



1251

AVENUE OF THE AMERICAS

HIGHER. BIGGER. SMARTER.

THE CENTER OF THE CENTER

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HIGHER

Soaring **54 stories** above Avenue of the Americas in Rockefeller Center, 1251 Avenue of the Americas is one of the premier office towers in America. Completed in 1972 as the world headquarters for Exxon, 1251 embodies the **highest achievements** of modernist architecture. 1251's standards have been of the highest order from the start.

BIGGER

Designed by Harrison & Abramovitz & Harris, the **2.4 million-square-foot building** is the tallest along the Avenue of the Americas and is set back by a 100-foot-deep, open landscaped plaza with a two tiered pool and the biggest fountain in Manhattan.

Beneath its six-story base are three concourse levels of retail, conference, and office support service/storage space. 1251 offers direct connections to the Rockefeller Center complex, including mass transportation and is a few short blocks from the north entrance to Grand Central Terminal. In the immediate vicinity of the building are an array of world-class restaurants and hotels.

SMARTER

Column free floor plates, high perimeter window to floor area ratio, space saving **4'8" bay modules** and **under floor ducts** for distributing power and communications makes 1251 a **smart** choice for companies of every size. **Prebuilt and turnkey programs** make 1251 affordable for smaller tenants who desire a prestigious address.



