

# Infinite Opportunities. One Address.

121 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





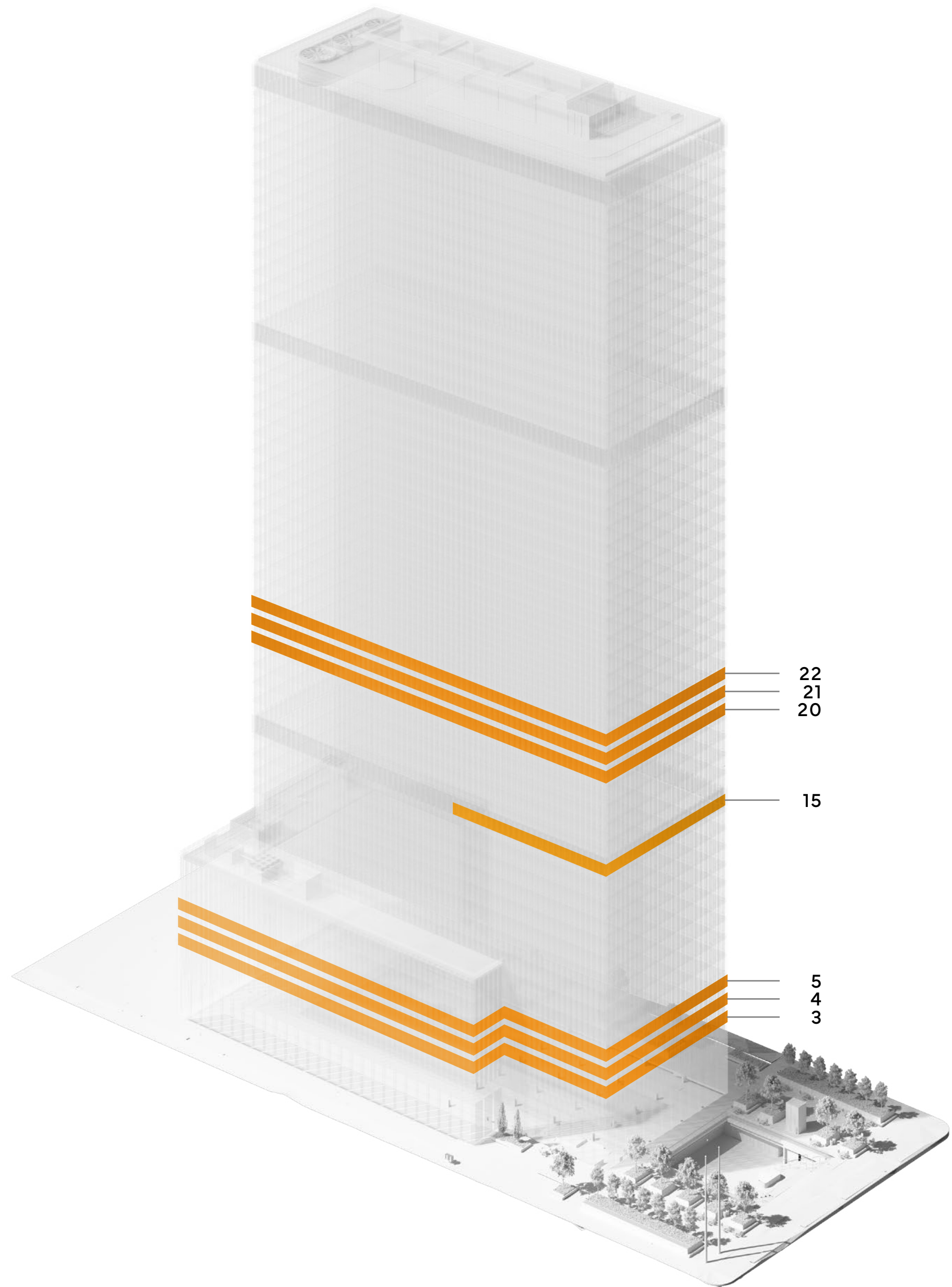
# Experience Excellence on Every Level



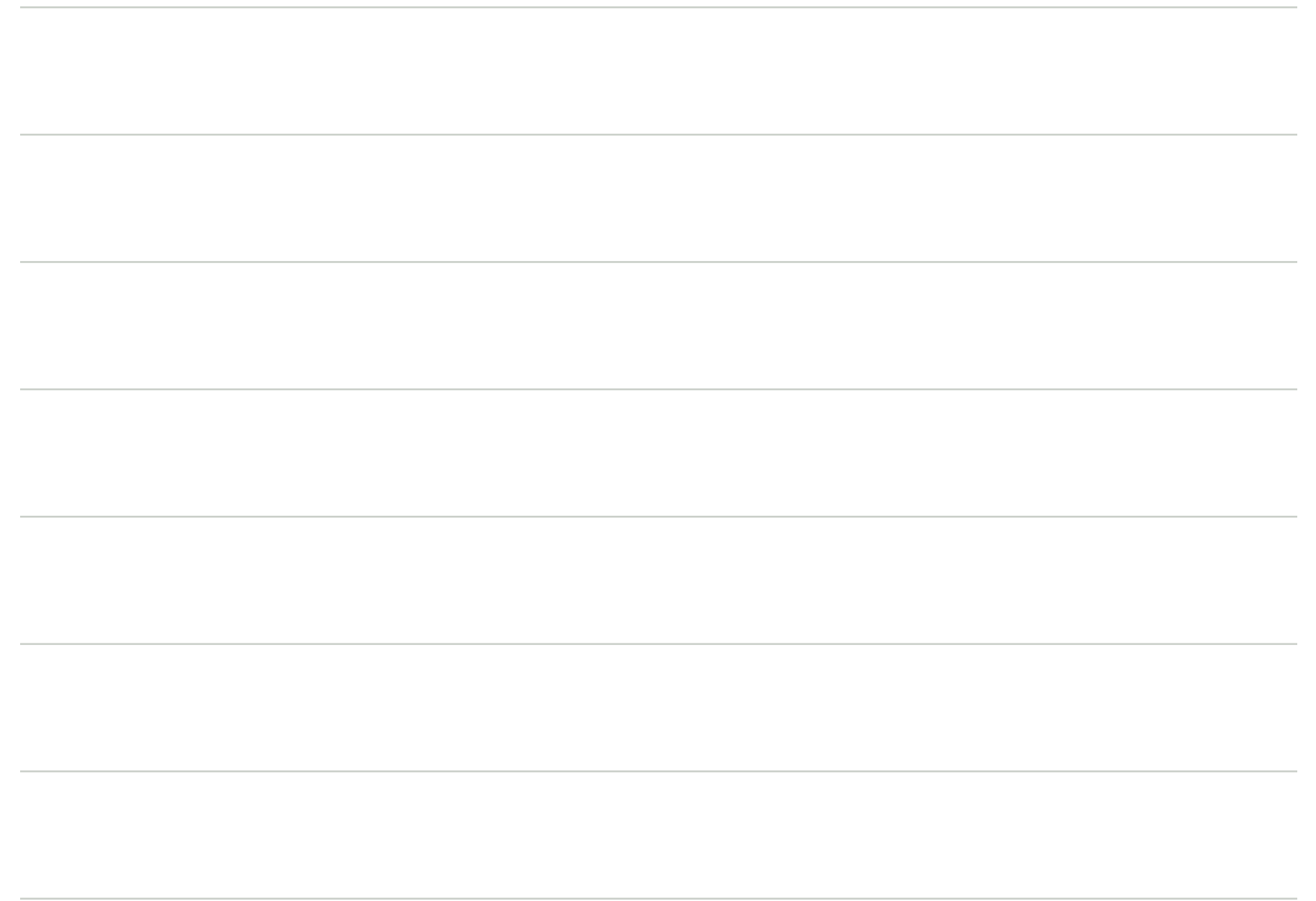


# Availability

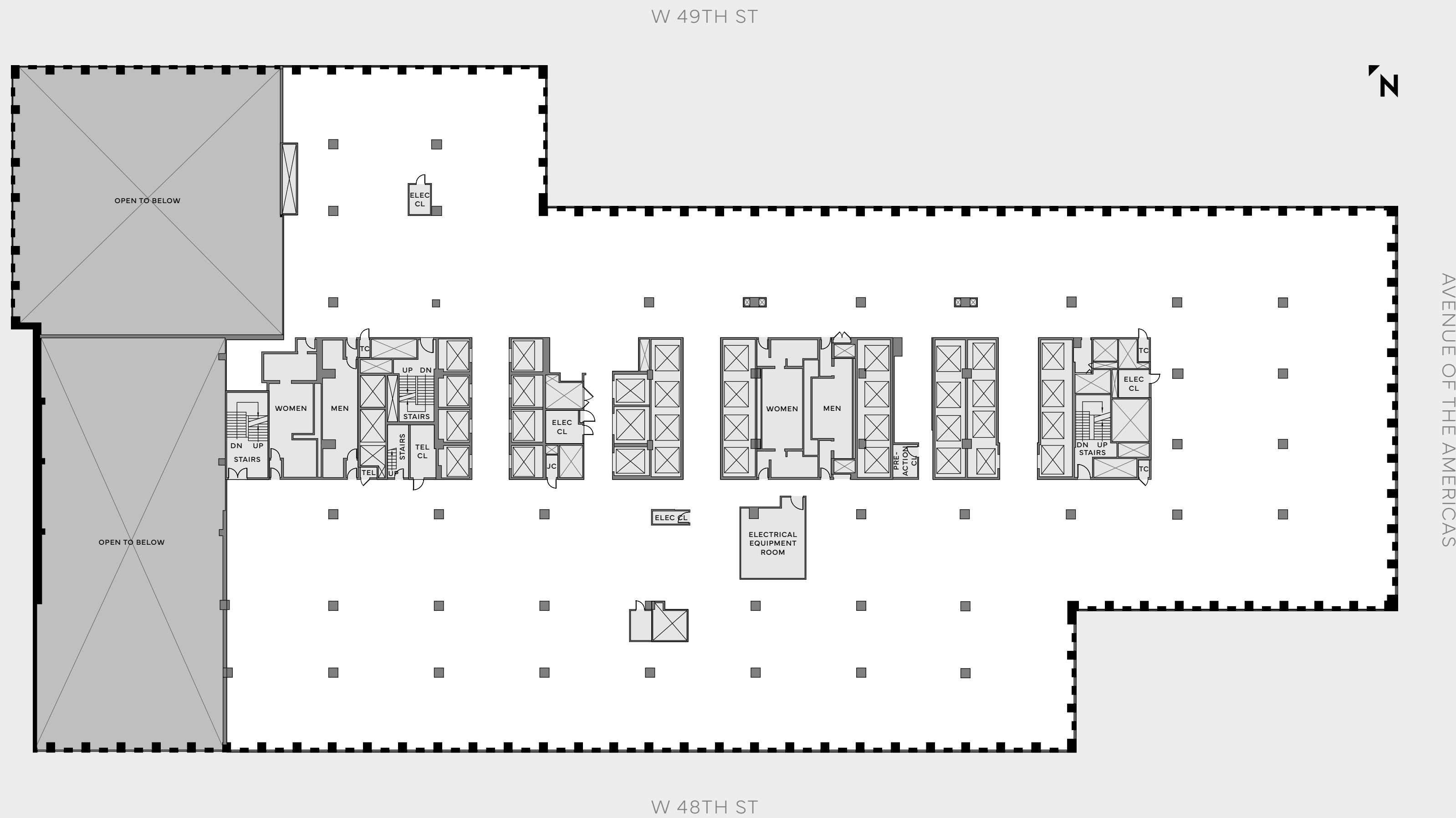
~220K AND ~140K RSF BLOCKS AVAILABLE



— TOWER —  
— PODIUM —





