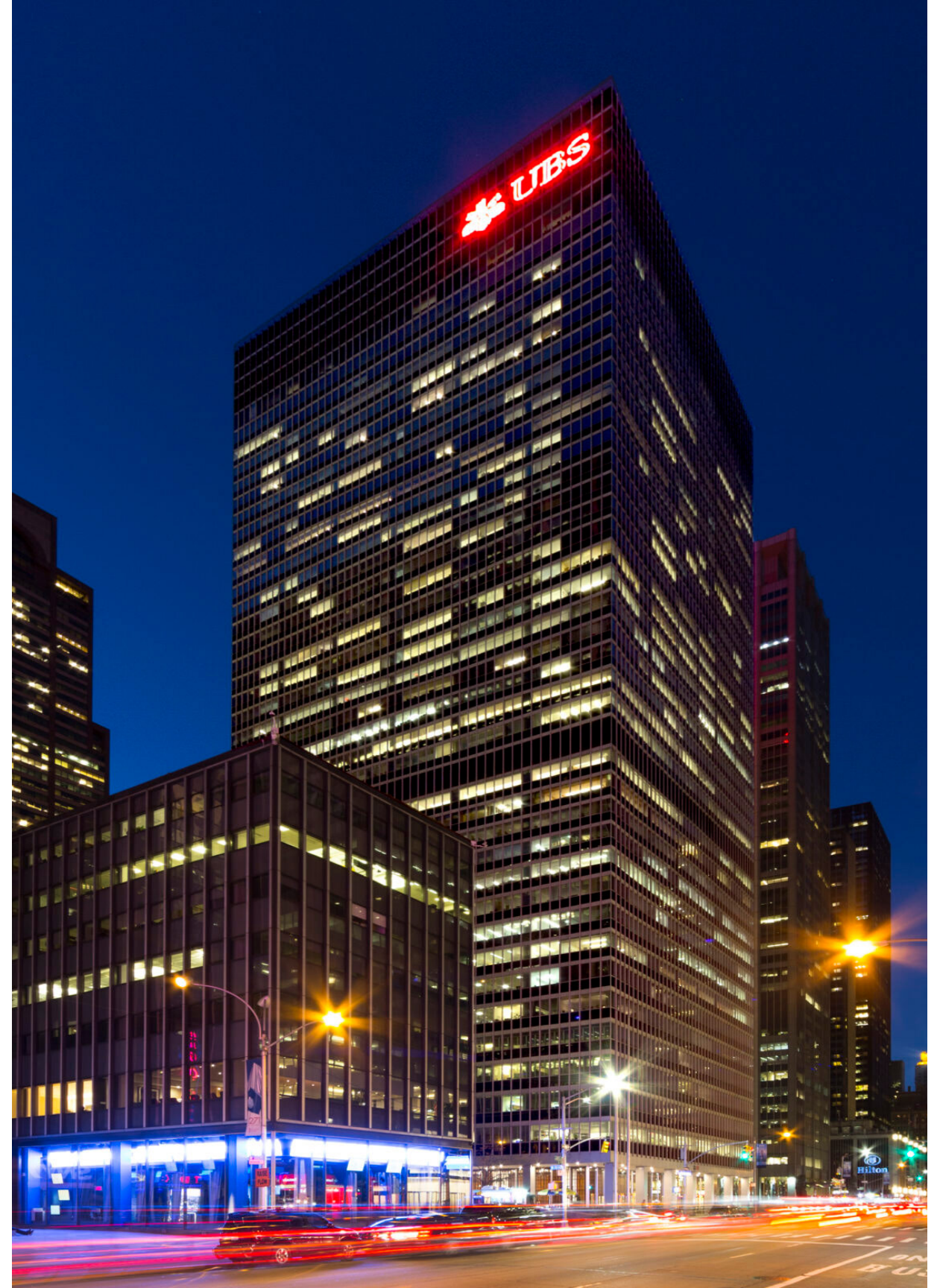


1285
AVENUE OF THE
AMERICAS

World-Class Headquarters Opportunity

CBRE

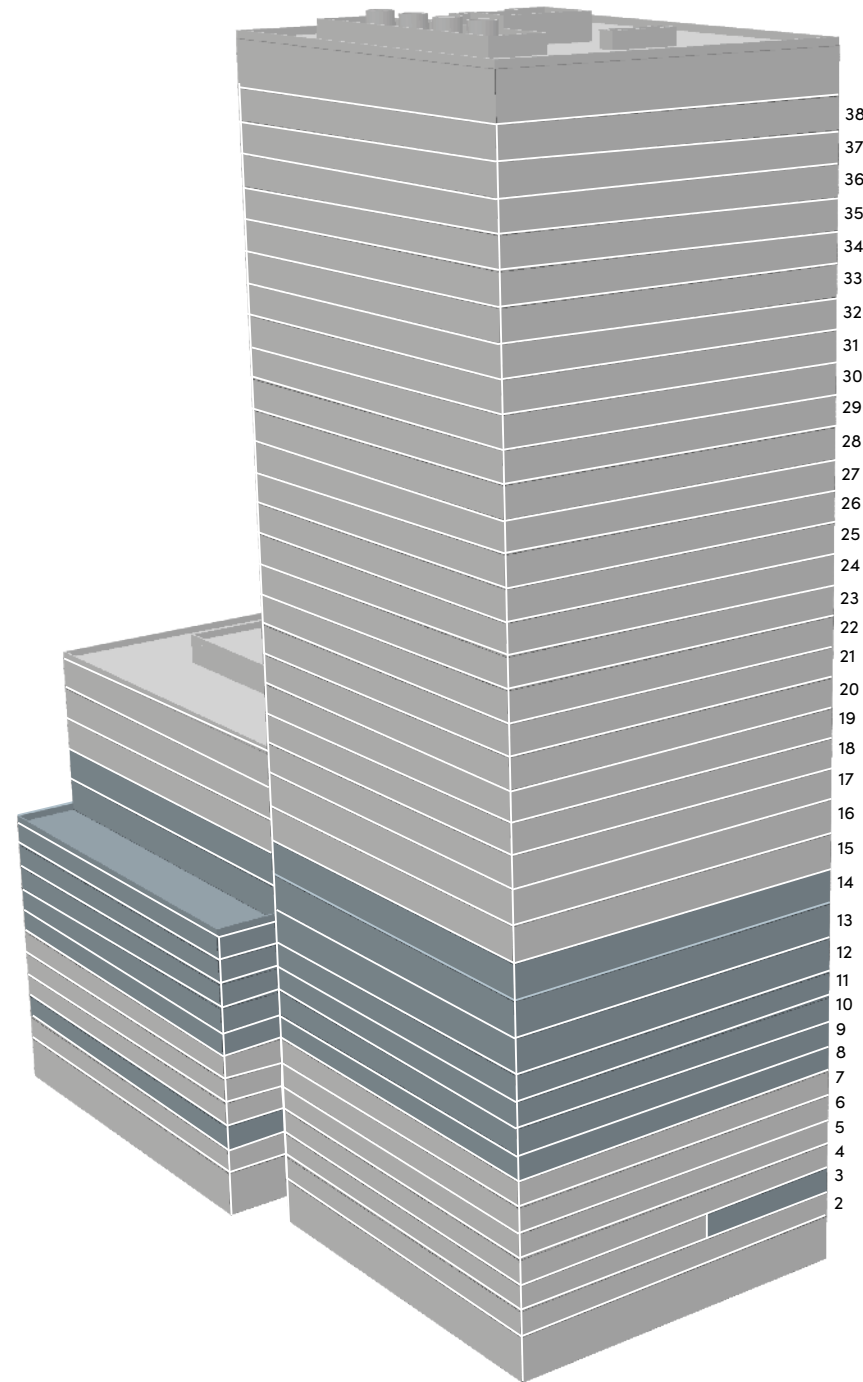
 CUSHMAN &
WAKEFIELD



Long-Term Headquarters Opportunity

AVAILABLE FLOORS

FLOOR	SIZE
14	59,901 RSF
13	59,957 RSF
12	59,957 RSF
11	76,304 RSF
10	76,425 RSF
9	74,984 RSF
8	75,082 RSF
3	56,272 RSF



FLOOR HIGHLIGHTS

FLOOR PLATE SIZE

60K RSF - 76K RSF

TERM

Negotiable

DELIVERY CONDITION

Built and Furnished
Potential to be demoed and whiteboxed

TOTAL RSF

400K+ RSF
Additional, contiguous RSF available

As-Built Photos

