



# Infinite Opportunities. One Address.

1221 AVENUE  
OF THE  
AMERICAS

# Midtown at Its Best





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Welcome to 1221 Avenue of the Americas, where a distinguished architectural design meets 21st-century aesthetics. An extensive modernization of the lobby (2016) and plaza (2023) have reenvisioned the office experience for today's talent.

1221 Avenue of the Americas' central location within Midtown Manhattan ensures an easy commute, whether you're traveling by road, rail, or water.

# Contemporary lobby

with serviced reception area and floor-to-ceiling glass

# Upgraded infrastructure

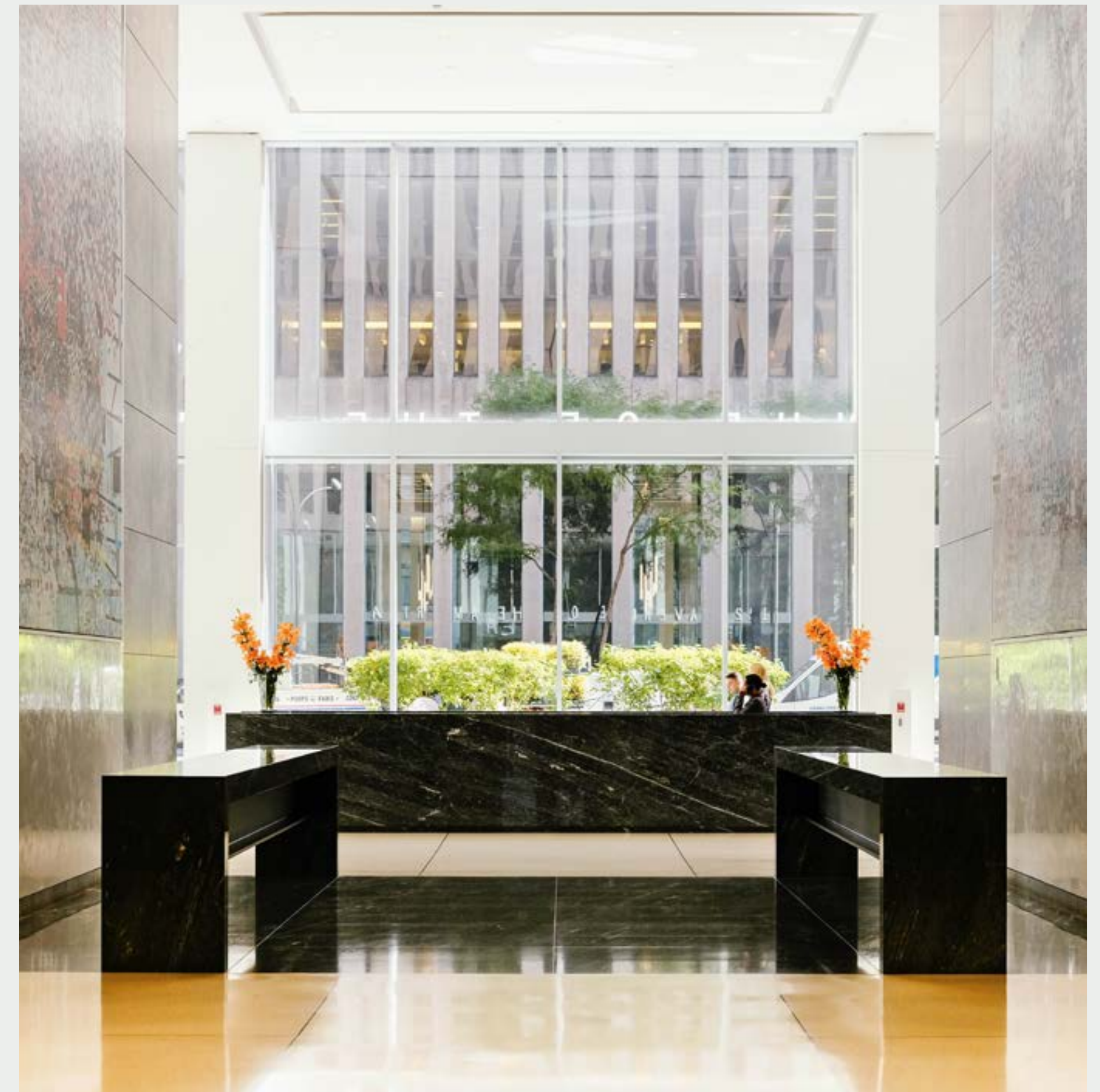
new elevator cabs and systems including destination dispatch, state-of-the-art broadband capabilities, in-house DAS services, Wired Certified Platinum, and LEED Gold

# Expansive floor plates

50,000-80,000 RSF office floors accommodating a range of occupants

# Effortless commute

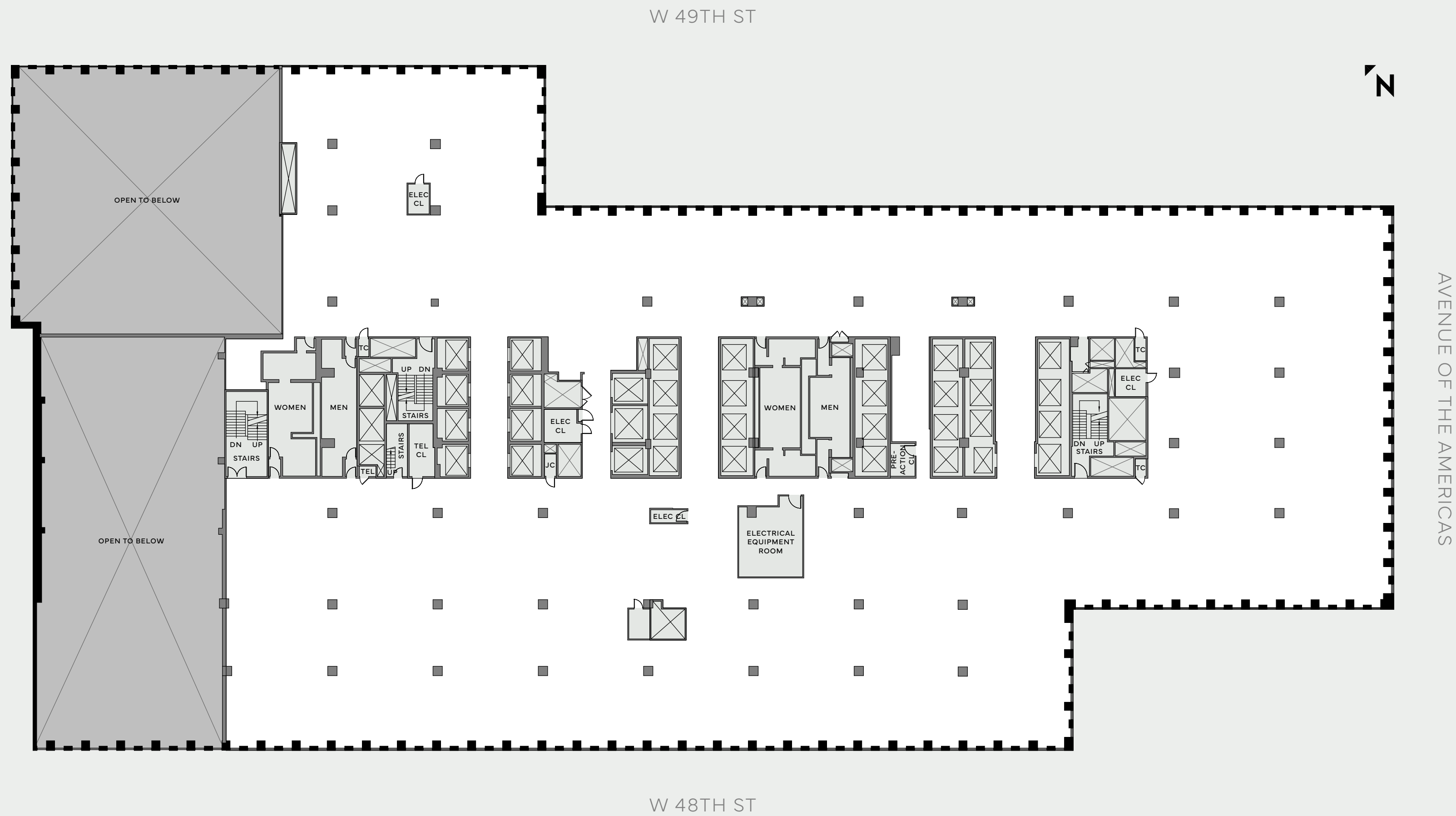
direct access to 4 subway lines, 3 additional lines within one block, rail and bus terminals, and the commuter ferry between NY and NJ