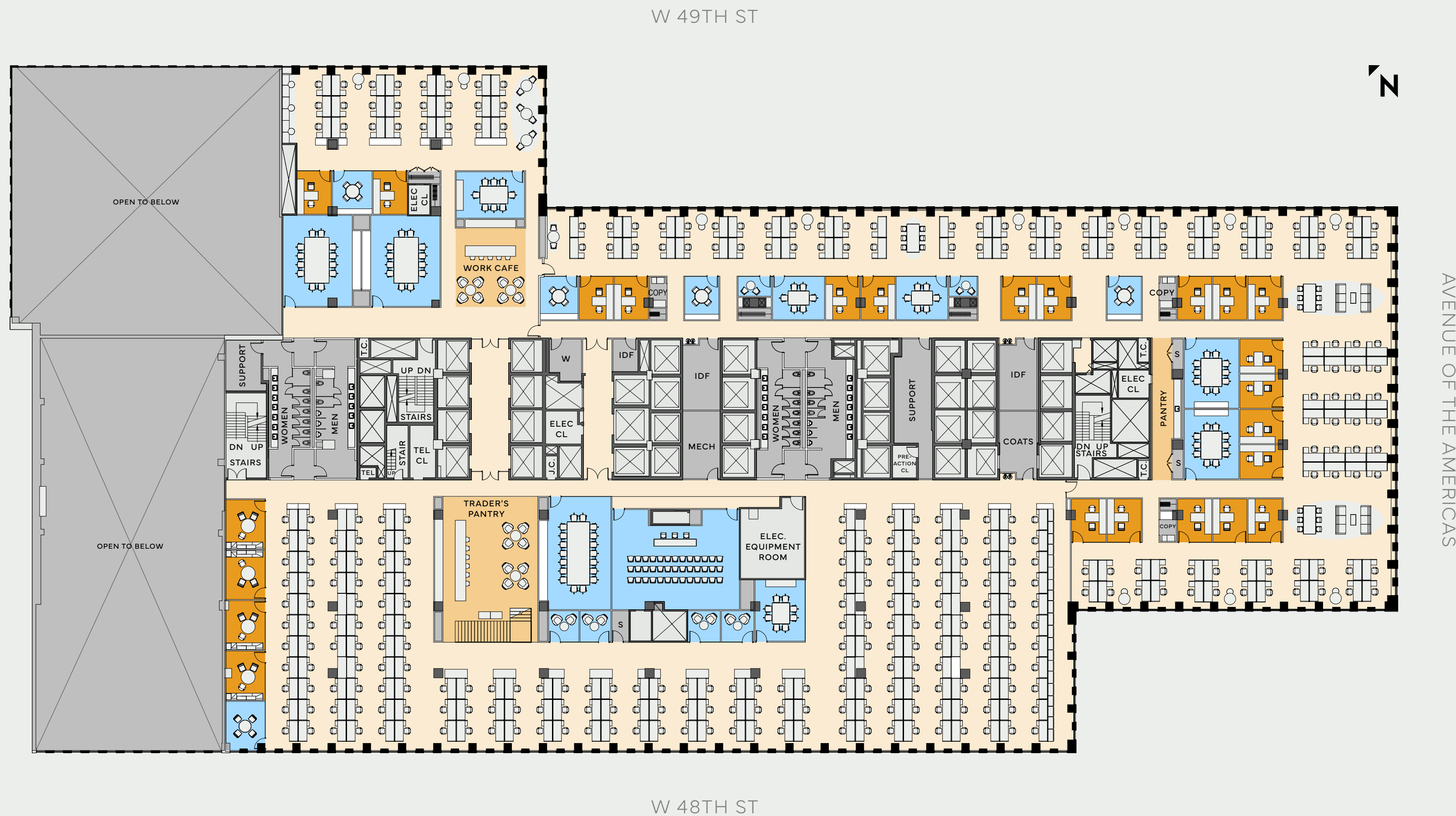


# 3rd Floor Core & Shell

60,857 RSF

- TENANT SPACE
- CORE / MECHANICAL





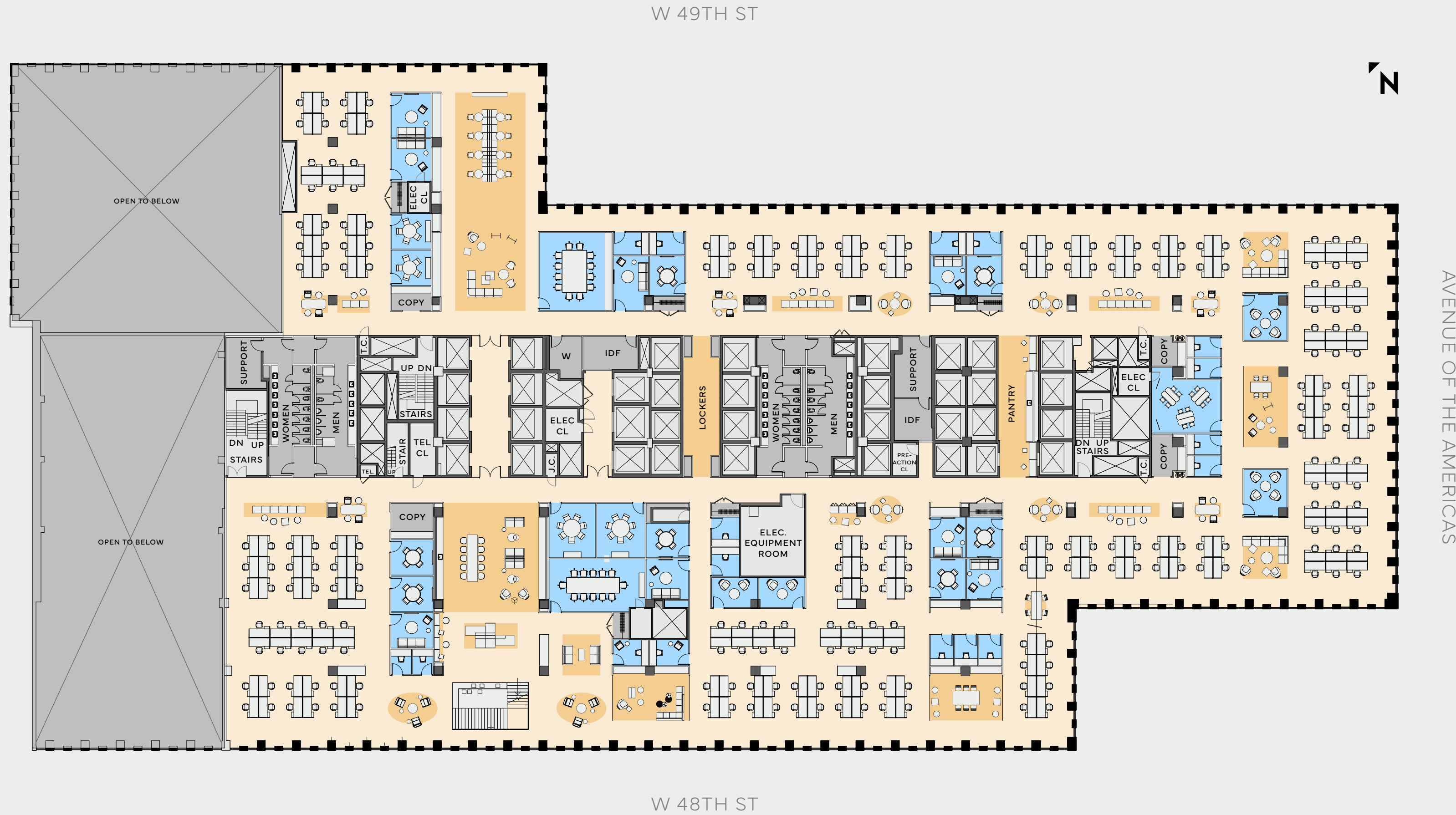
# 3rd Floor Financial with Trading

60,857 RSF

Workstations	130
Bench Seats	204
Private Office	24
<hr/>	
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
<b>Total Personnel</b>	<b>338</b>