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RECEPTION AREA



LARGE CONFERENCE ROOM



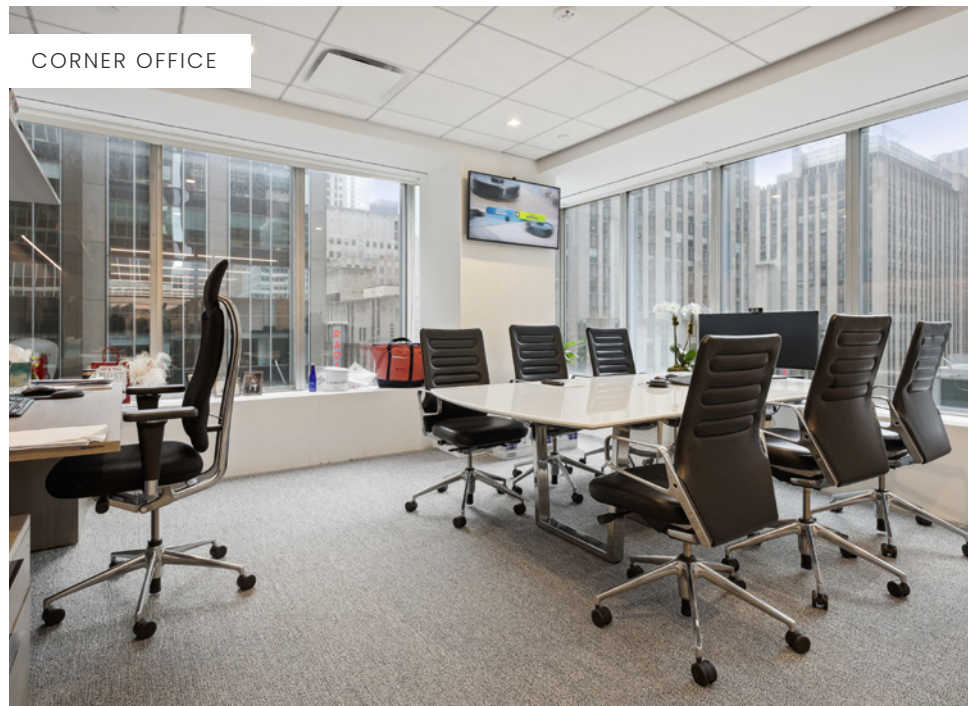
OPEN WORK AREA



PANTRY



CORNER OFFICE



ELEVATOR BANK



As-Built Photos

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SMALL CONFERENCE ROOM



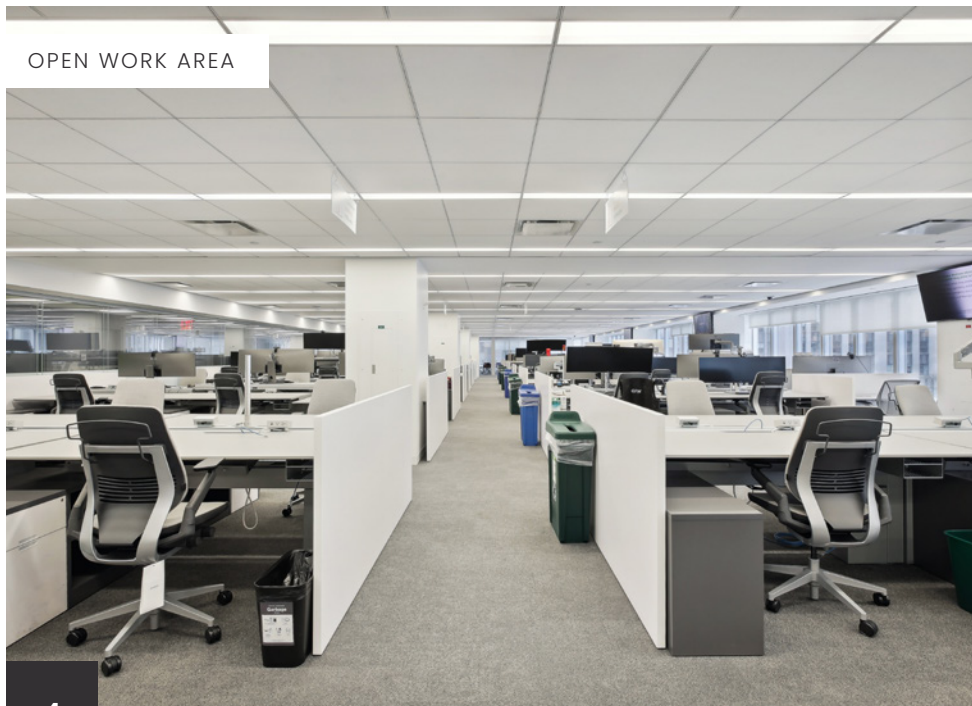
BOARD ROOM



AUDITORIUM



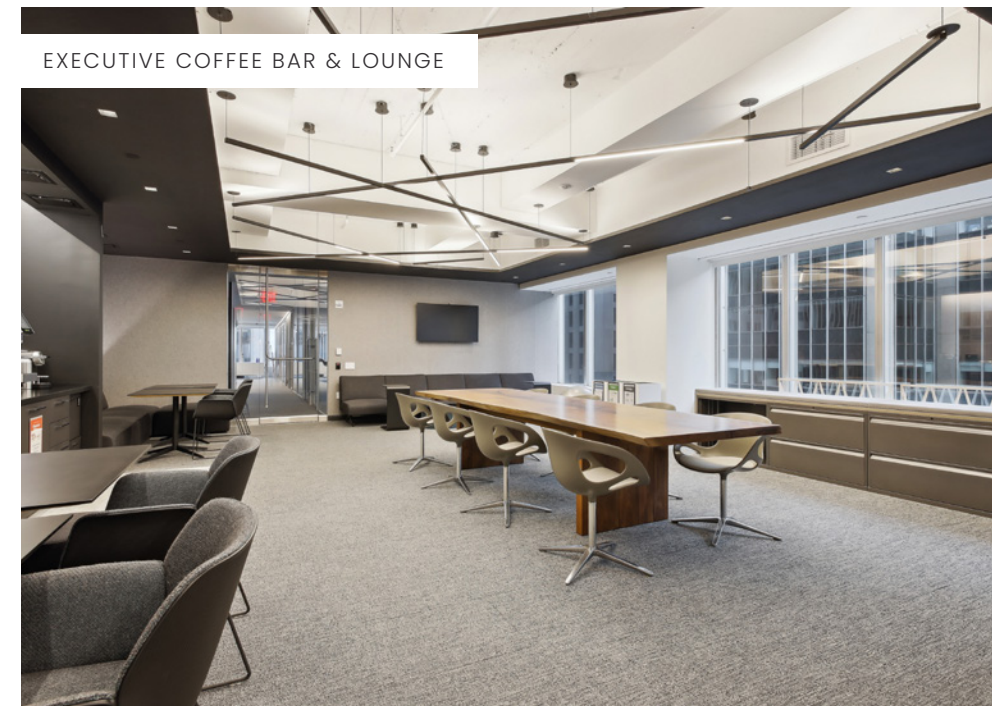
OPEN WORK AREA

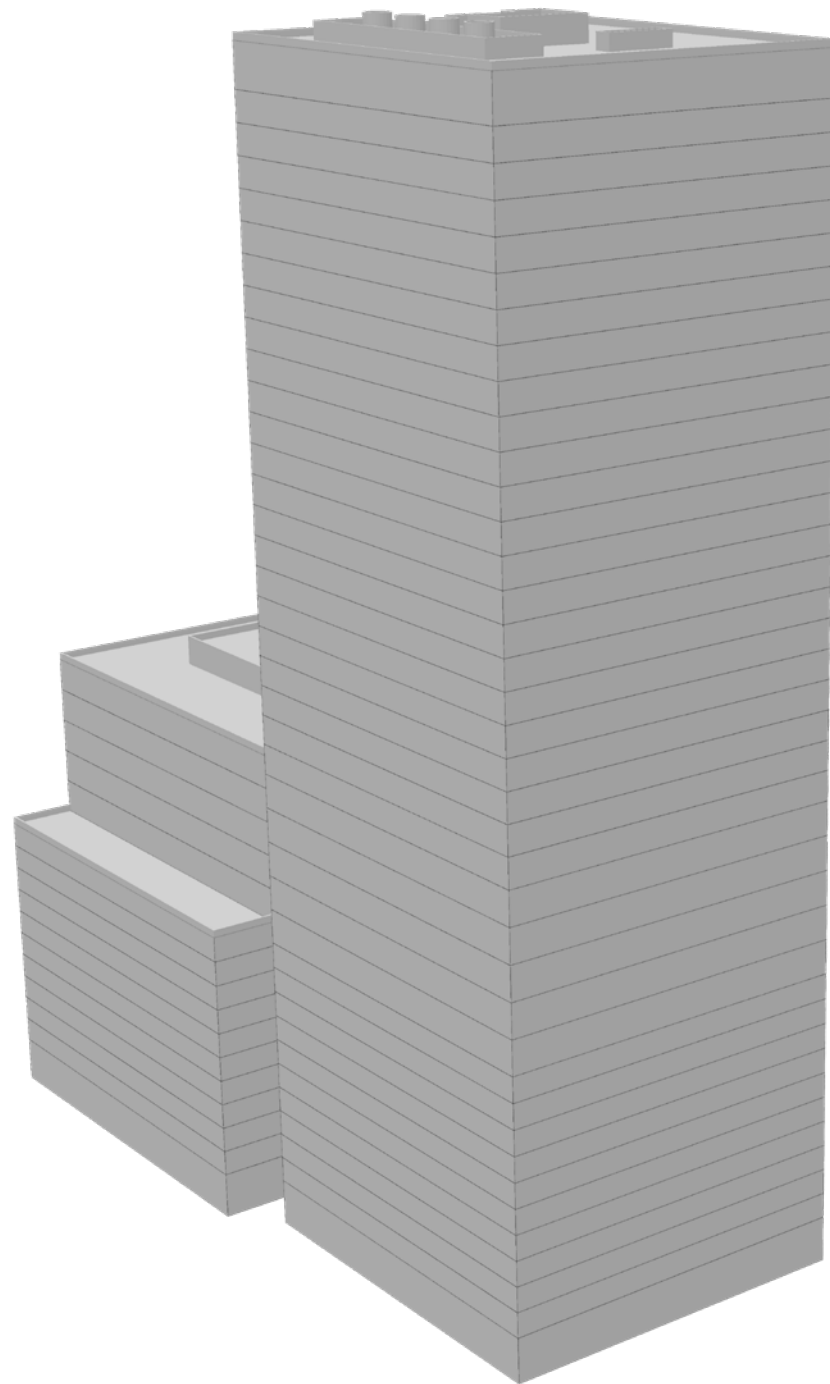


LARGE OFFICE

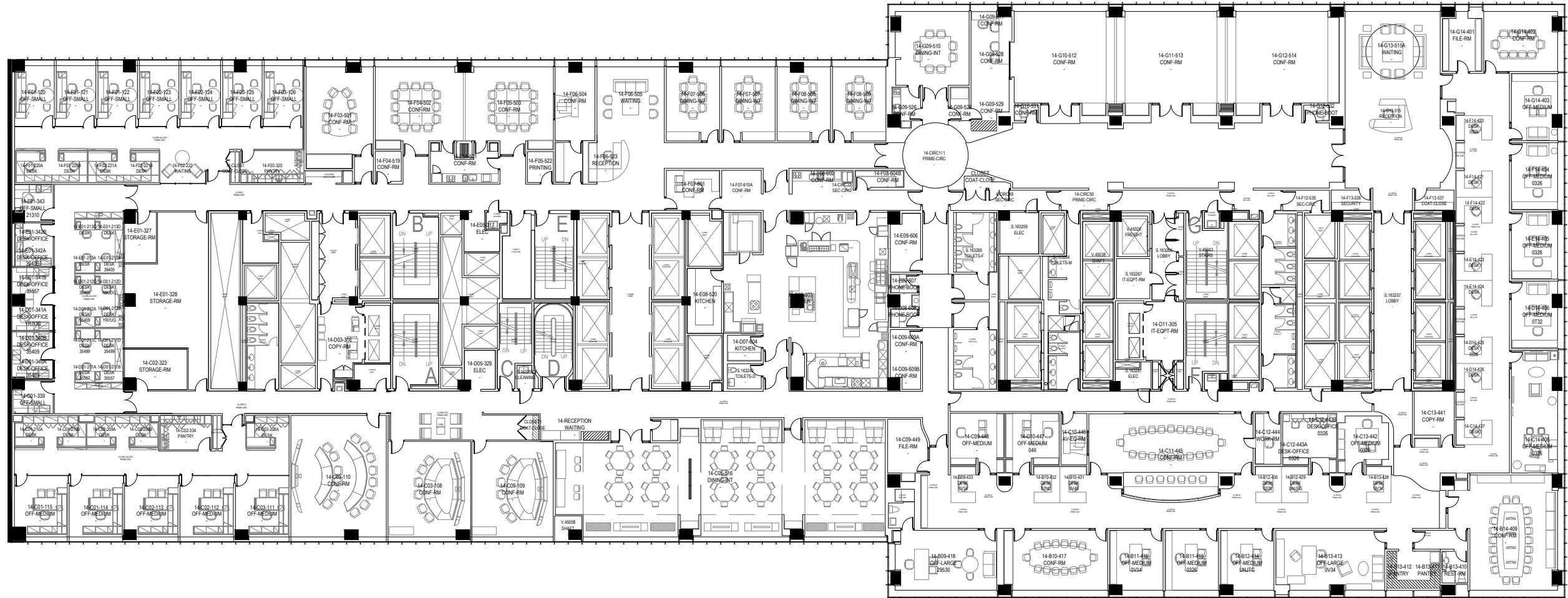


EXECUTIVE COFFEE BAR & LOUNGE





