

Infinite Opportunities. One Address.

121 AVENUE
OF THE
AMERICAS



Midtown at Its Best





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

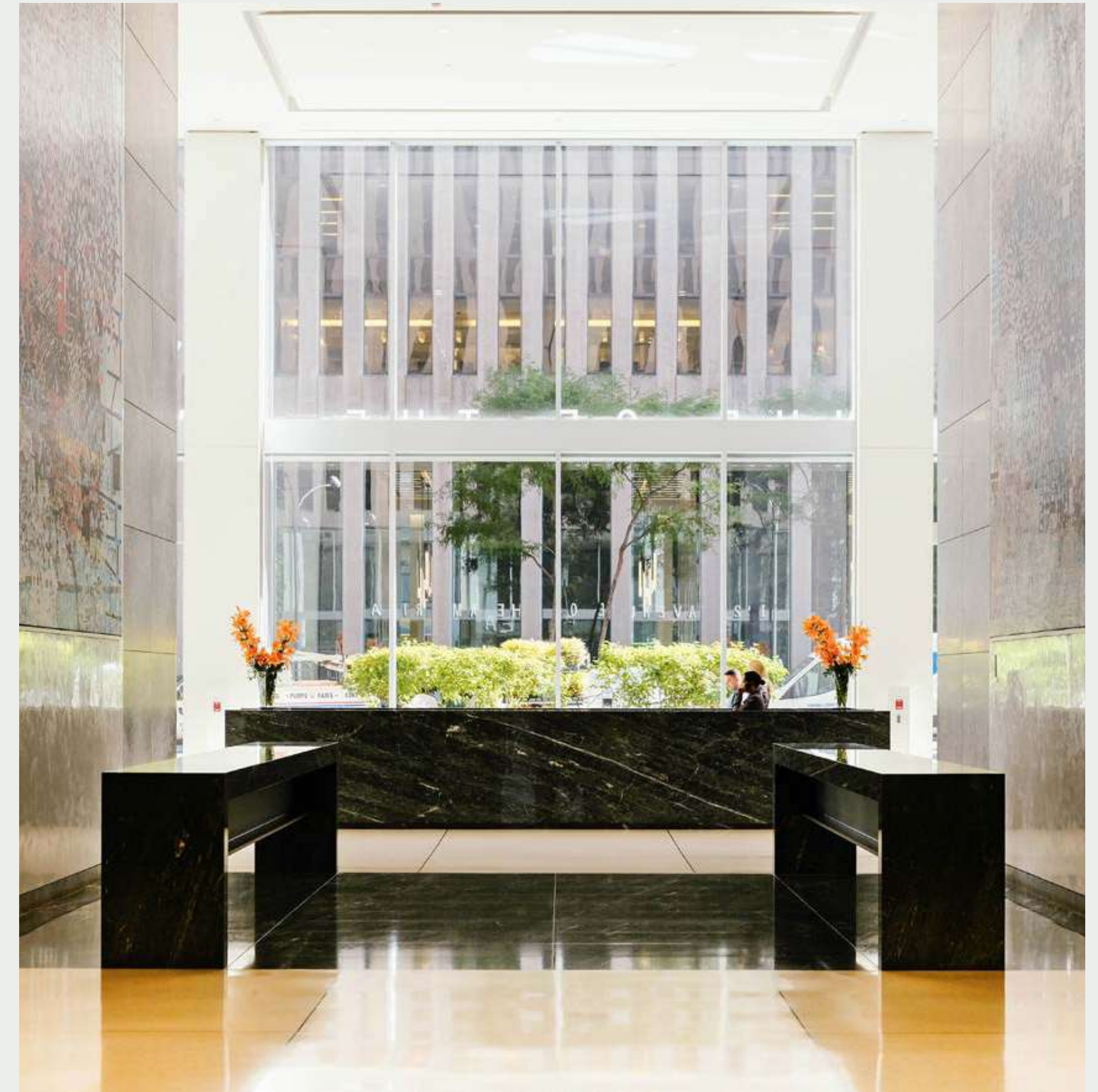
new elevator cabs and systems including destination dispatch, state-of-the-art broadband capabilities, in-house DAS services, Wired Certified Platinum, and LEED Gold

