

# 1140 A OF A

BOUTIQUE BRYANT PARK  
AVAILABILITIES

FIFTEEN | TWENTY | PENTHOUSE

MODERN ELEGANCE



# 1140 A OF A

Spanning 22 floors, 1140 A of A is defined by bold designs—a lobby with a soaring 23-foot high ceiling, dramatic wall sculptures, French limestone floors and a volcanic stone feature wall.

Full and partial floor pre-built suites are available featuring high-end finishes, excellent light, exceptional views and outdoor terraces on select floors.

Ideally located on the northeast corner of West 44th Street and Avenue of the Americas, this 249,703-square-foot, fully renovated Class A office tower is conveniently located at the epicenter of one of Manhattan's most desirable thoroughfares, and blocks from subway hubs at Bryant Park, Rockefeller Center, Times Square and Grand Central.







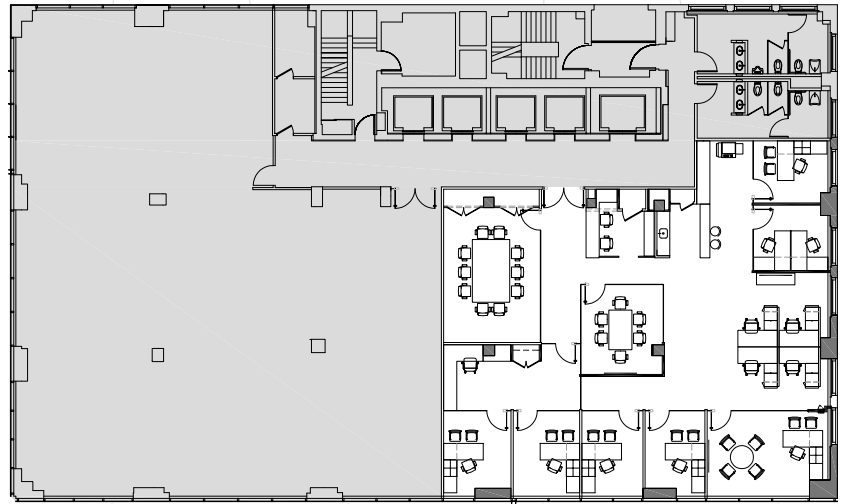


5,284 RSF

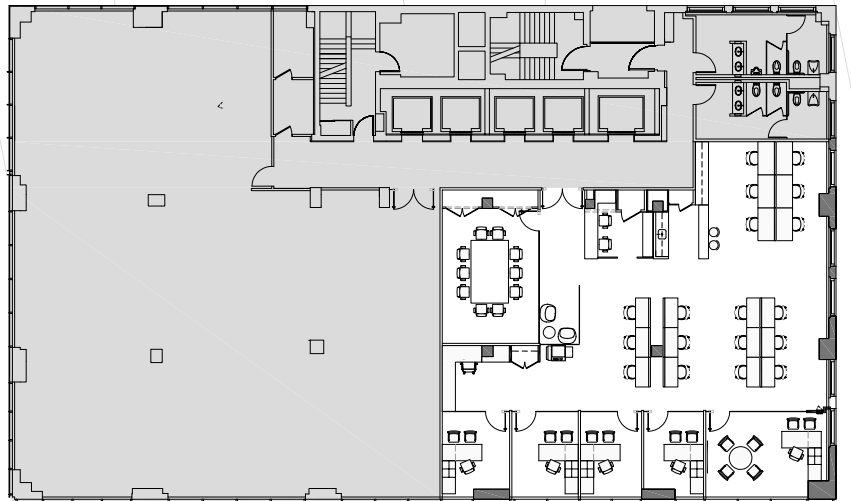
- 1 executive office
- 6 private offices
- Open area for 9 employees
- 2 conference rooms
- Open pantry
- Dedicated reception area
- Available April 1, 2019



