



Infinite Opportunities. One Address.

1221 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

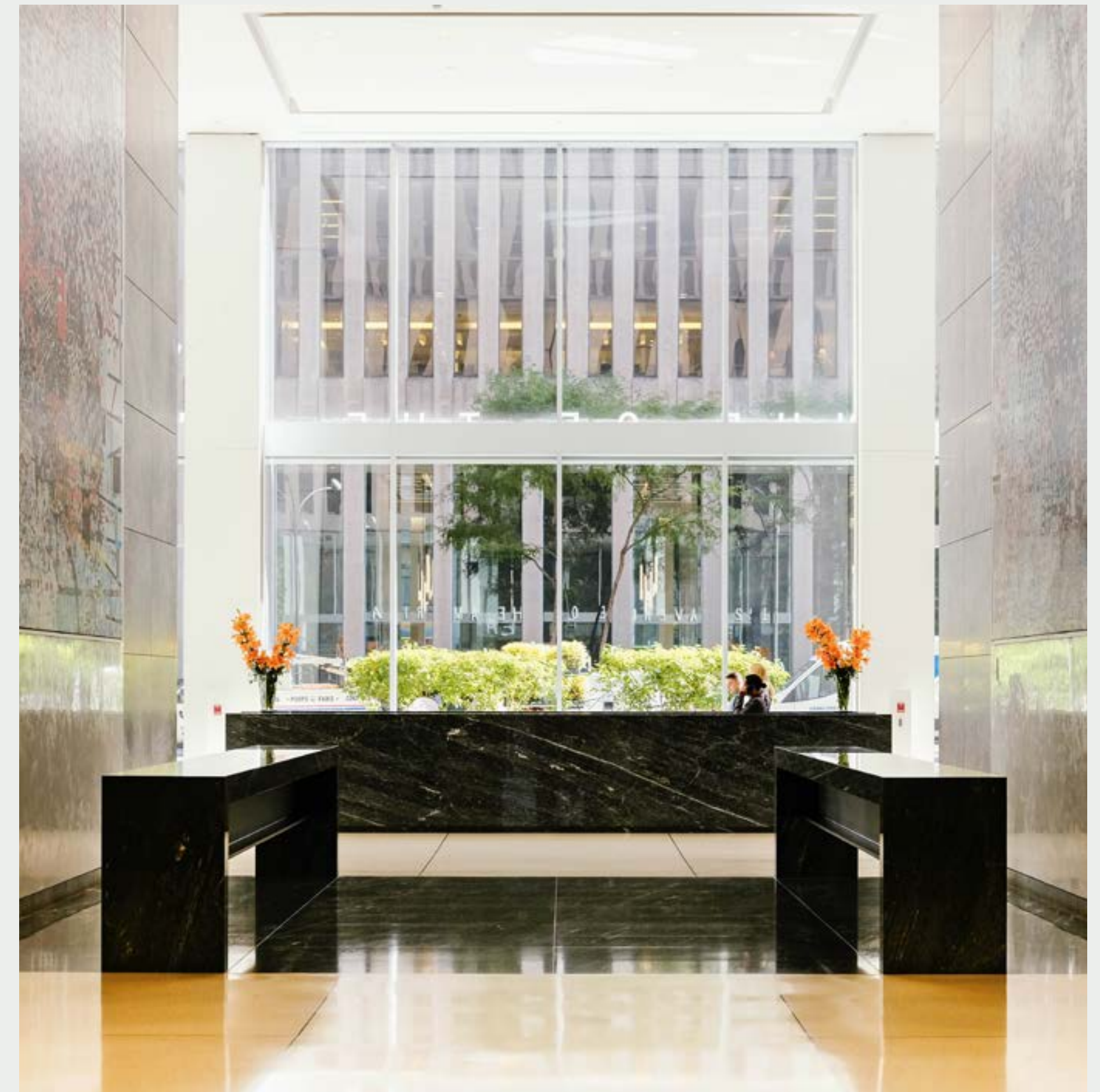
new elevator cabs and systems including destination dispatch, state-of-the-art broadband capabilities, in-house DAS services, Wired Certified Platinum, and LEED Gold

