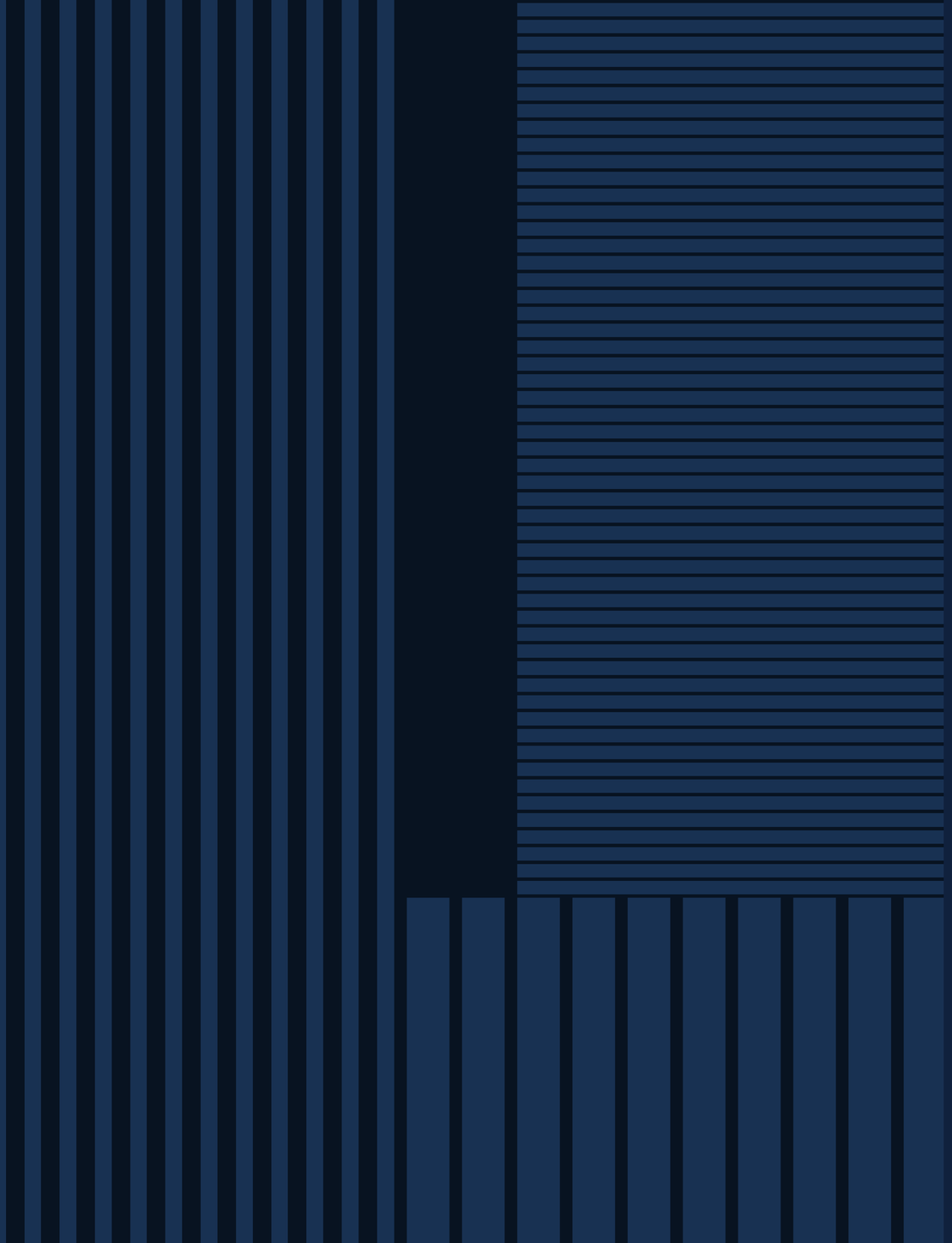


1285

AVENUE OF THE AMERICAS

A RARE CONTIGUOUS OPPORTUNITY IN MIDTOWN'S MOST ESTABLISHED BUSINESS CORRIDOR.

DESIGNED BY SKIDMORE, OWINGS & MERRILL,
THE BUILDING REFLECTS THE STRENGTH AND CLARITY OF
MODERNIST CORPORATE ARCHITECTURE.

