

THE DIFFERENCE IS BIG

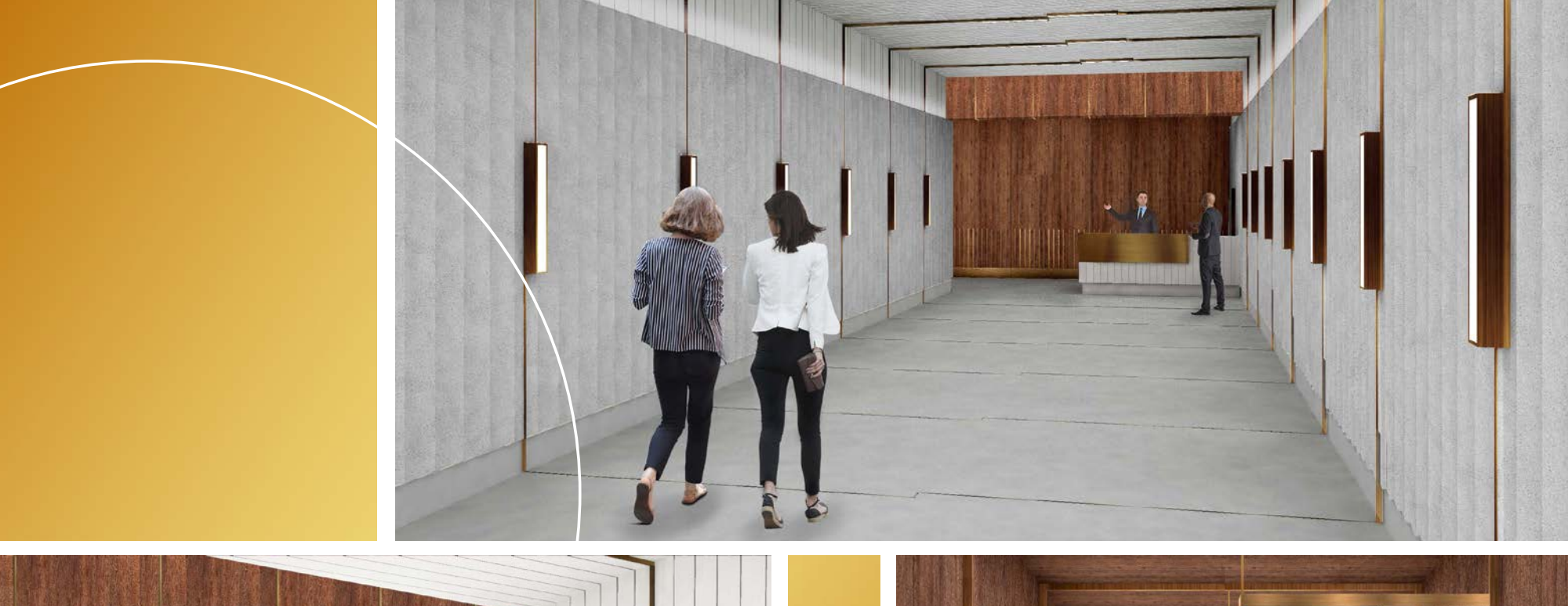


- Fully Renovated Building
- New Lobby, Entrance and Elevators
- Fully Upgraded HVAC Infrastructure

