

# 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

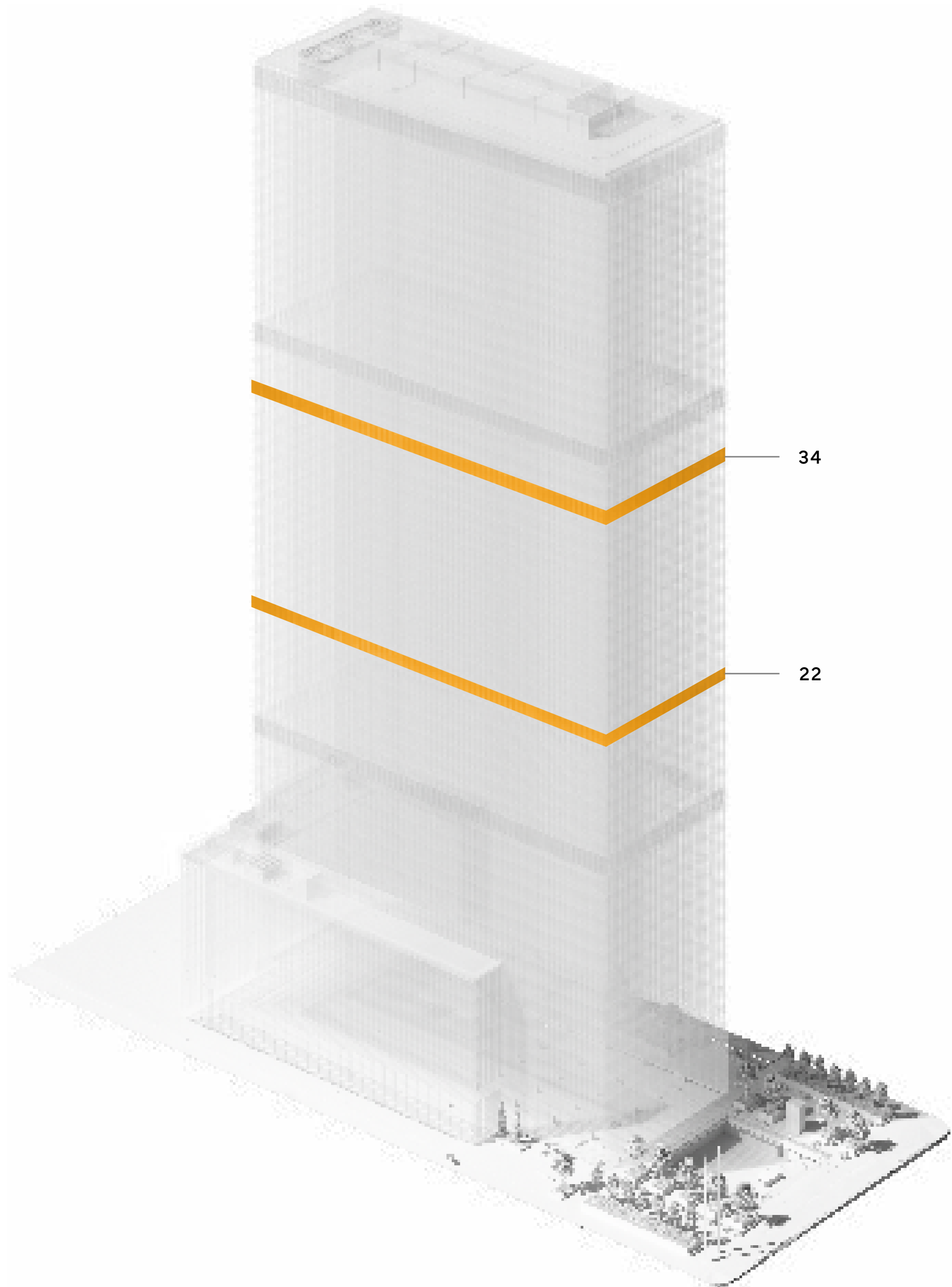
## Effortless commute

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

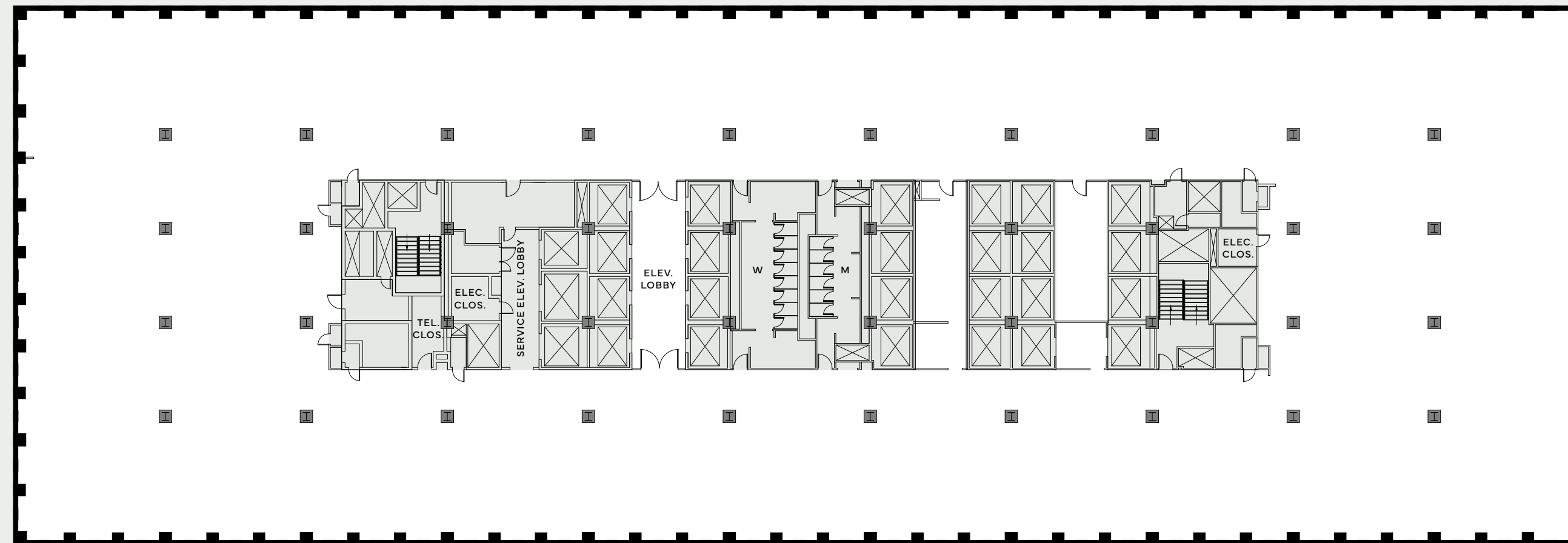
— TOWER —

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W 49TH ST



AVENUE OF THE AMERICAS

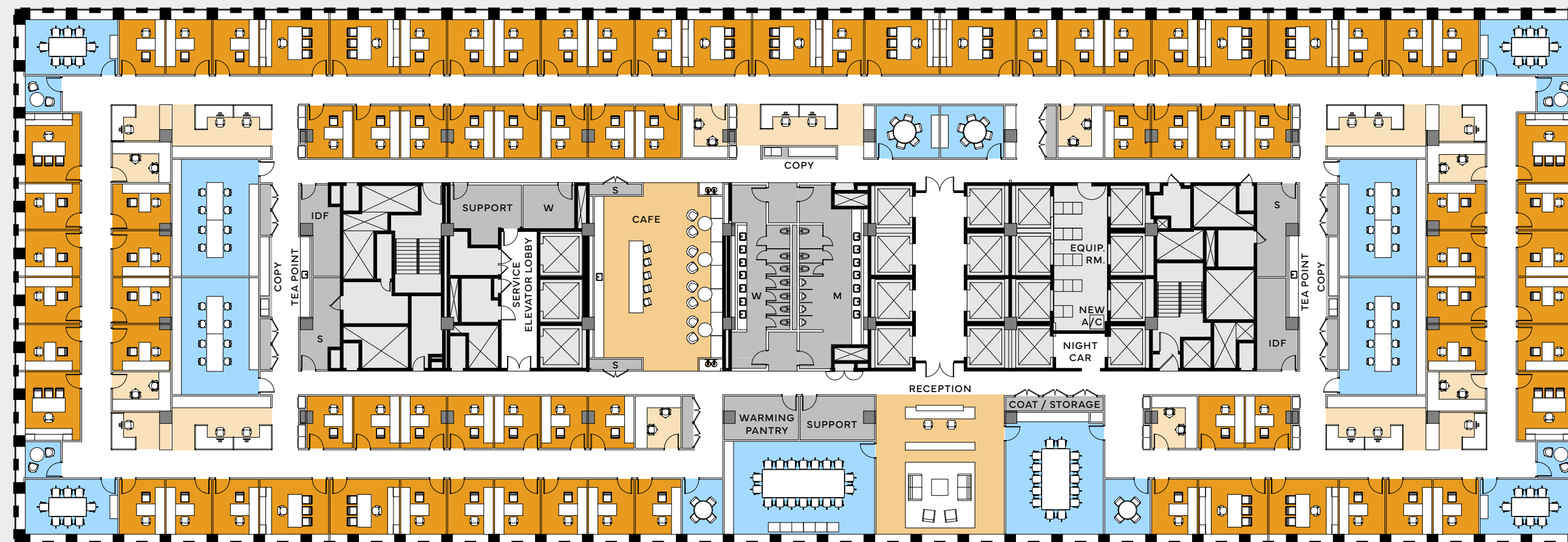