# Experience Excellence on Every Level



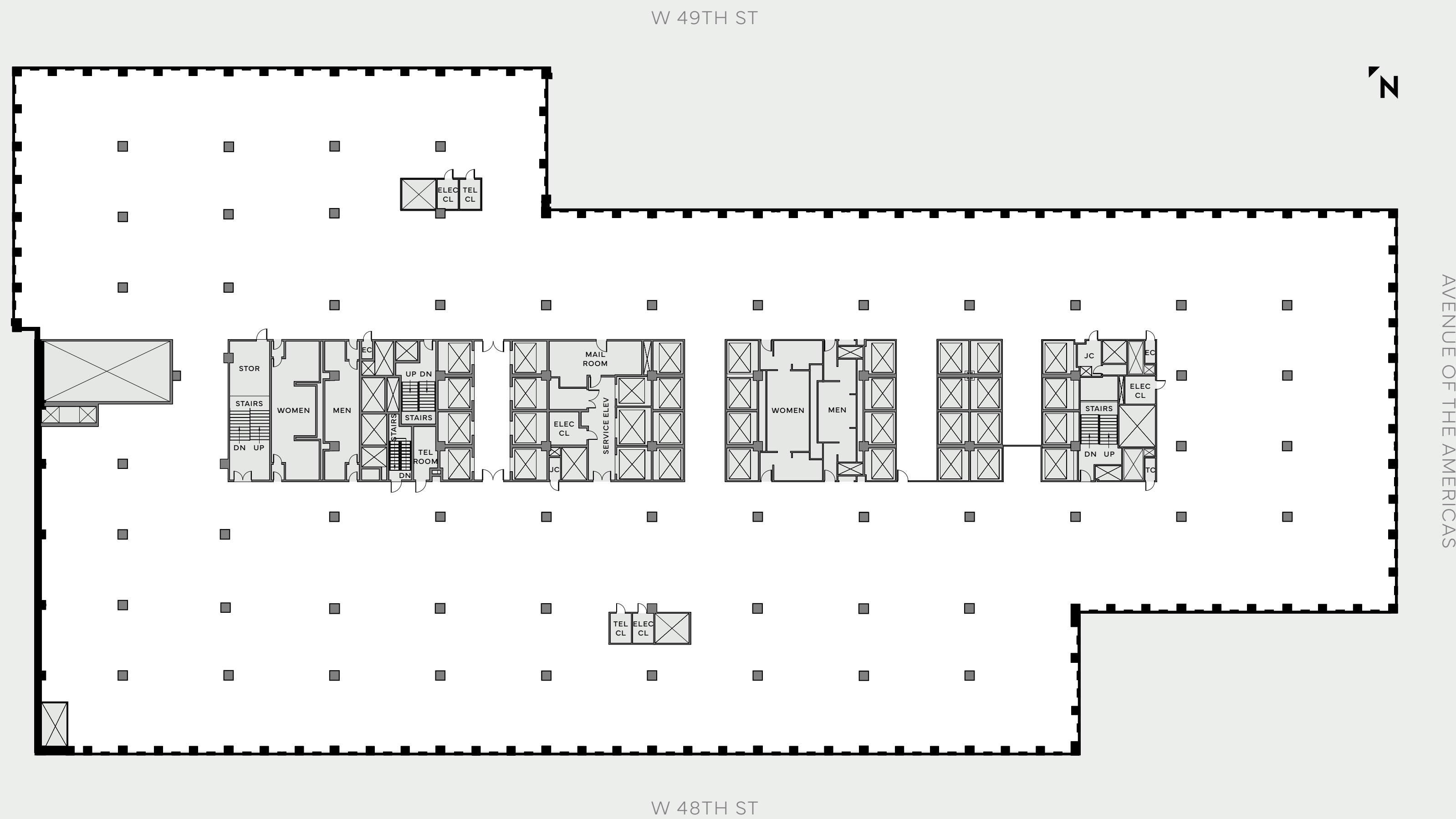




- TENANT SPACE
- CORE / MECHANICAL

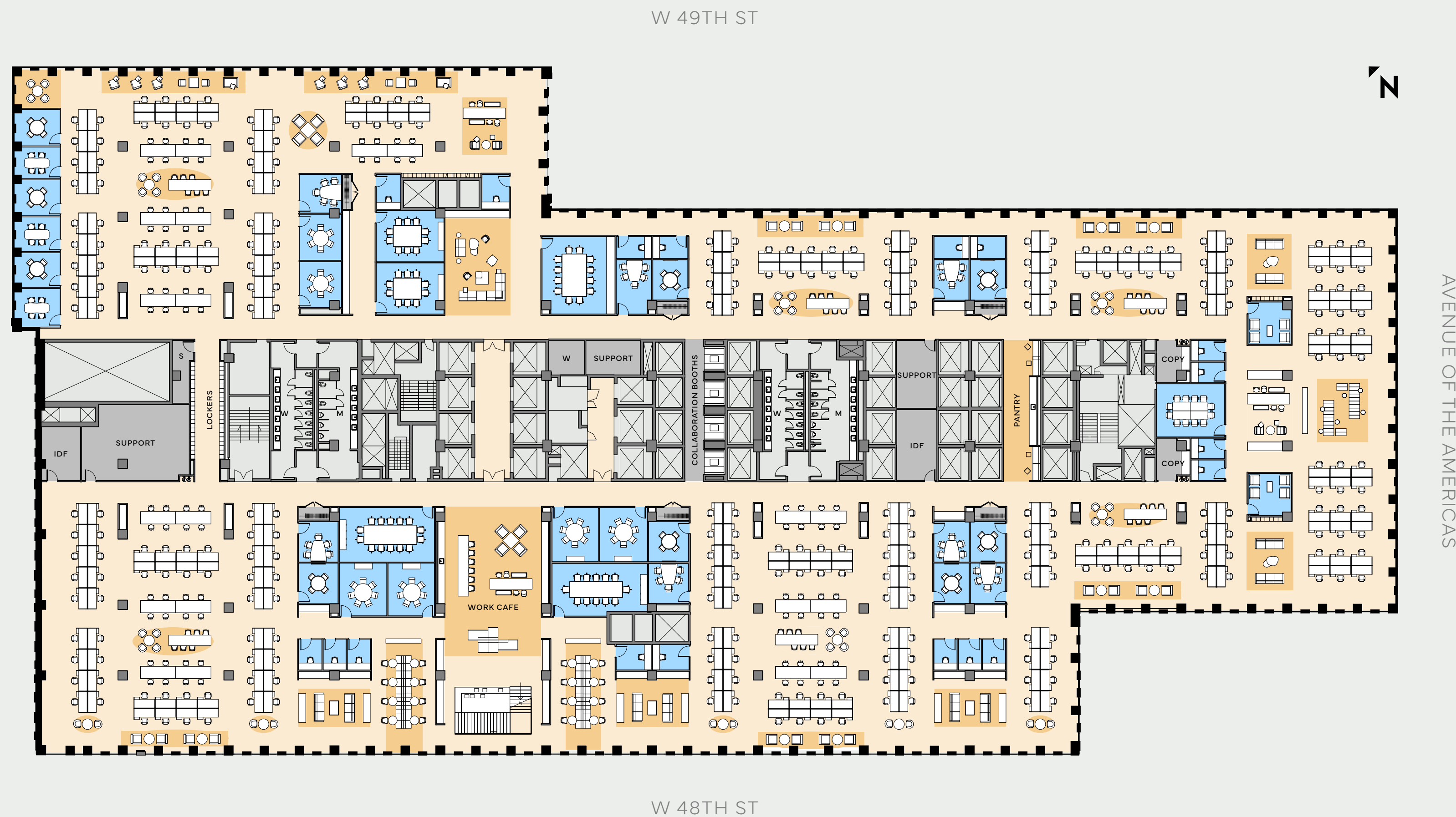
## 3rd Floor Core & Shell

60,857 RSF



# 4-5th Floor Core & Shell

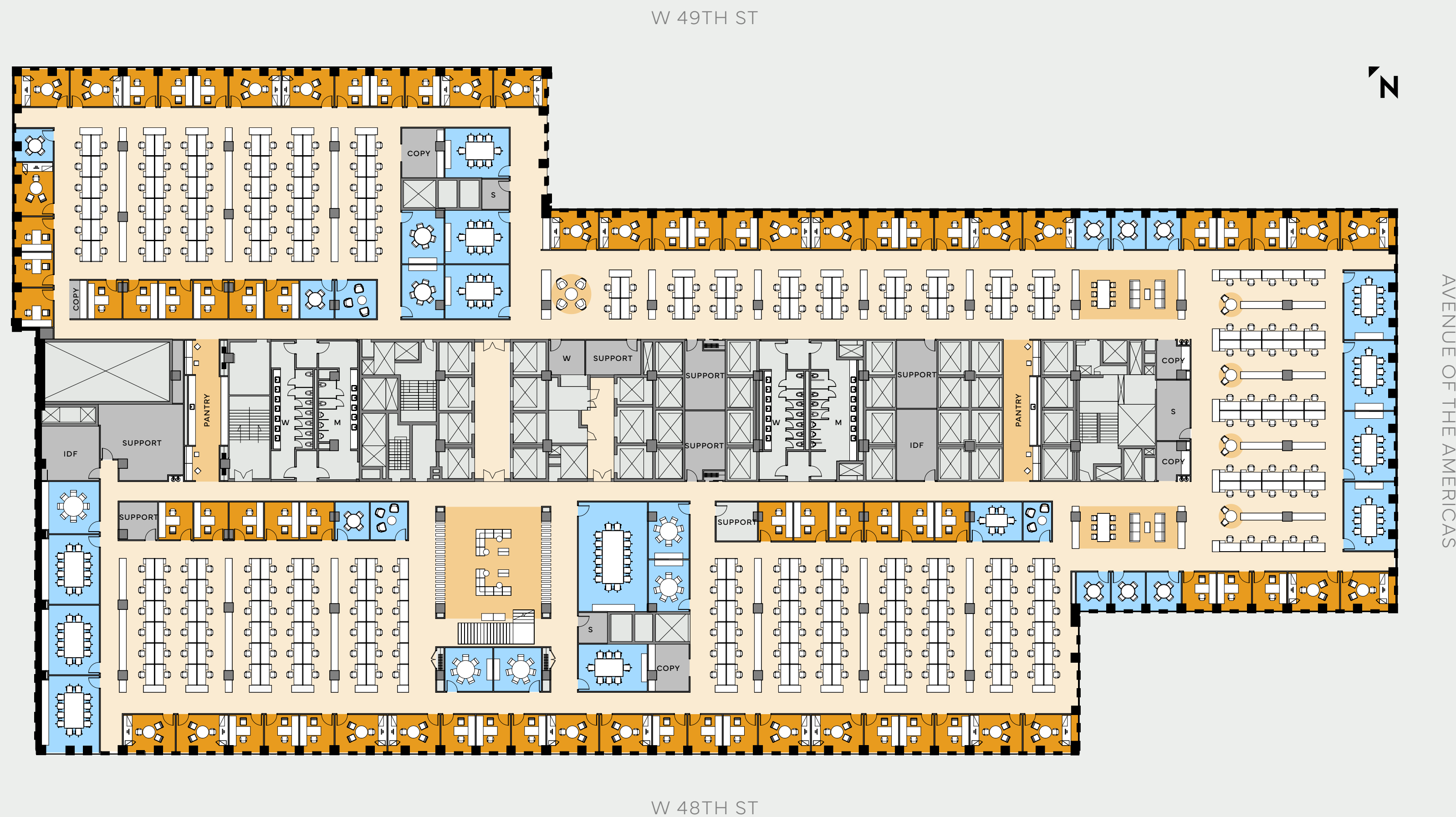
79,574 RSF



## 5th Floor Consulting

79,574 RSF

Workstations	286
14-Person Conference	1
12-Person Conference	3
10-Person Conference	2
7-Person Conference	4
5-Person Conference	2
Team Room	21
Phone/Focus Room	4



