

 1177 AVENUE OF THE AMERICAS



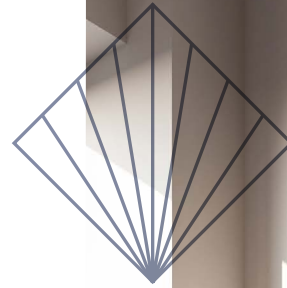
MAKE THE MOST  
OUT OF EVERY DAY.

# 1177 At A Glance

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1177 Avenue of the Americas offers a modern, personalized work experience right in the center of Midtown. With open and airy floor plates to accommodate any workstyle and superior infrastructure designed to empower productivity, this Class A property provides tenants the freedom and flexibility to stay productive throughout the day.

- LEED Gold Certified
- Efficient, virtually column-free floor plates
- 12 ½ ft. ceiling heights
- Oversized windows nearly 8 ft. high
- Flush convectors
- 4 standby generators
- Tenant-exclusive amenity space, Seventeen, & wellness activations

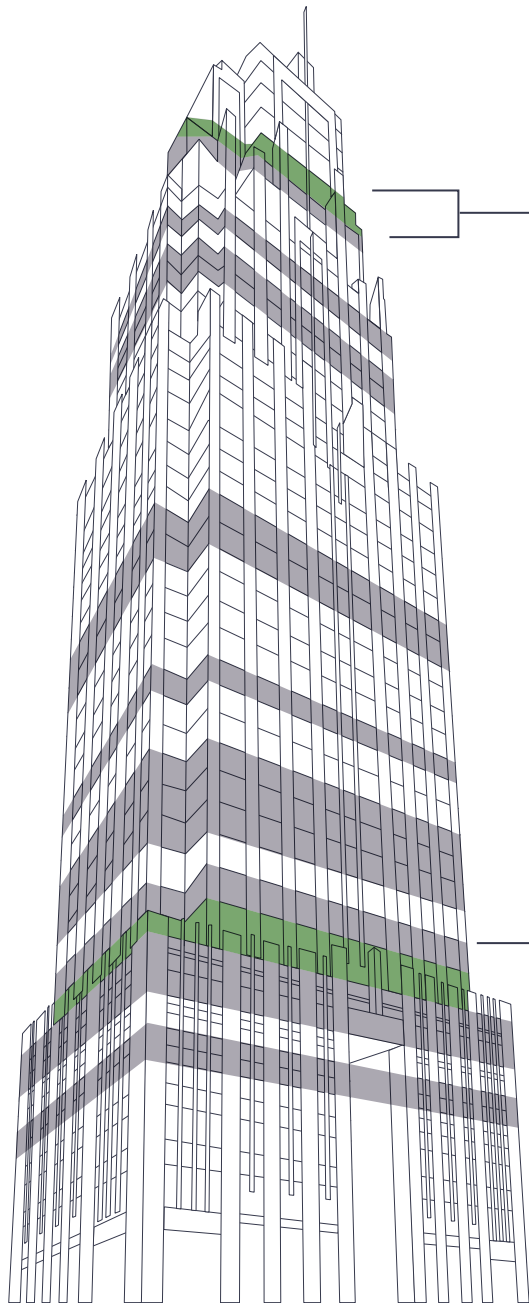




7<sup>th</sup> FLOOR RENDERING



7<sup>th</sup> FLOOR RENDERING



DUPLEX WITH  
OUTDOOR  
TERRACE

11K – 27K SF

BIG BLOCK  
WITH  
OUTDOOR  
TERRACE

48K – 83K SF

Floors with Private  
Outdoor Terrace

# Explore Our Flexible Availabilities

## FLOOR 4

13,041 RSF  
IMMEDIATE

## FLOOR 6

33,626 RSF  
ARRANGED

## FLOOR 7

24,632 RSF  
IMMEDIATE

## FLOOR 8

24,632 RSF  
IMMEDIATE

## FLOOR 10

24,648 RSF  
IMMEDIATE

## FLOOR 11

24,632 RSF  
IMMEDIATE

## FLOOR 12

24,637 RSF  
IMMEDIATE

## FLOOR 15

24,625 RSF  
IMMEDIATE

## FLOOR 20

25,407 RSF  
IMMEDIATE

## FLOOR 21

11,012 RSF  
IMMEDIATE

## FLOOR 31

25,162 RSF  
JAN. 2025

## FLOOR 32

15,375 RSF  
JAN. 2025

## FLOOR 34

15,375 RSF  
JAN. 2025

## FLOOR 42

15,375 RSF  
IMMEDIATE

## FLOOR 43

11,644 RSF  
IMMEDIATE

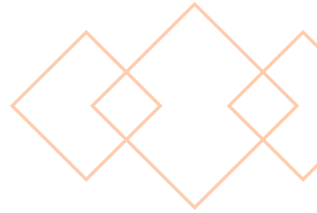
TAKE A VIRTUAL TOUR



7<sup>th</sup> FLOOR TERRACE RENDERING



# Four Standby Generators



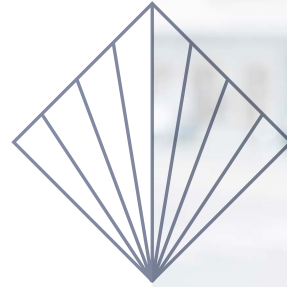
The building's array of standby generators enables tenants to bring their backup servers onsite for better peace of mind. Combined with Silverstein Properties' expert leadership and strategy, 1177 Avenue of the Americas is optimized for peak productivity.

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“The building's four emergency generators will keep your lights on no matter what is happening outside. It means business as usual when life is unusual.”