W 48TH ST

- TENANT SPACE
- CORE / MECHANICAL

# Typical Midrise & Tower Floors Core & Shell

~48,000-49,000 RSF

W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

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

# 34th Floor

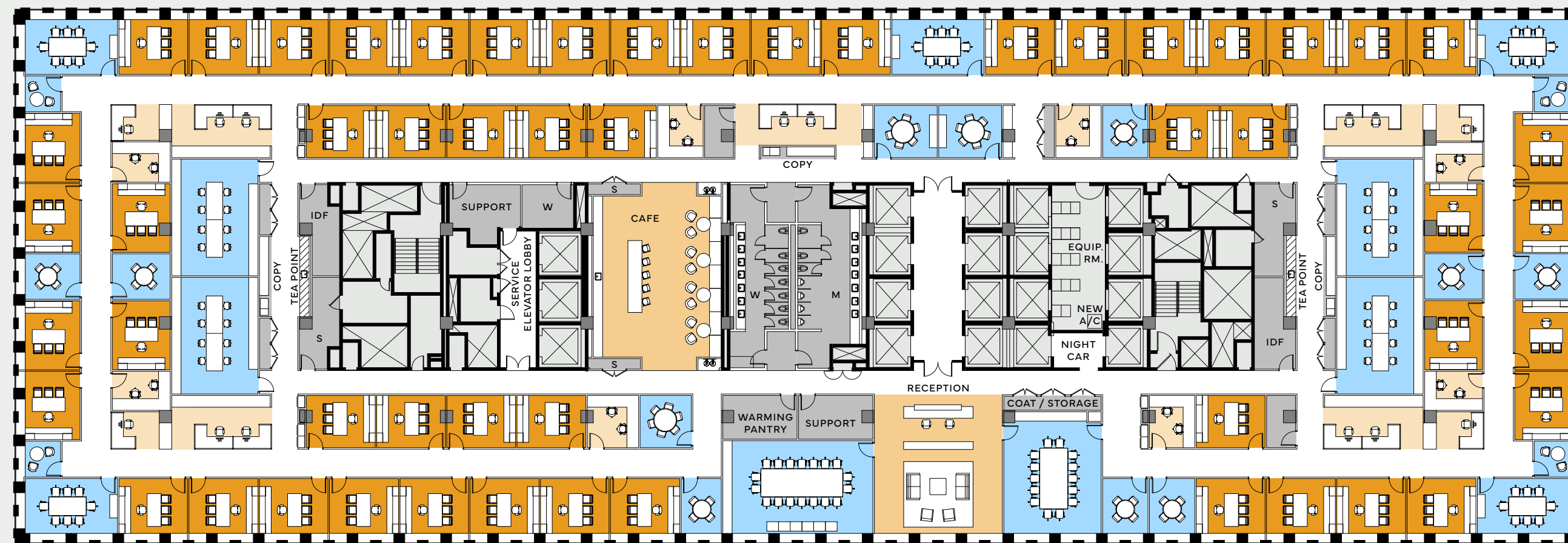
## Legal Office Intensive – Two Office Sizes

48,837 RSF

CAPACITY		QTY
Private Office	115-175 USF	83
Admin/Paralegal	80-115 USF	30
Total Personnel		113

CONFERENCE		QTY
18-Person		1
14-Person		1
8-Person		4
6-Person		2
4-Person		2
2-Person		4
Case Room		4

W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

- OPEN OFFICE
- PRIVATE OFFICE
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# 34th Floor

