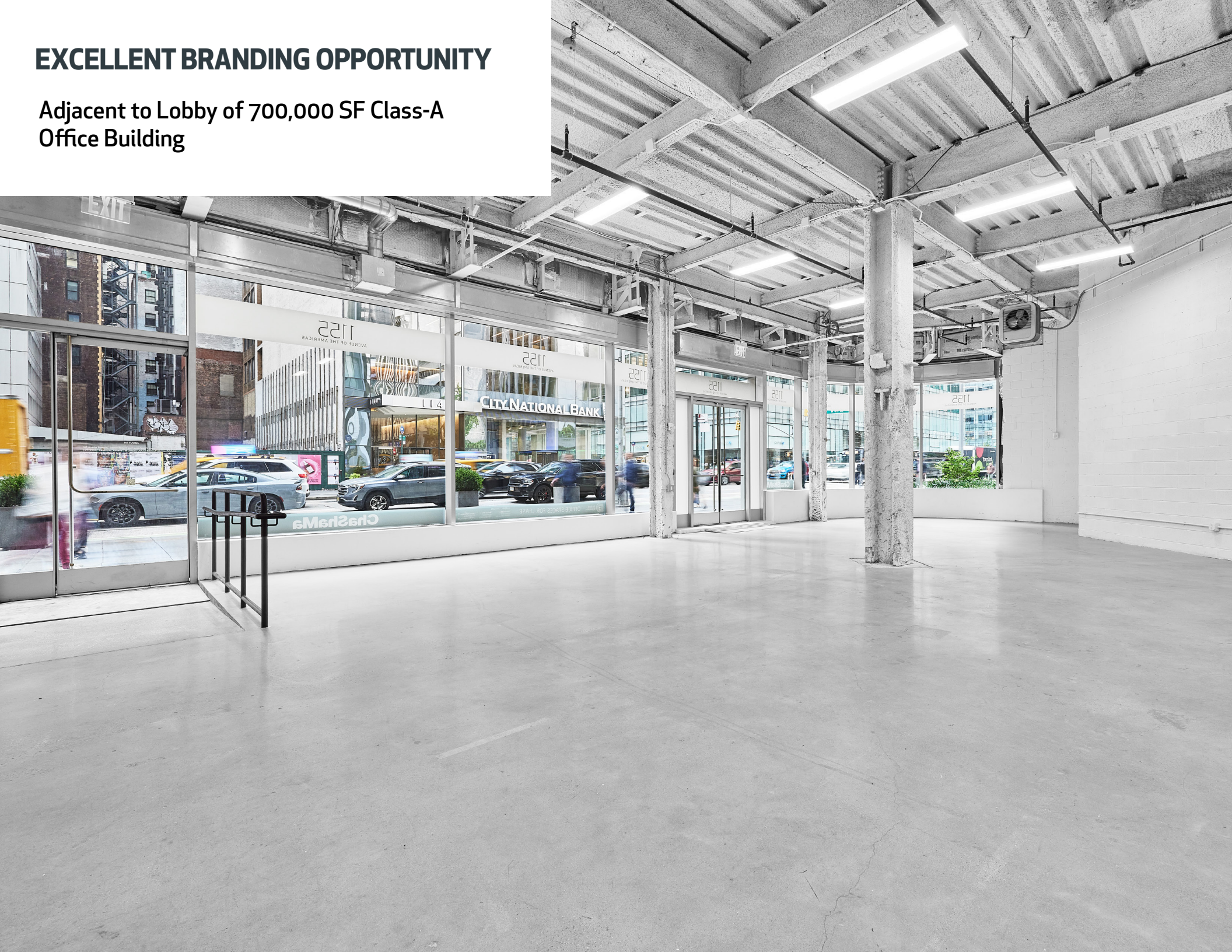


LOWER LEVEL (Optional)