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

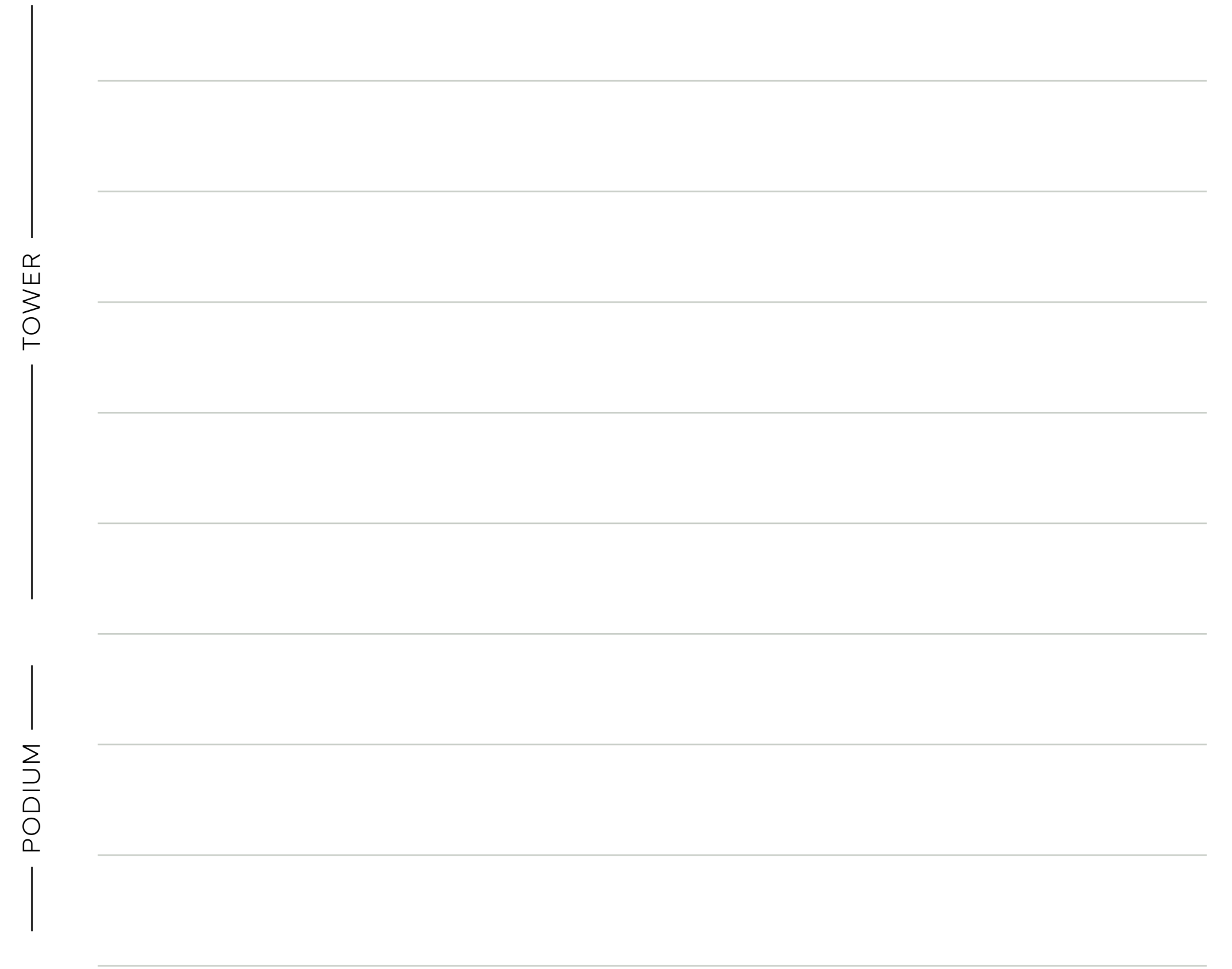
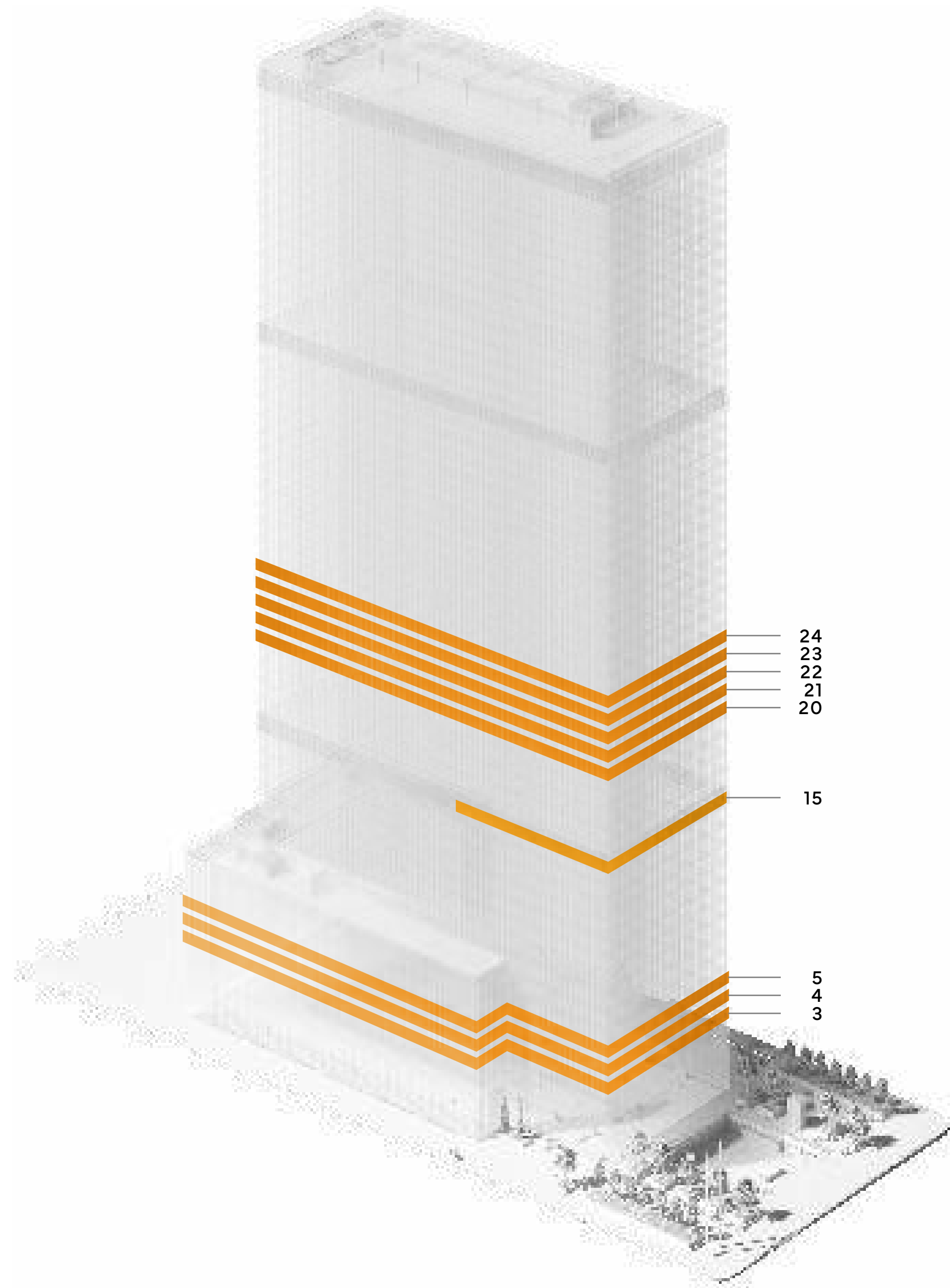