- JEREMY MOSS *EVP, Leasing*

# Designed to Power Productivity

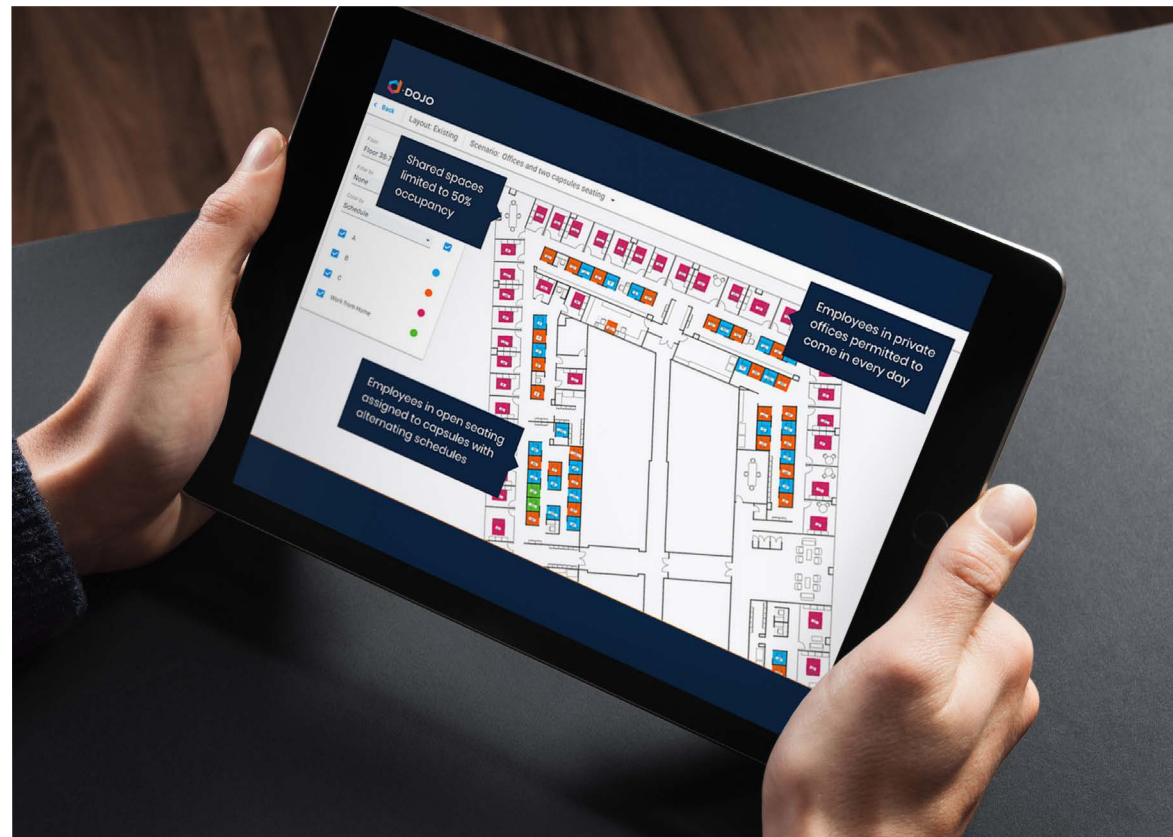


## WORKPLACE ADVISORY EXPERTS

With over 60 years of real estate expertise, our executive team partners with you to support your business and workforce needs as they evolve over time.

## STRATEGIC PLANNING WITH DOJO

As part of Inspire, Dojo offers data-driven workplace planning tools and services, like occupancy analytics and optimized seat and space planning, to help employees return to the office safely and efficiently.