Expansive floor plates

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

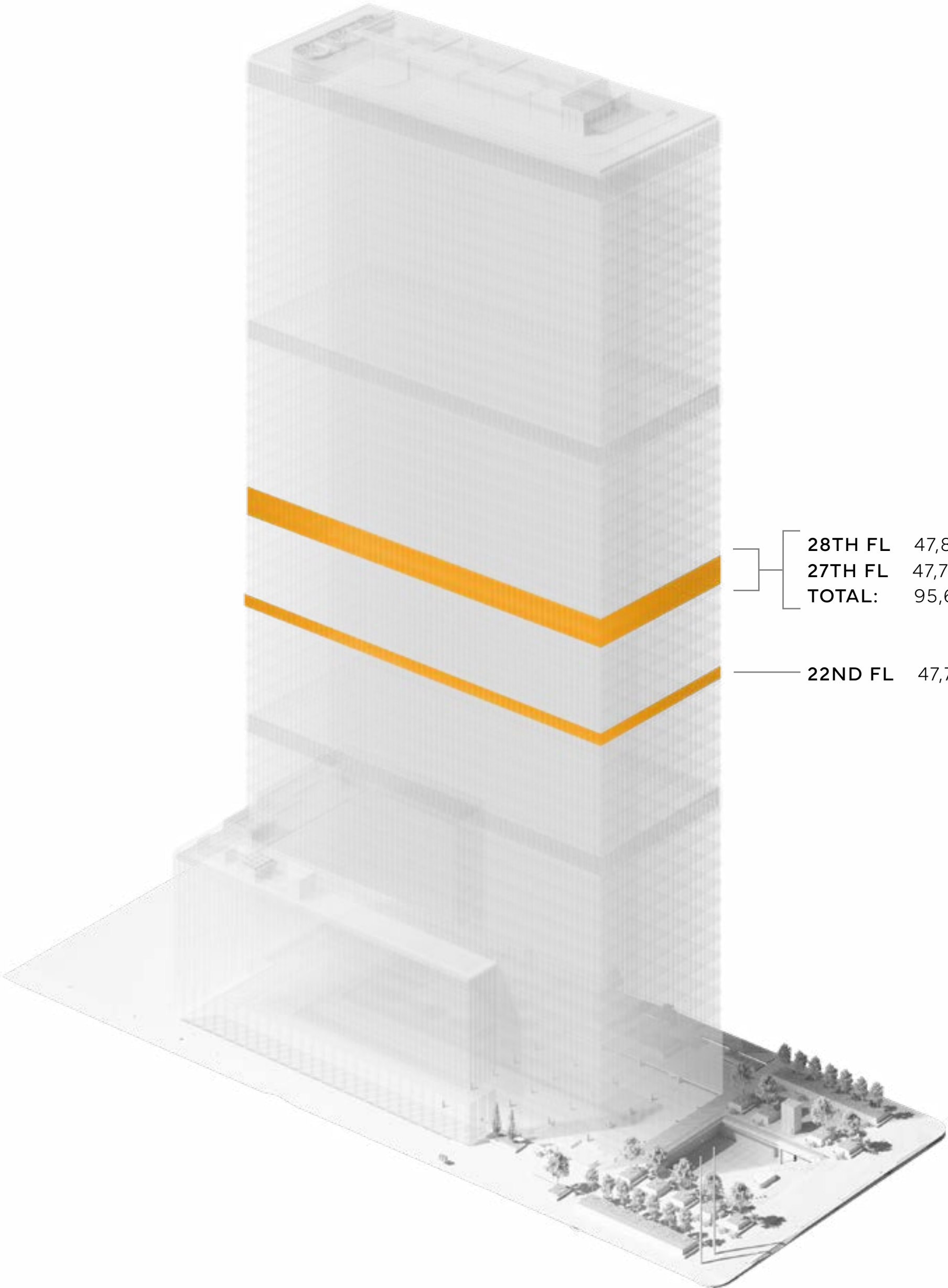
Effortless commute

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

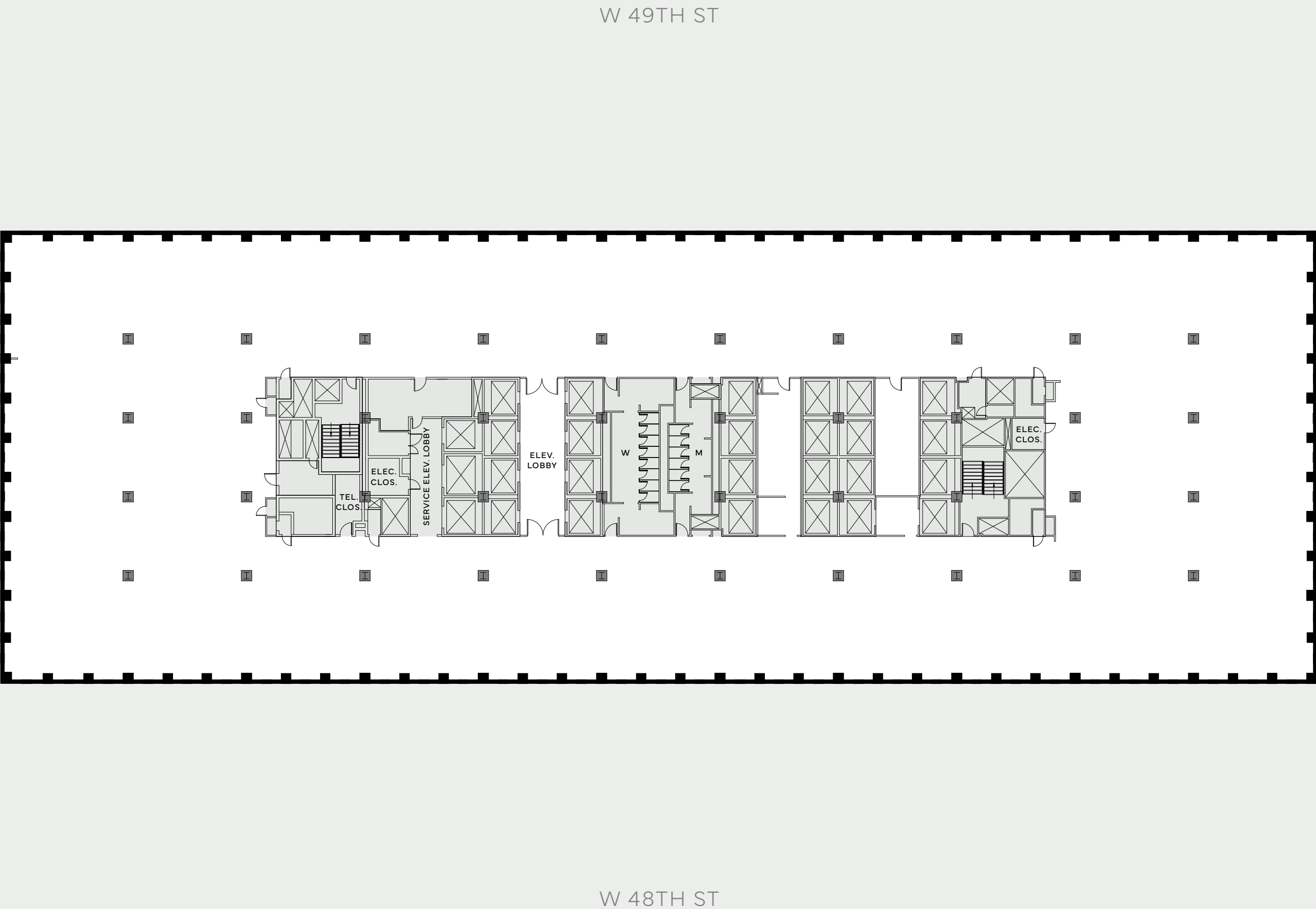