UPS	<ul style="list-style-type: none"> • 2 fully redundant systems installed in 2013/2014 • Each system consists of (4) 625 KVA Vertiv NXL modules & 3000A system control cabinet • (4) strings of Enersys 2DXC-23 lead calcium flooded type "wet cell" batteries installed in 2013/2014
EMERGENCY POWER SYSTEM	<ul style="list-style-type: none"> • (3) Caterpillar 2 MegaWatt Diesel Generators installed in 2013, N+2 resiliency (Roof & Floor 15M) • ASCO Paralleling Switchgear (16th Floor Roof Enclosure) • Fuel System A (Sub concourse level) • Serves Generator #1 • (2) 4,000 gallon tanks, installed 1997 • Fuel System B (Sub concourse level) • Serves Generators #2 and #3 (located on 16th floor roof superstructure) • (1) 4,000 gallon tank, (1) 11,000 gallon tank, installed 2013
AUTOMATIC TRANSFER SWITCHES (ATS)	<ul style="list-style-type: none"> • 14 ATs installed throughout UBS floors and mechanical spaces • Distributes emergency power throughout UBS spaces
STATIC TRANSFER SWITCHES (STS)	<ul style="list-style-type: none"> • 8 STSs installed in 2013/2014 fed from each redundant UPS system • Serves critical IT spaces, IDF / Hubs and trading floors
POWER DISTRIBUTION UNITS (PDU)	<ul style="list-style-type: none"> • 45 total PDUs installed throughout UBS floors • PDUs range from 50kVA – 150kVa • Serves trading floors, Data Center and critical IT / IDF hub rooms
WATER COOLED CHILLERS	<ul style="list-style-type: none"> • (3) York Model YK water cooled chillers installed in 2013 • 540 tons each, N+1 redundancy • R-134A refrigerant
COOLING TOWERS	<ul style="list-style-type: none"> • 3 Cell Marley NC Class Crossflow Cooling Towers installed in 2013 • N+1 redundancy • Located on 16th floor roof superstructure
DATA CENTER AC	<ul style="list-style-type: none"> • (9) 10 Ton Liebert Chilled Water Units installed in 2014 • Flooded room design (all units share common ductwork) • Chilled water provided by UBS chiller plant