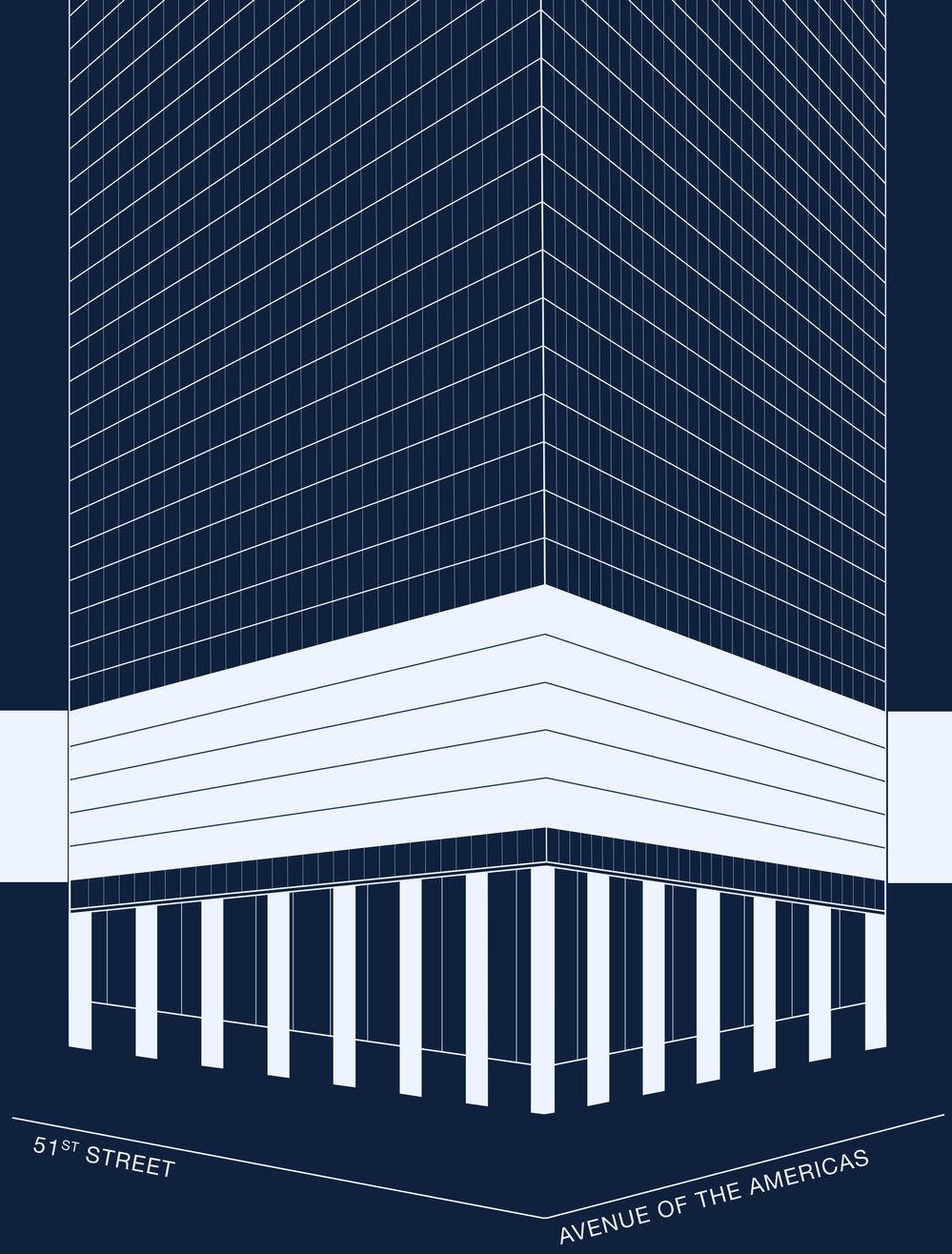


AVAILABILITY

APPROXIMATELY 325,000 RSF OF CONTIGUOUS OFFICE SPACE OFFERS SCALE, FLEXIBILITY, AND PRESENCE.