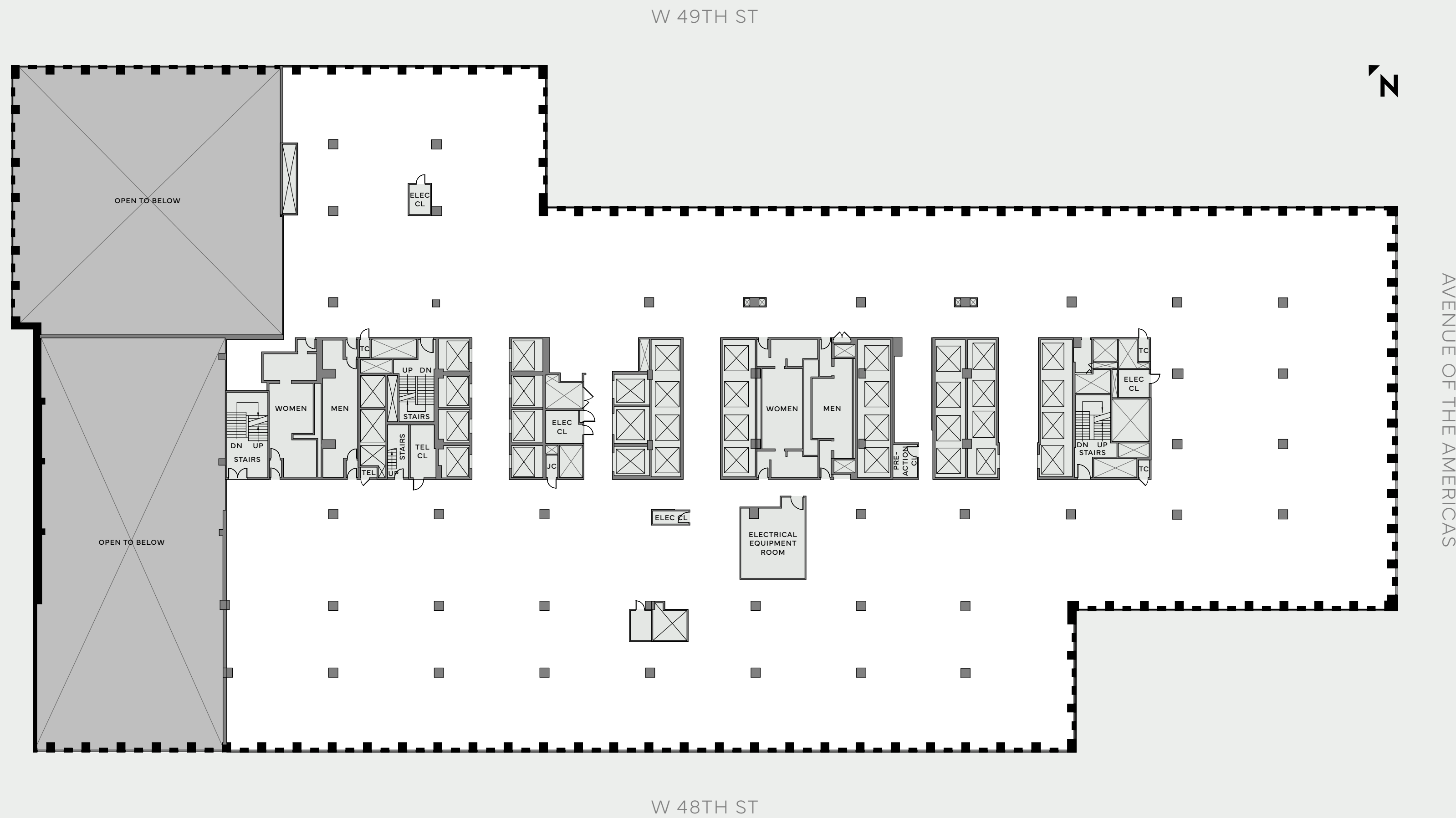
Experience Excellence on Every Level



Availability

~268K AND ~191K RSF BLOCKS AVAILABLE

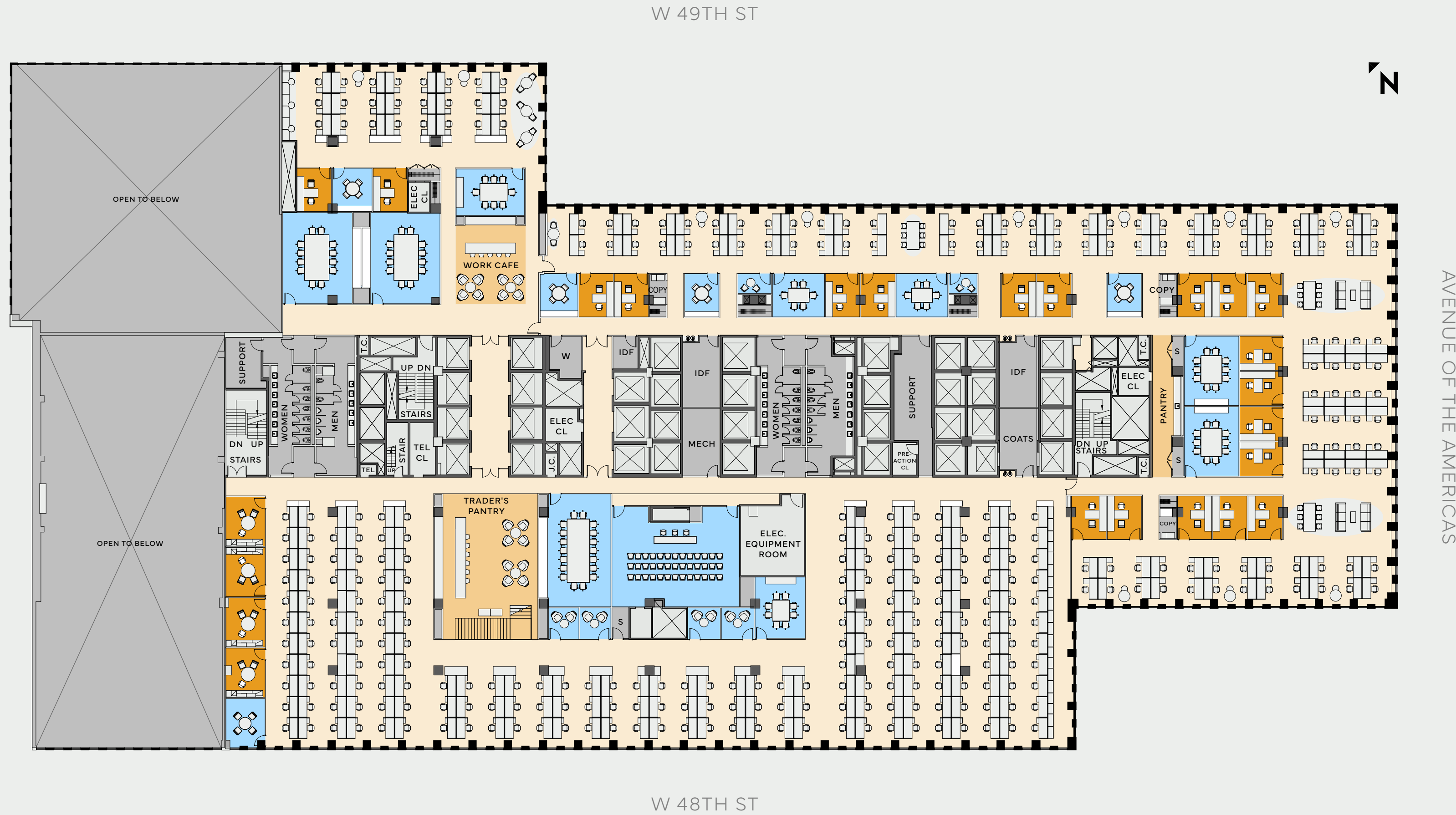




3rd Floor Core & Shell

60,857 RSF

- TENANT SPACE
- CORE / MECHANICAL

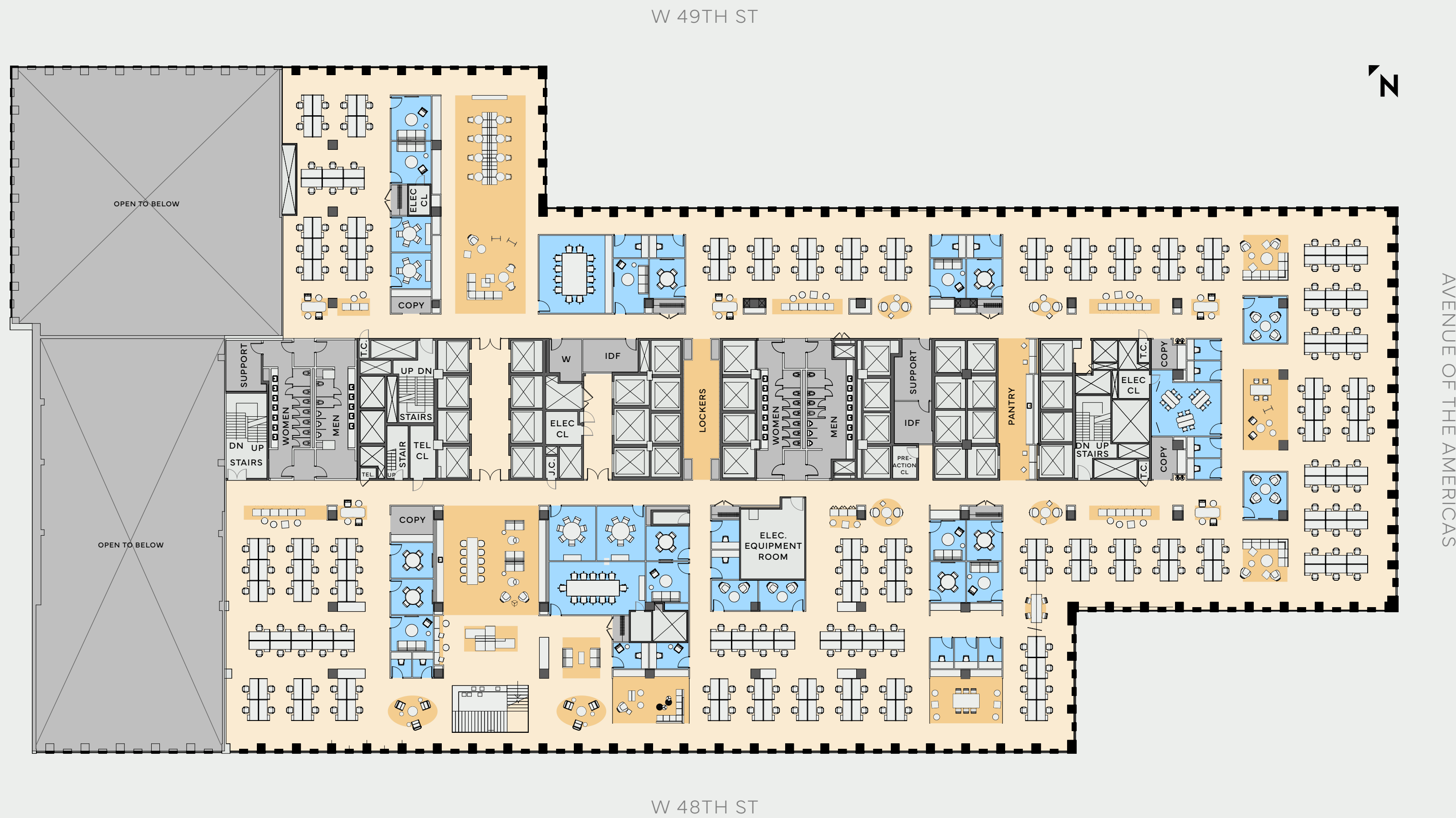


3rd Floor Financial with Trading

60,857 RSF

Workstations	130
Bench Seats	204
Private Office	24