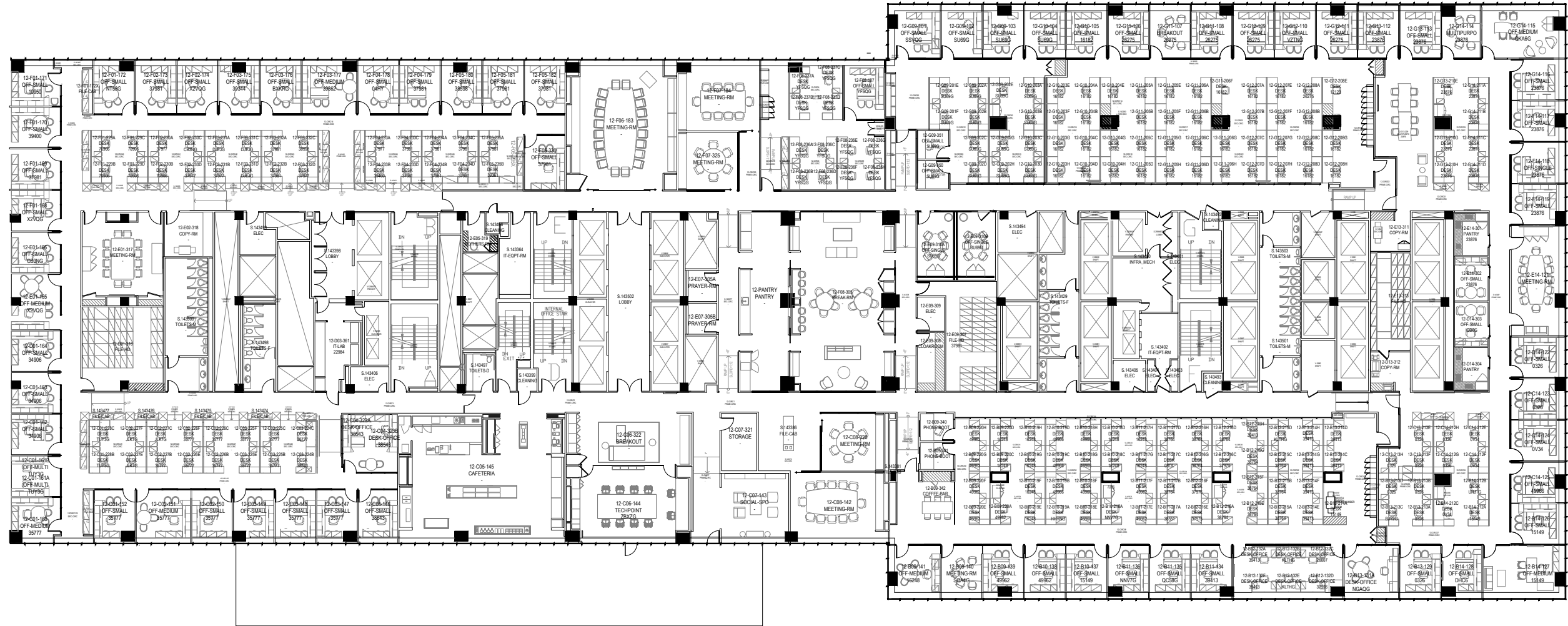


FLOOR PLATE SIZE

DESK CAPACITY

59,901 RSF

70



FLOOR PLATE SIZE

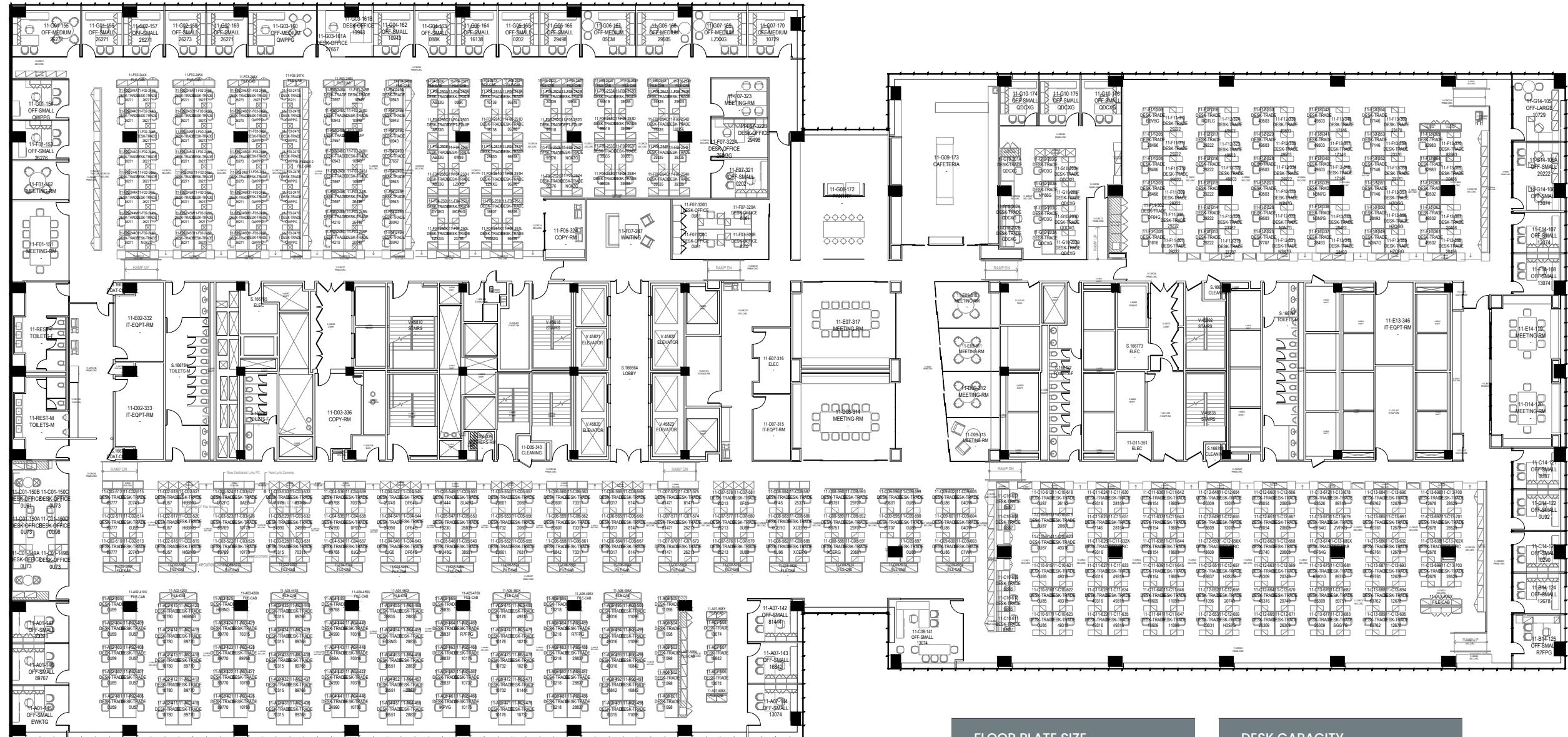
DESK CAPACITY

56,957 RSF

262

Floor Plan | 11