AIM HIGHER

TOWER BLOCK OF 62,400 SF
NEW TO THE MARKET

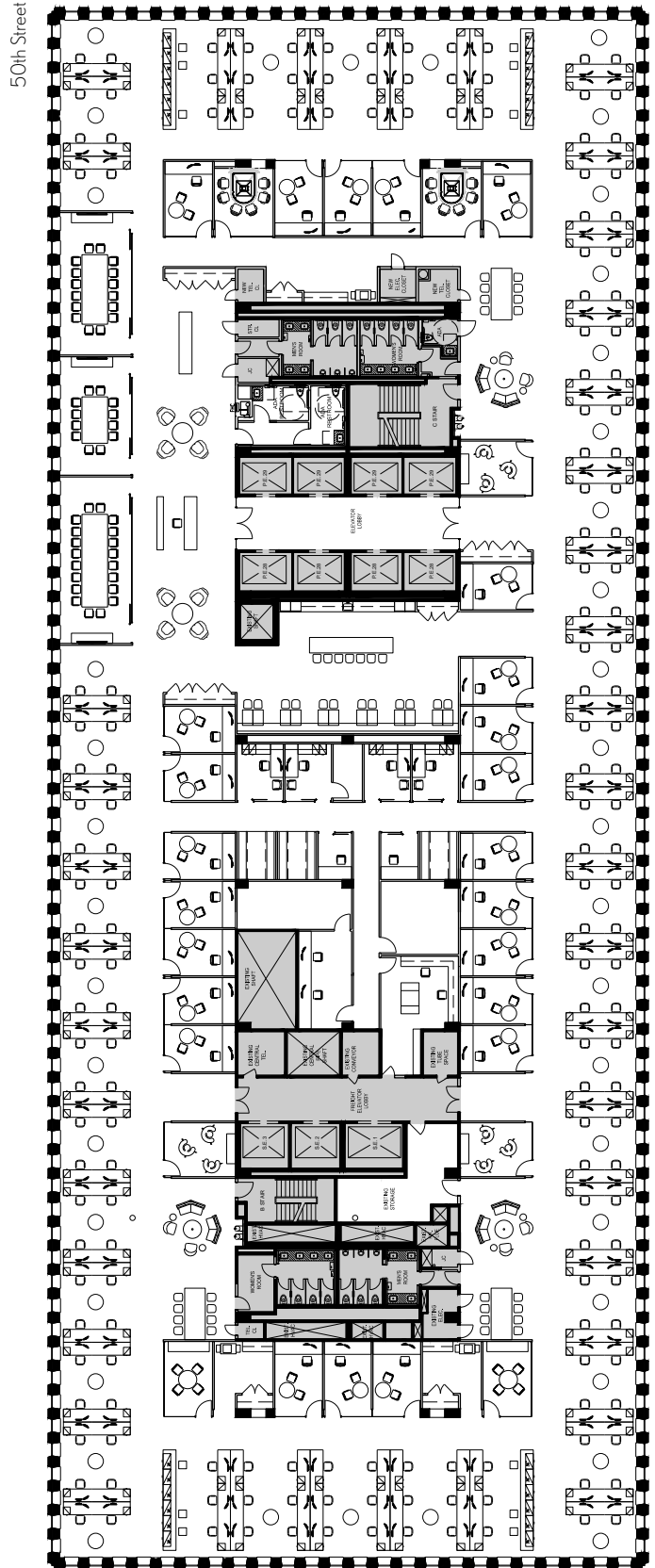
THINK BIGGER

SINGLE FLOOR OF 41,900 SF



Private Offices 28 | Workstations 179 | Total 207

Avenue of the Americas



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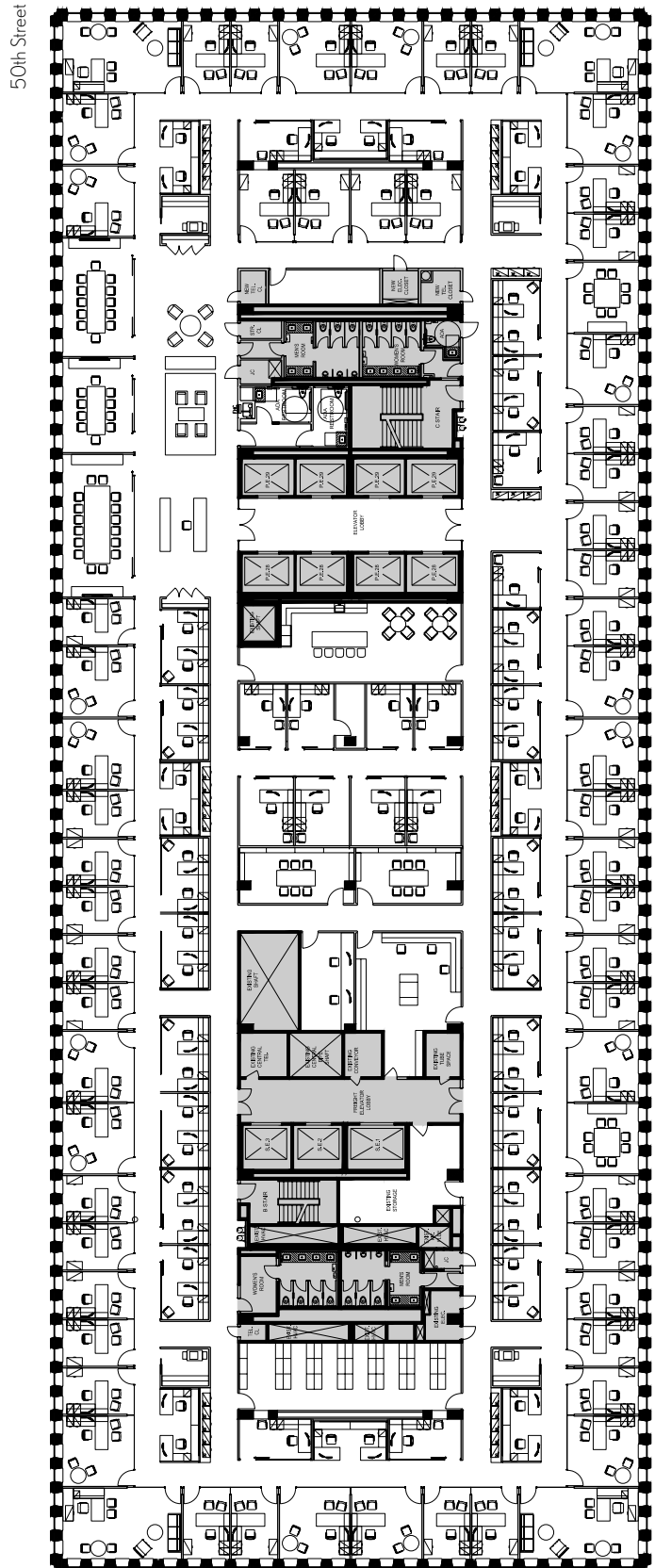
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Private Offices 111 | Workstations 19 | Total 130