Existing



Alternative



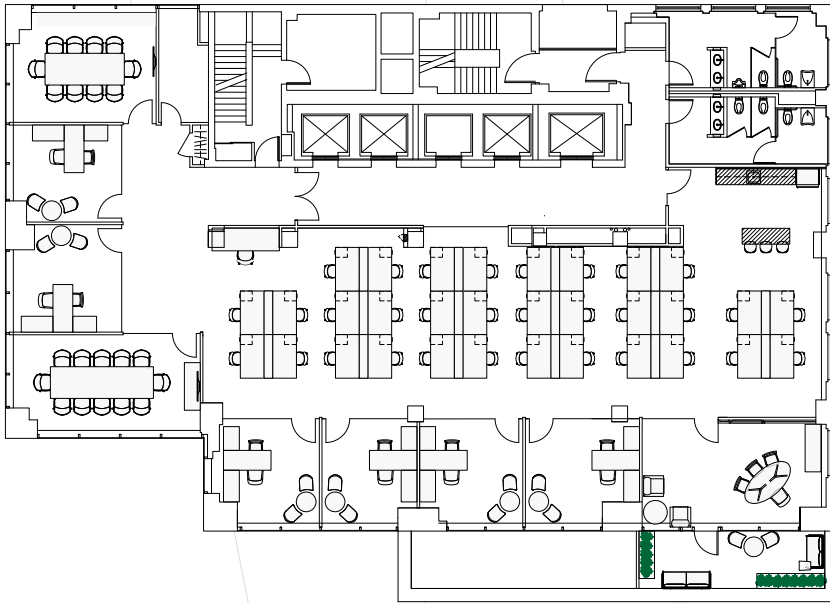




# 20

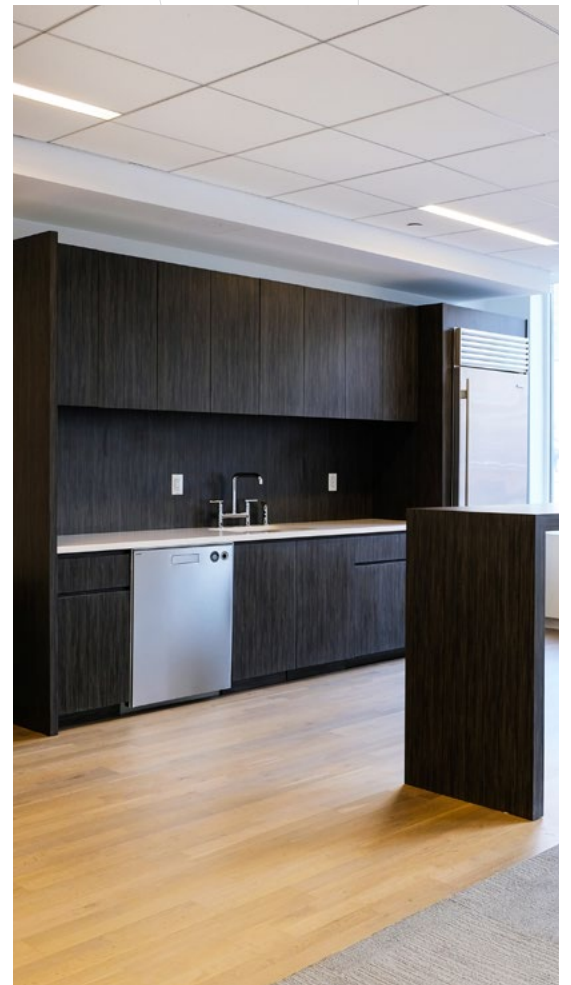
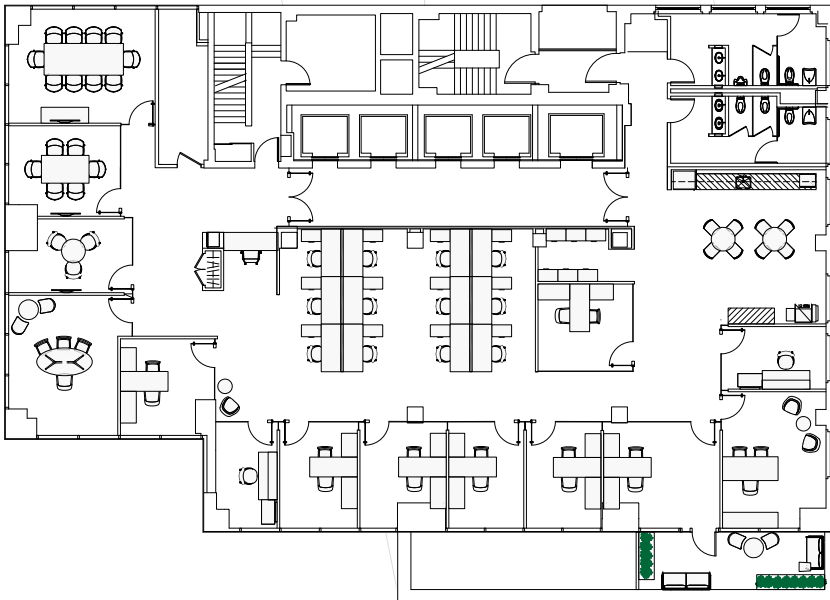
8,500 RSF