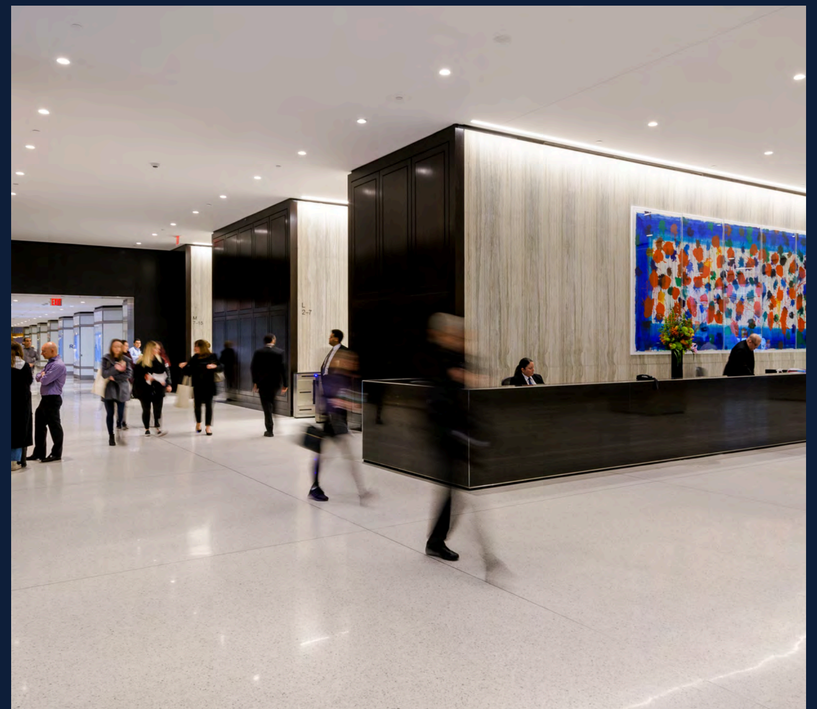
325,000 RSF

SLAB HEIGHT	12’3”	
CONDITION	AS-BUILT (CAN BE DELIVERED DEMOLISHED)	
AVAILABILITY	3RD FLOOR (PARTIAL)	~ 19,479 RSF
	4TH FLOOR	~ 75,905 RSF
	5TH FLOOR	~ 75,905 RSF
	6TH FLOOR	~ 75,905 RSF
	7TH FLOOR	~ 75,851 RSF





THE CENTER OF MIDTOWN





THE NEIGHBORHOOD

Surrounded by Midtown's most prominent office towers,
1285 AVENUE OF THE AMERICAS sits within the Sixth Avenue corridor – defined by global financial institutions, media companies, and professional services firms. The address provides immediate proximity to Rockefeller Center, Central Park and the city's most extensive transit network.

NEIGHBORHOOD

DINING

1. Aquavit
2. Avra
3. Bobby Van's Grill
4. Cuerno
5. Del Frisco's Double Eagle Steakhouse
6. Del Frisco's Grille
7. Din Tai Fung
8. Harry Cipriani
9. Jean-Georges
10. La Grande Boucherie
11. Le Bernardin
12. Marea
13. Mastro's Steakhouse
14. Nobu
15. Nusr-Et Steakhouse New York
16. Ocean Prime
17. Osteria La Baia
18. Per Se
19. Quality Bistro
20. Robert
21. The Capital Grille
22. The Polo Bar

SHOPPING

23. Apple Store
24. Bergdorf Goodman
25. Cartier
26. Charles Tyrwhitt
27. Cole Haan
28. Harry Winston
29. Louis Vuitton
30. MoMA Design Store
31. Nordstrom
32. Saks Fifth Avenue
33. Tiffany & Co.

HOTEL

34. Baccaret Hotel
35. Four Seasons Hotel
36. The Peninsula
37. The Plaza
38. The Ritz Carlton
39. The St. Regis
40. The Whitby Hotel