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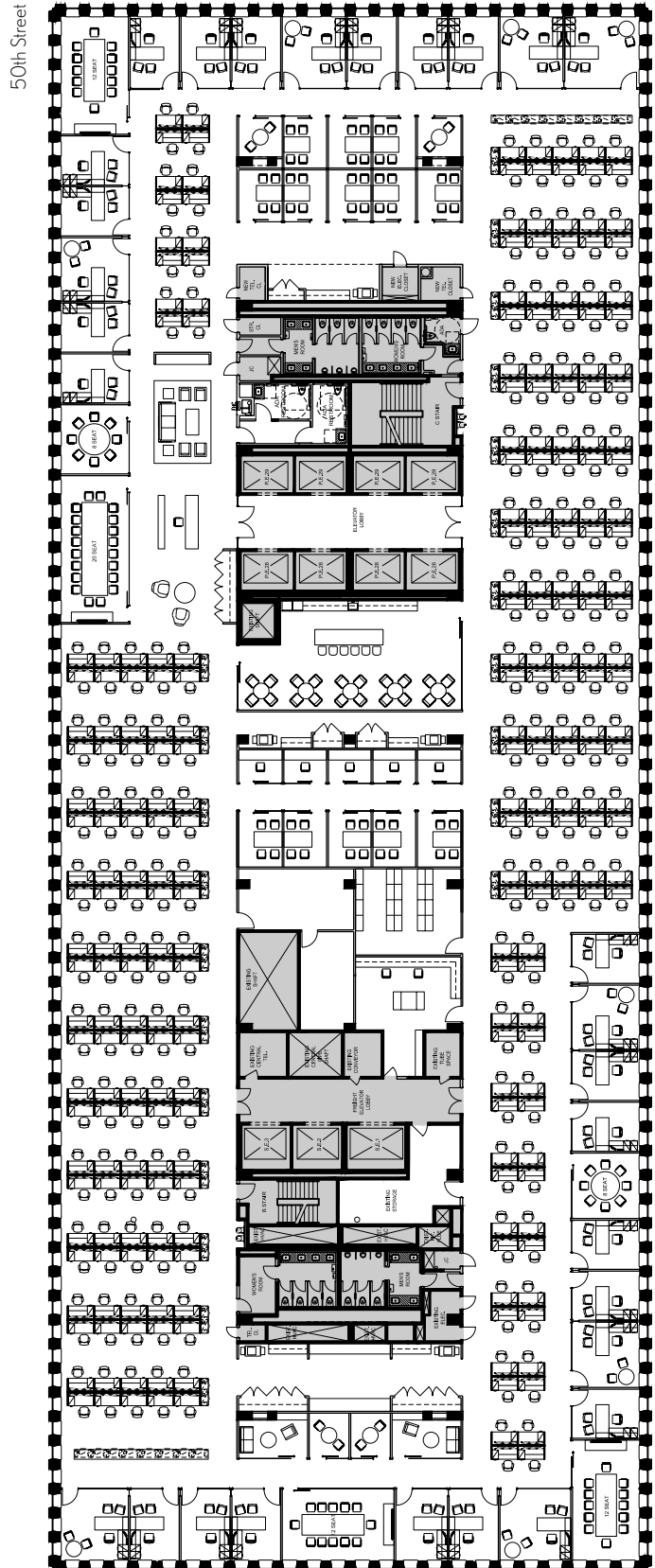


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Private Offices 29 | Workstations 271 | Total 300