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39-Person Conference	1
18-Person Conference	1
12-Person Conference	2
10-Person Conference	2
8-Person Conference	2
6-Person Conference	2
4-Person Conference	5
Phone/Focus Room	6
Total Personnel	338

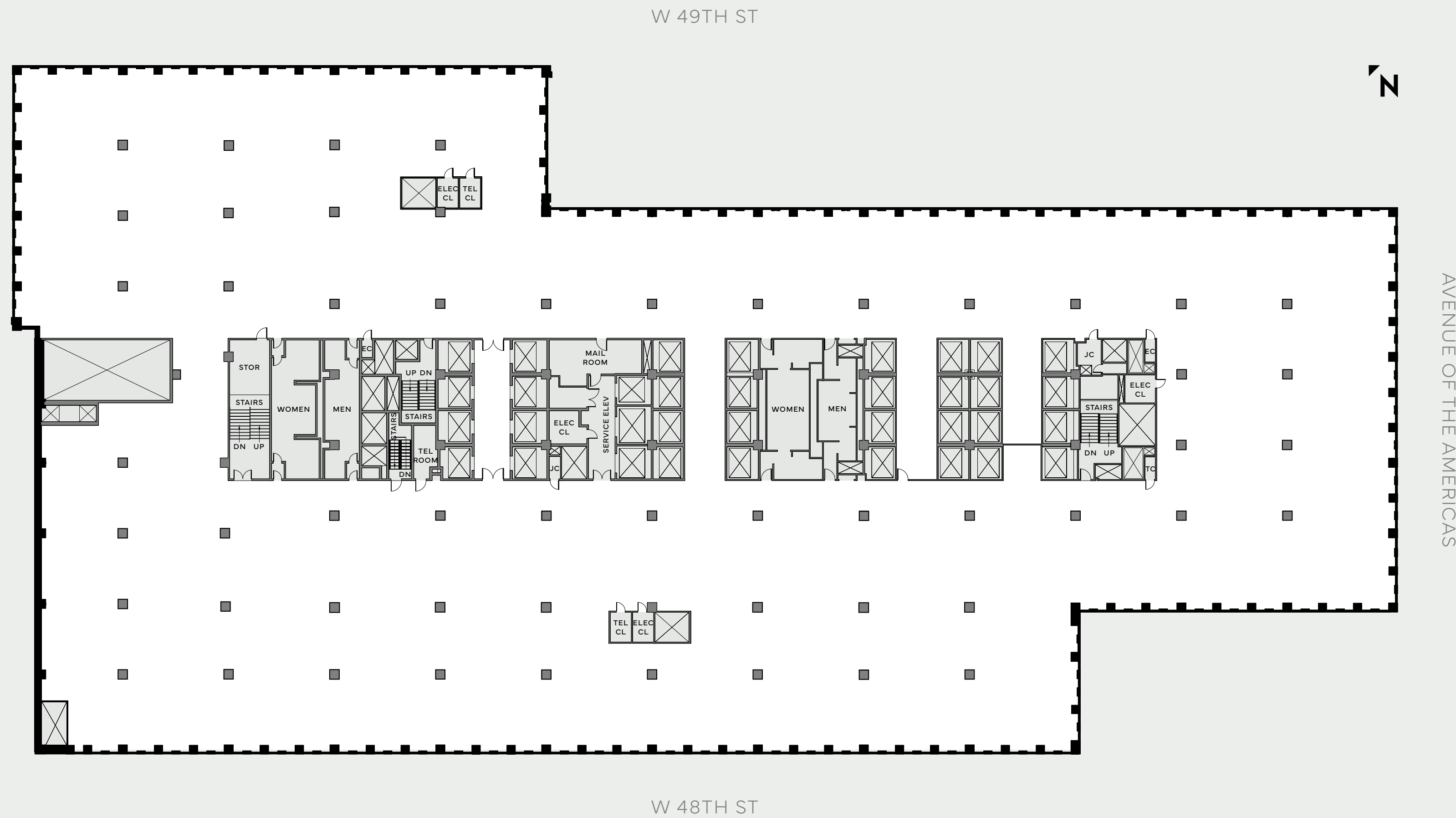
- OPEN OFFICE
- PRIVATE OFFICE
- CONFERENCE
- CAFÉ / LOUNGE
- SUPPORT
- CORE / MECHANICAL



