



1166

AVENUE OF THE AMERICAS

WORK. THE WAY YOU WANT.

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GENSLER
REDESIGNED
LOBBY



12,000 SF CONFERENCE
CENTER & 9,000 SF
AMENITY LOUNGE



LANDSCAPED
POCKET PARK WITH
OUTDOOR SEATING



ACCESSIBLE TO GRAND
CENTRAL, PENN STATION,
PORT AUTHORITY AND
SUBWAYS



EFFICIENT FLOOR
PLATES OF 40,000 SF



DEDICATED 300 KW
TENANT GENERATOR



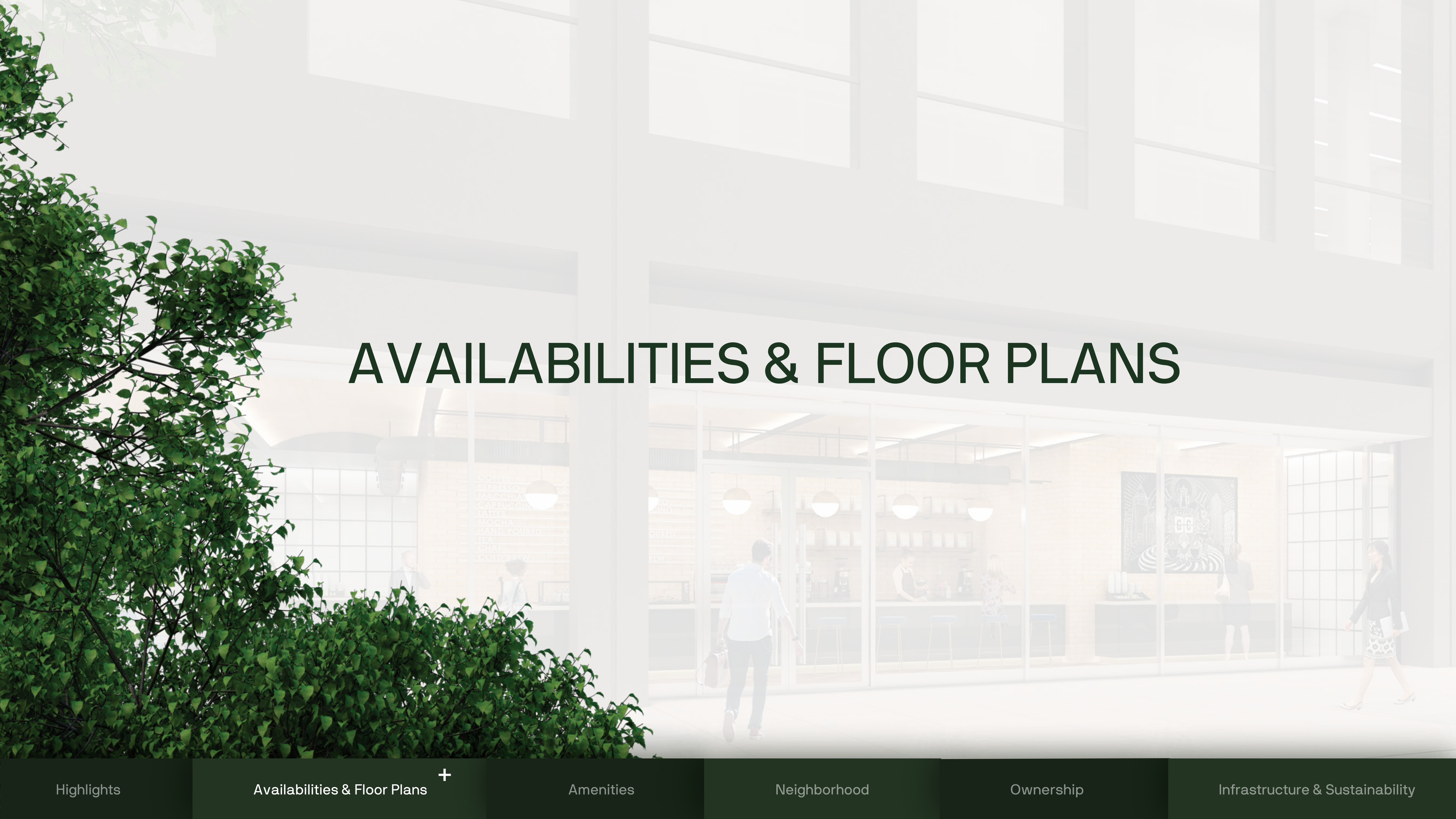
EXECUTIVE
PARKING &
BIKE STORAGE



STRONG
LONG-TERM
OWNERSHIP



EXTENDED
HVAC HOURS



AVAILABILITIES & FLOOR PLANS

Highlights

Availabilities & Floor Plans



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PARTIAL FLOOR OF 34,940 RSF AVAILABLE