}	28TH FL	47,871 RSF
	27TH FL	47,777 RSF
	TOTAL:	95,648 RSF
—	22ND FL	47,777 RSF

Availability

TOWER	
	TOTAL: 47,777 RSF



- TENANT SPACE
- CORE / MECHANICAL

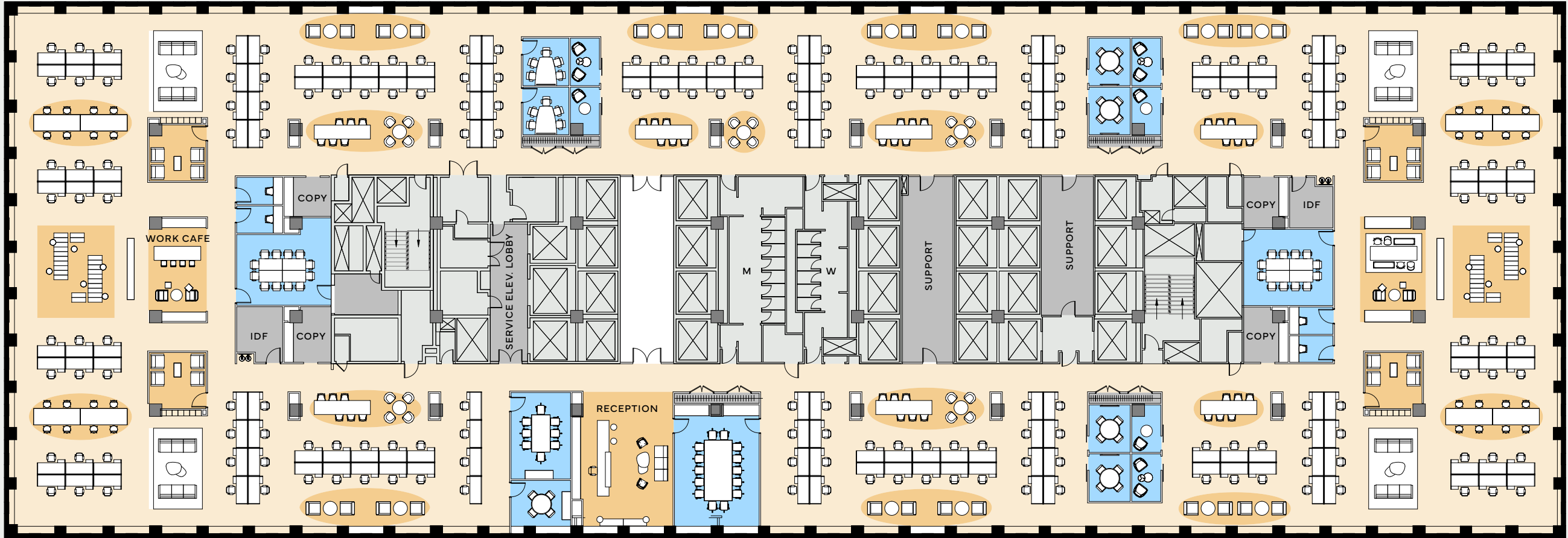
Typical Midrise & Tower Floors Core & Shell