3rd Floor Tech

60,857 RSF

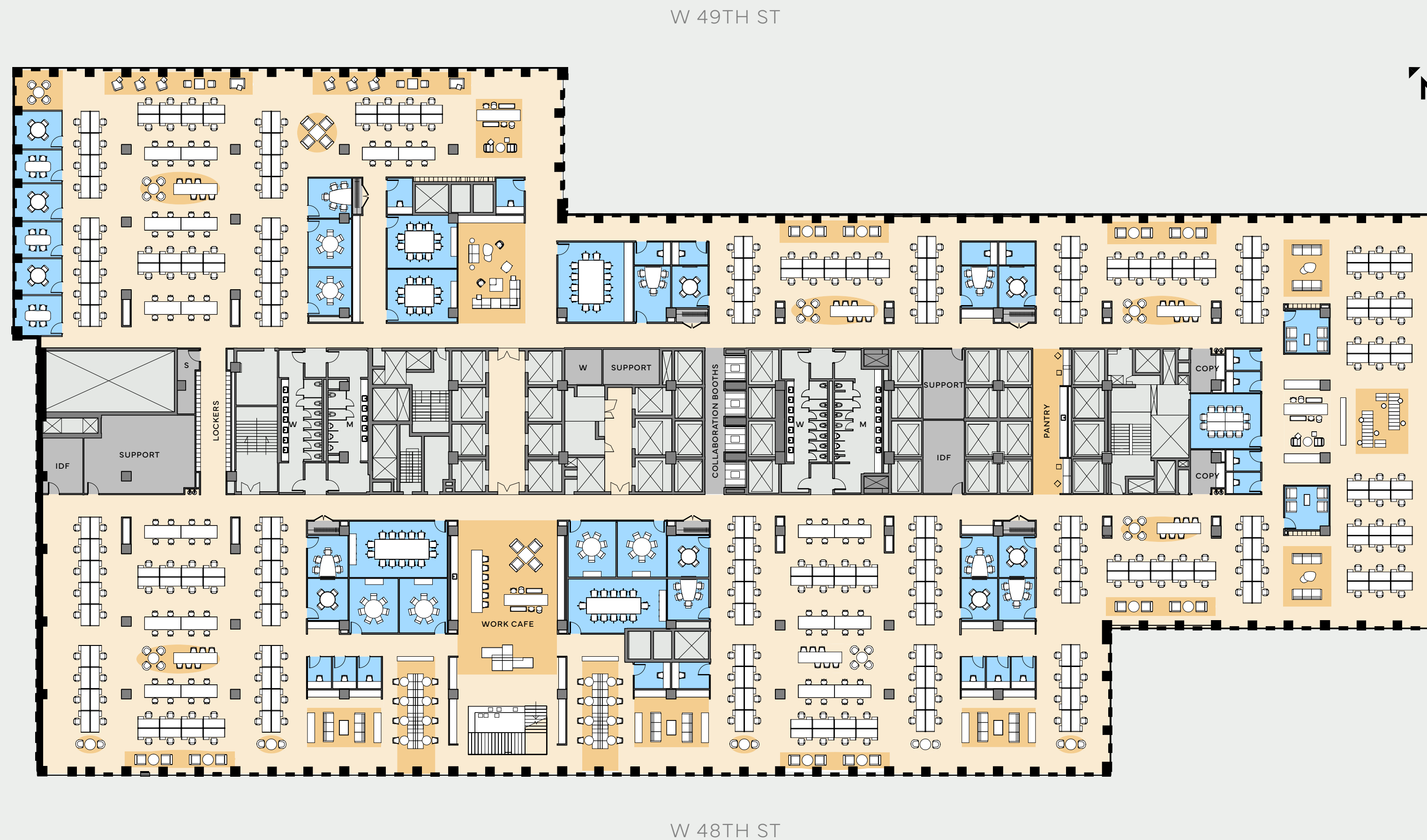
Workstations	230
12-Person Conference	3
7-Person Conference	2
5-Person Conference	2
Team Room	19
Focus Room	17
Total Personnel	230