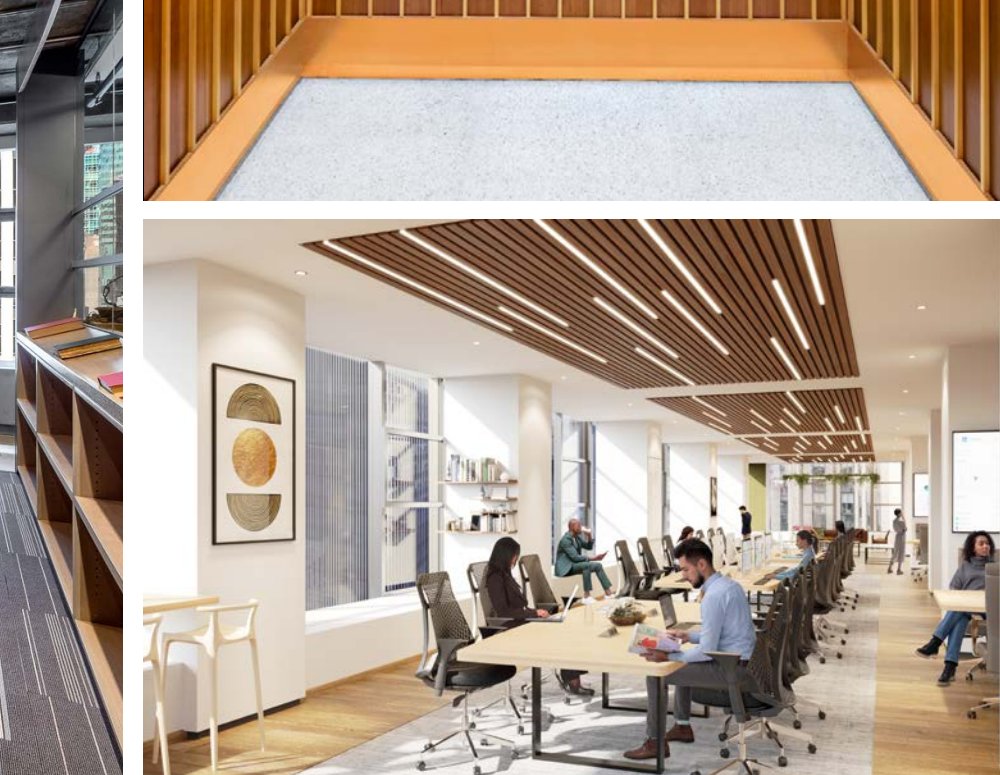
Availability from 2,437 - 39,877 RSF

Full floor identity opportunities

1212avenueoftheamericas.com

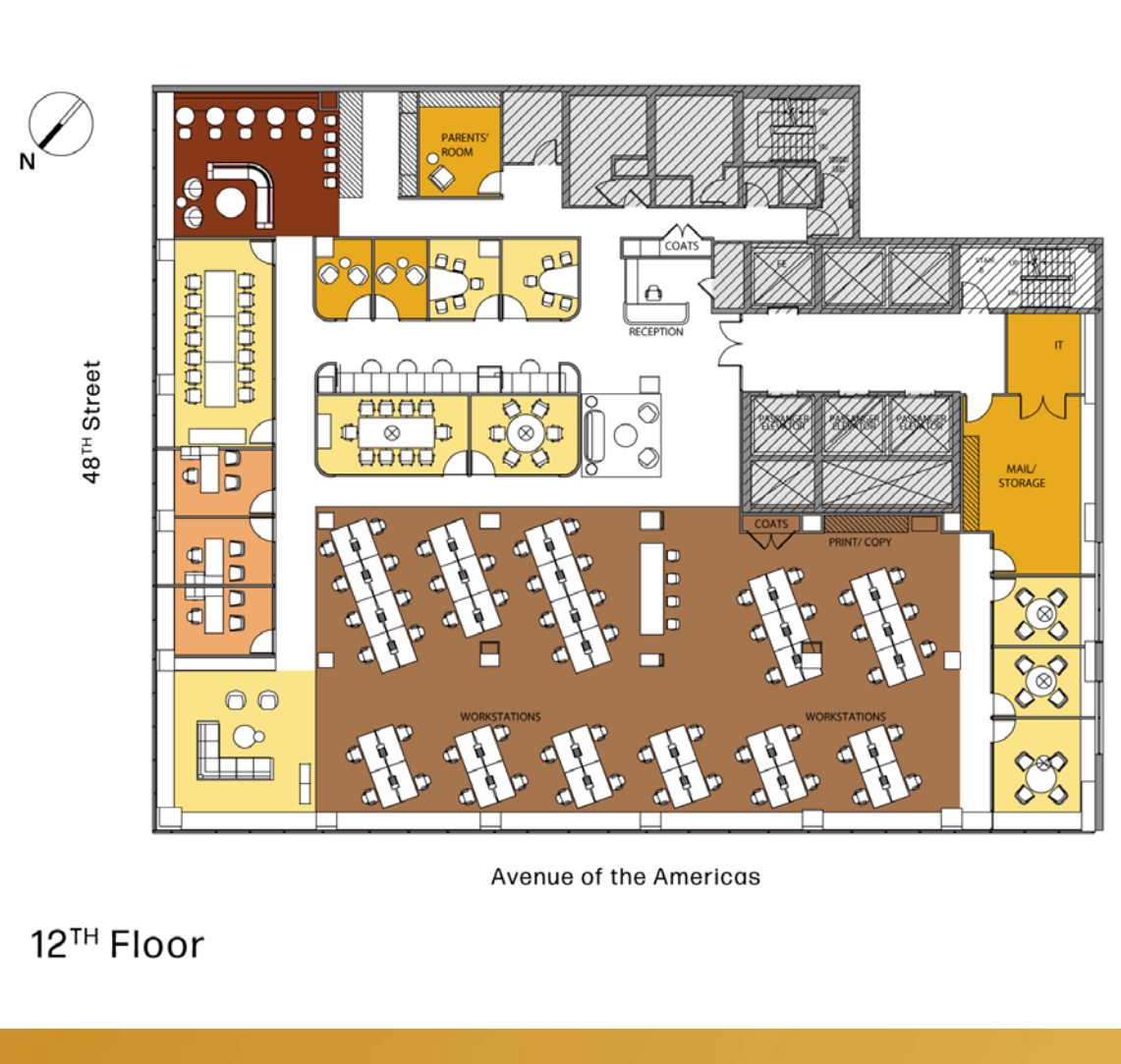


New Lobby and New Elevators.