CULTURE

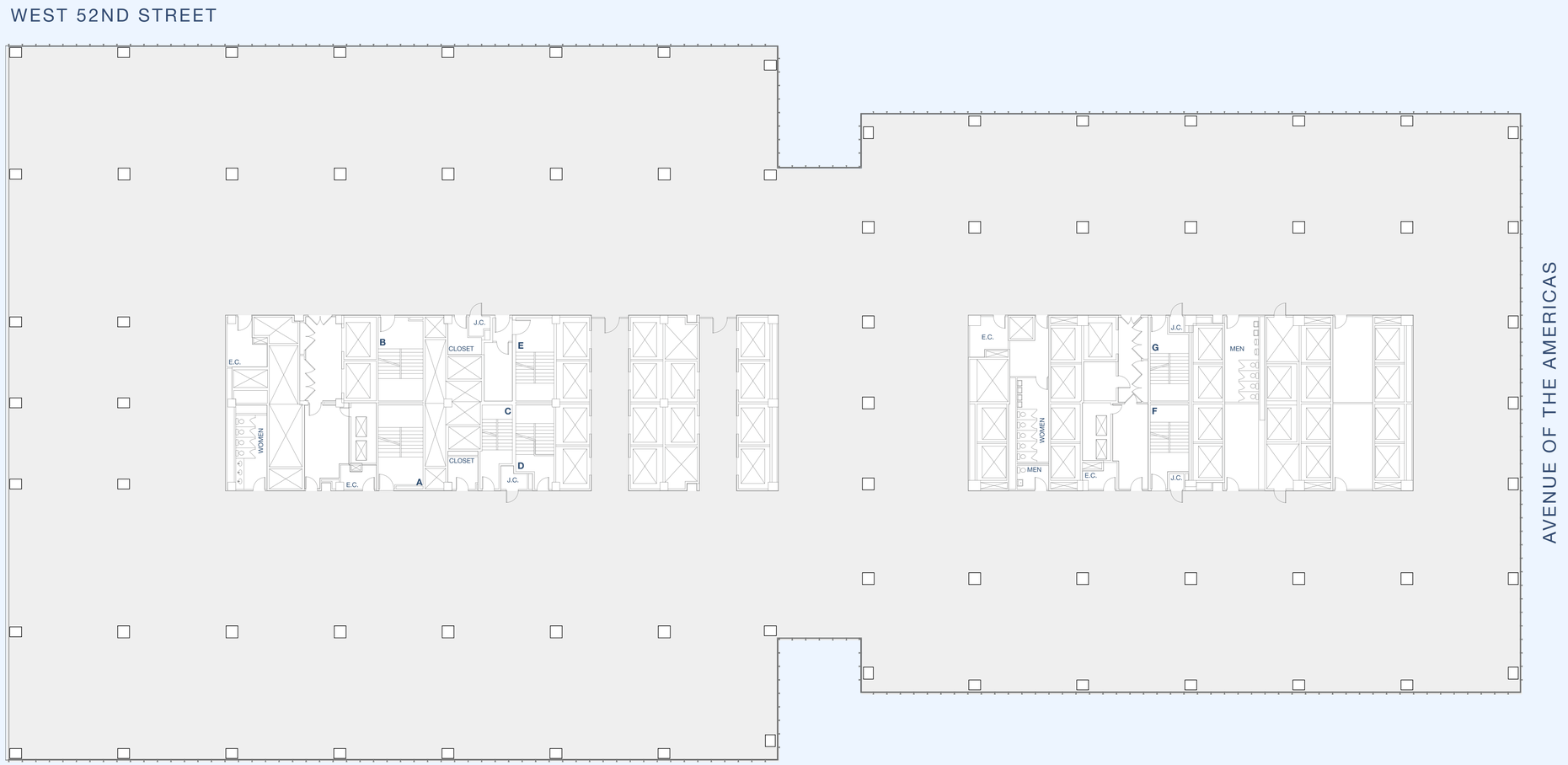
41. Broadway Theatre
42. Carnegie Hall
43. Eugene O'Neill Theatre
44. Gershwin Theatre
45. Jazz at Lincoln Center
46. Museum of Art and Design
47. Museum of Modern Art
48. Radio City Music Hall
49. St. Patrick's Cathedral
50. The Rink at Rockefeller Center