~48,000-49,000 RSF

W 49TH ST



AVENUE OF THE AMERICAS



W 48TH ST

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

22nd Floor Consulting

47,777 RSF

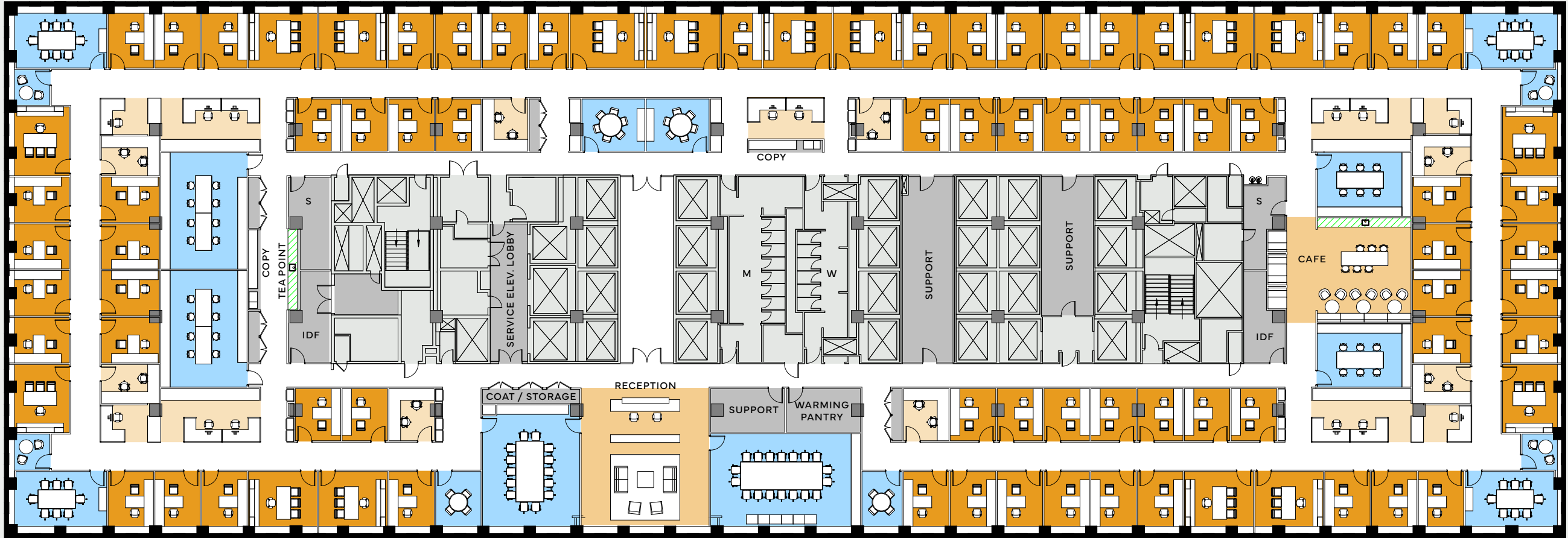
CAPACITY	QTY
Workstations	186
Total Personnel	186