## 5th Floor Perimeter Office

79,574 RSF

Perimeter Office Type 1	27
Perimeter Office Type 2	33
Interior Office	17
Workstations	298

16-Person Conference	1
12-Person Conference	3
8-Person Conference	9
7-Person Conference	4
6-Person Conference	3
4-Person Conference	9
Phone/Focus Room	3



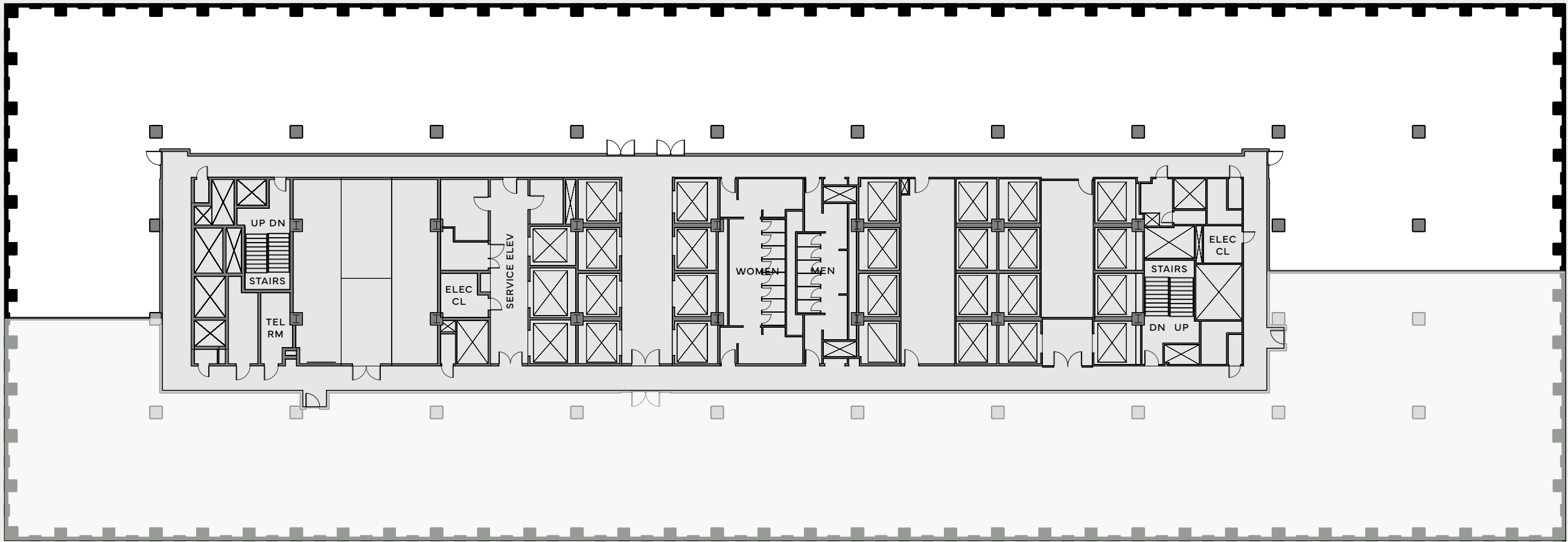
## 5th Floor Financial with Trading

79,574 RSF

Workstations	110
Bench Seats	417
Private Office	29

14-Person Conference	2
10-Person Conference	3
6-Person Conference	4
4-Person Conference	6
Phone/Focus Room	4