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





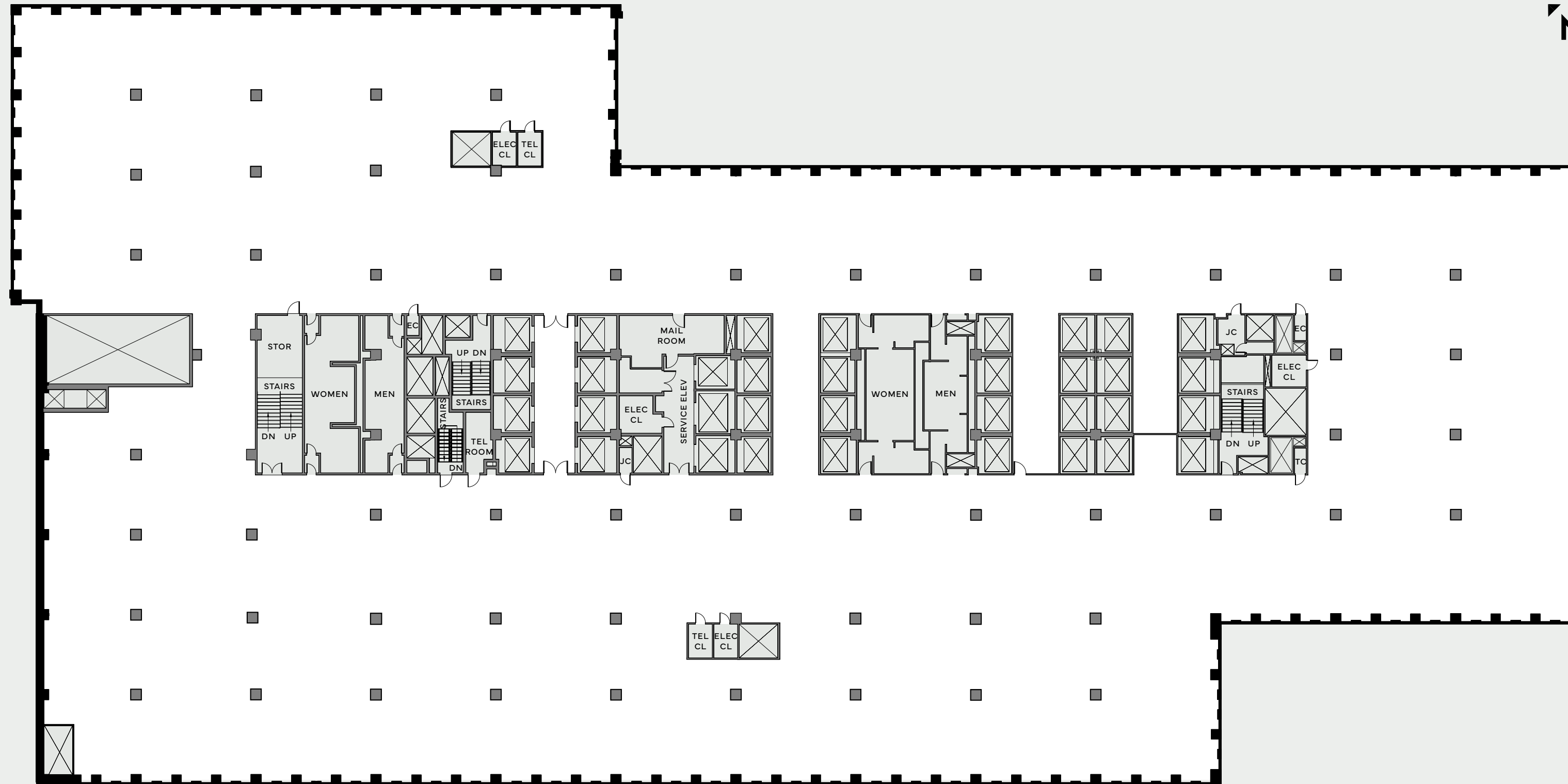
# 3rd Floor Tech

60,857 RSF

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



W 49TH ST



AVENUE OF THE AMERICAS

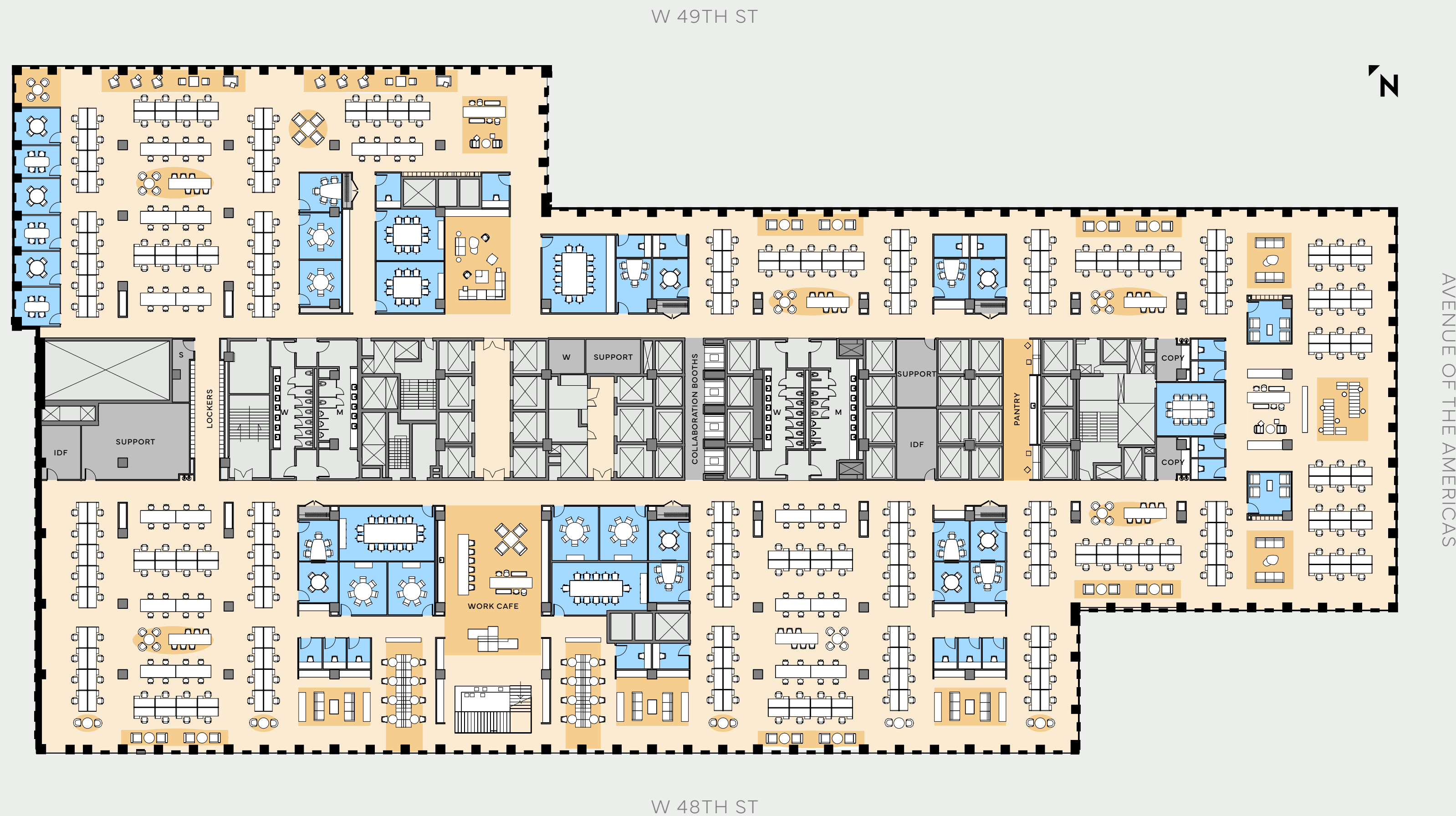
W 48TH ST

- TENANT SPACE
- CORE / MECHANICAL

# 4-5th Floor Core & Shell

79,574 RSF





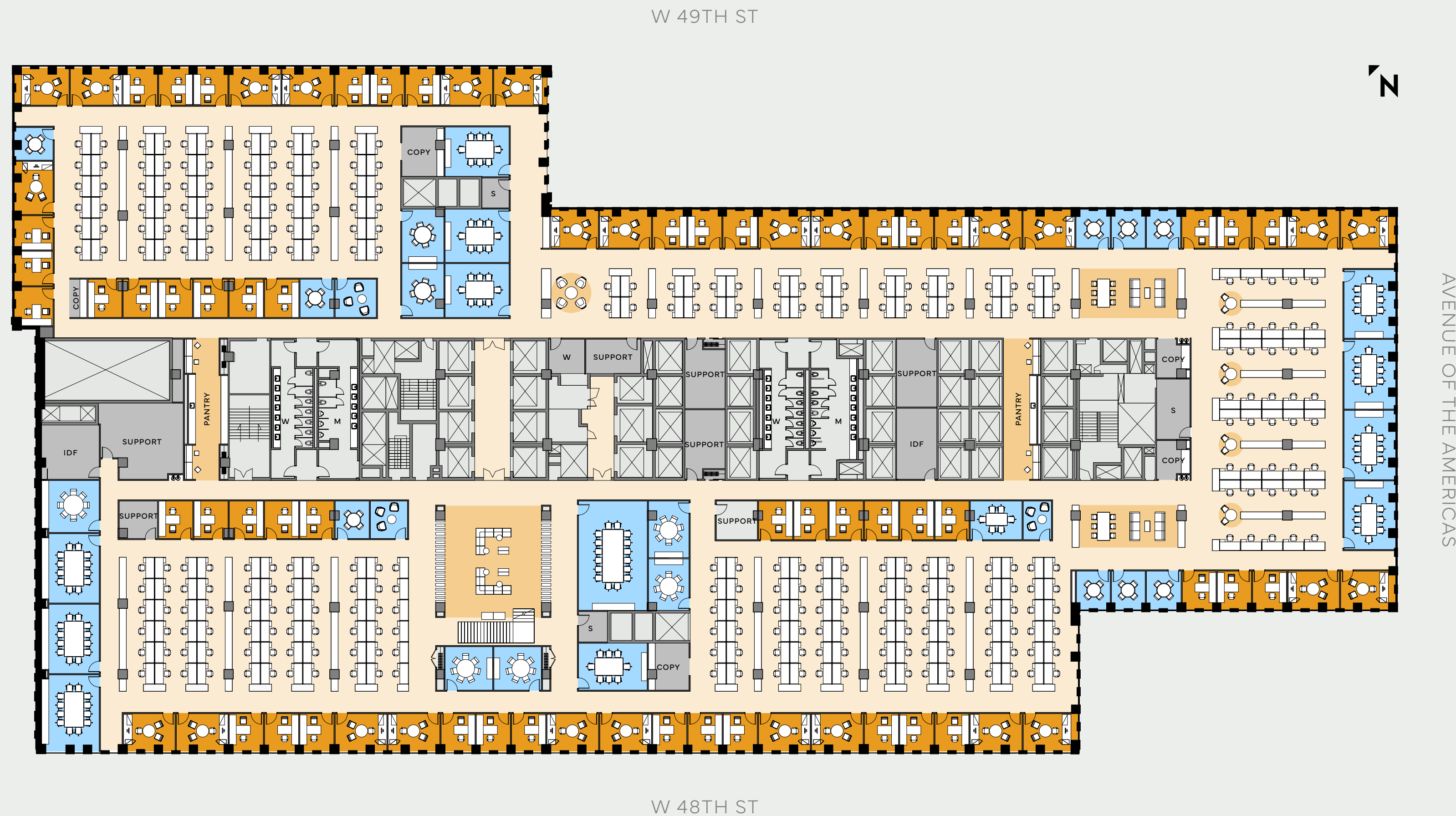
- OPEN OFFICE
- CONFERENCE
- CAFÉ / LOUNGE
- SUPPORT
- CORE / MECHANICAL