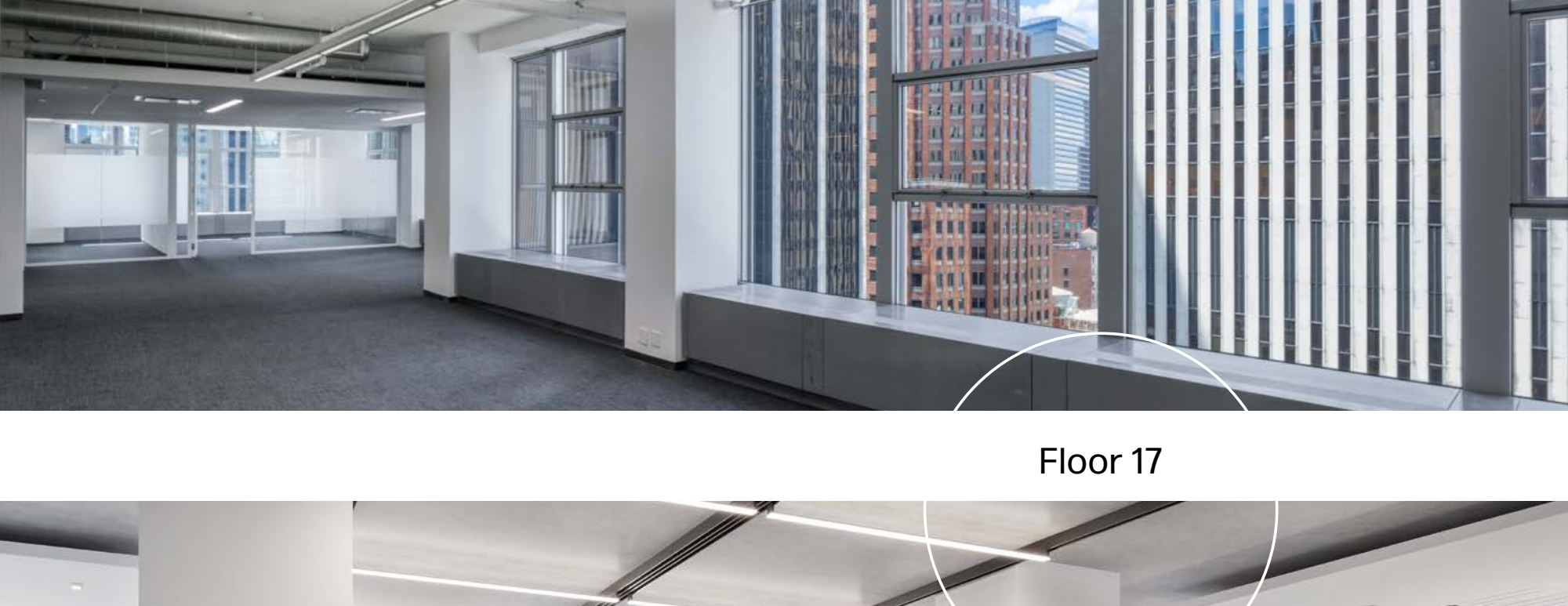
Floor	RSF
E15	11,115
E14	14,132
E12	14,630
E12-E15 Block	39,877
E7	14,630
E6	14,630
E6-E7 Block	29,260

Availability from 2,437-39,877 RSF



TYPE	QTY
OFFICES	
PRIVATE OFFICE (12'-0" X 9'-0")	3
WORKSTATIONS	
BENCHING (60" X 30")	56
TOUCHDOWN STATIONS	4
COLLABORATION	
LARGE CONFERENCE (144 PPL)	1
MEDIUM CONFERENCE (48-96 PPL)	1
SMALL CONFERENCE (4-8 PPL)	3
MEETING ROOMS	2
LOUNGE	2
IDENTITIES	
PANTRY	1
SUPPORT & STORAGE	
PANTRY	1
IT	1
STORAGE	1
PARENTS' ROOM	1
TOTAL	
HEAD COUNT	69
MAXIMUM FLOOR OCCUPANCY	102
RSF	1,170
RSF/PERSON	163