W 49TH ST



W 48TH ST

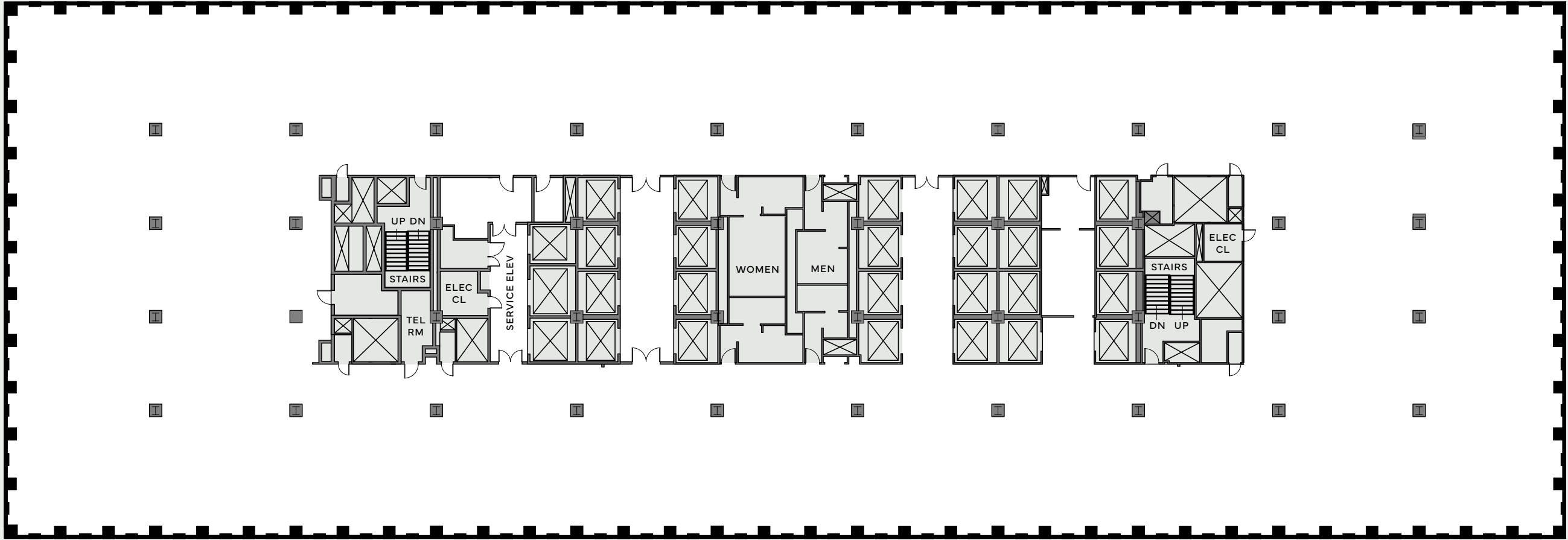
AVENUE OF THE AMERICAS

# 15th Floor Core & Shell

25,252 RSF

- TENANT SPACE
- CORE / MECHANICAL

W 49TH ST



AVENUE OF THE AMERICAS

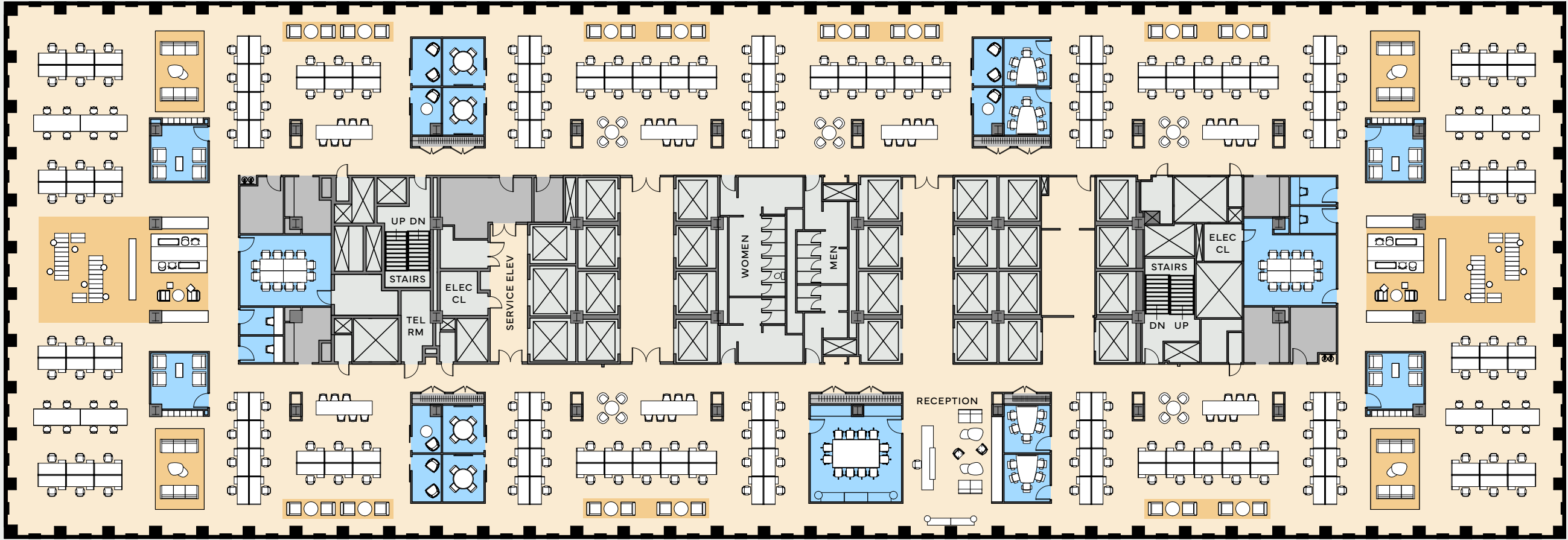
W 48TH ST

# 20-23rd Floor Core & Shell

47,777 RSF

- TENANT SPACE
- CORE / MECHANICAL

W 49TH ST



W 48TH ST

AVENUE OF THE AMERICAS

# 20-23rd Floor Consulting

47,777 RSF

Workstations	190
12-Person Conference	3
5-Person Conference	4
4-Person Conference	4
Team Room	4
Phone/Focus Room	10

- OPEN OFFICE
- CAFÉ / LOUNGE
- CORE / MECHANICAL
- CONFERENCE
- SUPPORT

W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

# 20-23rd Floor Professional Services

47,777 RSF

Workstations	16
Private Office	62
18-Person Conference	1
14-Person Conference	1
8-Person Conference	9
6-Person Conference	3
4-Person Conference	8
2-Person Focus Room	4

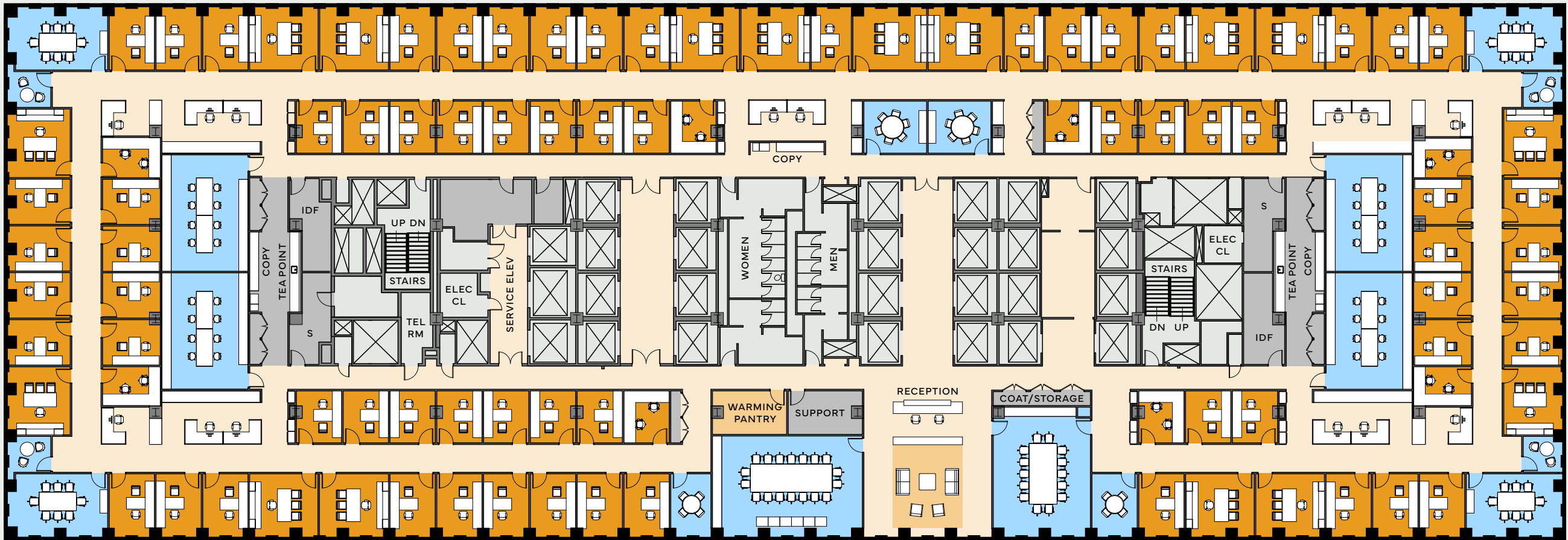
- OPEN OFFICE

● PRIVATE OFFICE
- CONFERENCE

● CAFÉ / LOUNGE
- SUPPORT

○ CORE / MECHANICAL

W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

# 20-23rd Floor Tech

47,777 RSF

Workstations	16
Private Office	91
18-Person Conference	1
14-Person Conference	1
8-Person Conference	8
6-Person Conference	2
4-Person Conference	2
2-Person Focus Room	4