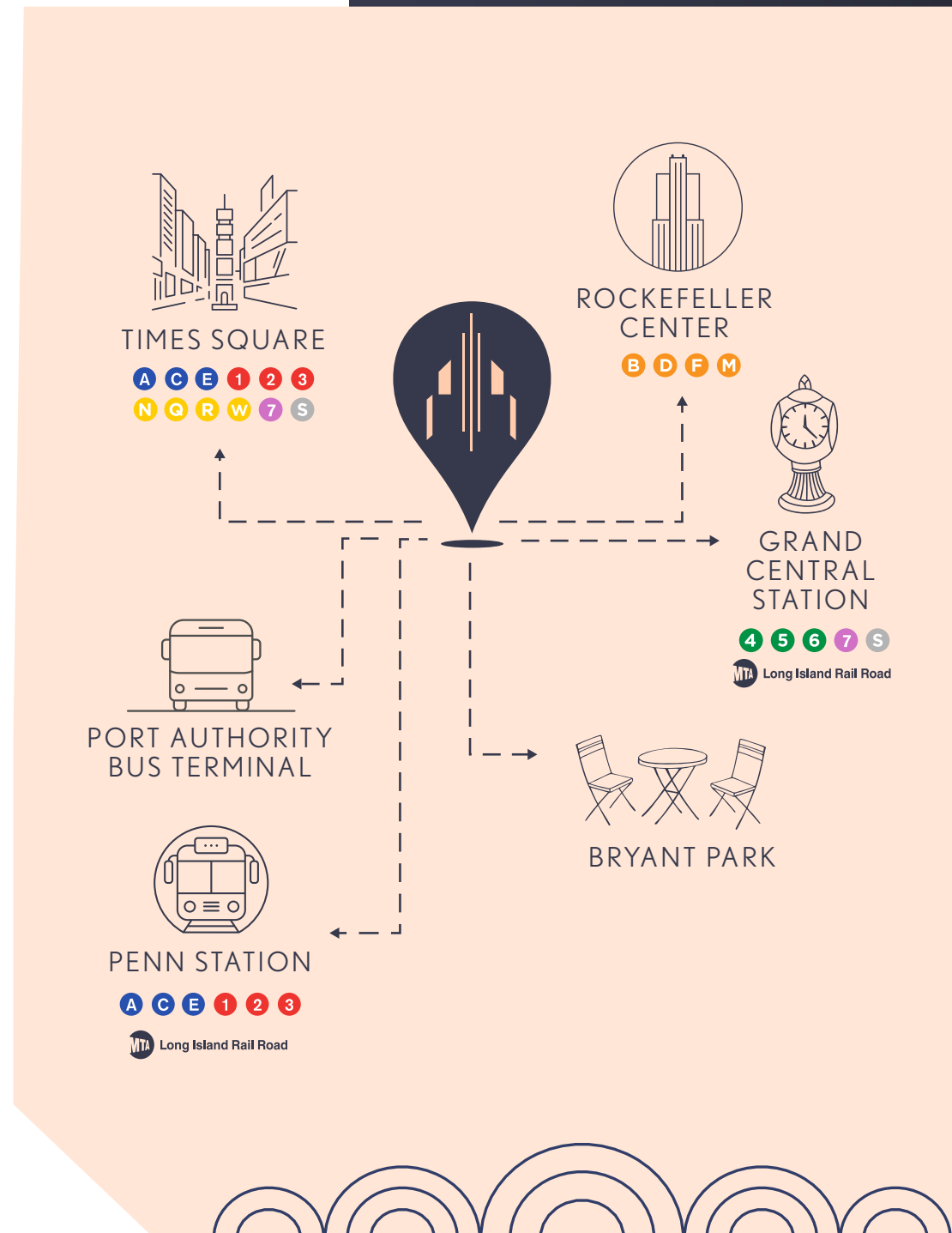


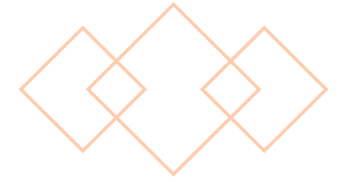
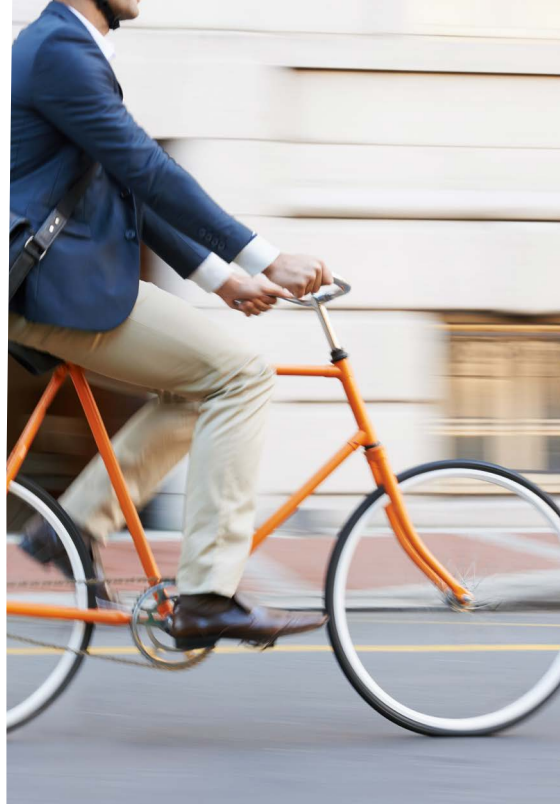


# Here, There, & Everywhere

Located between 45<sup>th</sup> and 46<sup>th</sup> Streets, 1177 Avenue of the Americas' prime Midtown location is just steps away from Port Authority Bus Terminal, Grand Central Station, and Penn Station. Wherever tenants are going, it's not far from 1177.

## 5 MINUTES OR LESS TO MTA LINES





# Hit the Town or Wind Down

Situated in the beating heart of Midtown and minutes from the serene Bryant Park, 1177 Avenue of the Americas lets tenants set the workday at their speed. Whether they're looking to swing by the neighborhood's newest hotspot or stroll through a relaxing greenspace retreat, it's all just steps away from 1177.