# 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
<b>Total Personnel</b>	<b>286</b>





- 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
<b>Total Personnel</b>	<b>375</b>





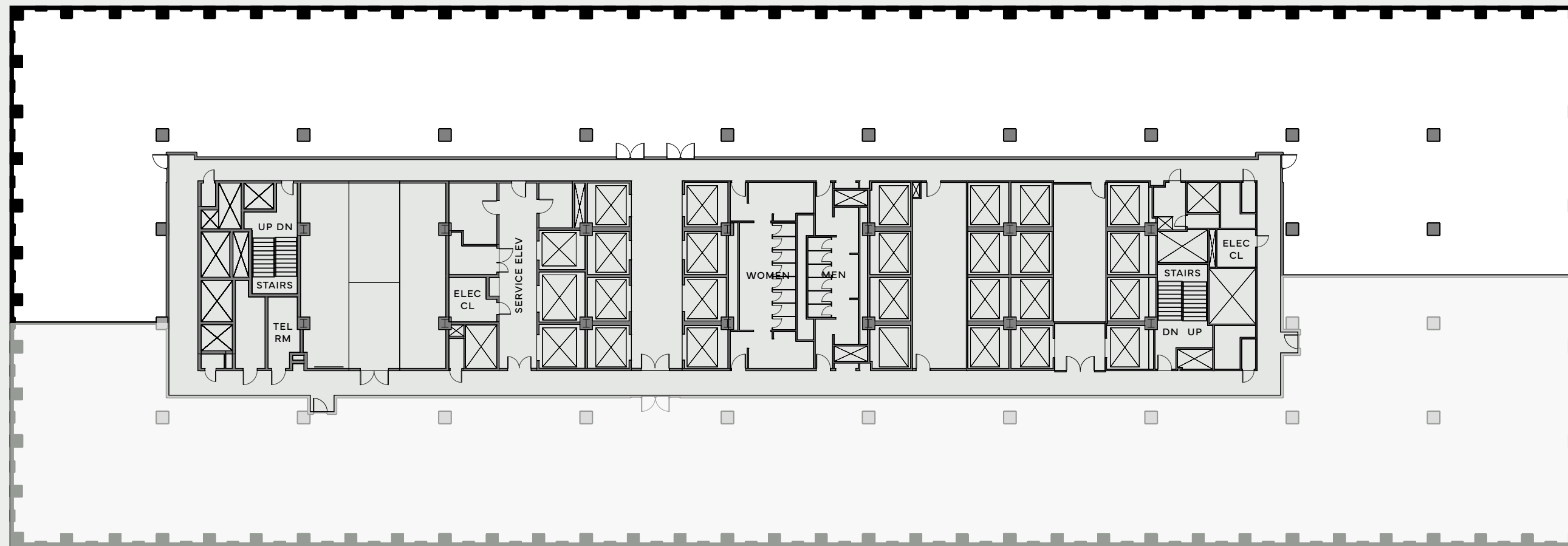
# 5th Floor Financial with Trading

79,574 RSF

Workstations	110
Bench Seats	417
Private Office	29
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14-Person Conference	2
10-Person Conference	3
6-Person Conference	4
4-Person Conference	6
Phone/Focus Room	4
<b>Total Personnel</b>	<b>556</b>