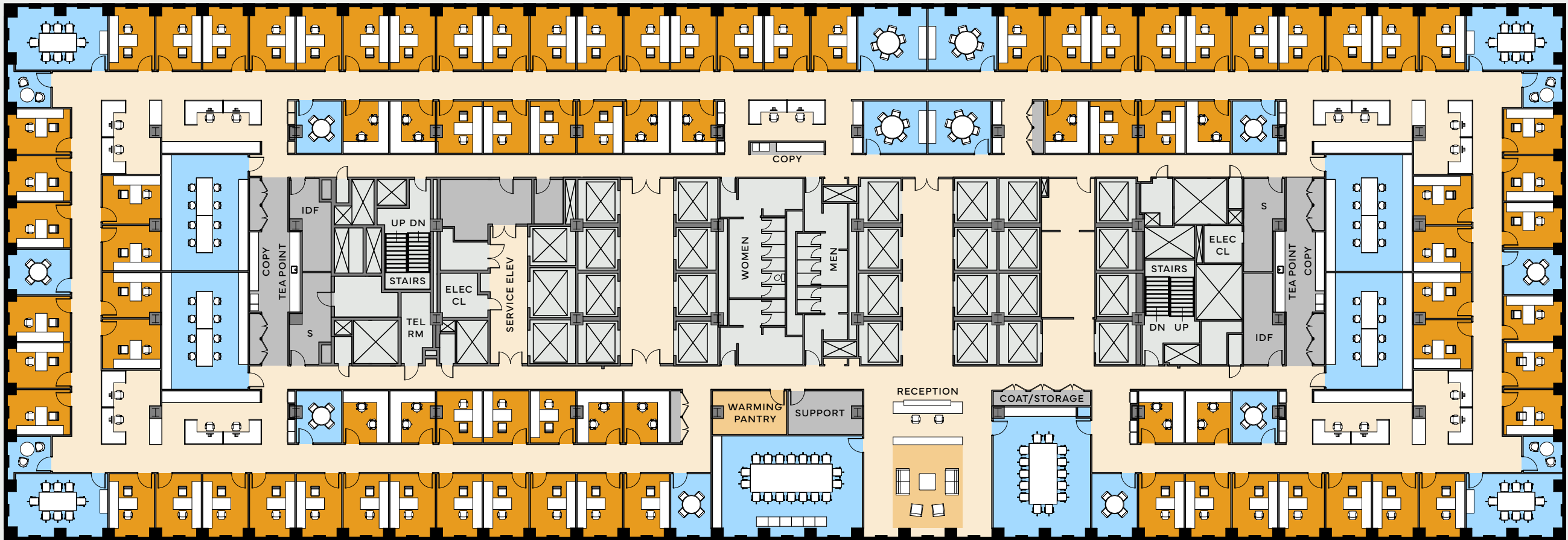
- OPEN OFFICE

● PRIVATE OFFICE
- CONFERENCE

● CAFÉ / LOUNGE
- SUPPORT

○ CORE / MECHANICAL

W 49TH ST



W 48TH ST

AVENUE OF THE AMERICAS

# 23rd Floor Test-Fit

47,777 RSF

Workstations	20
Private Office	86
18-Person Conference	1
14-Person Conference	1
8-Person Conference	8
6-Person Conference	4
4-Person Conference	8
2-Person Focus Room	4

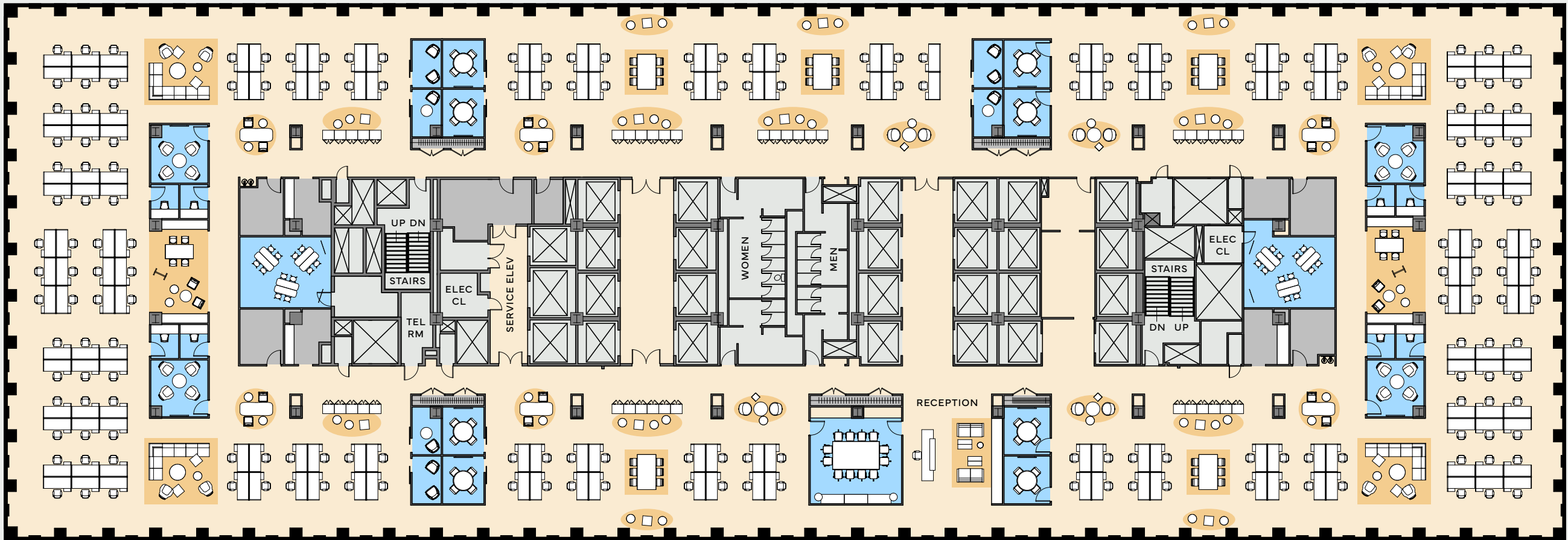
- OPEN OFFICE

● PRIVATE OFFICE
- CONFERENCE

● CAFÉ / LOUNGE
- SUPPORT

○ CORE / MECHANICAL

W 49TH ST



W 48TH ST

AVENUE OF THE AMERICAS

# 23rd Floor Test-Fit

47,777 RSF

Workstations	190
12-Person Conference	3
4-Person Conference	8
Team Room	4
Phone/Focus Room	14