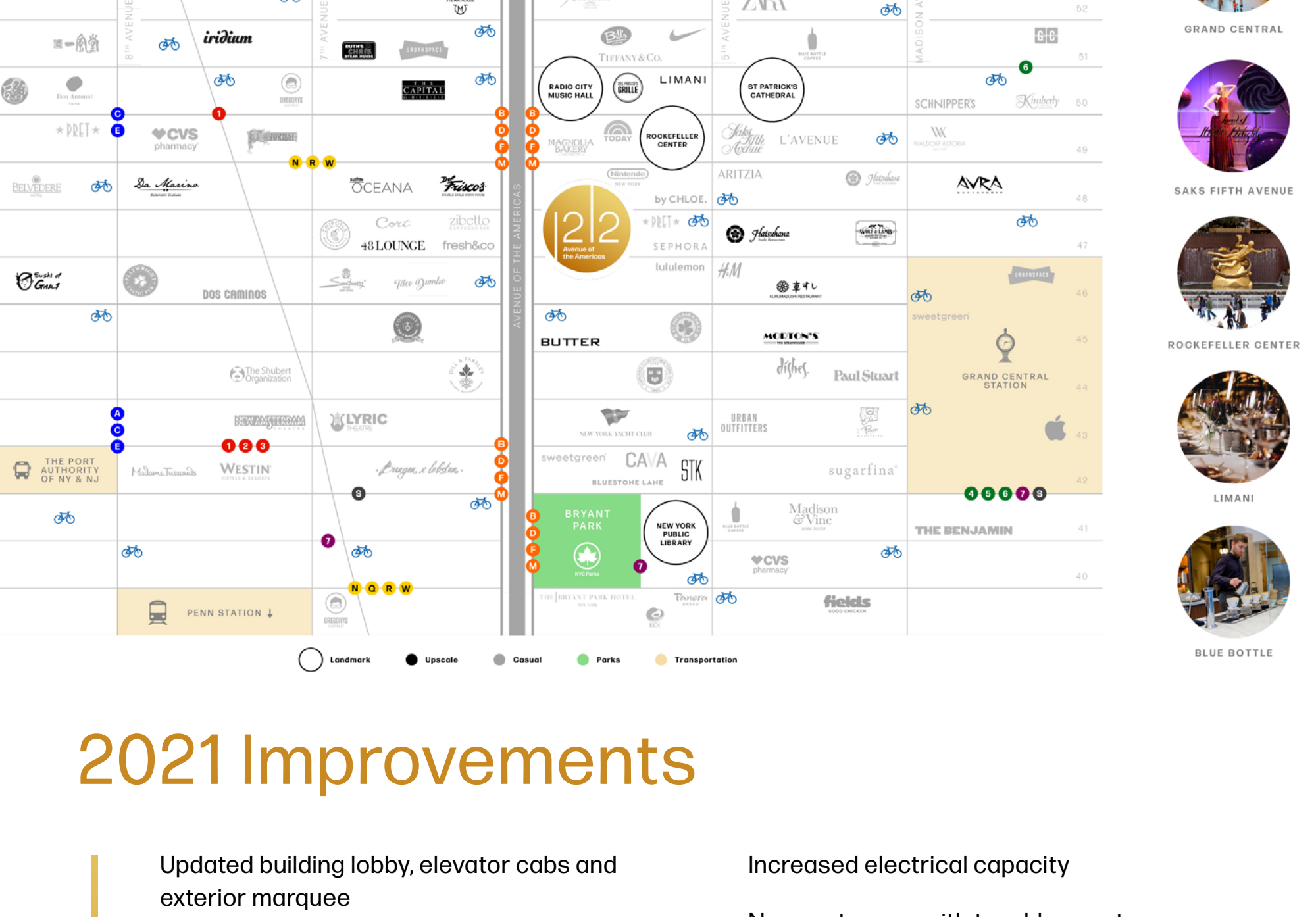
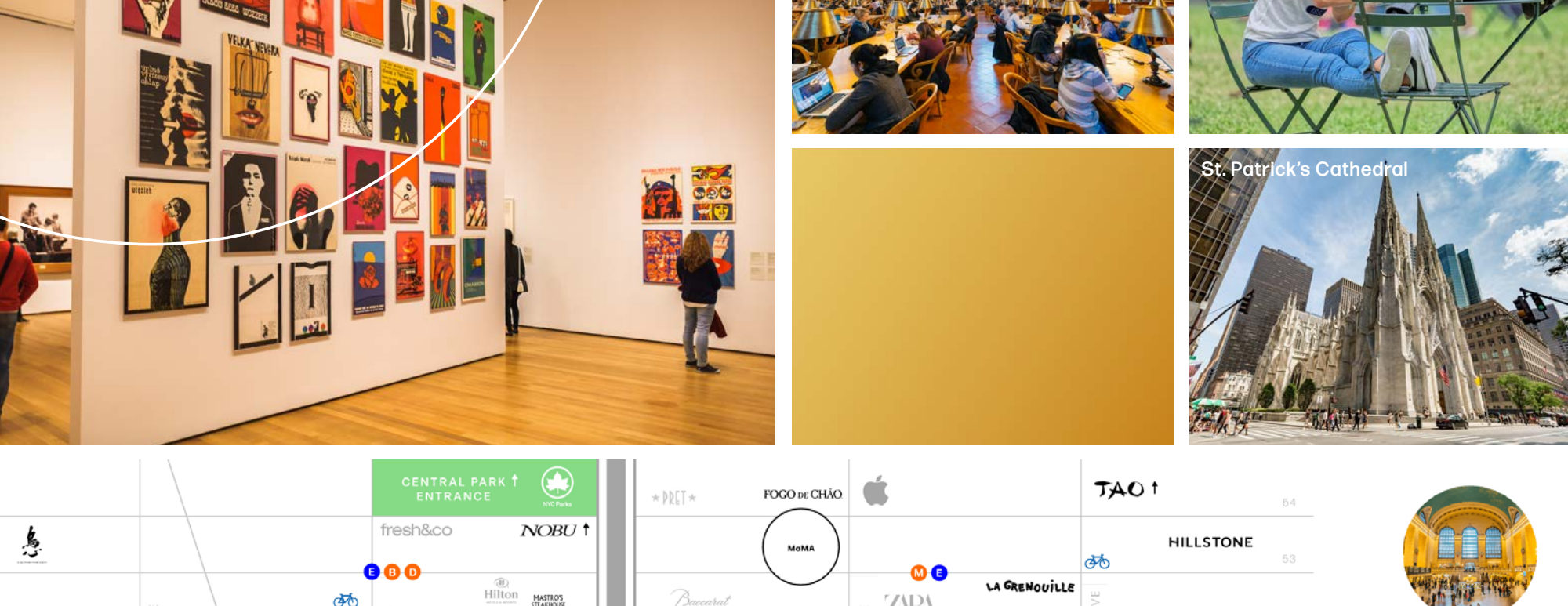
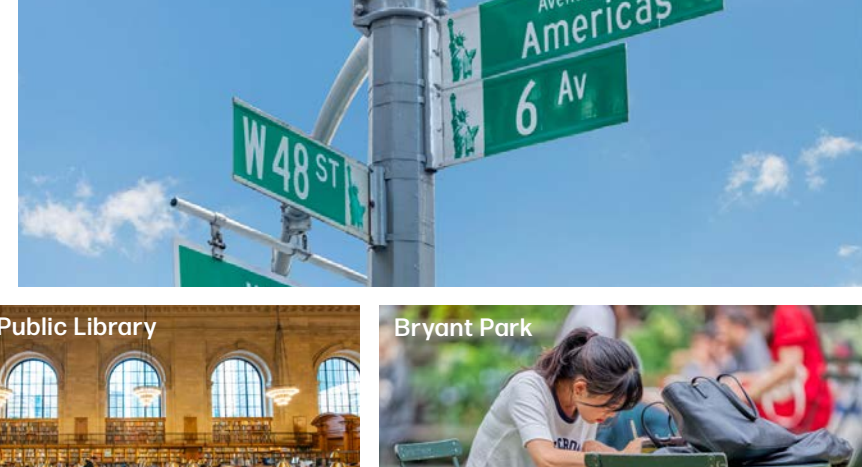
12TH Floor



Floor 17



The convenience is unrivaled.



2021 Improvements

- Updated building lobby, elevator cabs and exterior marquee
- Modernized, gearless traction elevators with key card access
- New core building HVAC infrastructure with MERV 16 air filtration system
- 24/7 condenser water for tenants' supplemental A/C units
- New emergency generator for all life safety systems
- New Building Management System (BMS)
- Terrace and setback enhancements

- Increased electrical capacity
- New restrooms with touchless entry and fixtures
- New additional gender-neutral restrooms that meet the latest Americans with Disabilities Act requirements
- Upgraded common corridors
- New telecom room with dedicated riser and conduits
- New cellular distributed antenna system (DAS) that provides ubiquitous coverage



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