W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

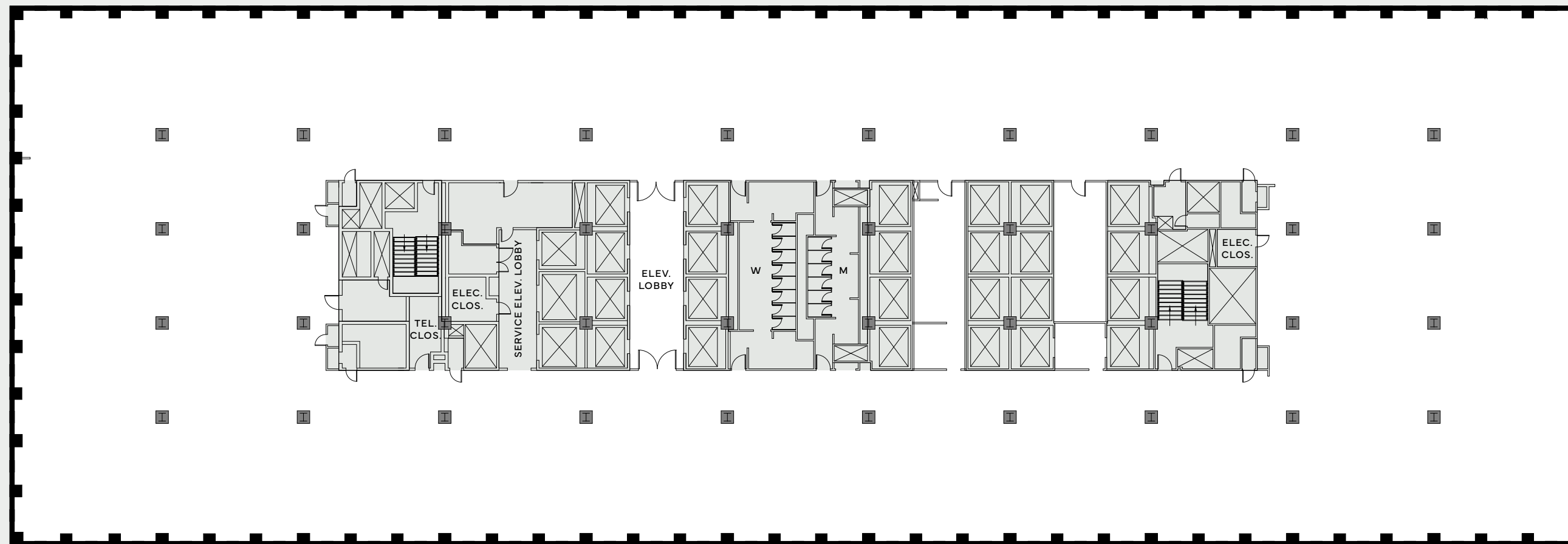
- TENANT SPACE
- CORE / MECHANICAL

# 15th Floor Core & Shell

25,252 RSF



W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

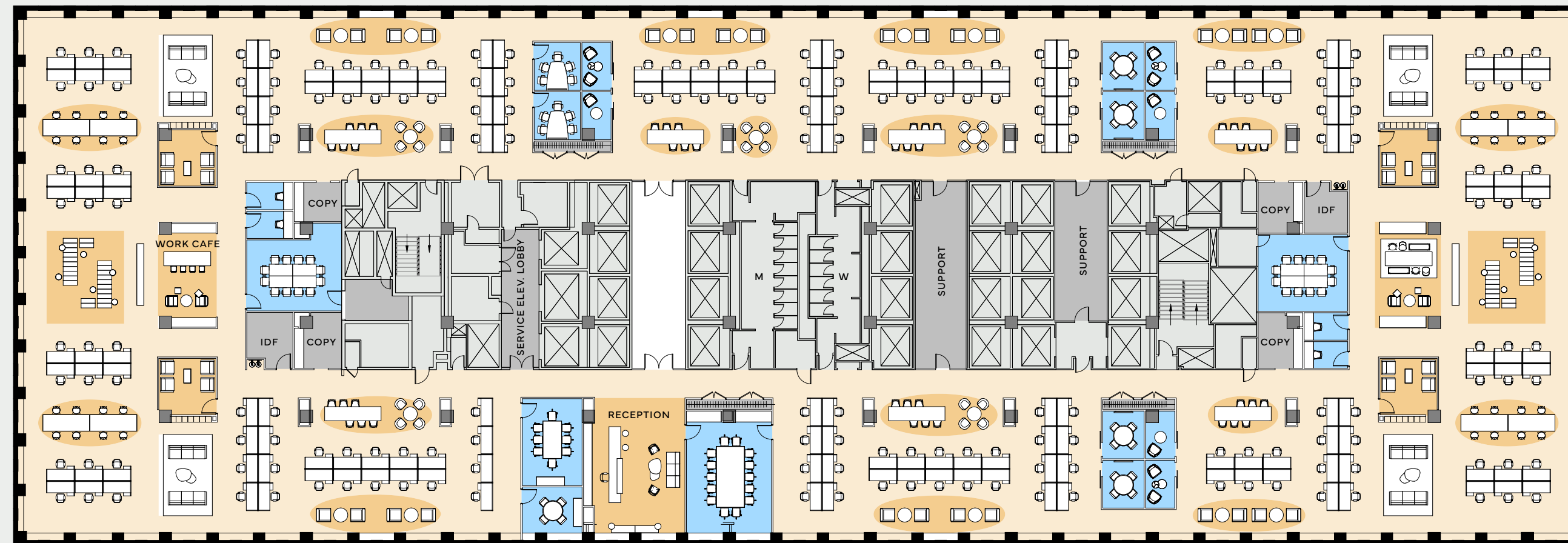
- TENANT SPACE
- CORE / MECHANICAL

# 20-22nd Floor Core & Shell

47,777 RSF



W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

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

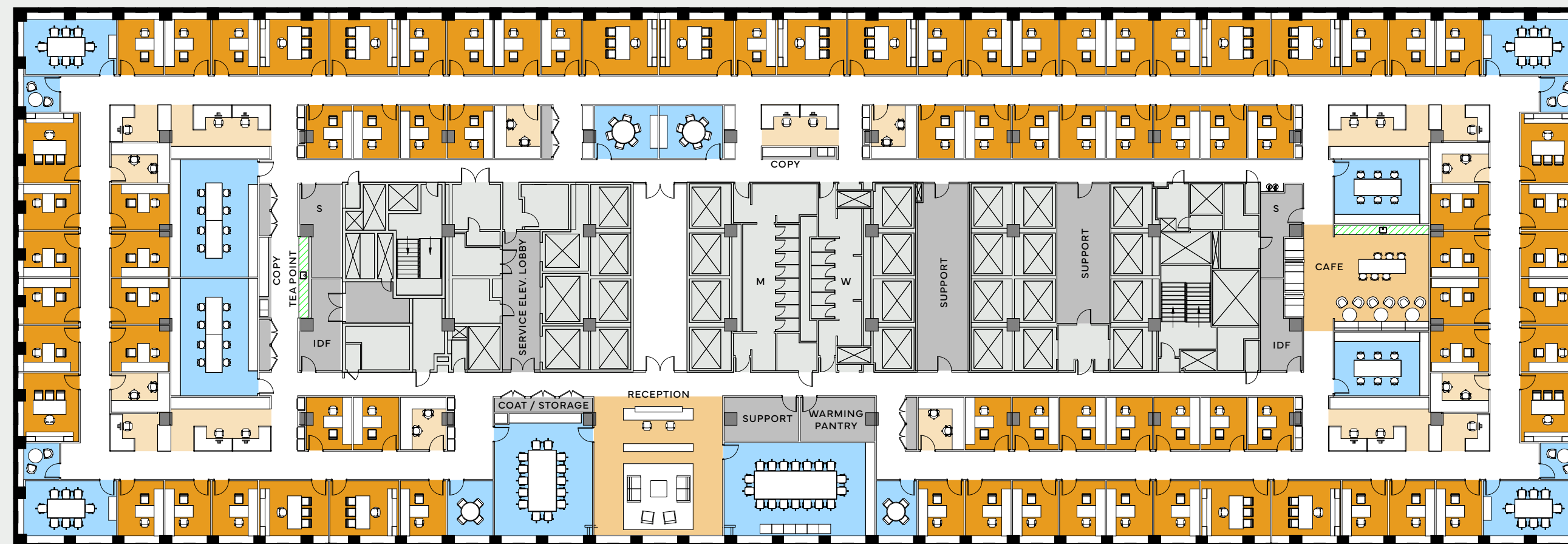
# 20-22nd Floor Consulting

47,777 RSF

Workstations	186
12-Person Conference	3
5-Person Team Room	4
4-Person Team Room	8
2-Person Focus Room	3
1-Person Focus Room	7
<b>Total Personnel</b>	<b>190</b>