1285
AVENUE OF THE
AMERICAS



FLOOR PLATE SIZE DESK CAPACITY

76,304 RSF 544



FLOOR PLATE SIZE

DESK CAPACITY

75,082 RSF

453



FLOOR PLATE SIZE

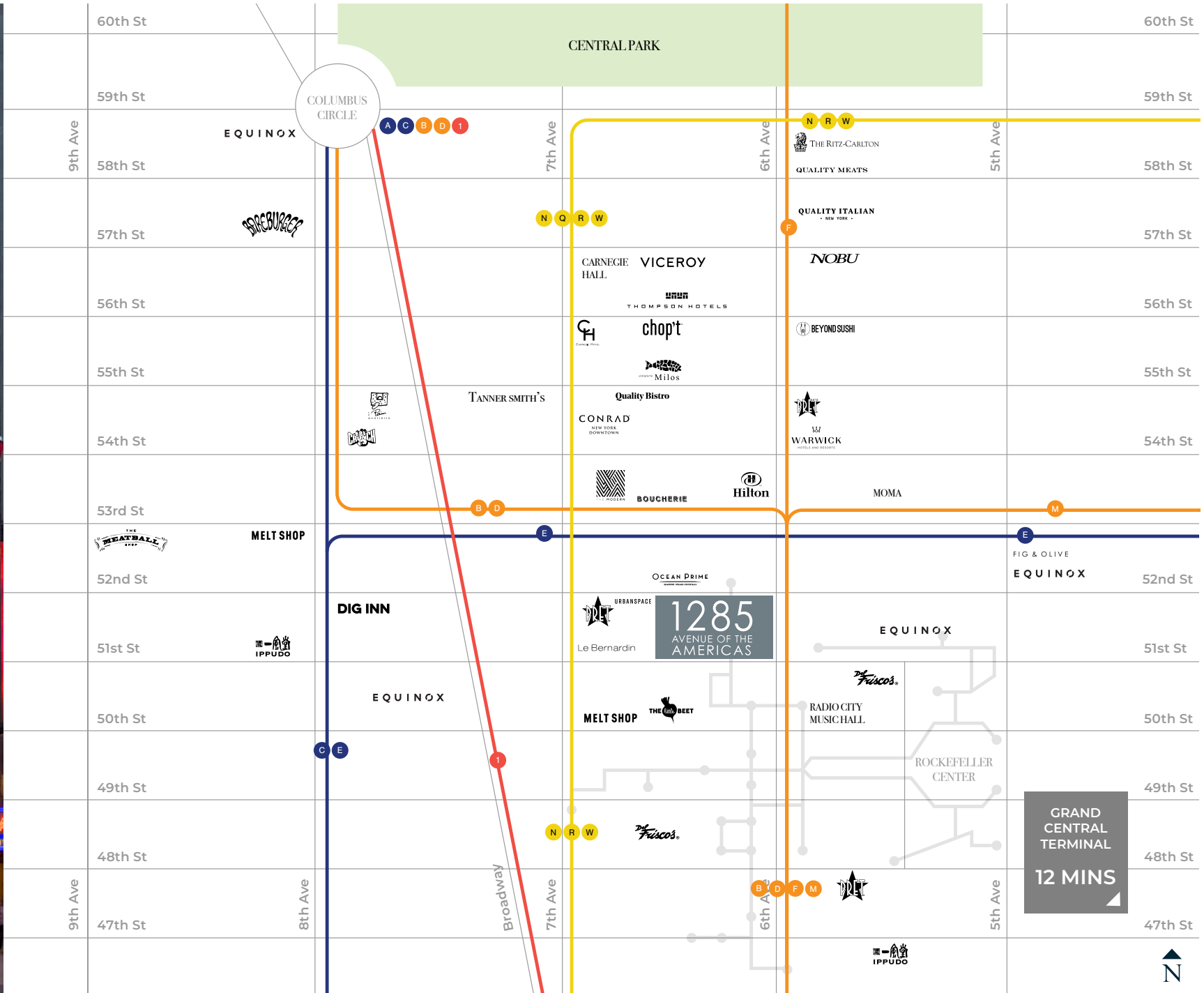
DESK CAPACITY

