

 1177 AVENUE OF THE AMERICAS

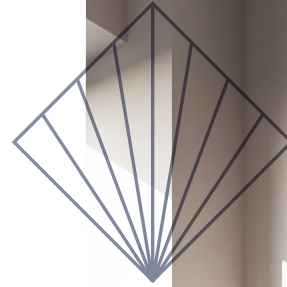


MAKE THE MOST
OUT OF EVERY DAY.

1177 At A Glance

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

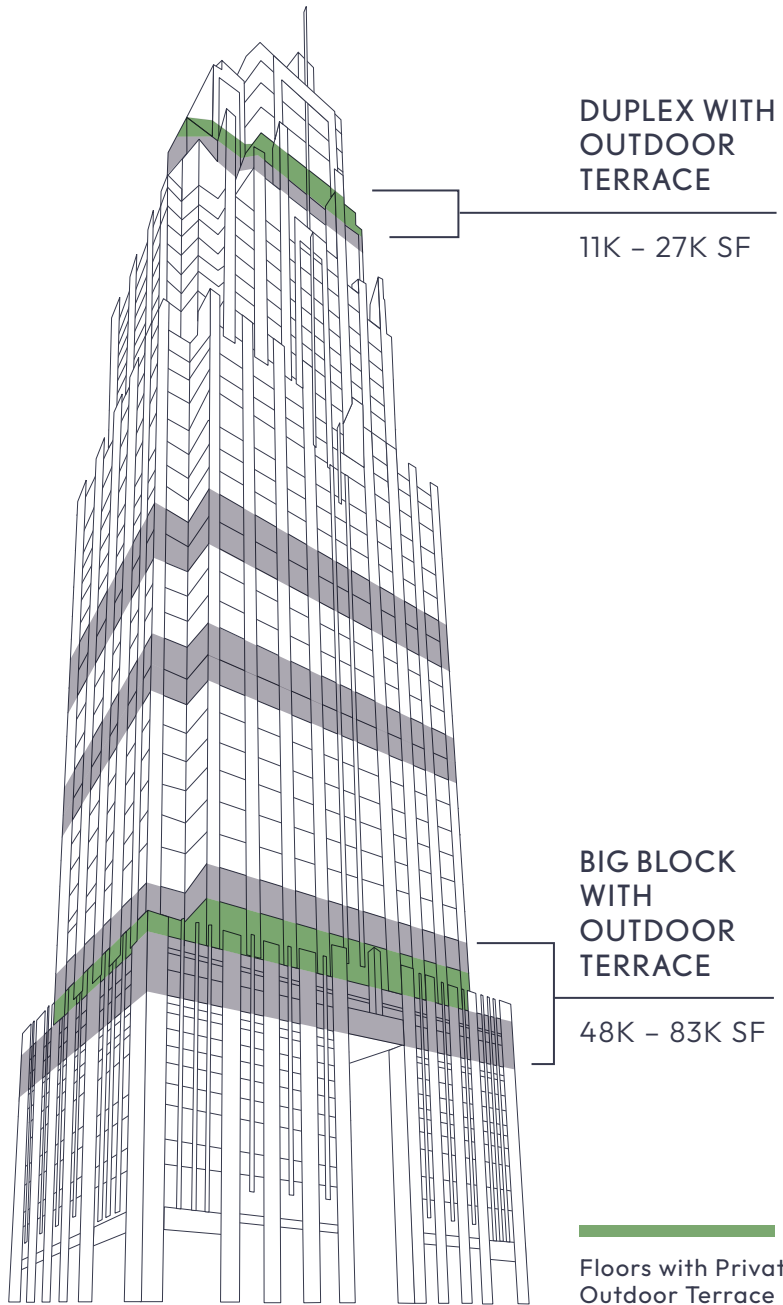




7th FLOOR RENDERING



7th FLOOR RENDERING



1177 AVENUE OF THE AMERICAS

Explore Our Flexible Availabilities

FLOOR 6

33,627 RSF
ARRANGED

FLOOR 7

24,632 RSF
IMMEDIATE

FLOOR 8

24,632 RSF
IMMEDIATE

FLOOR 15

24,625 RSF
IMMEDIATE

FLOOR 16

24,640 RSF
IMMEDIATE

FLOOR 20

25,407 RSF
IMMEDIATE

FLOOR 21

10,897 RSF
IMMEDIATE

FLOOR 42

15,375 RSF
IMMEDIATE

FLOOR 43

11,644 RSF
IMMEDIATE

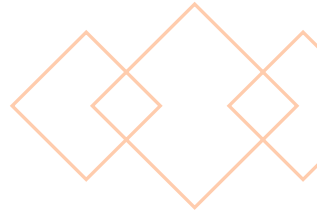
TAKE A VIRTUAL TOUR



7th 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.