W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

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

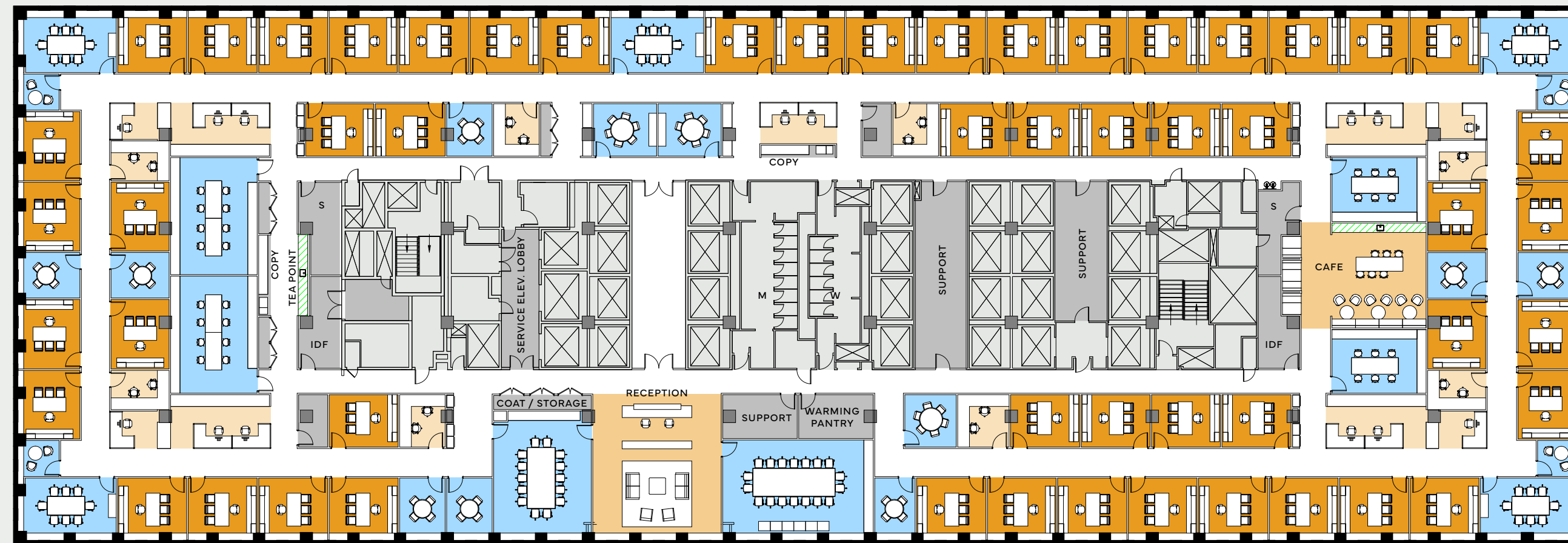
## 20-22nd Floor Legal Office Intensive – Two Sized Office

47,777 RSF

Admin/Paralegal	30
Private Office	83
18-Person Conference	1
14-Person Conference	1
8-Person Conference	4
6-Person Conference	2
4-Person Conference	2
2-Person Conference	4
Case Room	4
<b>Total Personnel</b>	<b>113</b>



W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

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

## 20-22nd Floor

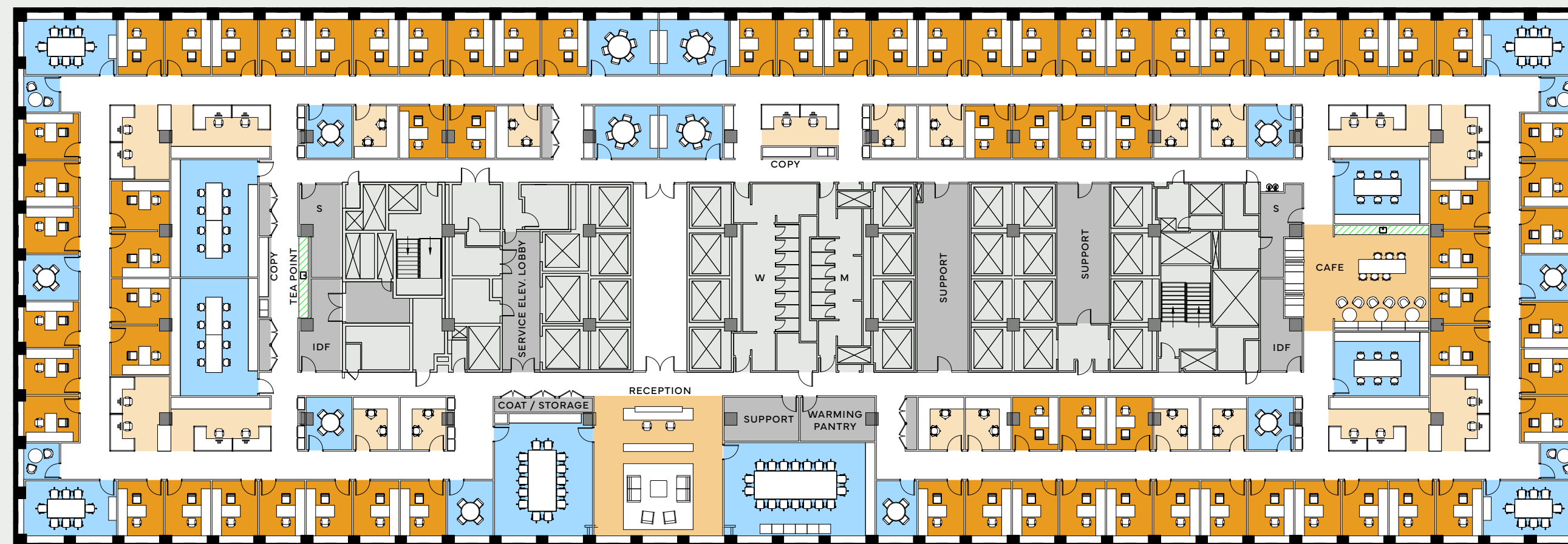
### Legal Office Intensive – One Sized Office (Large)

47,777 RSF

Admin/Paralegal	30
Private Office	54
18-Person Conference	1
14-Person Conference	1
8-Person Conference	5
6-Person Conference	3
4-Person Conference	8
2-Person Conference	4
Case Room	4
<b>Total Personnel</b>	<b>84</b>



W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

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

## 20-22nd Floor

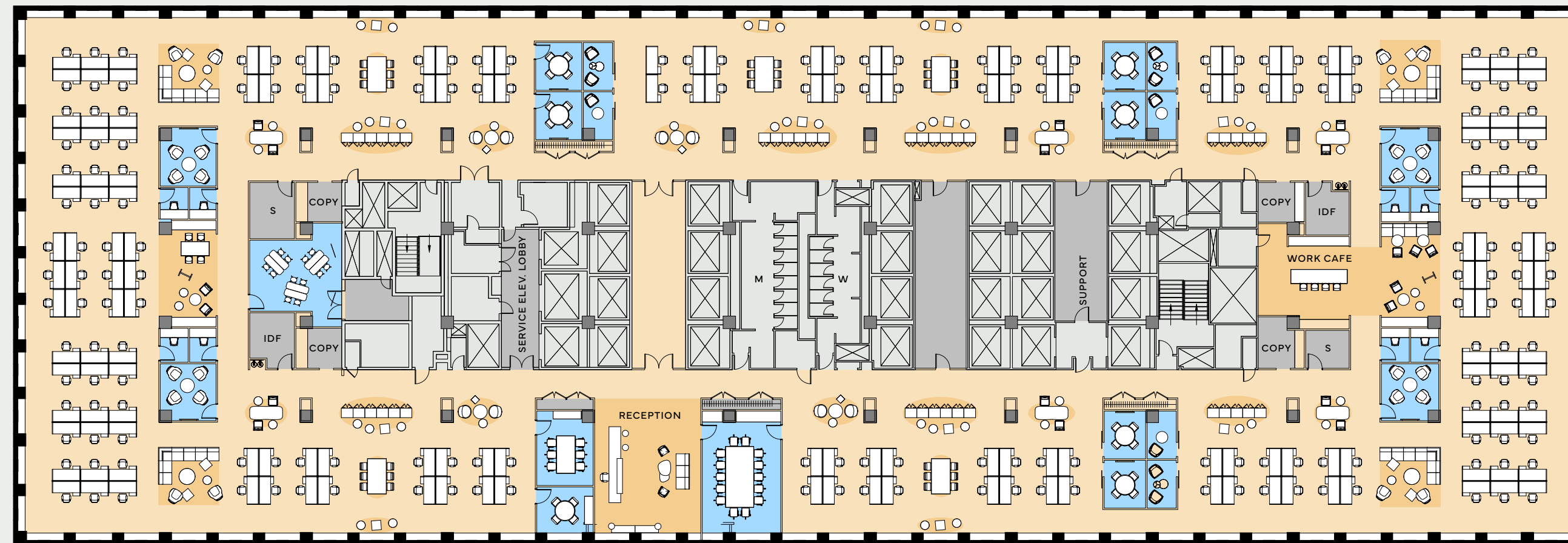
### Legal Office Intensive – One Sized Office (Small)