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

22nd Floor

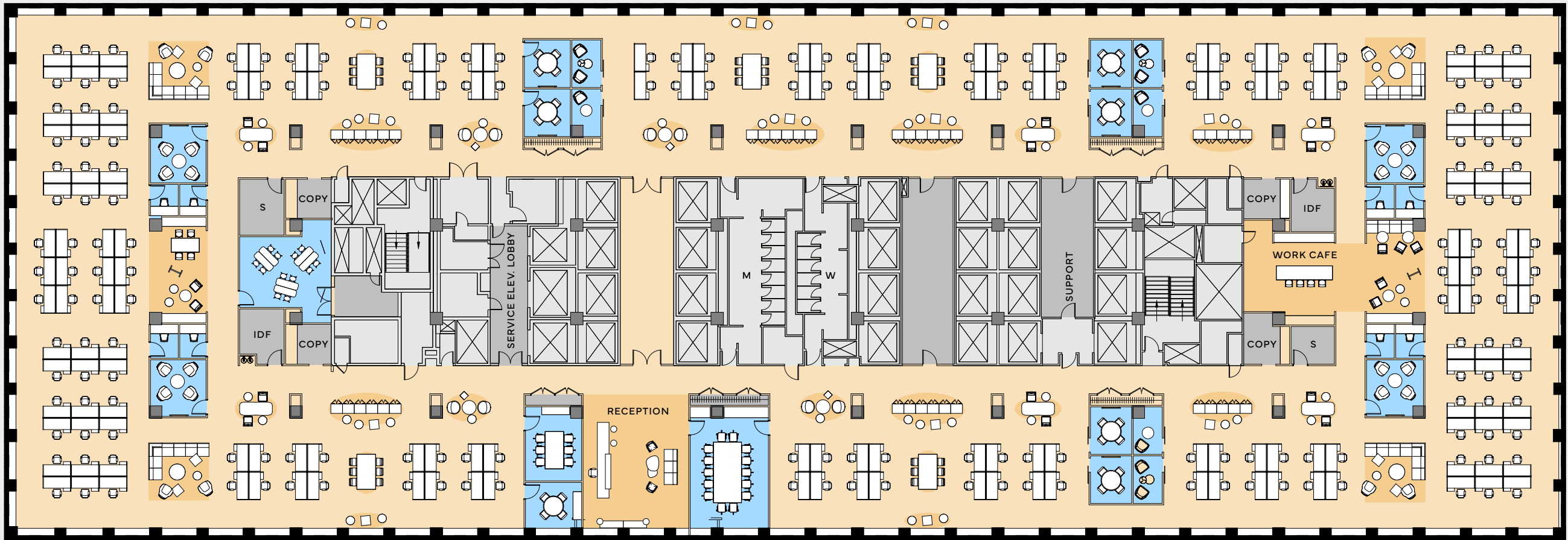
Legal Office Intensive –
Two Sized Office

