

Building at a Glance

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| LOCATION | 1120 Avenue of the Americas, New York, NY 10036 |
| BUILDING SIZE | 617,393 RSF |
| FLOORS | 21 Floors (9,562 RSF to 61,084 RSF) |
| ELEVATORS | 9 Passenger and 2 Freight |
| LOADING DOCK | 2 Bay-covered Docks |

BUILDING FEATURES

Recent Building Renovations

- Certified LEED Gold (2022).
- Energy Star Partner (2021).
- Automated elevator dispatch system (2020).
- New redundant chiller (2018).
- New elevator cabs and systems (2014).
- New mechanical and electrical systems, including two new central chillers (2012).
- New energy-efficient glass curtain wall.
- New building lobby.

Air Quality & Safety

- Individual heating and cooling units per office.
- Bipolar ionization, CO2 sensors, and MERV-13 filters.

Electrical

- 7 watts per USF connected load.

Light Quality

- Natural light with views on three sides of the lower floors and all four sides on the upper floors.
- Automatic interior daylight dimming.

BUILDING AMENITIES

Lobby Event Space

On-site Conference Facilities

Reception Desk & Security

Parking Garage

Cleaning Services

- Public spaces cleaned with green products.
- Private office space cleaning is also available on request.

RETAIL AMENITIES

AT&T, Bluestone Lane, Chase, FedEx, Fidelity, Gregory's Coffee, Proper Foods, TD Bank

FLEXIBLE OFFICE RENTALS

ElevatedNY offers furnished private office space, suites, and conference room rentals.

BROKER INFORMATION

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ON-SITE BUILDING MANAGEMENT

Edison Properties