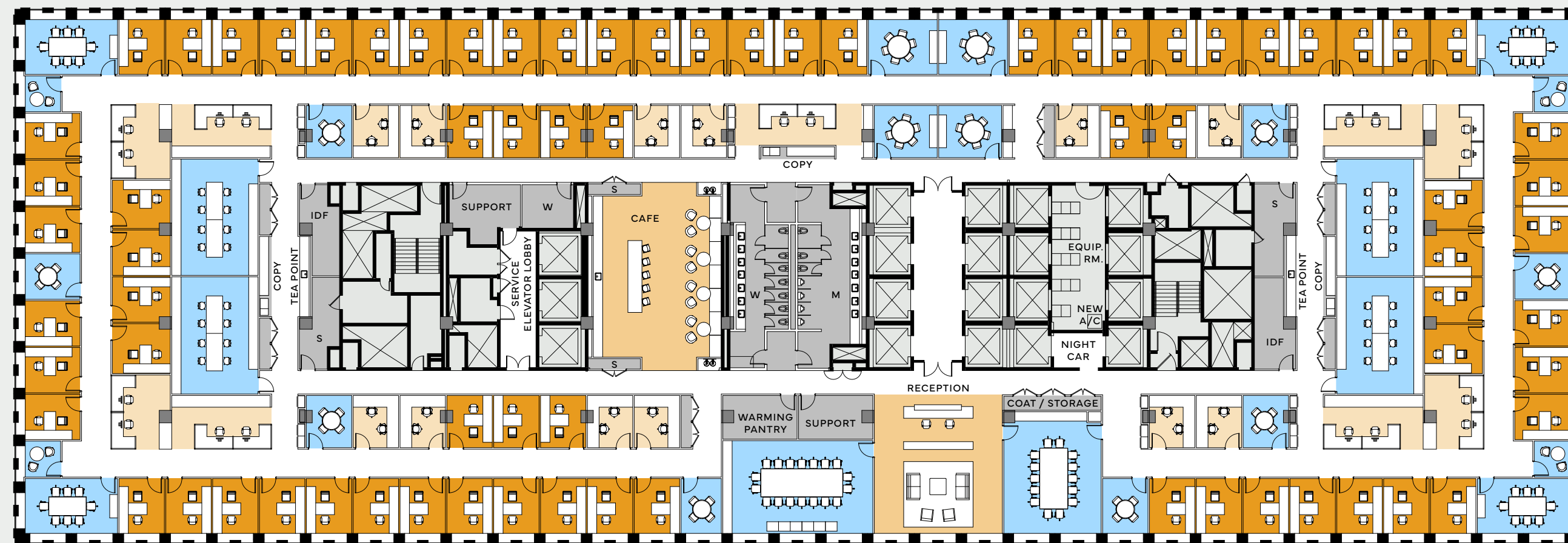
## Legal Office Intensive – Large Office

48,837 RSF

CAPACITY		QTY
Private Office	175 USF	54
Admin/Paralegal	80-115 USF	30
Total Personnel		84

CONFERENCE		QTY
18-Person		1
14-Person		1
8-Person		5
6-Person		3
4-Person		8
2-Person		4
Case Room		4

W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

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# 34th Floor

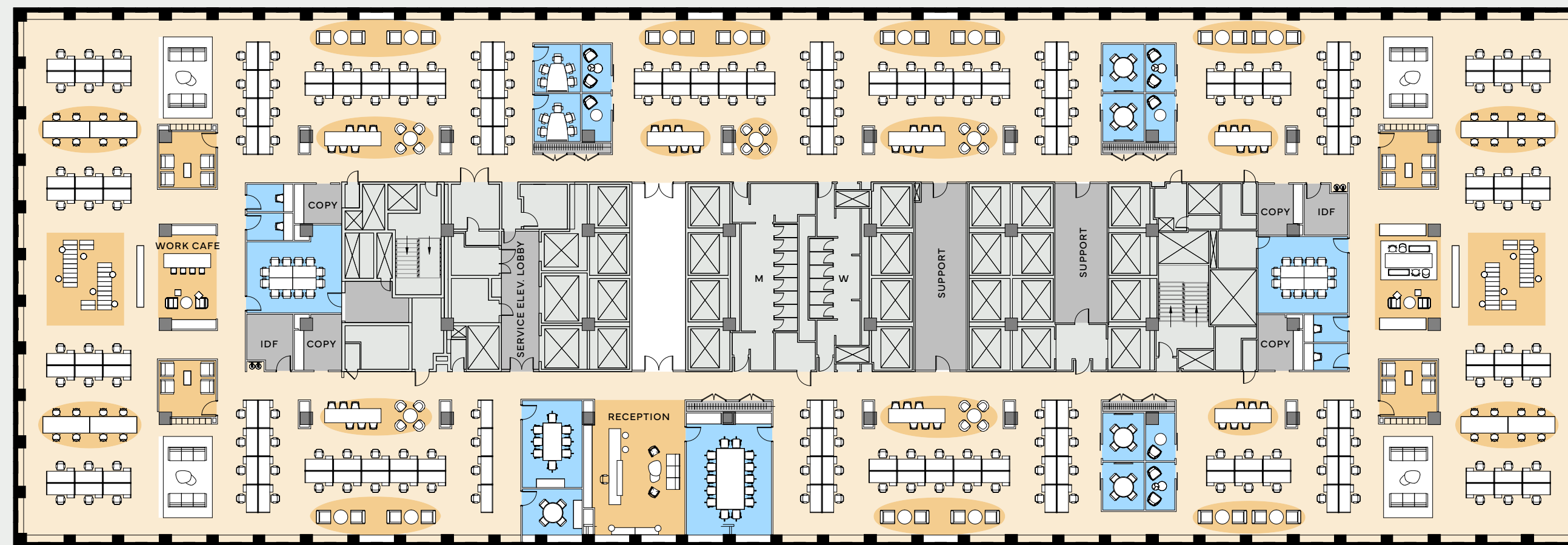
## Legal Office Intensive – Small Office