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

22nd Floor

Tech

47,777 RSF

CAPACITY	QTY
Admin/Benching	190
Total Personnel	190

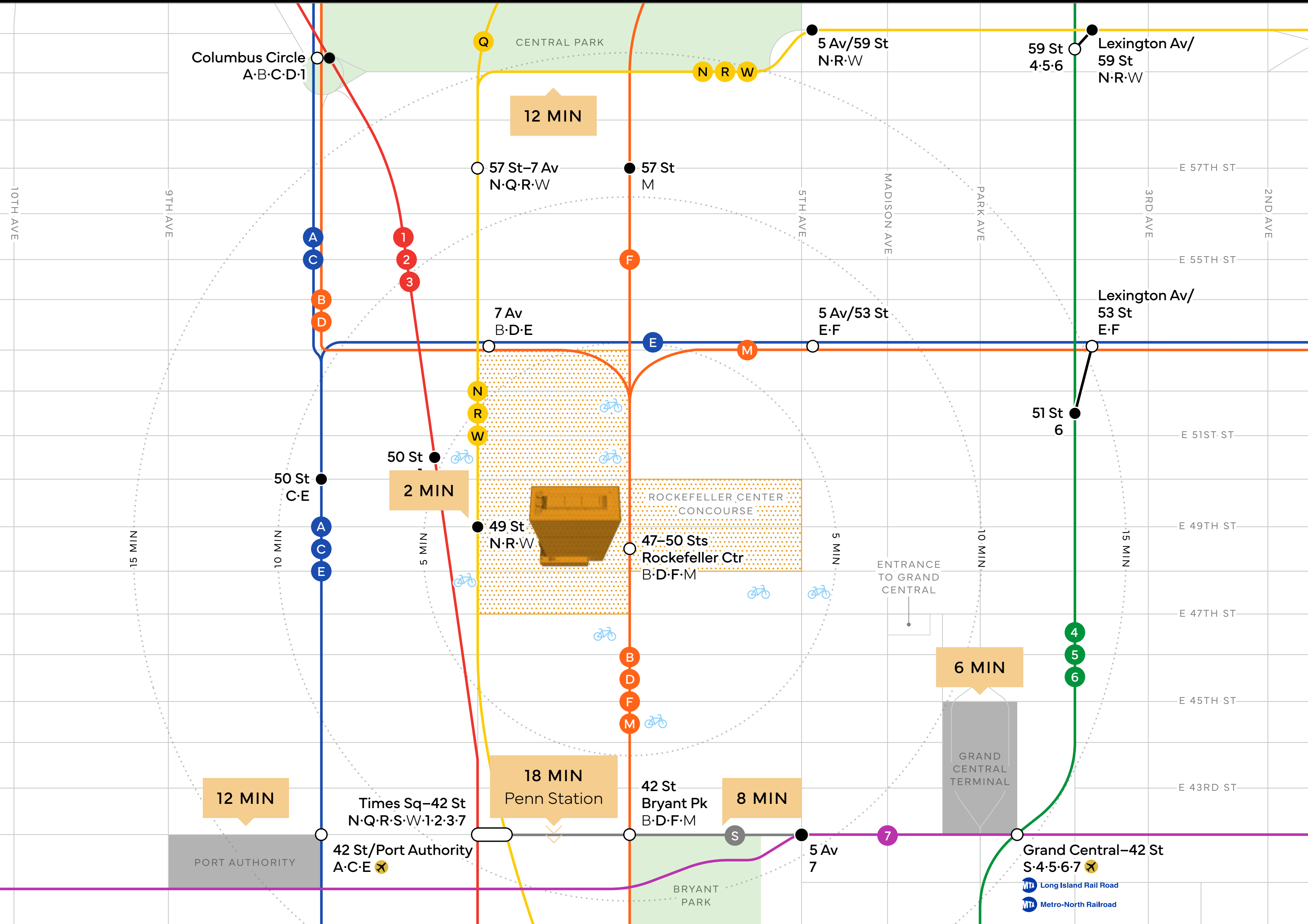
CONFERENCE	QTY
12-Person	2
4-Person Team	12
2-Person Focus	3
1-Person Focus	11

Central Midtown Location





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

Entertainment

ROCKEFELLER CENTER®

RADIO
CITY
MUSIC HALL

LYRIC
THEATRE

MoMA

Hospitality

THE PLAZA
NEW YORK

Baccarat
HOTEL
NEW YORK

SOFITEL
LUXURY HOTELS

Retail

Saks
Fifth
Avenue

Cartier

TIFFANY & Co.