- OPEN OFFICE
- CAFÉ / LOUNGE
- CORE / MECHANICAL
- CONFERENCE
- SUPPORT

MIXED | POTENTIAL 5TH FLOOR RECEPTION



MIXED | POTENTIAL 5TH FLOOR OFFICE



MIXED | POTENTIAL 5TH FLOOR CONFERENCE



MIXED | POTENTIAL 5TH FLOOR LOUNGE



MIXED | POTENTIAL 5TH FLOOR PANTRY



CREATIVE | POTENTIAL 5TH FLOOR OFFICE



CREATIVE | POTENTIAL 5TH FLOOR LOUNGE



CREATIVE | POTENTIAL 4TH FLOOR PANTRY

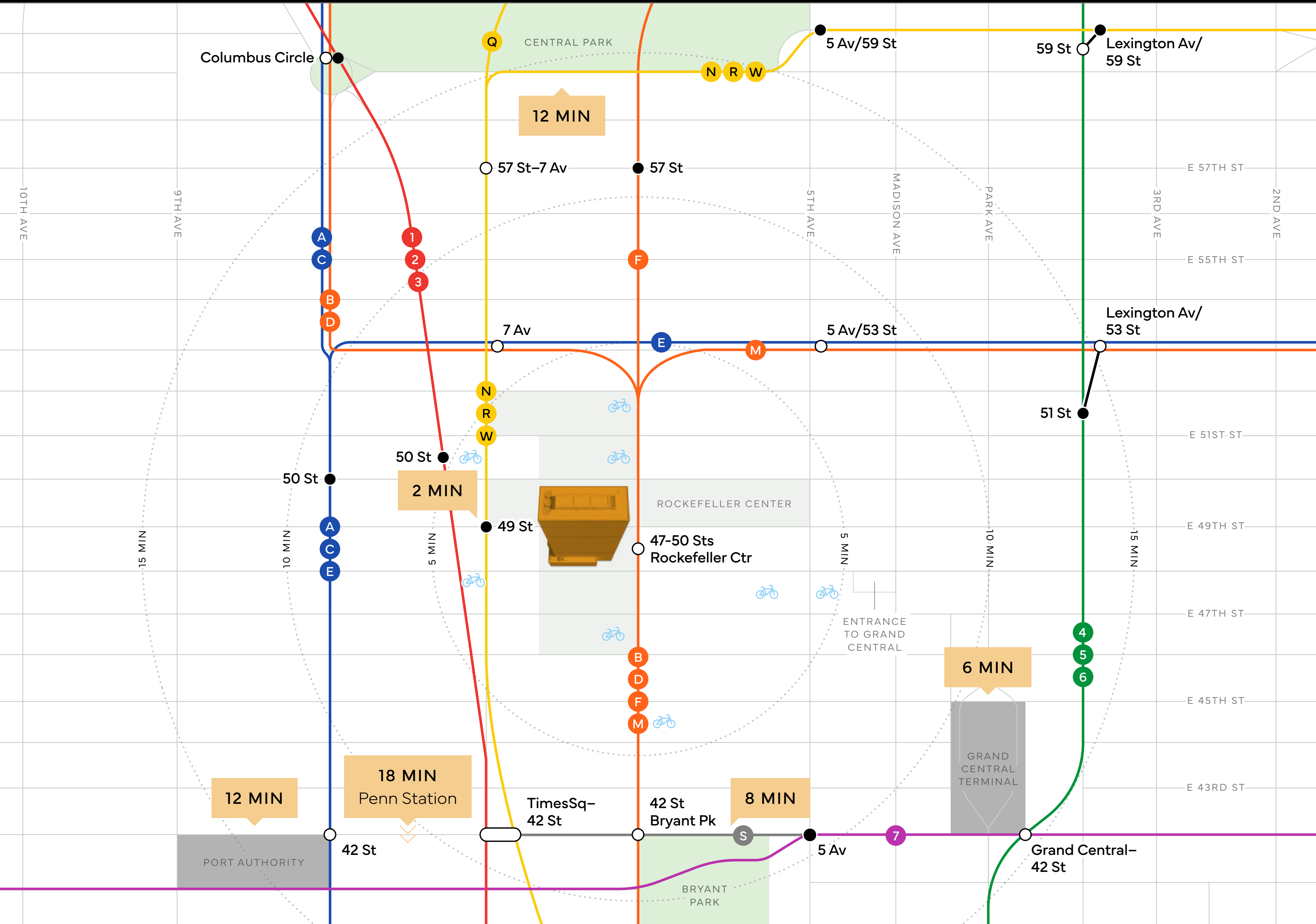


# Central Midtown Location





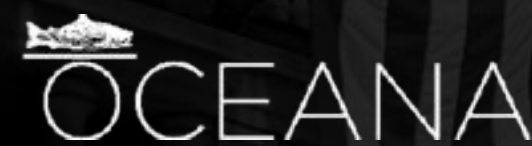
1221 Avenue of the Americas is located between 48th and 49th Streets in the heart of Midtown Manhattan. The neighborhood is home to Fortune 500 businesses, historic landmarks, and tourist destinations—including Rockefeller Center, one of the world's most iconic sites.



# Key

- Transit Hubs
- Accessible to Rockefeller Center Concourse
- CitiBike
- Local Service
- All Trains Stop
- Free Transfer

Restaurants & Cafés



Le Bernardin



Hospitality



Entertainment



ROCKEFELLER CENTER®



MoMA

Cocktails



Fitness & Wellness

EQUINOX

Retail



TIFFANY & Co.

# Grand and Expansive Spaces





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Breathe new life into your workday at 1221 Avenue of the Americas. Enjoy outdoor spaces at your front door or explore on-site dining and entertainment. Inside and out, we're constantly refining the tenant experience to ensure 1221 Avenue of the Americas is where you want to be.