Existing



- 1 executive office
- 6 private offices
- Open area for 33 employees
- 2 conference rooms
- High-end open pantry
- Private terrace

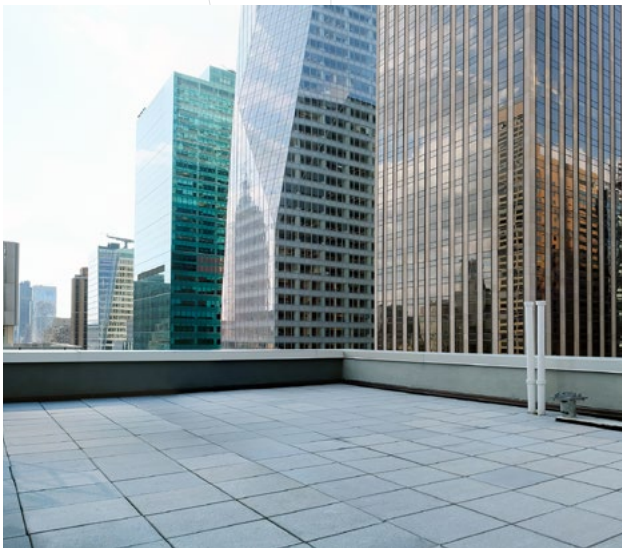
Alternative



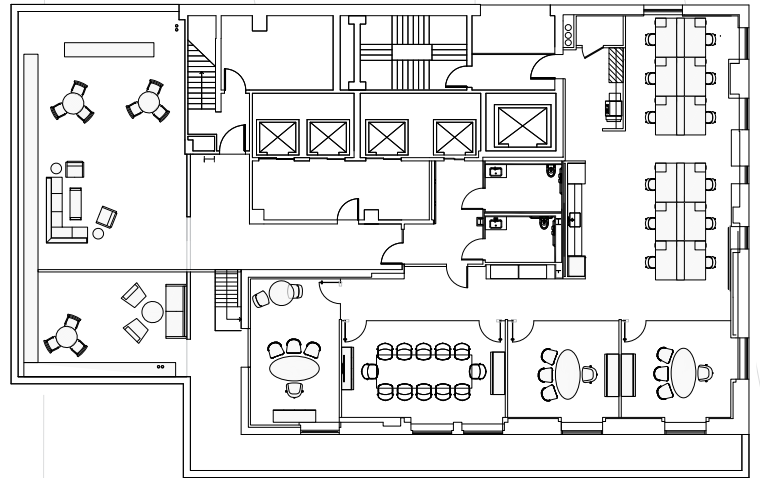


5,500 RSF

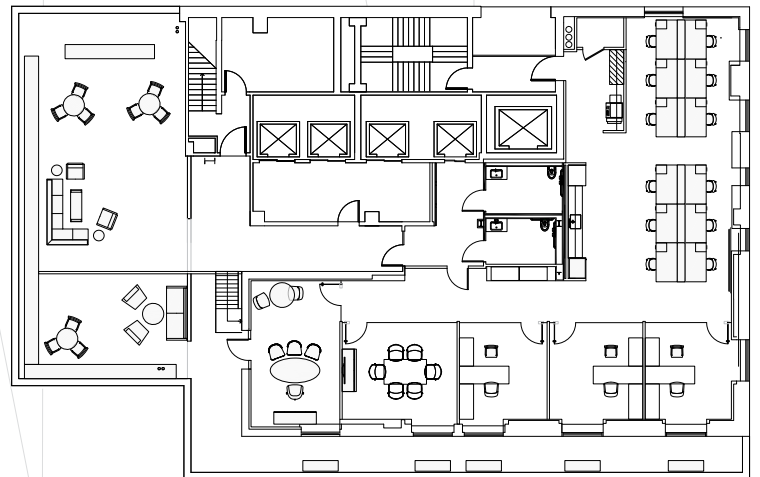
- 1 executive office
- 2 private offices
- 1 conference room
- Open area for 12 employees
- High-end open pantry
- Private outdoor terrace overlooking Avenue of the Americas