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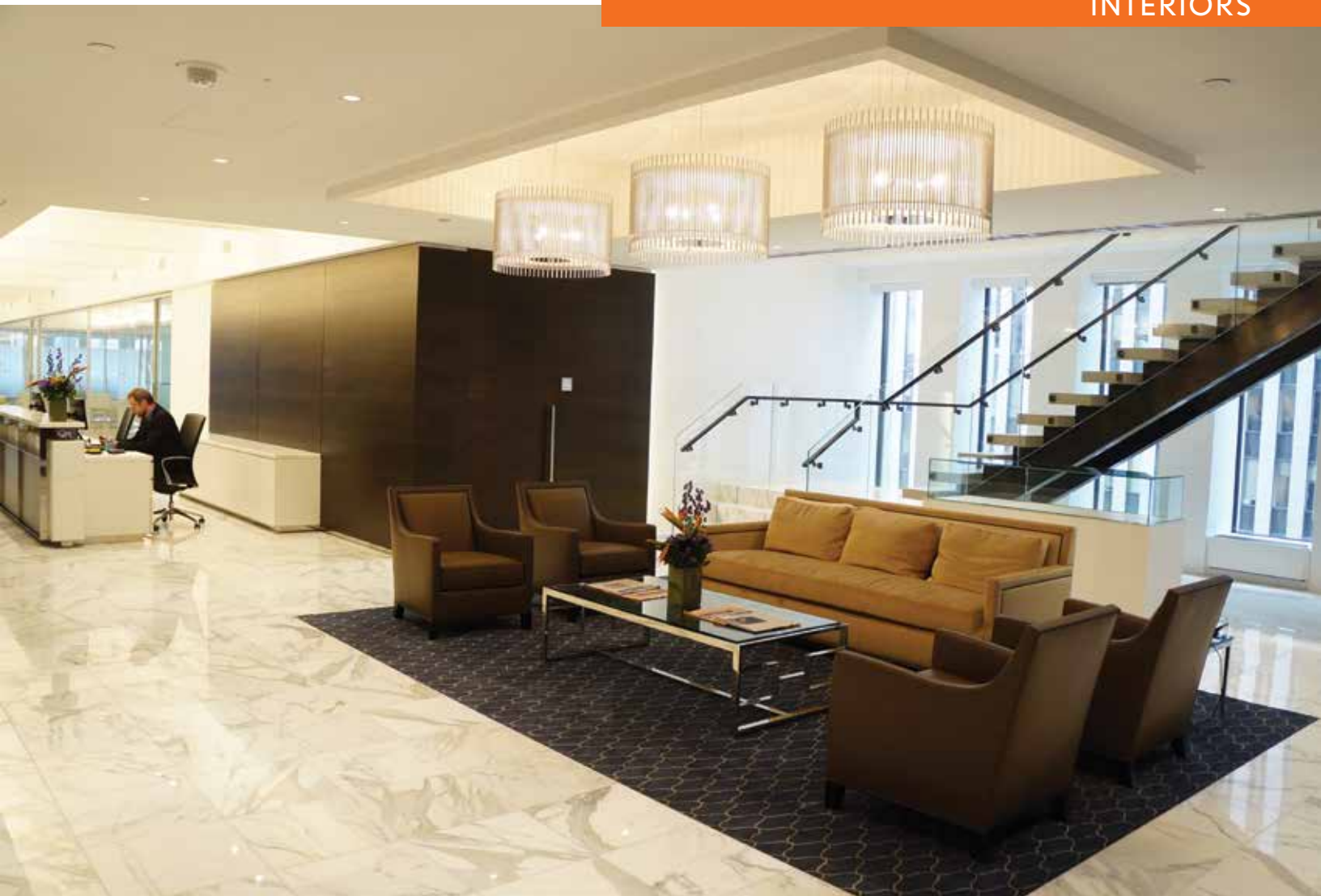
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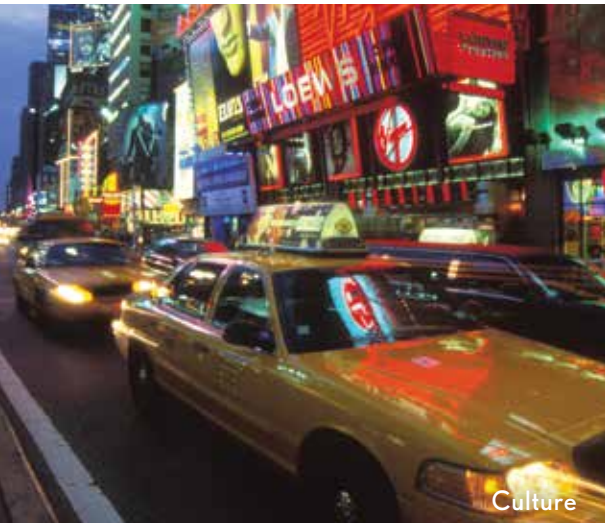
AT THE CENTER OF THE CENTER