4-5th Floor Core & Shell

79,574 RSF

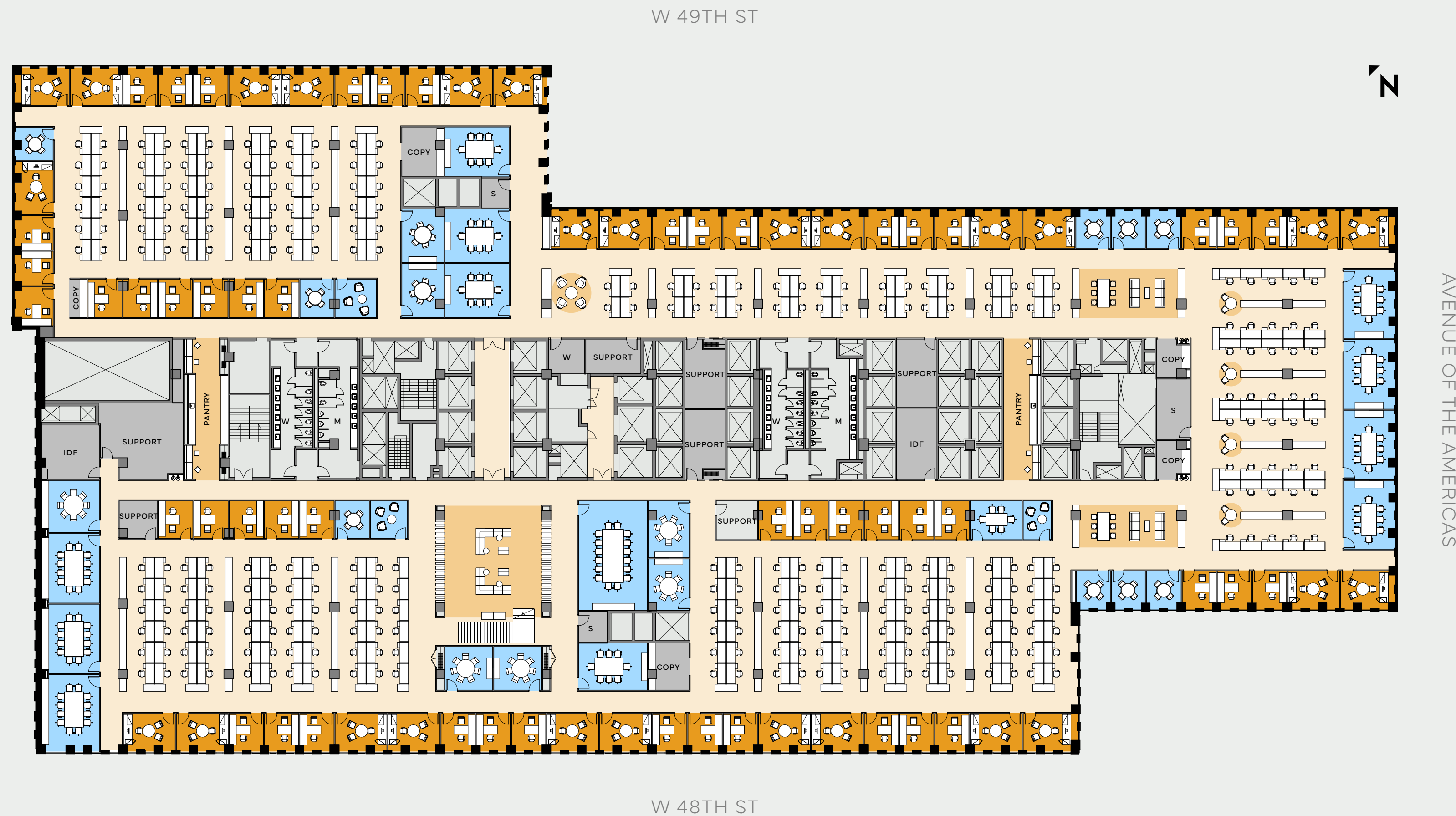
- TENANT SPACE
- CORE / MECHANICAL



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
Total Personnel	286



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

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
Total Personnel	375

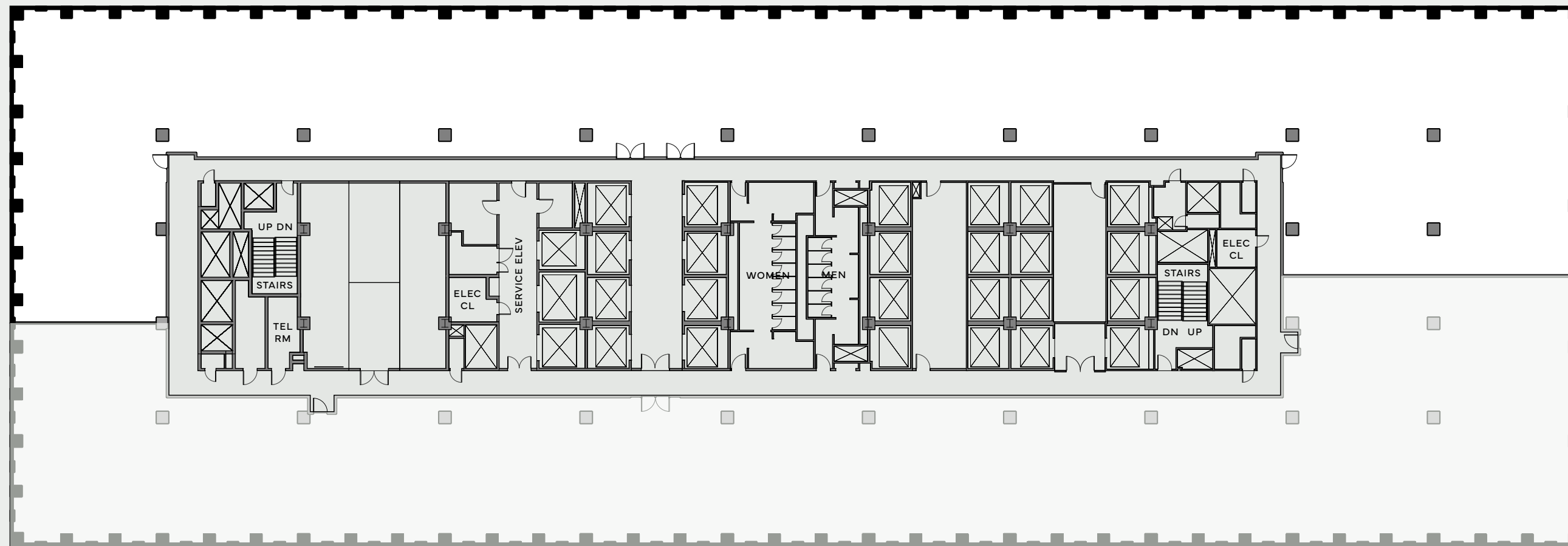


5th Floor Financial with Trading

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
Total Personnel	556

W 49TH ST



AVENUE OF THE AMERICAS

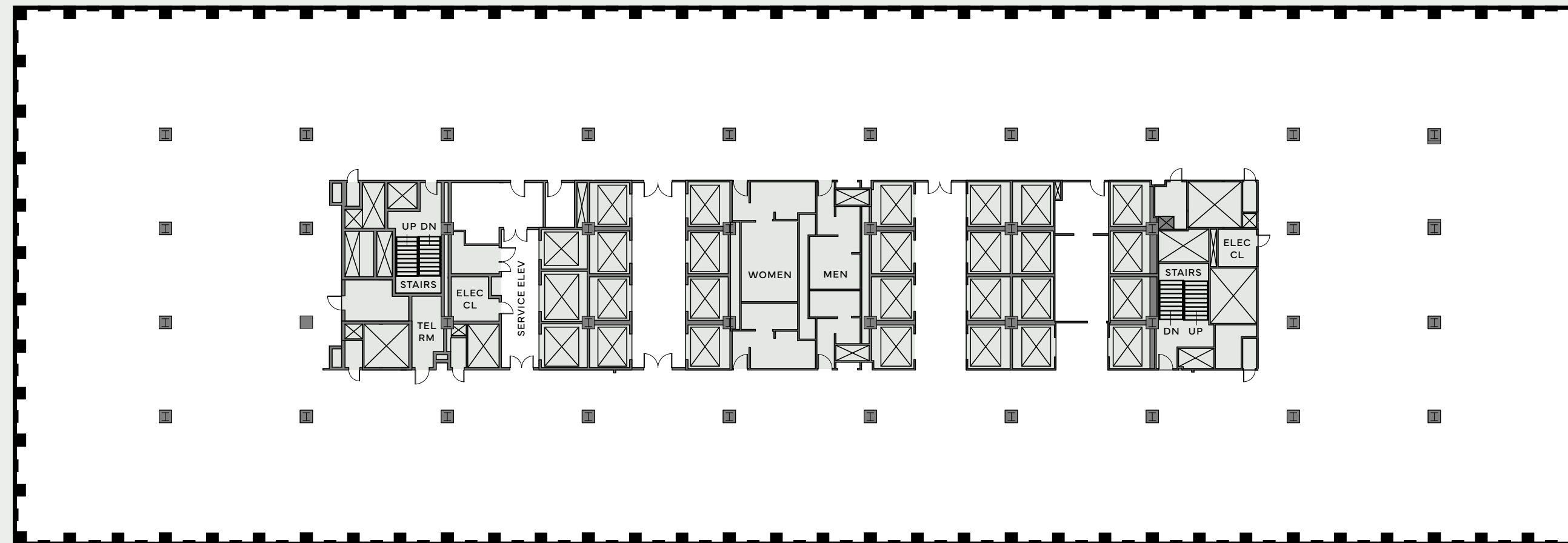
W 48TH ST

- TENANT SPACE
- CORE / MECHANICAL

15th Floor Core & Shell

25,252 RSF

W 49TH ST



AVENUE OF THE AMERICAS

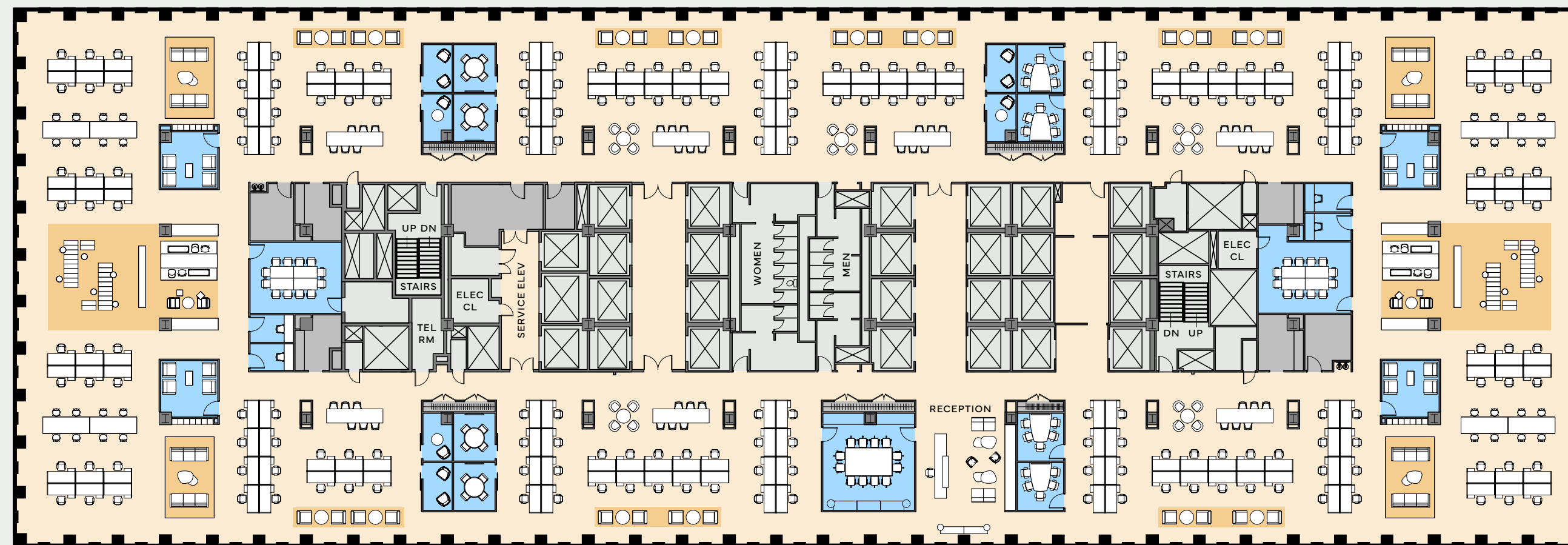
W 48TH ST

- TENANT SPACE
- CORE / MECHANICAL

20-24th Floor Core & Shell

47,777 RSF

W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

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

20-24th 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
Total Personnel	190