CORE & SHELL

7TH FLOOR

75,851 RSF

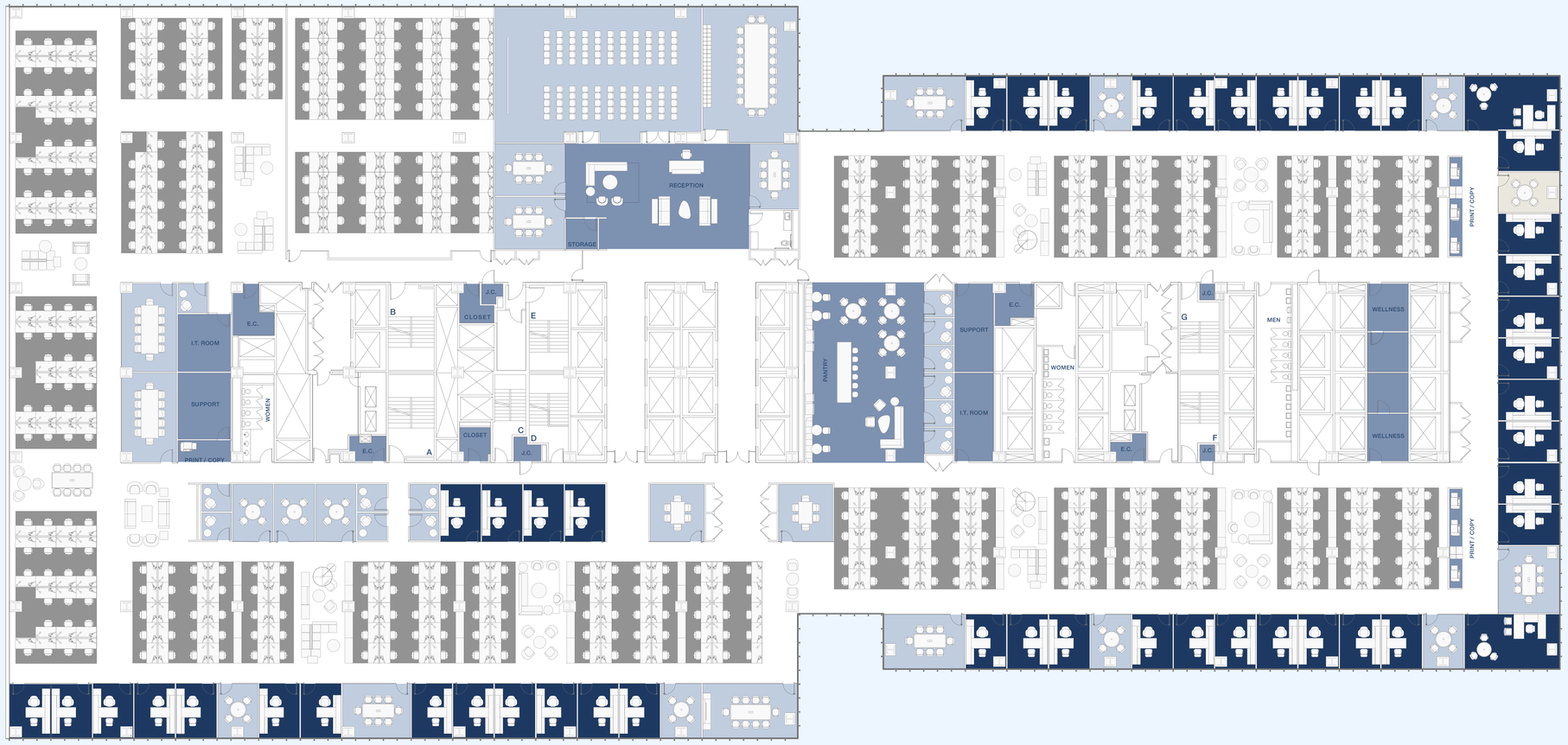


1285

AVENUE OF THE AMERICAS

FINANCIAL TEST FIT

WEST 52ND STREET



WEST 51ST STREET

AVENUE OF THE AMERICAS

7TH FLOOR
75,851 RSF

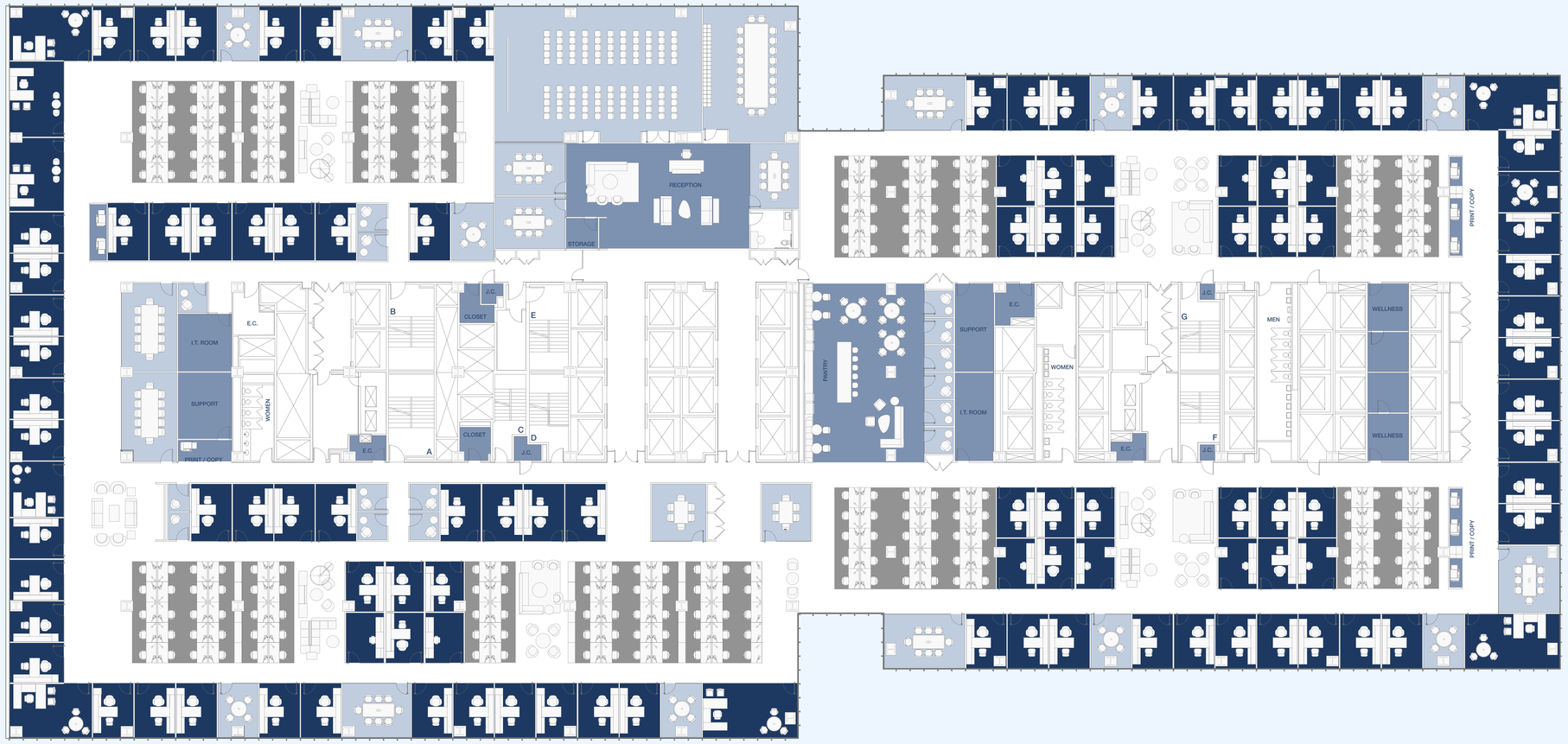
PRIVATE OFFICE	48
WORK STATION	396
TRADING	63
TRAINING/TOWNHALL (110P)	1
CONFERENCE ROOM (20P)	1
CONFERENCE ROOM (12P)	2
CONFERENCE ROOM (10P)	1
CONFERENCE ROOM (8P)	7
CONFERENCE ROOM (6P)	2
CONFERENCE ROOM (4P)	10
PHONE ROOM	13
STORAGE/SUPPORT	4
COPY/PRINT/MAIL RM	3
IT ROOM	2
COAT CLOSET	14
PANTRY/COFFEE BAR	4
RECEPTION	1