48,837 RSF

CAPACITY		QTY
Private Office	115 USF	74
Admin/Paralegal	80-115 USF	42
Total Personnel		116

CONFERENCE		QTY
18-Person		1
14-Person		1
8-Person		4
6-Person		4
4-Person		8
2-Person		4
Case Room		4

W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

- OPEN OFFICE
- CONFERENCE
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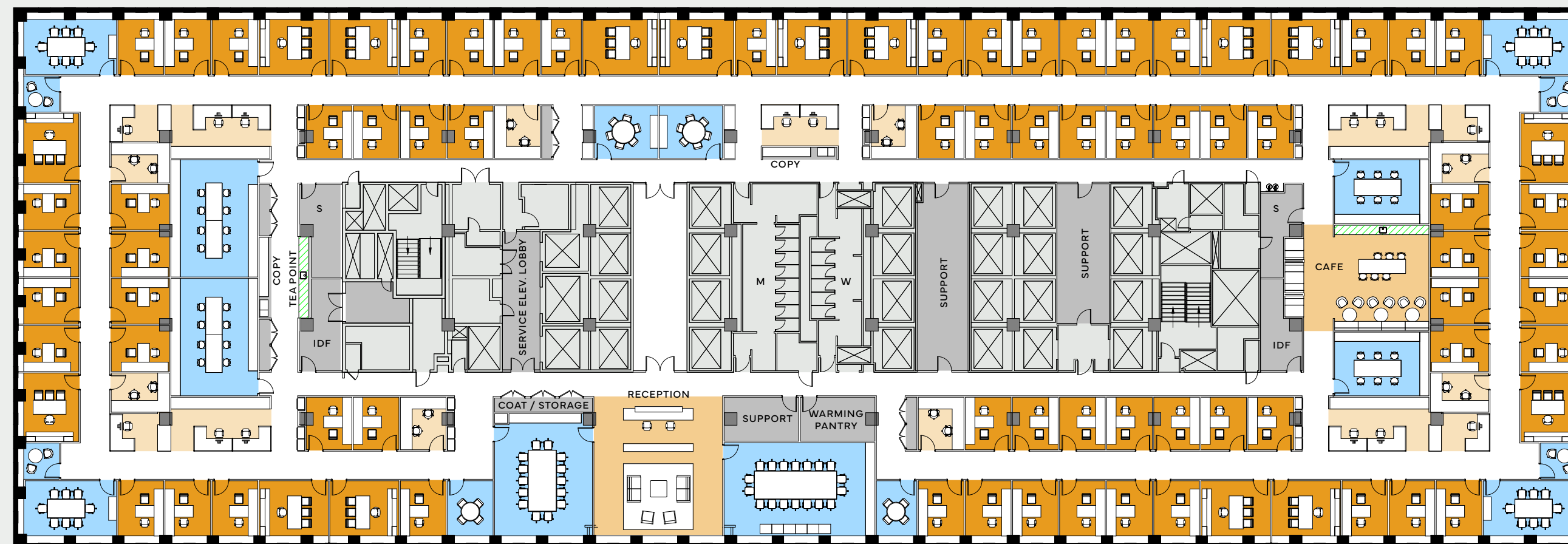
# 22nd Floor Consulting

47,777 RSF

CAPACITY	QTY
Workstations	186
Total Personnel	186

CONFERENCE	QTY
12-Person	3
5-Person Team	4
4-Person Team	8
2-Person Focus	3
1-Person Focus	7

W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

- OPEN OFFICE
- PRIVATE OFFICE
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## 22nd Floor