Existing

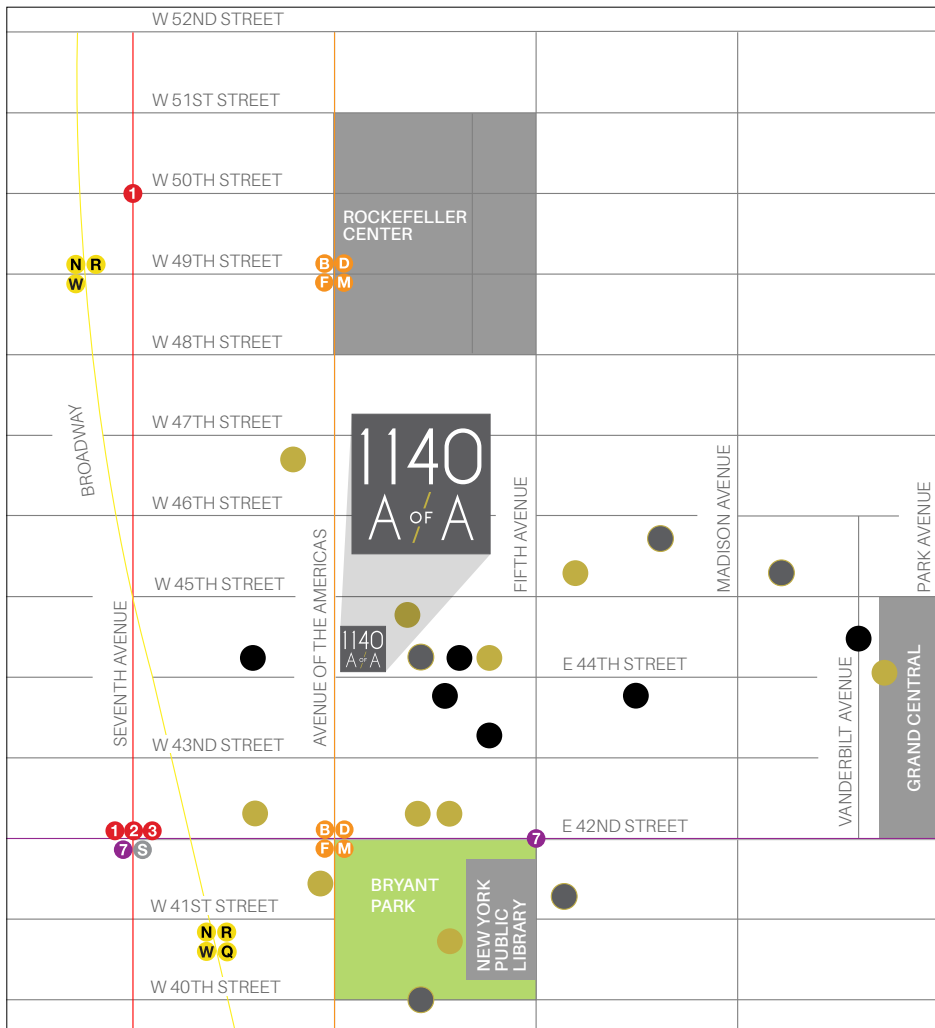


Alternative





## Area Map



### ● RESTAURANTS/RETAIL

- Bryant Park Grill
- Gabriel Kreuther
- STK
- Aureole
- Gaby Brasserie
- La Fonda Del Sol
- Kellari Taverna
- Morton's Steak House
- Satsuki
- Whole Foods

### ● CLUBS

- Harvard Club
- Princeton Club
- Hunt & Fish Club
- Cornell Club
- Yale Club
- Penn Club

### ● HOTELS

- Bryant Park Hotel
- Sofitel
- Gotham Hotel
- The Roosevelt Hotel
- Andaz Fifth Avenue





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For more information, please contact exclusive leasing agents:

**TODD KORREN**

Principal  
212.729.3487  
todd.korren@avisonyoung.com

**BROOKS HAUF**

Senior Director  
212.729.3203  
brooks.hauf@avisonyoung.com

**PETER JOHNSON**

Associate  
212.729.6632  
peter.johnson@avisonyoung.com



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