EXCELLENT BRANDING OPPORTUNITY

Adjacent to Lobby of 700,000 SF Class-A Office Building

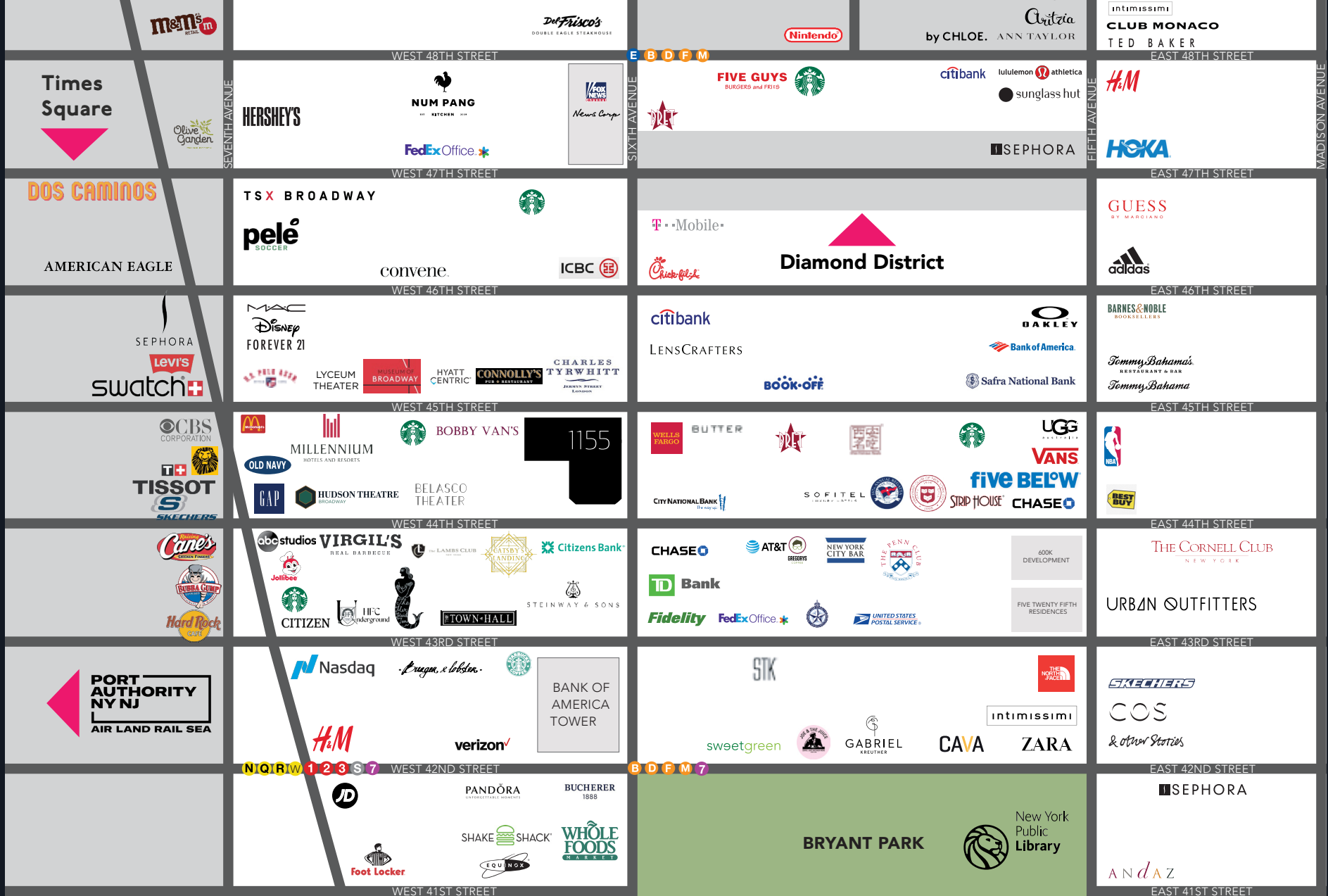




Located on Corporate Row,
close to Bryant Park, Times
Square, and Rockefeller Center

Unmatched Office Density and
24/7 Tourist Customer Base





TOP 10 LARGEST AREA TENANTS

TENANT	SF	EMP
1 Bank of America	2,039,099	12,462
2 ViacomCBS	1,514,901	9,917
3 MUFG	587,987	1,900
4 News Corp	484,007	2,000
5 White & Case LLP	472,619	1,000
6 Comcast/NBC Universal	339,833	1,000
7 SS&C	333,940	950
8 Ropes & Gray	331,067	500
9 Kramer Levin	305,254	700
10 Simon & Schuster	290,082	1,933

TOP 10 LARGEST AREA HOTELS (BY NO. OF ROOMS)

HOTEL	ROOMS
11 New York Marriott Marquis	1971
12 Tempo by Hilton Times Square	661
13 RIU Plaza Manhattan Times Square	656
14 Millennium Hotel Broadway Times Square	626
15 Extell Hotel	534
16 W Hotel New York Times Square	509
17 Hyatt Centric Times Square New York	487
18 DoubleTree by Hilton	468
19 The Times Square EDITION	452
20 Hard Rock Hotel New York	446

LARGEST OFFICE PROPERTIES (1M+ SF)

ADDRESS	SF
21 1221 Avenue of the Americas	2,652,712
22 1251 Avenue of the Americas	2,364,000
23 1 Bryant Park	2,354,000
24 1211 Avenue of the Americas	2,045,000
25 151 W 42nd St	1,861,000
26 1166 Avenue of the Americas	1,680,732
27 1114 Avenue of the Americas	1,680,732
28 1095 Avenue of the Americas	1,484,325
29 7 Times Square	1,269,272
30 1540 Broadway	1,172,000

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LEASING CONTACTS

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