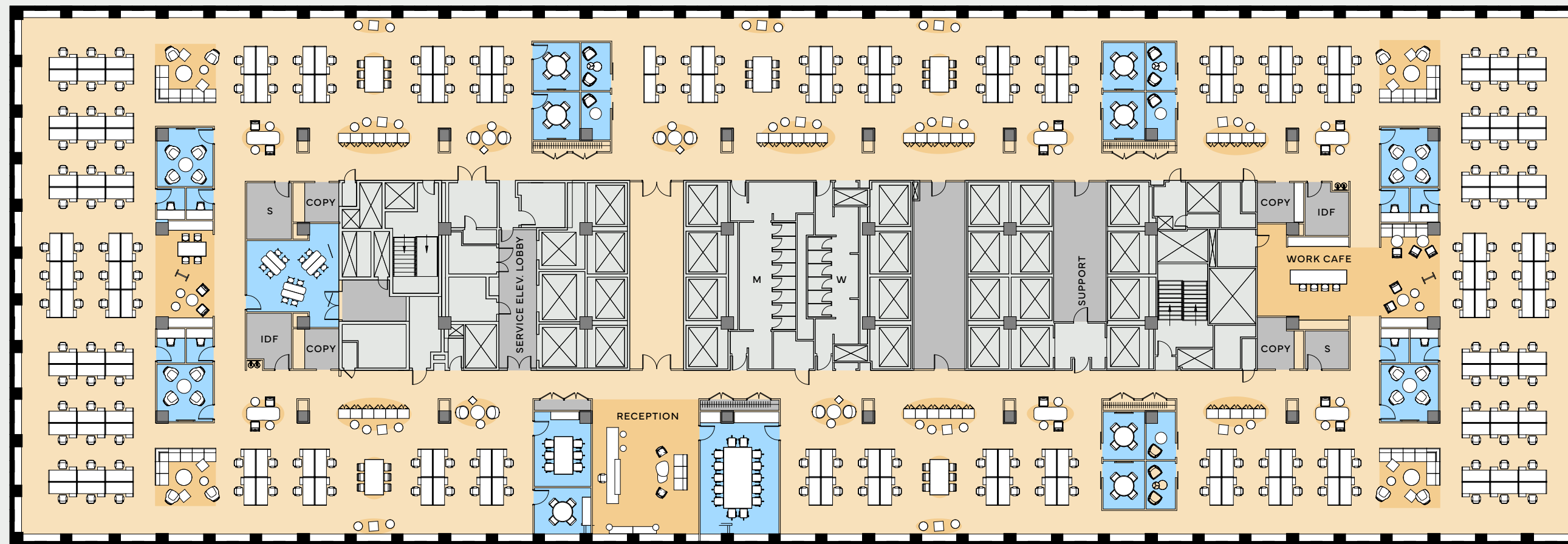
### Legal Office Intensive – Two Sized Office

47,777 RSF

CAPACITY		QTY
Private Office	115-175 USF	83
Admin/Paralegal	80-115 USF	30
Total Personnel		113

CONFERENCE		QTY
18-Person		1
14-Person		1
8-Person		4
6-Person		2
4-Person		2
2-Person		4
Case Room		4