TOTAL HEADCOUNT	**508**
TOTAL RSF	**75,851**

1285
AVENUE OF THE AMERICAS

HYBRID TEST FIT

WEST 52ND STREET



WEST 51ST STREET

AVENUE OF THE AMERICAS

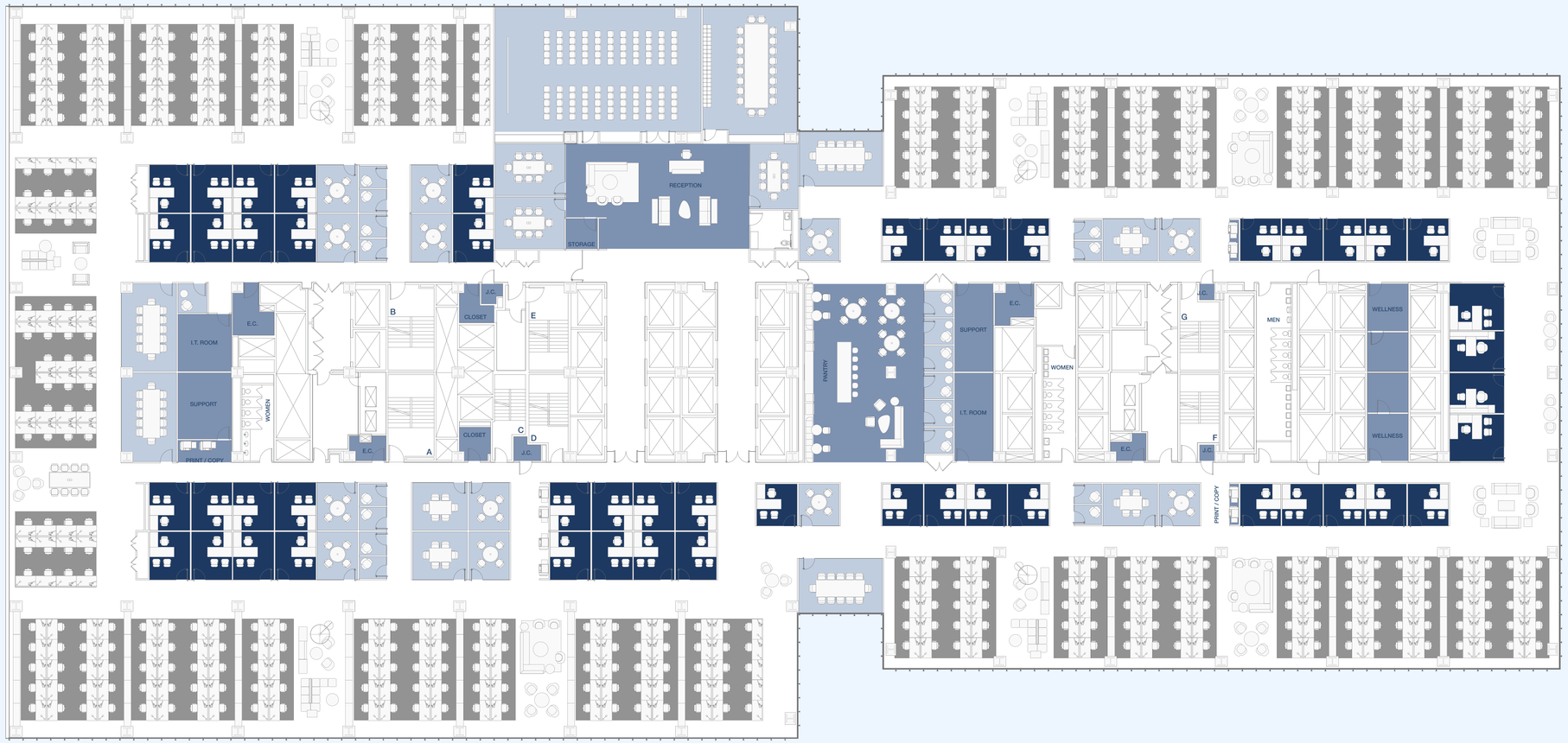
7TH FLOOR
75,851 RSF

PRIVATE OFFICE	110
WORK STATION	225
TRAINING/TOWNHALL (110P)	1
CONFERENCE ROOM (20P)	1
CONFERENCE ROOM (12P)	2
CONFERENCE ROOM (8P)	8
CONFERENCE ROOM (6P)	2
CONFERENCE ROOM (4P)	9
PHONE ROOM	15
FILES	1
STORAGE/SUPPORT	4
COPY/PRINT/MAIL RM	3
IT ROOM	1
COAT CLOSET	12
PANTRY/COFFEE BAR	4
RECEPTION	1
TOTAL HEADCOUNT	**336**
TOTAL RSF	**75,851**

1285
AVENUE OF THE AMERICAS

CREATIVE TEST FIT

WEST 52ND STREET



AVENUE OF THE AMERICAS

WEST 51ST STREET

7TH FLOOR
75,851 RSF

PRIVATE OFFICE	49
WORK STATION	436
TRAINING/TOWNHALL (110P)	1
CONFERENCE ROOM (20P)	1
CONFERENCE ROOM (10P)	4
CONFERENCE ROOM (8P)	3
CONFERENCE ROOM (6P)	4
CONFERENCE ROOM (4P)	12
PHONE ROOM	19
STORAGE/SUPPORT	4
COPY/PRINT/MAIL RM	3
IT ROOM	2
COAT CLOSET	8
PANTRY/COFFEE BAR	4
RECEPTION	1
TOTAL HEADCOUNT	**486**
TOTAL RSF	**75,851**

1285
AVENUE OF THE AMERICAS

GENERAL DESCRIPTION

ADDRESS
1285 Avenue of the Americas
(Sixth Avenue), New York, NY 10019

Block: 1004 / Lot: 29

(a/k/a: 1281-1297 Avenue of the Americas)

YEAR BUILT
1960

ARCHITECT
Skidmore, Owings & Merrill

DEVELOPER
The Equitable Life Assurance Society of the United States

BUILDER
Tishman

DIMENSIONS
The building is 513 feet high. It occupies the entire western block of Sixth Avenue, between 51st and 52nd Streets. Approximately 200 feet along Sixth Avenue, 400 feet along 51st Street.

BUILDING AREA
1,792,186 square feet

RETAIL ESTABLISHMENTS
Chop't, NAYA, Gateway Newsstand, Mastro's Steakhouse

TRANSPORTATION
Conveniently located within walking distance of Pennsylvania Station, Grand Central Station, the New York Port Authority Bus Terminal, and eight MTA subway lines.

RECENT CAPITAL IMPROVEMENTS
Replaced BMS system, exterior louvers, installed VFD's on all motors greater than 100 hp. Existing TEC perimeter controls will be replaced with new FEC's.

AMENITIES
24/7 building access, on-site property management, concourse level access to Rockerfeller Center,1271 Avenue of the Americas, 1301 Avenue of the Americas, and 787 Seventh Avenue.

CONSTRUCTION DETAILS

NUMBER OF FLOORS
42 floors

FLOOR LAYOUT
Functional floor plates with 20'-6" column spacing along 6th Avenue, and 27'-6" along 51st St.

TYPICAL FLOOR SIZE
Flexible floor sizes ranging from 28,963 SF - 75,865 SF (Tower/Bustle)

TYPICAL SLAB HEIGHTS
Typical slab-to-slab height 12'-3", 20' for the Lobby.

CONSTRUCTION CLASS
Class-1 Fireproof

FOUNDATION
Reinforced concrete

FRAME
Structural steel columns and beams.

DECK
Reinforced concrete slab topped with two-inch fill layer

DESIGN LOAD
Live loads of 100 PSF

SETBACKS
Setback is located on the 12th floor

ENTRANCES & LOBBIES
Tenants and guests enter via Sixth Avenue, 51st and 52nd Streets.
The 51st Street entrance remains open after business hours. The loading dock is located on 52nd Street. It is served by the freight elevator and loading dock corridor, and can accommodate four (4) trucks at a time.

EXTERIOR FINISH
Glass curtain wall

ROOF
Built-up roofs with stone ballast

HVAC

HOURS OF OPERATION
Standard hours of HVAC operation are 8 a.m. to 6 p.m., Monday through Friday.