Dior

DOLCE & GABBANA

CHRISTIE'S

Cocktails

ALDO SOHM
MOORE BAR

PEBBLE
BAR

Fitness & Wellness

EQUINOX

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





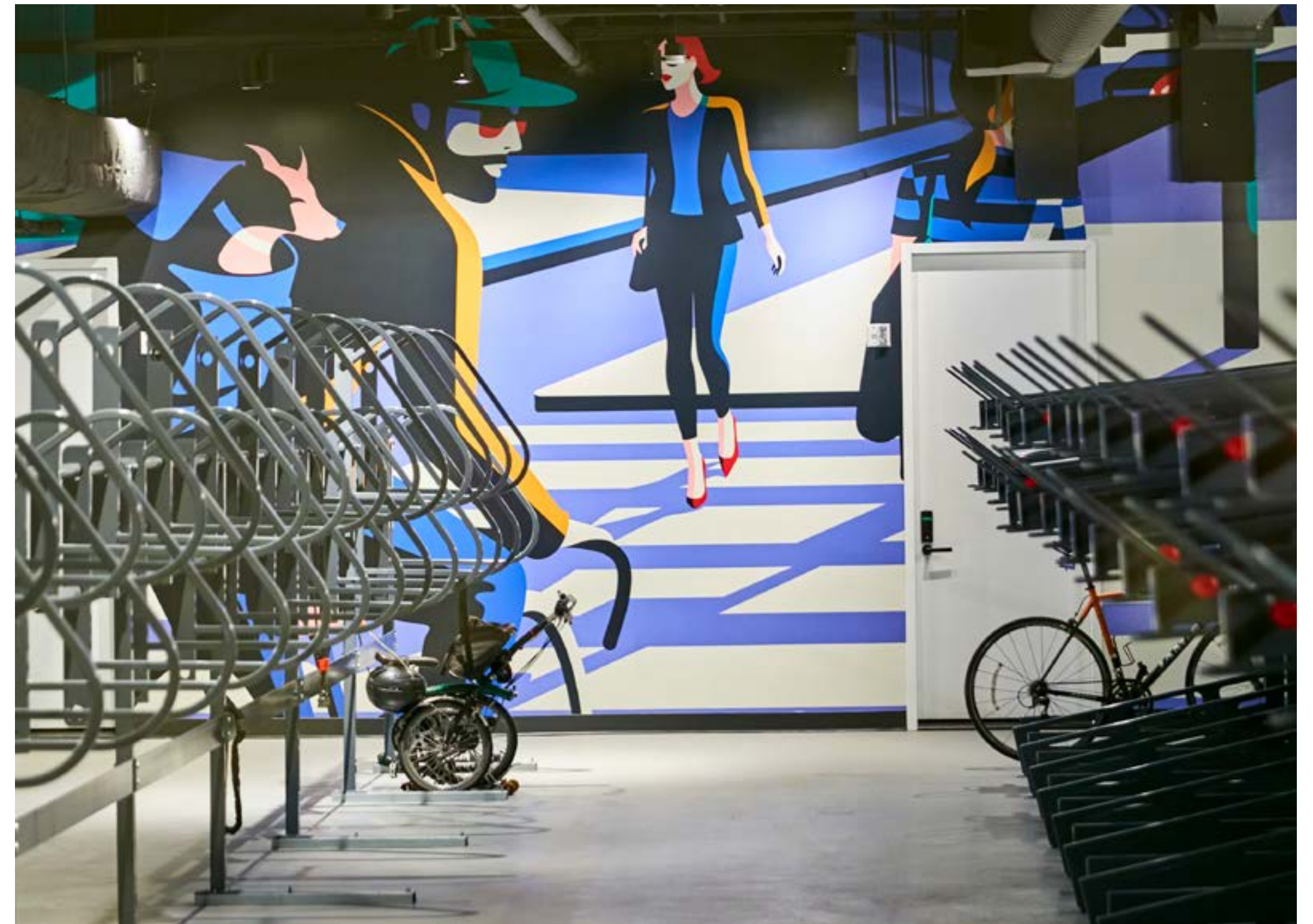
Convenient dining and entertainment

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 & 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, CO₂, 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 & Abromovitz & 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.



Leasing Contacts

ROBERT LOWE

+1 212 841 5974

robert.lowe@cushwake.com

DANIEL ORGAN

+1 212 841 7720

daniel.organ@cushwake.com

PAIGE ENGELDRUM

+1 212 841 7740

paige.engeldrum@cushwake.com

PIERCE HANCE

+1 212 841 7641

pierce.hance@cushwake.com