W 49TH ST



AVENUE OF THE AMERICAS

W 48TH ST

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

# 22nd Floor

## Tech

47,777 RSF

CAPACITY	QTY
Admin/Benching	190
Total Personnel	190

CONFERENCE	QTY
12-Person	2
4-Person Team	12
2-Person Focus	3
1-Person Focus	11

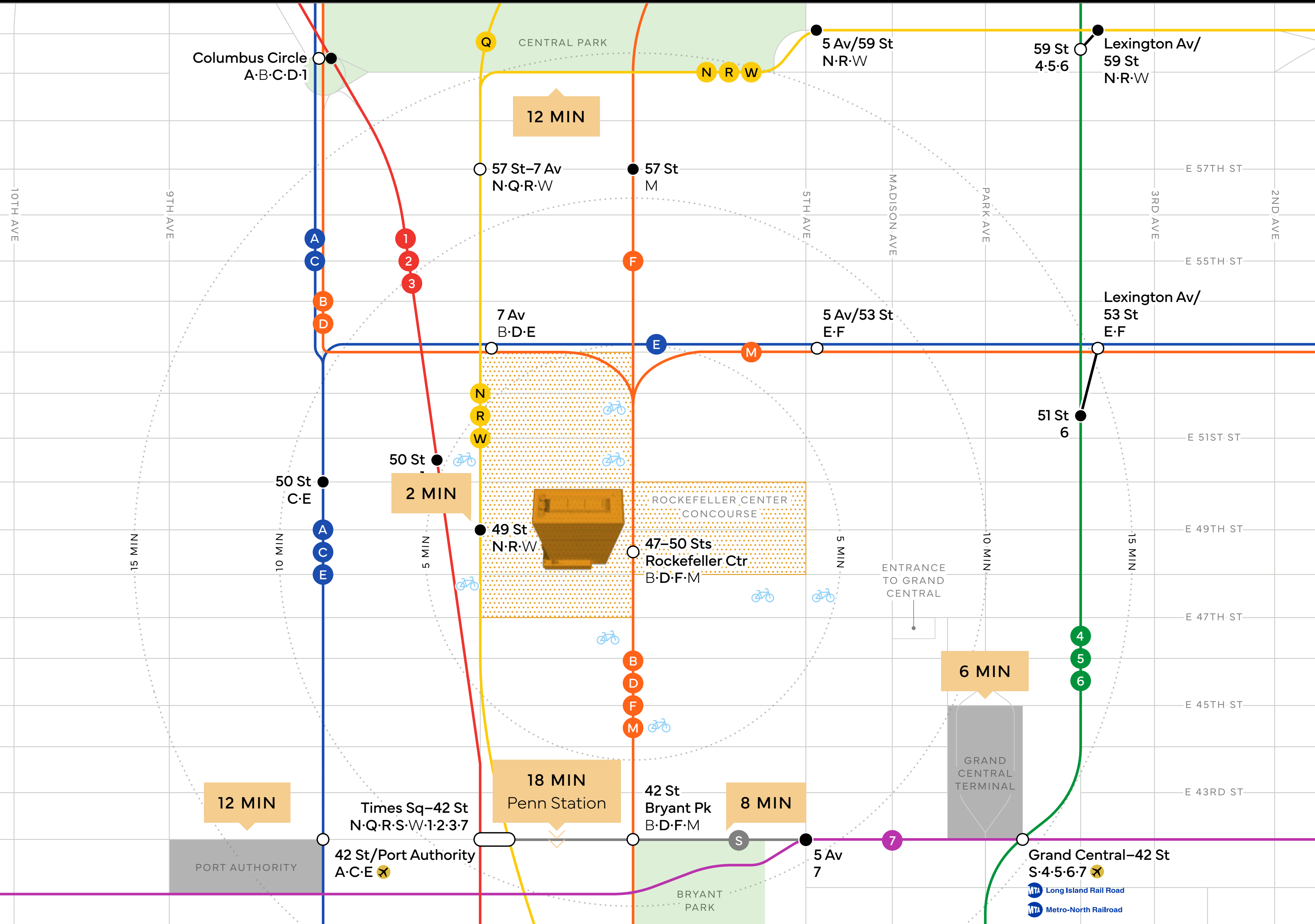
# Central Midtown Location











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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

 Long Island Rail Road  
 Metro-North Railroad

Restaurants & Cafés

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OCEANA

zibetto  
ESPRESSO BAR

Del Frisco's  
DOUBLE EAGLE  
STEAKHOUSE

皐  
SATSUKI

THE  
CAPITAL  
G·R·I·L·L·E

Le Bernardin

AVRA  
estiatorio

Retail

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Saks  
Fifth  
Avenue

Cartier

TIFFANY & Co.

Dior

DOLCE & GABBANA

CHRISTIE'S

Entertainment

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ROCKEFELLER CENTER®

RADIO  
CITY  
MUSIC HALL

LYRIC  
THEATRE

MoMA

ALDO SOHM  
MOORE BAR

PEBBLE  
BAR

Fitness & Wellness

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EQUINOX

Hospitality

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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