## New plaza

activated with urban green space and exciting retail to be announced soon

# Quorum

by convene

flexible meeting space  
for up to 630 people





# Lofty double-height lobby

with a bold, contemporary design featuring the artwork of Mark Bradford





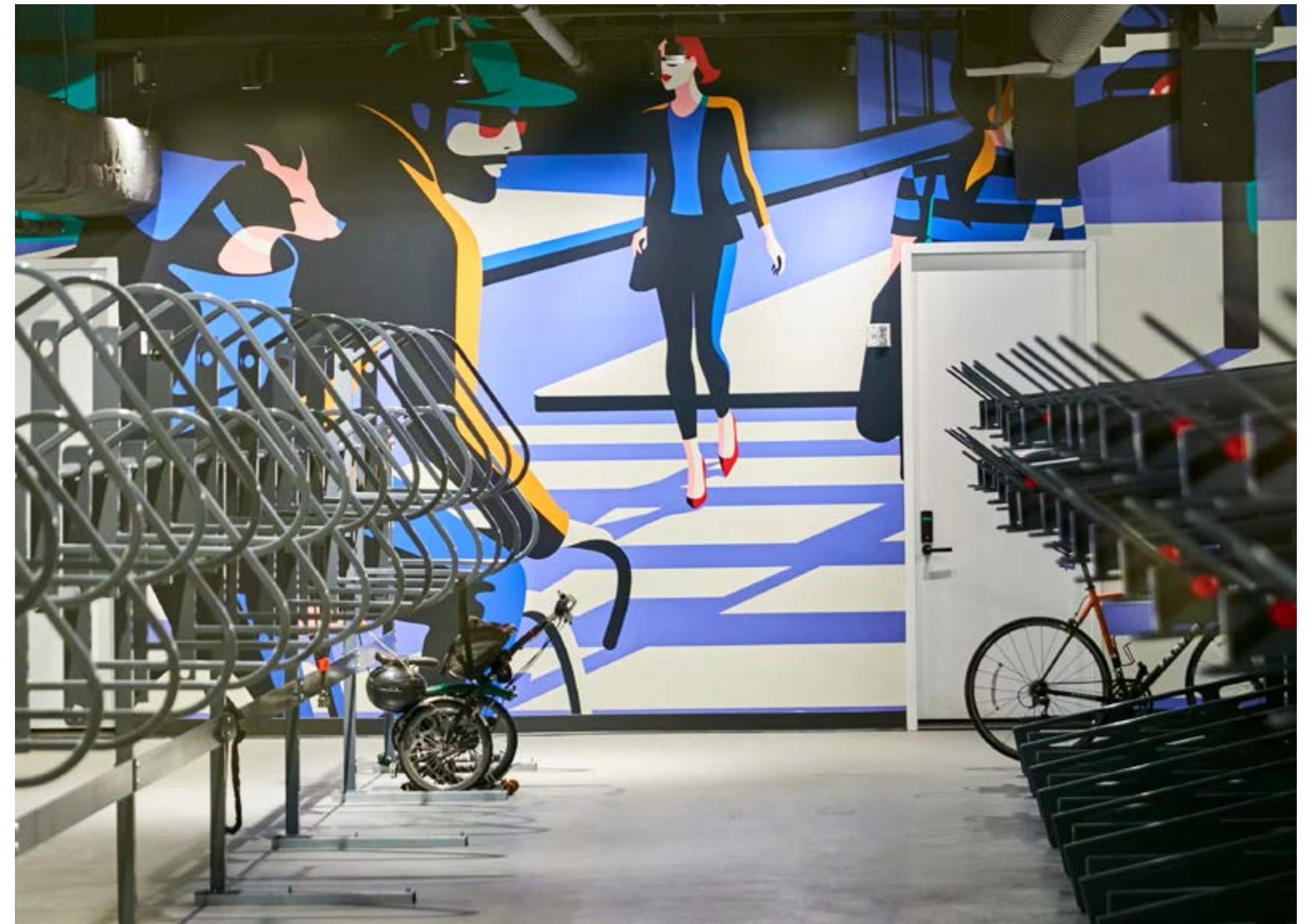
## Convenient dining and entertainment

Del Frisco's Double Eagle Steakhouse, Oceana, and Zibetto Espresso Bar,  
direct access to Rockefeller Center Concourse



## State-of-the-art bike room

private to tenants of the building



# Wellness and Sustainability

Rockefeller Group is committed to wellness, creating positive and healthy experiences for tenants and visitors at our building.



## Tenant Experience



### CLEANLINESS

- Specialized green cleaning practices maximize welfare and minimize environmental impact
- Hospital-grade HVAC system, removes 99.97% of particulates in the air



### TRANSPORTATION AND CONVENIENCE

- 5 min walk to nearly 1,000 world-class retail and dining establishments
- 5 min walk to 10 subway lines
- 6 min walk to Grand Central
- 18 min walk to Penn Station



### BUILDING AMENITIES

- 50 bike racks, showers and changing rooms in the building
- In-building access to dining, food, and public transportation
- Over 4,000 SF of outdoor plaza space
- Communal gathering space in the lobby
- Clean eating program
- LEED Gold certified

## Sustainability Initiatives



### INDOOR ENVIRONMENTAL QUALITY

- Industry leading air filtration system (MERV-13)
- Over \$500K invested since 2020 to improve HVAC system
- Tenant spaces feature high quality, durable, and sustainable materials to maximize tenant well-being



### BMS UPGRADES

- Real-time building monitoring that ensures proper maintenance and prompt resolution of building outages
- Carbon tracking technology in place for proper monitoring of building's sustainability practices



### HEALTHY BUILDINGS

- WiredScore Platinum; industry-leading technological capabilities building-wide
- HVAC system produces air with 10x fewer particulates than NYC street air
- Expert sustainability training offered to tenants
- Annual survey and frequent engagement with tenants to ensure optimal building experience

Limitless  
Possibilities  
Await



# Building Specifications

## Address

1221 Avenue of the Americas, New York, NY 10020

## Location

Midtown Manhattan, in Rockefeller Center on Sixth Avenue

## Year Built

1972; Renovated 2016

## Architect

Harrison & Abramovitz & Harris

## Building Measurements

**Size:** 2.6MM RSF  
**Site:** 103,000 SF (2 acres)  
**Height:** 674'  
**Frontage:** ~200' on Sixth,  
~500' on W 48th,  
~525' on W 49th

## Floors

51 floors above grade; 5 floors below grade

**Base Floor 2:** ~40,000 RSF  
**Base Floors 3-7:** ~80,000 RSF  
**Tower Floors 8-50:** ~48,000 RSF

## Floor Loading

50-150 lbs. live load

## Slab-to-Slab Height

**Base Floor 2:** 17'  
**Base Floors 3-7:** 12'-4"  
**Tower Floors 8-48:** 12'  
**Tower Floors 49-50:** 18'-19'-1"  
**Plaza Level:** 13'-1"  
**Lower Level 2:** 13'-3"  
**Lower Level 3:** 23'-2"  
**Lower Level 4:** 20'-1"  
**Lower Level 5:** 13'-1"

## Structure

Steel framed with cellular steel flooring and composite concrete deck

## Typical Dimensions

**Window Module:** 2'-10.5"  
**Column Spacing (W-E):** 30' on center  
**Window to Core (W-E):** 68'  
**Window to Core (N-S):** 36'

## Vertical Transportation

32 passenger cabs  
3 freight elevators (14' high)  
1 shuttle car  
11 escalators

## Loading Dock

Located on W 48th Street; contains two hydraulic trucklifts (60,000 lb. capacity each).  
13' H x 11' W x 49' D

## HVAC

A central chilled water plant comprised of one steam turbine chiller, one steam turbine with parallel electric drive, and one electric drive chiller. Perimeter zones are served by an induction system; interior zones are served by a variable air volume system.

## Electricity

Six watts demand load per USF. Additional capacity may be available based on demonstrated need at tenant's cost. Sub-metered. Nine electric services, five on C3, four on 36th floor, fed from multiple Con Edison high-voltage feeders.

## Telecommunication

Wired Certified Platinum; multiple POE's and diverse risers; 12 carriers and in-building DAS system to boost cellular reception.

## Sustainability

LEED Gold certified



ROCKEFELLER  
GROUP

## About Rockefeller Group

Rockefeller Group develops, owns and operates extraordinary properties across the United States. For nearly a century, the company has delivered exceptional experiences and value creation through dedication to quality in the built environment. The company's portfolio spans the development of office, multifamily, industrial and mixed-use projects across six geographic regions as well as significant ownership interest in and management of approximately six million square feet of world-class office space in Manhattan.

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# Leasing Contacts

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