Fifth Avenue Shopping



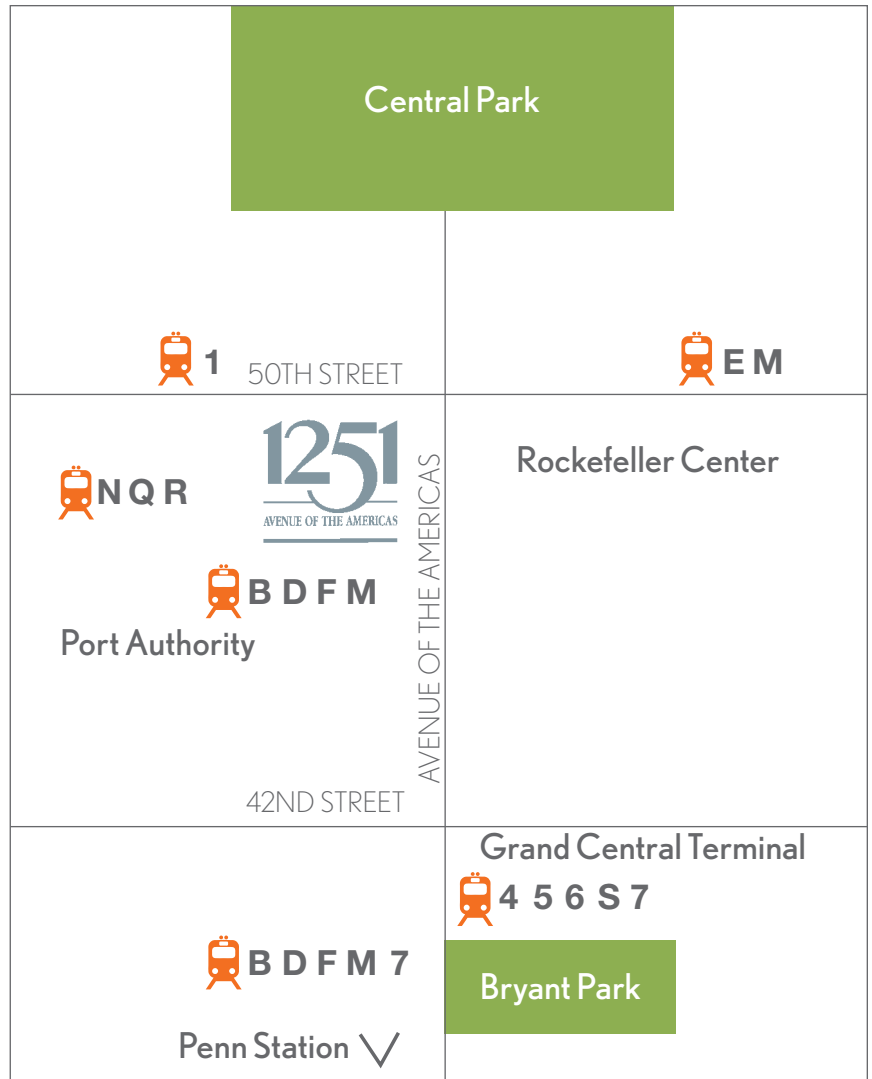
Ambience



Culture



Dining



- Atop Rockefeller Center subway hub
- A quick walk from Grand Central's north exit at 47th Street and Madison
- Amidst dining, shopping and hotels galore
- Direct connection to Rockefeller Center Concourse and beyond

BUILDING AREAS:	Site: 96,300 square feet Building: 2.4 million square feet
NUMBER OF FLOORS:	54 above grade plus penthouse, 4 below grade
AVERAGE FLOOR SIZES:	Wraparound: 62,000 square feet Tower: 43,000 square feet
WINDOW MODULE:	4 feet, 8 inches
ELECTRIFIED CELLULAR:	Every 4 feet on center, 4 cells (3 signal, 1 power)
ELECTRIFIED CELLULAR DUCT SPECIFICATIONS:	4 cells (3 signal, 1 power)
HVAC:	Induction system—perimeter zones Variable air volume—interior zones
VERTICAL TRANSPORTATION:	32 Otis 411 Elevonic passenger elevators with closed-loop door operators 3 double-height freight elevators 6 escalators 2 retail service elevators 1 shuttle elevator 2 pneumatic truck lifts
STRUCTURE:	Steel framed with cellular steel flooring and composite concrete deck
FLOOR LOADING:	Minimum 50 lbs. live load and up to 200 lbs. per square foot in special areas
TYPICAL TOWER FLOOR-TO FLOOR HEIGHT:	12 feet, 4 inches Floors 51-52 are 15 feet. Floor 53 is 15 feet, 6 inches
ELECTRIC POWER:	12,000-amp service 265/460 volts 8 to 9 watts per square foot for tenants
REFRIGERATION PLANT:	7,760 tons of refrigeration via two steam-driven turbines with a 1,350-ton electric piggy-back compressor and a 2,000 ton electric chiller
SITE AMENITIES:	East Plaza two-tiered pool Largest commercial office building pool in New York City Landscaped plaza surrounds the building West Plaza Garden Park at rear of building including water feature Indoor access to B/D/F/M/N/R subways Banking, restaurants and drugstore on premises