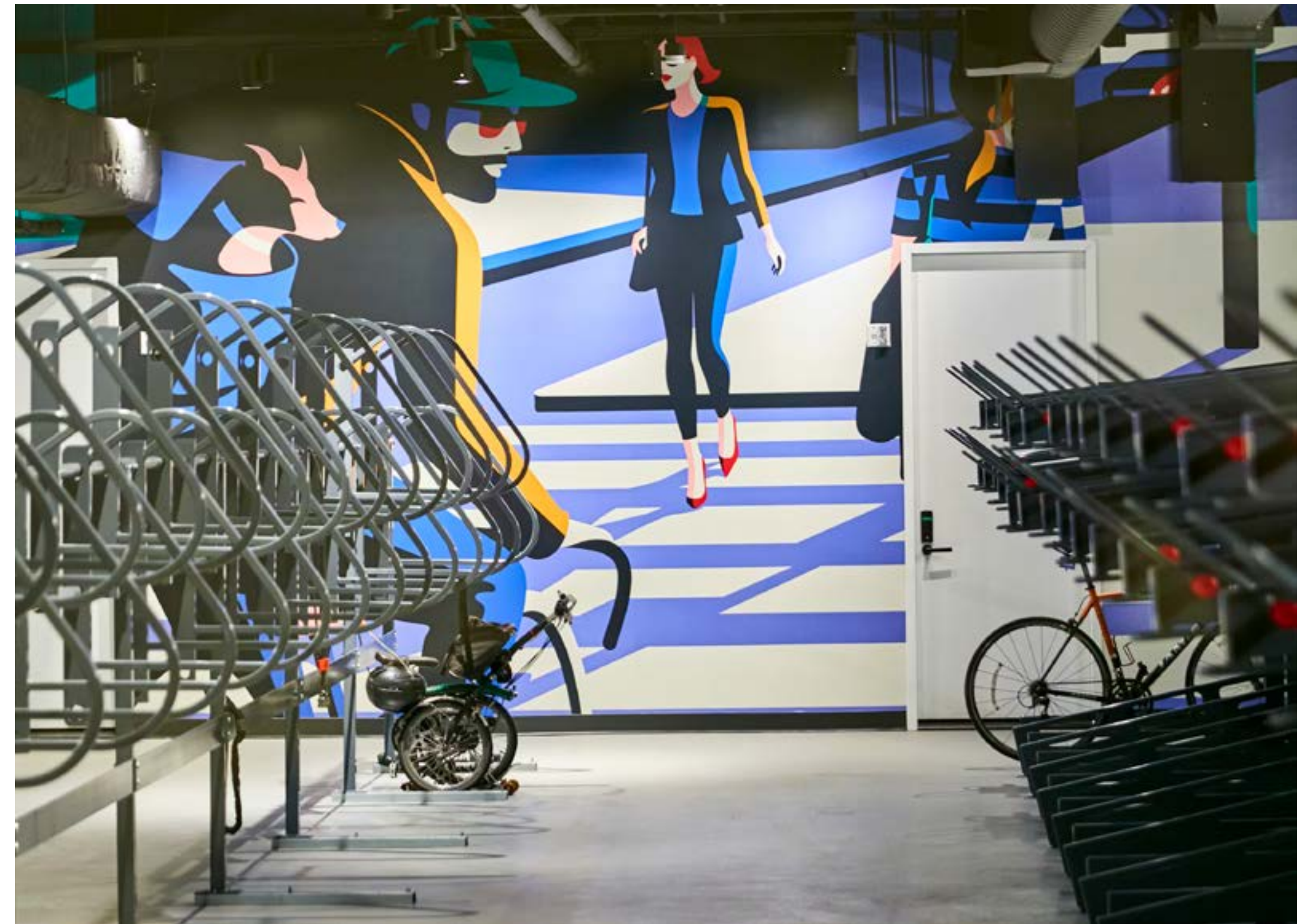
# Convenient dining and entertainment

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



# Wellness & Sustainability

At 1221 Avenue of the Americas, our approach to wellness and sustainability isn't just about meeting standards, it's about creating a healthier, smarter workplace for all building occupants.

## Indoor Air Quality and Comfort

- Hospital-grade HVAC system with MERV-13 filters and real-time monitoring ensures tenant spaces are supplied with air up to 10x cleaner than NYC street air.
- Over \$500,000 in ventilation upgrades since 2020, reducing airborne contaminants and improving comfort during peak weather days.
- Ongoing indoor air quality testing tracks VOCs, CO<sub>2</sub>, particulate matter, temperature, and humidity to ensure consistent wellness performance.

## Smart Building Systems

- Real-time Building Management System (BMS) ensures fast response to service requests and energy-efficient operations.
- Carbon tracking dashboard enables our team to monitor and reduce operational emissions, in line with NYC's Local Law 97 and GHG targets.

## Amenities That Support Well-Being

- 50 secure bike racks, showers, and changing rooms to encourage low-carbon commuting.
- Over 4,000 square feet of outdoor space, including a landscaped plaza for meetings, breaks, and events.
- Direct indoor access to food options and transit, with 10 subway lines and 1,000 restaurants within 5 minutes.

## Certifications and Tenant Recognition

- LEED Gold Certified for sustainability and energy efficiency.
- WiredScore Platinum for leading digital connectivity and infrastructure.
- Fitwel 1 Star for occupant wellness and satisfaction.
- ENERGY STAR Certified, placing 1221 Avenue of the Americas among the top 25% most energy-efficient office buildings in the U.S.
- Tenant satisfaction and performance insights gathered through annual surveys and quarterly engagement sessions.

## Measuring What Matters

- Since 2023, energy efficiency measures have reduced annual building electric consumption by the equivalent of 34 million smartphone charges.
- Waste diversion and recycling efforts tracked quarterly, with ongoing improvements to reduce landfill contribution.

**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

CUSHMAN &  
WAKEFIELD

## Leasing Contacts

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