W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

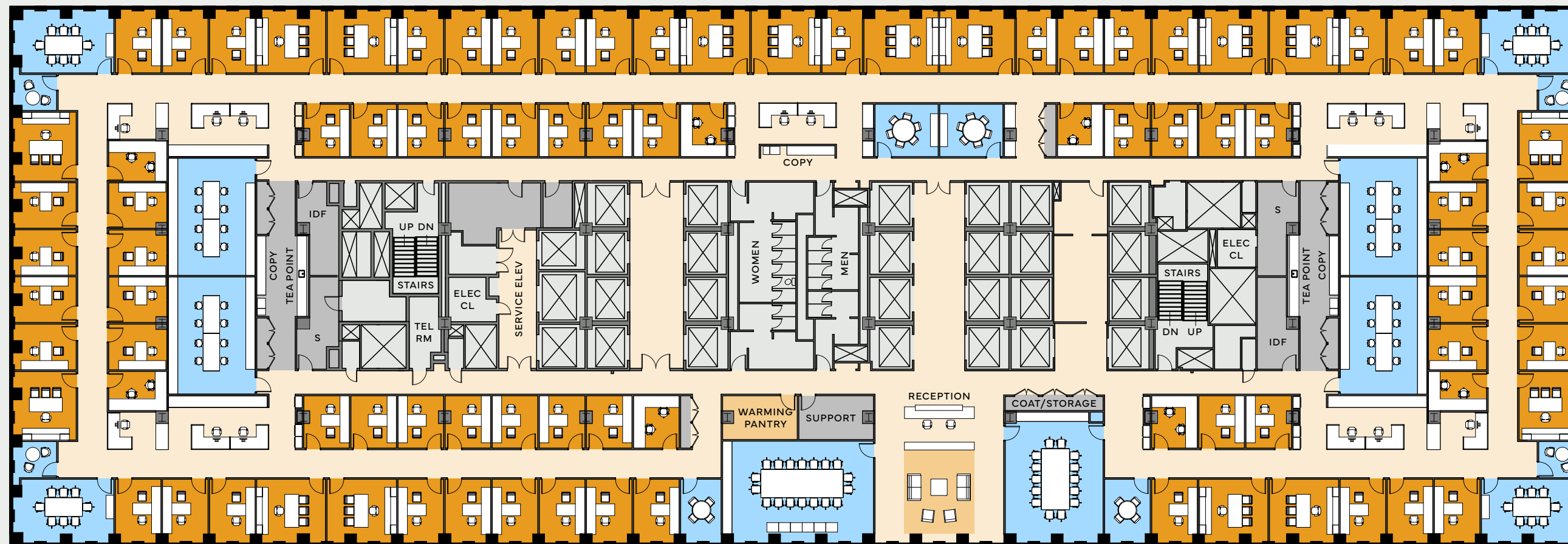
- OPEN OFFICE
- PRIVATE OFFICE
- CONFERENCE
- CAFÉ / LOUNGE
- SUPPORT
- CORE / MECHANICAL

20-24th Floor Professional Services

47,777 RSF

Workstations	16
Private Office	62
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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
Total Personnel	78

W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

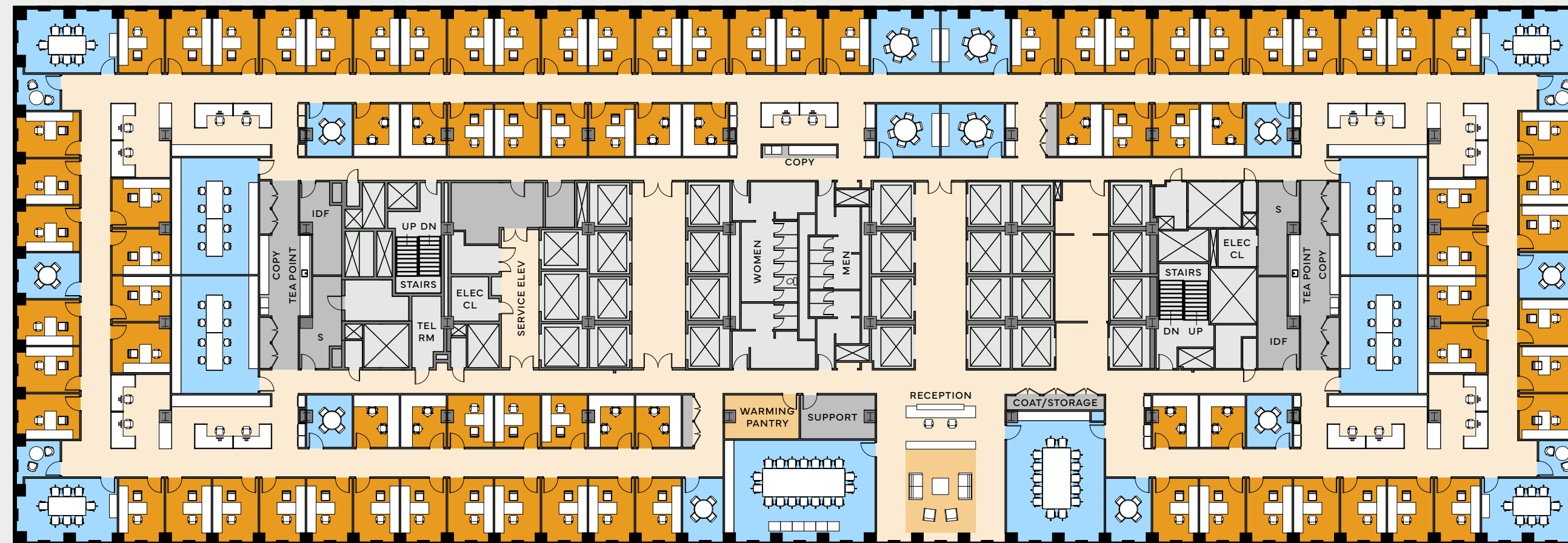
- OPEN OFFICE
- PRIVATE OFFICE
- CONFERENCE
- CAFÉ / LOUNGE
- SUPPORT
- CORE / MECHANICAL

20-24th Floor Office Intensive – Two Sized Office

47,777 RSF

Workstations	16
Private Office	91
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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
Total Personnel	107