47,777 RSF

Admin/Paralegal	42
Private Office	74
18-Person Conference	1
14-Person Conference	1
8-Person Conference	4
6-Person Conference	4
4-Person Conference	8
2-Person Conference	4
Case Room	4
<b>Total Personnel</b>	<b>116</b>



W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

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

# 20-22nd Floor Tech

47,777 RSF

Workstations	190
12-Person Conference	2
4-Person Team Room	12
2-Person Focus Room	3
1-Person Focus Room	11
<b>Total Personnel</b>	<b>190</b>



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



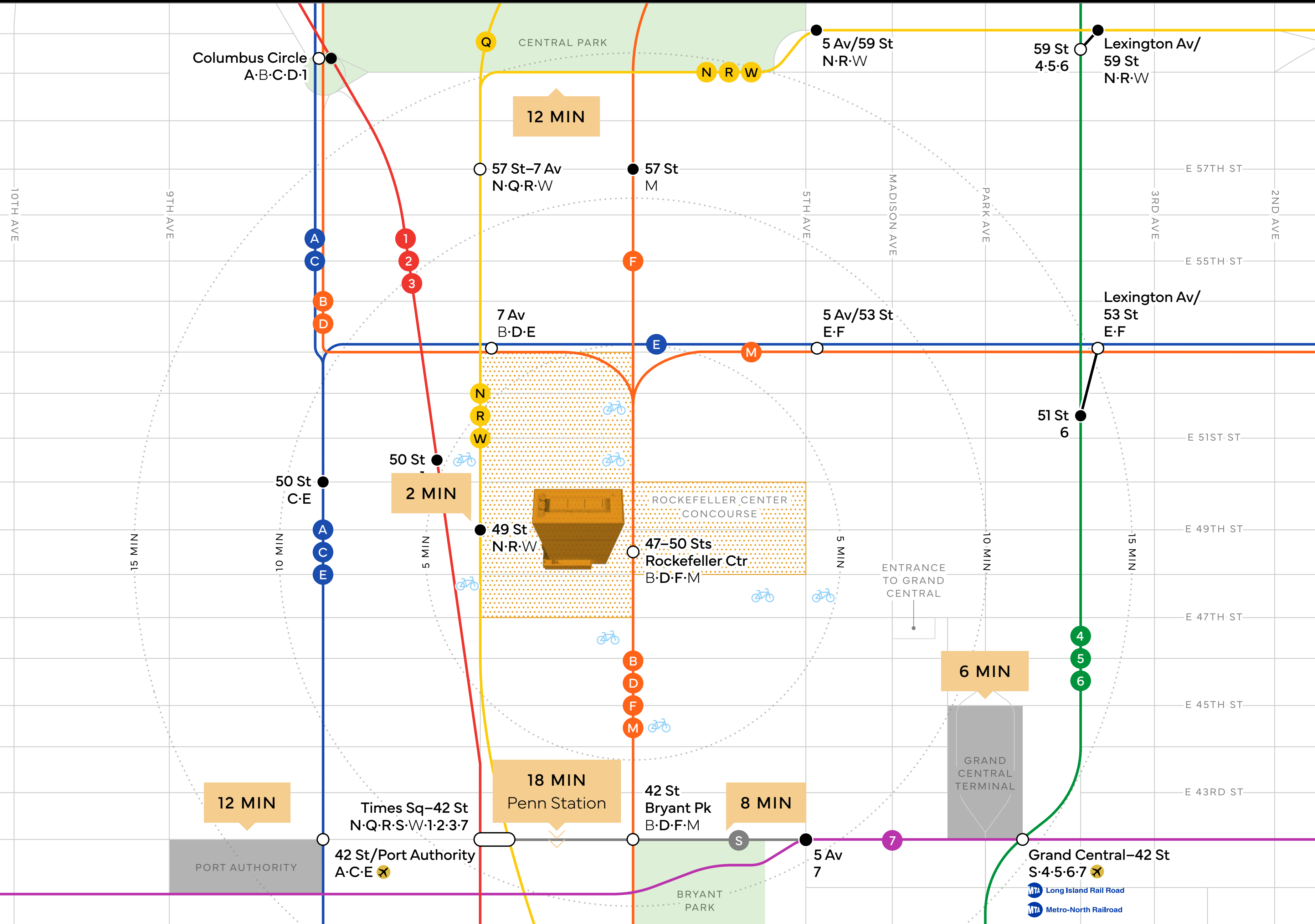










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1221 Avenue of the Americas is located between 48th and 49th Streets in the heart of Midtown Manhattan. The neighborhood is home to Fortune 500 businesses, historic landmarks, and tourist destinations—including Rockefeller Center, one of the world's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

PEBBLE  
BAR

Fitness & Wellness

EQUINOX

Hospitality

THE PLAZA  
NEW YORK

Baccarat  
HOTEL  
NEW YORK

SOFITEL  
LUXURY HOTELS



# 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

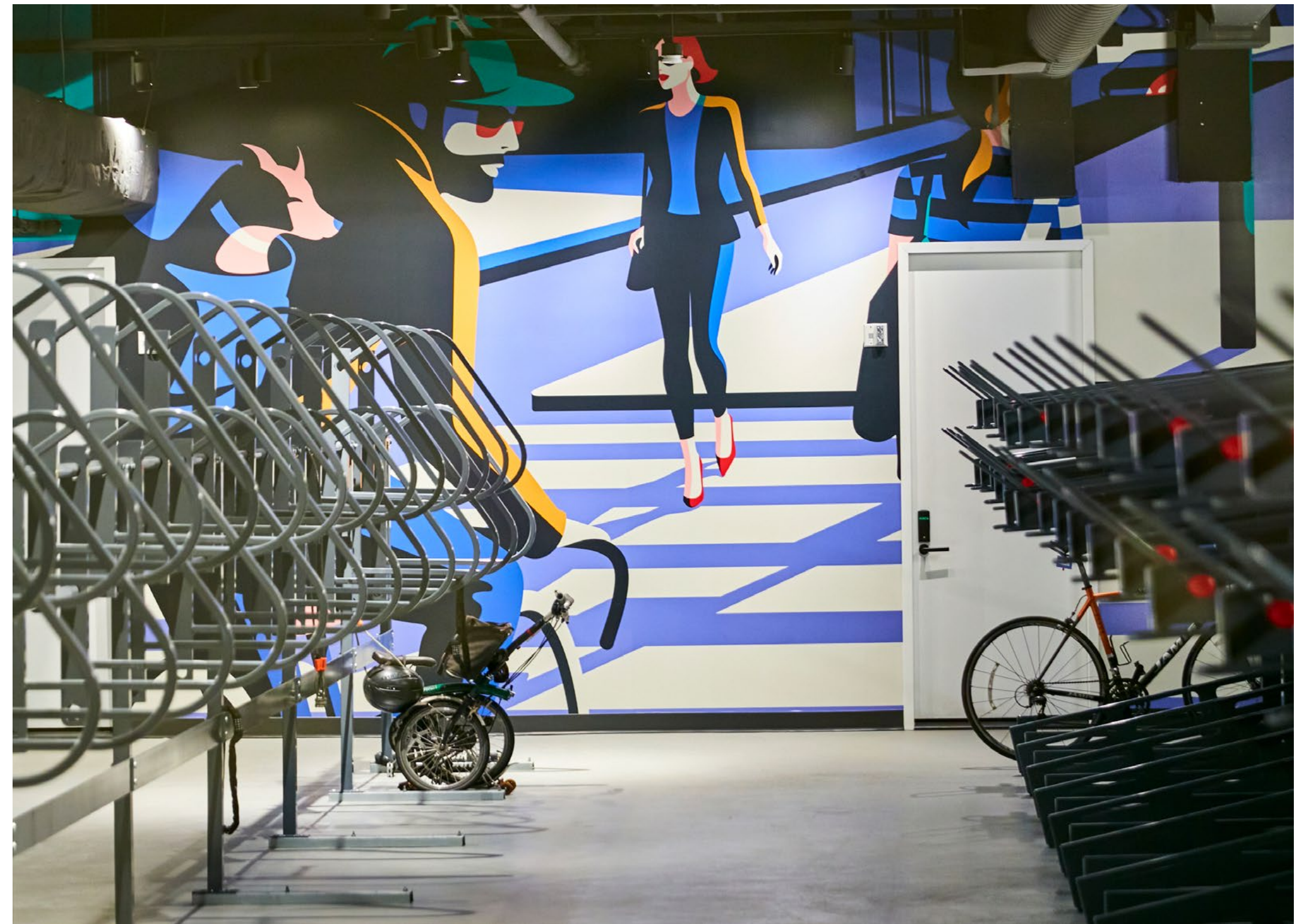
Del Frisco's Double Eagle Steakhouse, Oceana, and Zibetto Espresso Bar, direct access to Rockefeller Center Concourse