CONTROLS
The building utilizes a TMBA/Distech Niagara Building Management System (BMS).

EQUIPMENT ROOMS
The main equipment room is located on Sub cellar (SC) level. Additional equipment is located on floors 15M, 40, and 41.

SUPPLEMENTAL HVAC
The tenants provide their own Supplemental HVAC.

VENTILATION SYSTEMS
Ventilation air is provided throughout the building via three main fan rooms located on Sub cellar (SC) Level, 15th Floor, and 40th – 41st floors. These fans feed constant volume interior and perimeter fans.

AIR CONDITIONING
Chilled water is supplied to all fans and to the upper and lower secondary water systems during the cooling season by four (4) 1,265-ton York centrifugal chillers. Each are driven by a Murray Steam Turbine. There is a four (4)-cell Marley cooling tower rated for 5,100 tons on the 40th floor roof. Two (2) cells are winterized.

HEATING
Heating is generated by steam supplied by Con Edison by means of a secondary water system which supplies hot water to perimeter window induction units. Additional heat can be provided by preheat and reheat steam coils in the fans.

TELECOMMUNICATIONS

GENERAL
WIRED – Platinum Certified. Multiple points of entry for redundancy and resiliency. Additional telecommunication riser space to accommodate new ISP's.

PROVIDERS
Teleport, Abovenet, Light Tower, Optimum, Level3

ELECTRICITY

GENERAL
Each floor is designed to allow for eight (8) watts/USF, exclusive of base building air conditioning.

METHOD OF MEASURING TENANT CONSUMPTION
Tenants are sub-metered. Costs related to base building electric consumption are reflected via operating expenses.

ELECTRIC CLOSETS
There are four (4) electrical closets on floors SC-15M.two (2) on floors 16-40.

ADDITIONAL POWER
Additional electric can be made available at Tenant's expense, subject to Landlord's review of load study and Tenant's requirements.

LIFE SAFETY

STAIRWELLS
There are a total of seven (7) stairwells that provide for emergency egress. These stairwells are monitored daily and adhere to all Local Law 26 regulations.

CLASS E SYSTEM
The building is equipped with an addressable Notifier "Class E" fire alarm system with audible alarms, elevator recall functionality and fireman's service, hard-wired smoke detectors, strobes, speaker strobes and exit signs. The central alarm system monitors smoke detectors, fire sprinkler/standpipe flow, and pull stations; alerting the local fire department and a monitoring company should an alarm arise.

SPRINKLER SYSTEM
The building is 100% sprinklered and features a combination of a four-riser sprinkler/standpipe system, 7,000 and 8,000-gallon reserve tanks, three (3) fire pumps, and four (4) exterior combination sprinkler/standpipe Siamese connections. Standpipe hose racks are located on each floor of Stairways A, B, F, & G.

ELEVATOR

MANUFACTURERS
Otis

ELEVATOR SIZES
The service elevators are 100" wide x 66" deep x 108" high with a weight capacity of 5,000 lbs.

NUMBER OF ELEVATORS
The building has a total of thirty-four (34) passenger elevators and five (5) service elevators. Two (2) escalators serve the Lobby and C level.

BANKS	FLOORS SERVED	NO. OF ELEVATORS PER BANK
" L" Bank	Lobby-7th fl	6
" L" Bank	Lobby, 7th fl-15th fl	8
" L" Bank	Lobby, 15th fl – 24th fl	8
" L" Bank	Lobby, 2nd fl, 24th fl-30th floor	6
" L" Bank	Lobby, 30th floor-38th floor	6

**Transfer floors include 7, 15, 24 and 30.*

SECURITY

GENERAL
The building is monitored via 24/7 uniformed security guards stationed at the lobby concierge desk, a fully integrated CCTV, visitor management and turnstile access card system, and loading dock master.

PLUMBING

SANITARY SYSTEM
The sanitary system utilizes energy efficient fixtures.

Domestic Water
Two (2) New York City water mains supply water up to a single 10,000 gallon steel suction tank on SC Level. Water is pumped from SC level to a 21,600 gallon tank (with 8,000 gallon fire reserve) on the 42nd floor and to a 16,300 gallon tank (with 7,000 gallon fire reserve) on the 16th floor. Domestic hot water is provided by steam-to-domestic hot water tube-in-shell heat exchanger located in the sub-cellar.

1285 AVENUE OF THE AMERICAS
NEW YORK, NY 10019

RXR

GET IN TOUCH

DANIEL BIRNEY
DBIRNEY@RXR.COM
212.715.6153

WALTER ROONEY
WROONEY@RXR.COM
212.715.6122

MATTHEW PYNN
MPYNN@RXR.COM
212.390.9734

1285
AVENUE OF THE AMERICAS