W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

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

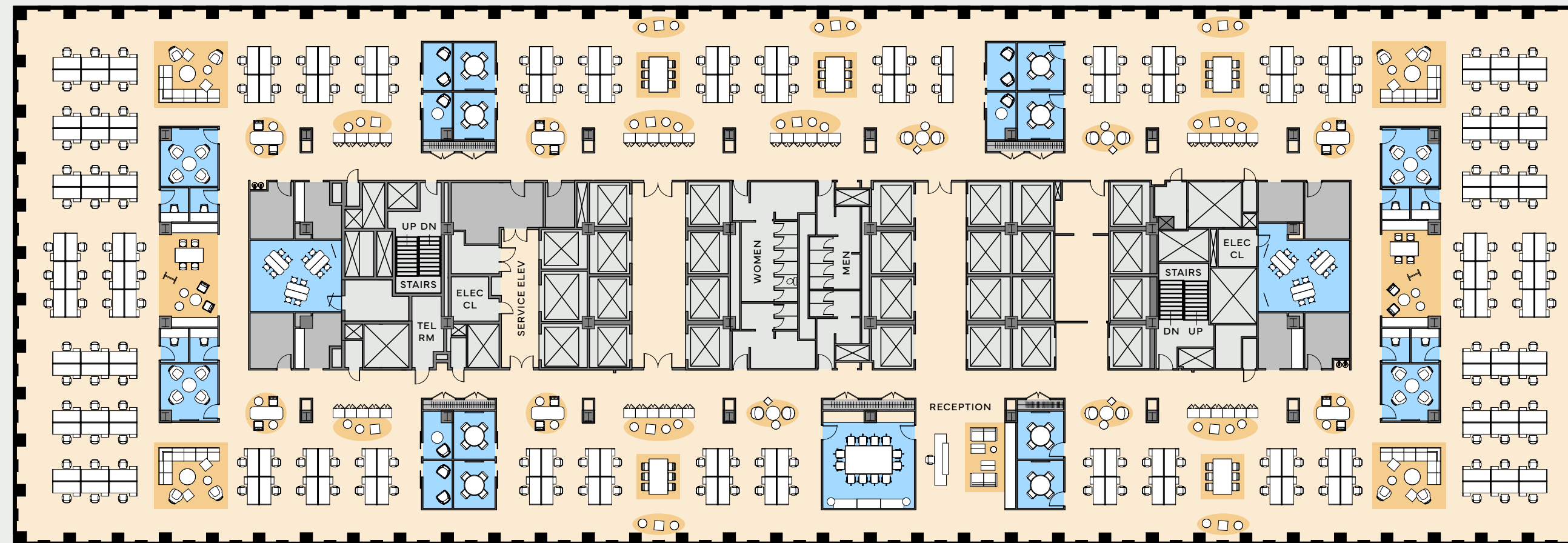
20-24th Floor

Office Intensive – One Sized Office

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
Total Personnel	106

W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

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

20-24th Floor Open Plan

47,777 RSF

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

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

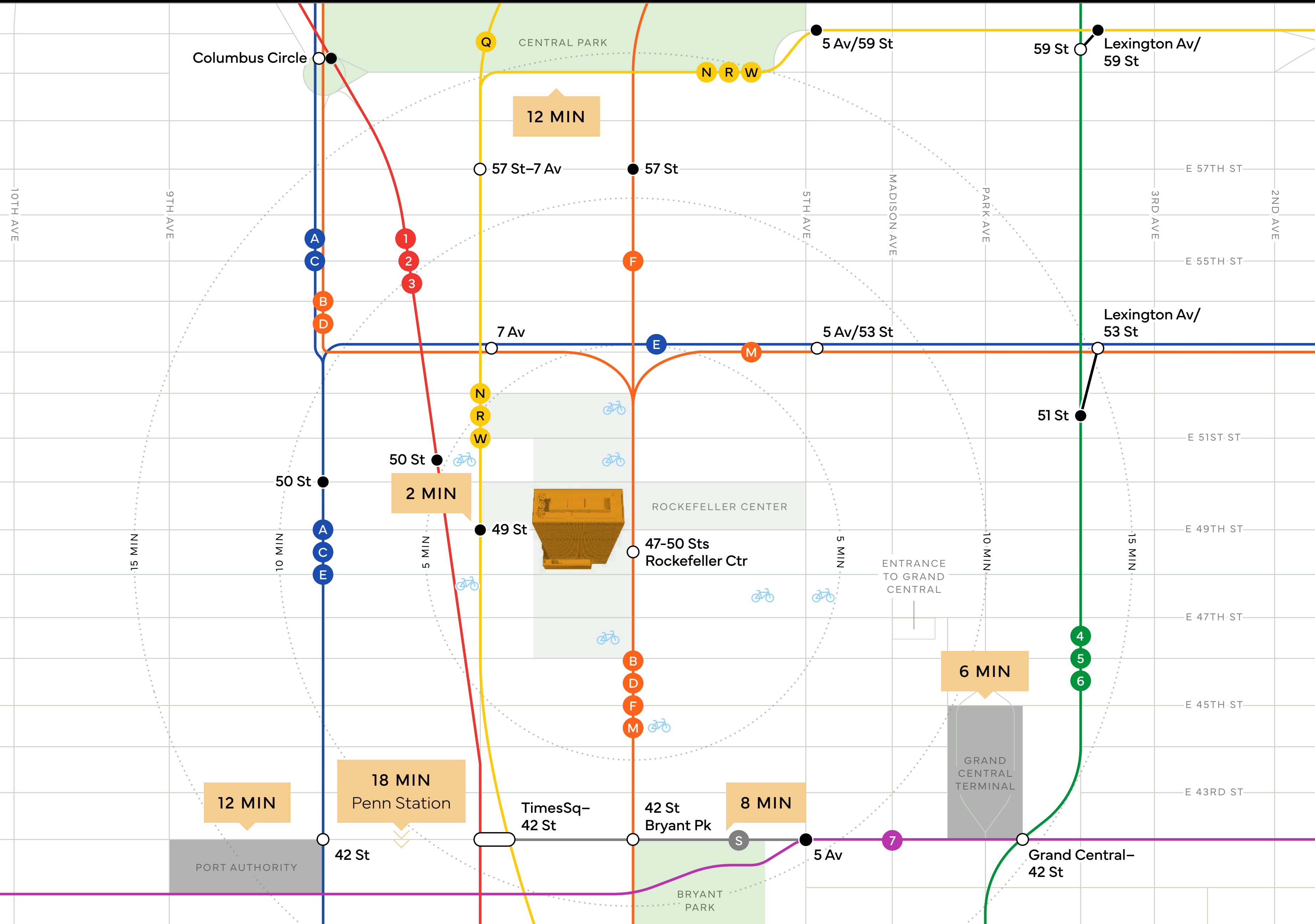


Central Midtown Location











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

OCEANA

zibetto
ESPRESSO BAR

Del Frisco's
DOUBLE EAGLE
STEAKHOUSE

白
SATSUKI

THE
CAPITAL
G·R·I·L·L·E

Le Bernardin

AVRA
estiatorio

Retail

Saks
Fifth
Avenue

Cartier

TIFFANY & Co.

Dior

DOLCE & GABBANA

CHRISTIE'S

Entertainment

ROCKEFELLER CENTER®

RADIO
CITY
MUSIC HALL

LYRIC
THEATRE

MoMA

Cocktails

ALDO SOHM
MIXOLOGICAL BAR

PEBBLE
BAR

Fitness & Wellness

EQUINOX

Hospitality

THE PLAZA
NEW YORK

Baccarat
HOTEL
NEW YORK

SOFITEL
LUXURY HOTELS

Grand and Expansive Spaces





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.

ROCKEFELLER
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