## LOCAL FAVORITES INCLUDE:

*Del Frisco's*  
DOUBLE EAGLE  
STEAKHOUSE

STK

BRYANT  
PARK  
grill

CHARLIE PALMER  
**STEAK** 

 OCEANA

KOI RESTAURANT

AVRA  
RESTAURANTE



1177 AVENUE OF THE AMERICAS

# Welcome to Seventeen

Seventeen by INSPIRE is the new tenant-exclusive amenity floor at 1177 Avenue of the Americas. This bright and airy mixed-use space is perfect for taking a break from the desk, working collaboratively, grabbing a coffee, or heading to one of our many onsite fitness and wellness classes.

[TAKE A VIRTUAL TOUR](#)

1177 AVENUE OF THE AMERICAS





SEVENTEEN AMENITY FLOOR



SEVENTEEN AMENITY FLOOR

# Relax & Recharge on Seventeen

1177  
SEVENTEEN  
BY INSPIRE



TENANT HOSPITALITY  
AMBASSADOR



SOFT SEATING AND  
LOUNGE SPACE



PRIVATE YOGA  
STUDIO



INDIVIDUAL  
WORKSPACES



PHONE BOOTHS  
FOR PRIVATE CALLS



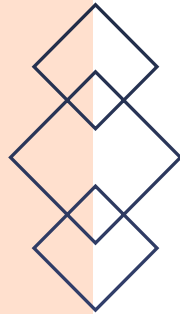
CONFERENCE  
ROOMS FOR RENT



KITCHEN  
AND PANTRY



MOTHERING  
ROOM



- 01** Reception
- 02** Boardroom
- 03** Cafe Seating
- 04** Club Lounge
- 05** Living Room
- 06** Community Table
- 07** Private Seating
- 08** Bar/Pantry Area
- 09** Lounge Area
- 10** Meeting Room
- 11** Multipurpose Room
- 12** Collab Lounge
- 13** Collaboration
- 14** Changing Rooms
- 15** Meditation Pods

# 1177 SEVENTEEN

BY INSPIRE



# So Much to Inspire You



Inspire is a hospitality-infused program offering a suite of services, programming, amenity spaces and on-demand workspaces for today's flexible workforce, allowing customers to choose the best work environment for their needs.

- Flexible work & meeting spaces
- Amenity spaces
- Wellness & social programming
- Food delivery
- Concierge services
- Discounts
- Inspire app







The Lounge at 1735 Market



The Bankers Club at 120 Broadway

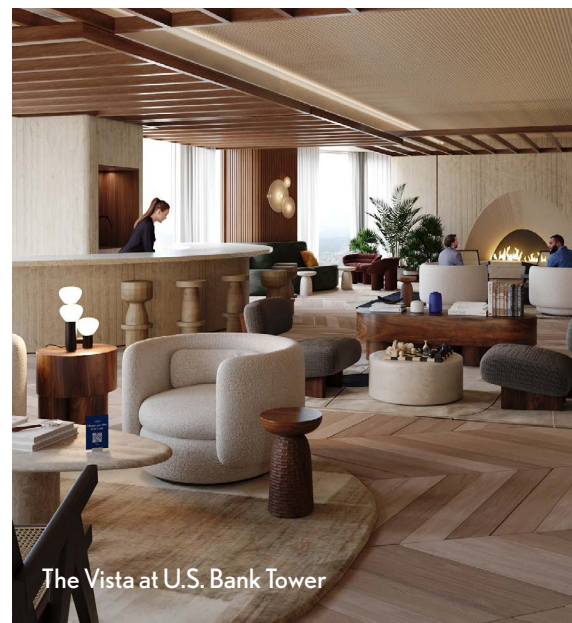


The Terrace at 3WTC

No matter which Silverstein property they work in, our customers can enjoy all of our unrivaled amenity spaces and their features.



The Studio at 7WTC



The Vista at U.S. Bank Tower



The Landmark at 120 Broadway

# Schedule a Personalized Tour Today.



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