“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

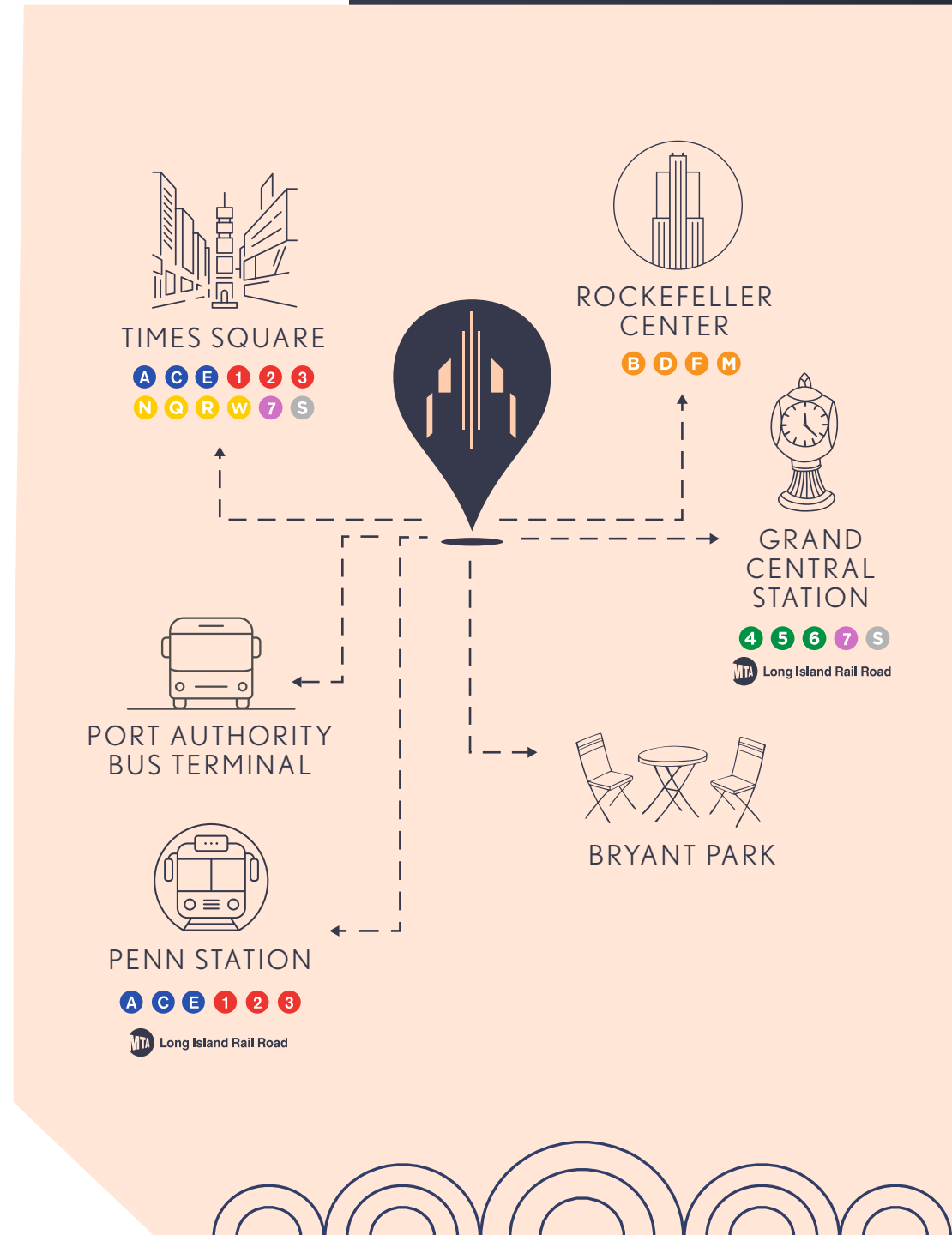
As part of Inspire, Dojo offers data-driven workplace planning tools and services, like occupancy analytics and optimized seat and space planning, to help employees return to the office safely and efficiently.

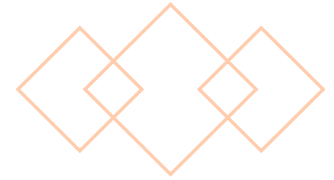


Here, There, & Everywhere

Located between 45th and 46th 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



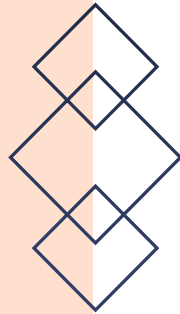
CONFERENCE
ROOMS FOR RENT



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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