## State-of-the-art bike room

private to tenants of the building





# Sustainability Highlights

## Certifications

1221 Avenue of the Americas has been recognized with several prestigious certifications for its commitment to occupant health, connectivity, and environmental sustainability:

### ENERGY STAR CERTIFICATION

Awarded for superior energy efficiency, placing the building in the top 25% of comparable office properties, while also reducing operating costs.

### BOMA 360

Recognized for enhancing property value through outstanding management and operational excellence.

### LEED GOLD

Granted for sustainable design, which improves asset appeal by reducing environmental impact and operational expenses.

### WIREDSCORE PLATINUM

Acknowledged for delivering future-proof digital connectivity, providing tenants with access to some of the fastest internet speeds in NYC.

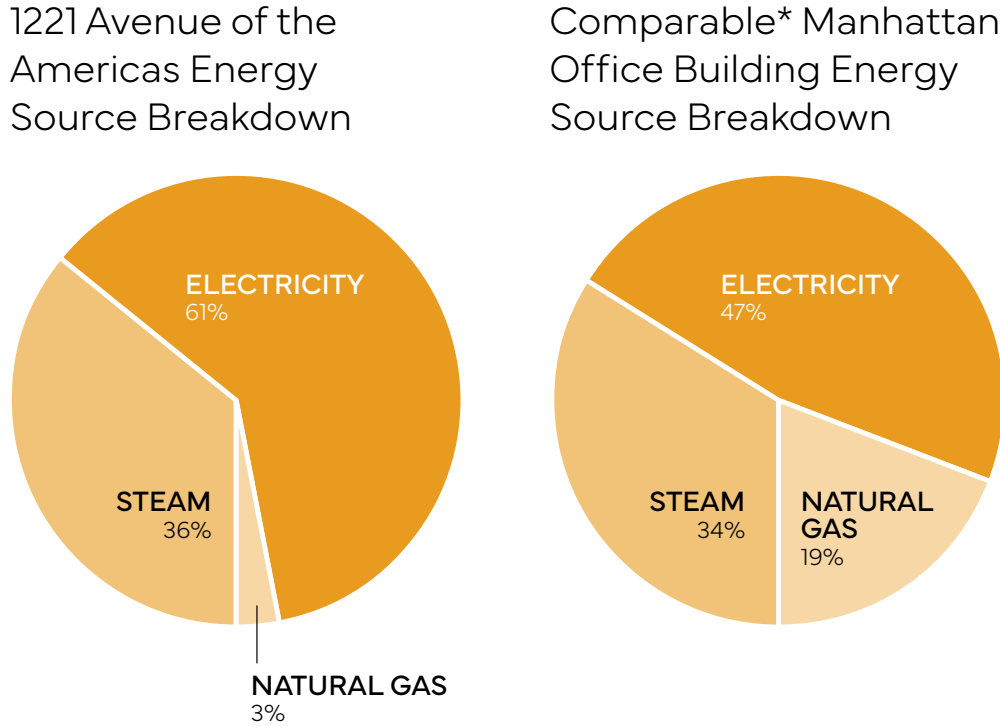
### FITWEL 1 STAR

Commended for fostering a healthier workplace environment, boosting employee productivity and well-being.

## Optimizing Energy

1221 Avenue of the Americas’ modernized infrastructure, energy-efficient systems, and building automation systems optimize the building’s energy usage by relying more on electricity. This allows the building to consume natural gas at a rate starkly lower than average, implement sustainable energy options, reduce its carbon footprint, and aid in compliance with Local Law 97.

### COMPARABLE MANHATTAN OFFICE BUILDINGS USE 16% MORE NATURAL GAS AS AN ENERGY SOURCE THAN 1221 AVENUE OF THE AMERICAS.



\*Comparable Buildings: Office buildings greater than 1M SF located in Manhattan.

## Ongoing Initiatives

Rockefeller Group is continually improving the operations of 1221 Avenue of the Americas, ensuring that sustainability remains a core focus of the building's management.

Recently completed and current projects include:

- New BMS system installed in 2024, equipped with energy optimization procedures.
- Air Handling Unit (AHU) upgrade with energy efficient controls. Once installed, the AHUs will be equipped with Healthway Filtration, bringing the building air filtration to near hospital-grade levels.
- Improved steam controls to reduce consumption.

## Rockabees

At 1221 Avenue of the Americas, we’ve enhanced urban biodiversity by installing beehives on our eighth-floor setback. Our bees pollinate plants across the city, helping to clean the air and supporting the growth of community gardens throughout Manhattan.

- The building has three beehives, housing approximately 120,000 bees.
- Each hive can pollinate millions of flowers, benefiting community gardens, street trees, and green roofs within a three-mile radius. Our bees even fly to the top of Central Park and back!
- Our hives yield up to 40 pounds of hyperlocal honey per season.
- Because our beehives are located in the city, our bees have access to greater biodiversity, resulting in a more varied diet and stronger immune systems — urban bees are healthier and more productive.



# Sustainability Highlights



## Air

- HVAC systems are equipped with MERV-15 filters that capture airborne particles, exceeding NYC Energy Code Requirements.
- Mechanical systems increase the supply of outdoor air and continuously cycle fresh, filtered air throughout the building.
- Base building air quality assessed for indicators such as carbon dioxide, particulate matter, temperature, humidity, and more.



## Building Health & Safety

- The building is Fitwel Certified, a third-party verification of our operational and maintenance protocols.
- Janitorial staff conduct high frequency cleaning and sanitization using green cleaning products.
- Coordinated training on emergency preparedness, workplace safety, and response drills.



## Recycling

- The building has a robust waste management program with a diversion rate 12% higher than comparable buildings.
- Periodic waste audits conducted to identify areas for waste diversion improvement and development of corrective action plans.
- Complimentary e-waste pick-up and color-coordinated recycling procedures minimize waste sent to landfills.



## Energy

- The building is LEED Gold and ENERGY STAR certified (Top 25% performance for energy efficiency).
- LED lighting systems installed throughout building common areas to increase energy efficiency.
- Building systems commissioned to ensure lower energy consumption and operating expenses.
- The building has a robust capital plan to reduce energy through initiatives such as replacing all of the Air Handling Units (AHU) in the building.



## Water

- Existing base-building toilets, urinals, faucets, and showers have been upgraded with low-flow fixtures, performing 20% above code requirements.
- Building engineers review water logs to compare trends and identify potential water loss.
- The cooling towers are disinfected 2 times per year, legionella testing performed quarterly and bacteria testing is performed weekly.



## Sustainable Transportation

- Complimentary bike parking and shower facilities for tenants.
- Building walk and transit score of 100.
- 15+ subway and bus lines within walking distance (5-10 minutes):
  - Subway: 1, B, D, E, F, M, N, Q, R, W.
  - Bus: M5, M7, M20, M31, M51, etc.



## Tenant Collaboration

- Best practices shared with tenants to optimize sustainability through annual sustainability town hall.
- Aid and support tenants in purchase of renewable energy credits and pursuit of certifications such as LEED and ENERGY STAR.
- Sustainability reporting of emissions, energy, water, and waste shared with tenants.
- Walkthroughs and audits offered to tenants to identify potential energy saving and recycling improvements.



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  
GROUP



# Leasing Contacts

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