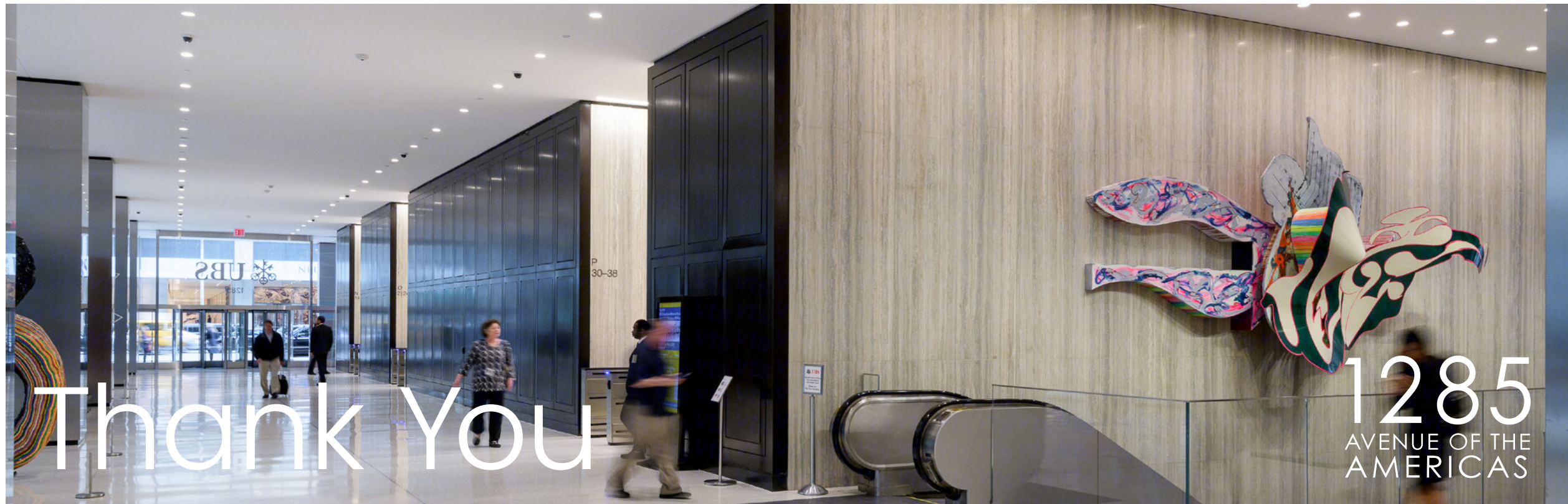
56,272 RSF

318

Location

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AVENUE OF THE
AMERICAS





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