Partial 21st Floor
34,940 RSF

21



12th Floor



— ■ New Amenity
9,000 RSF

— ■ Conference Center
12,000 RSF

6th Ave

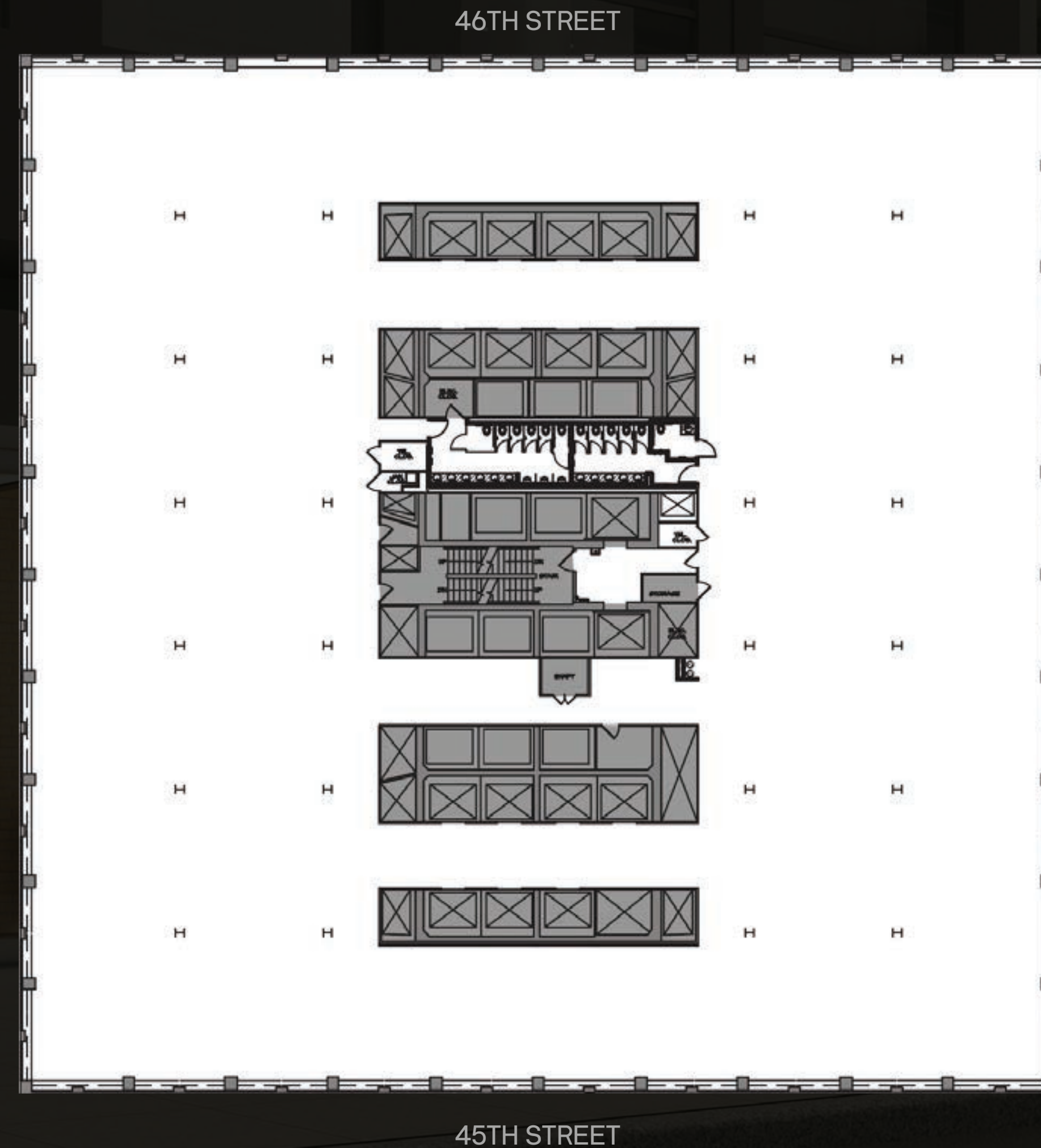
45th St

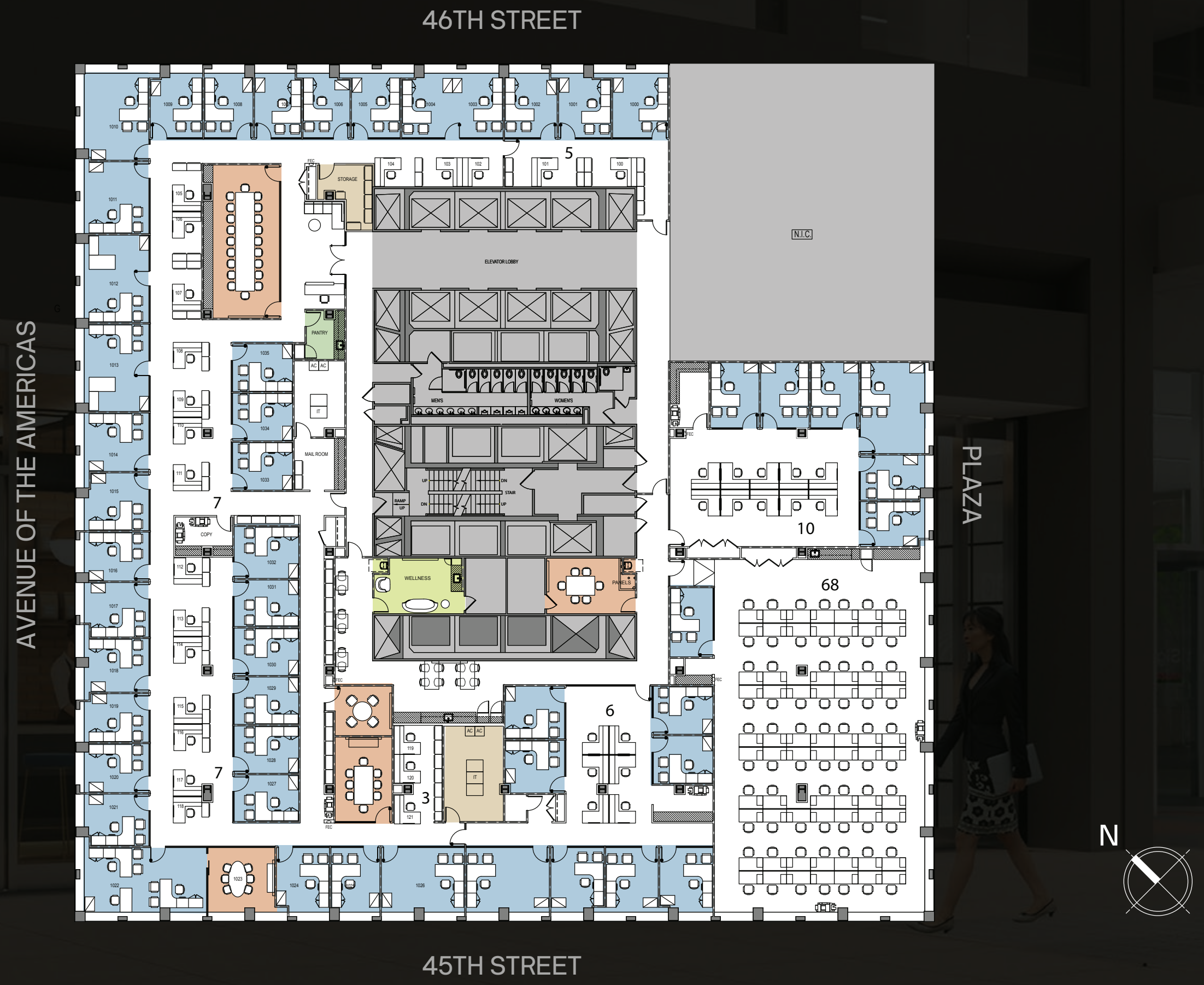


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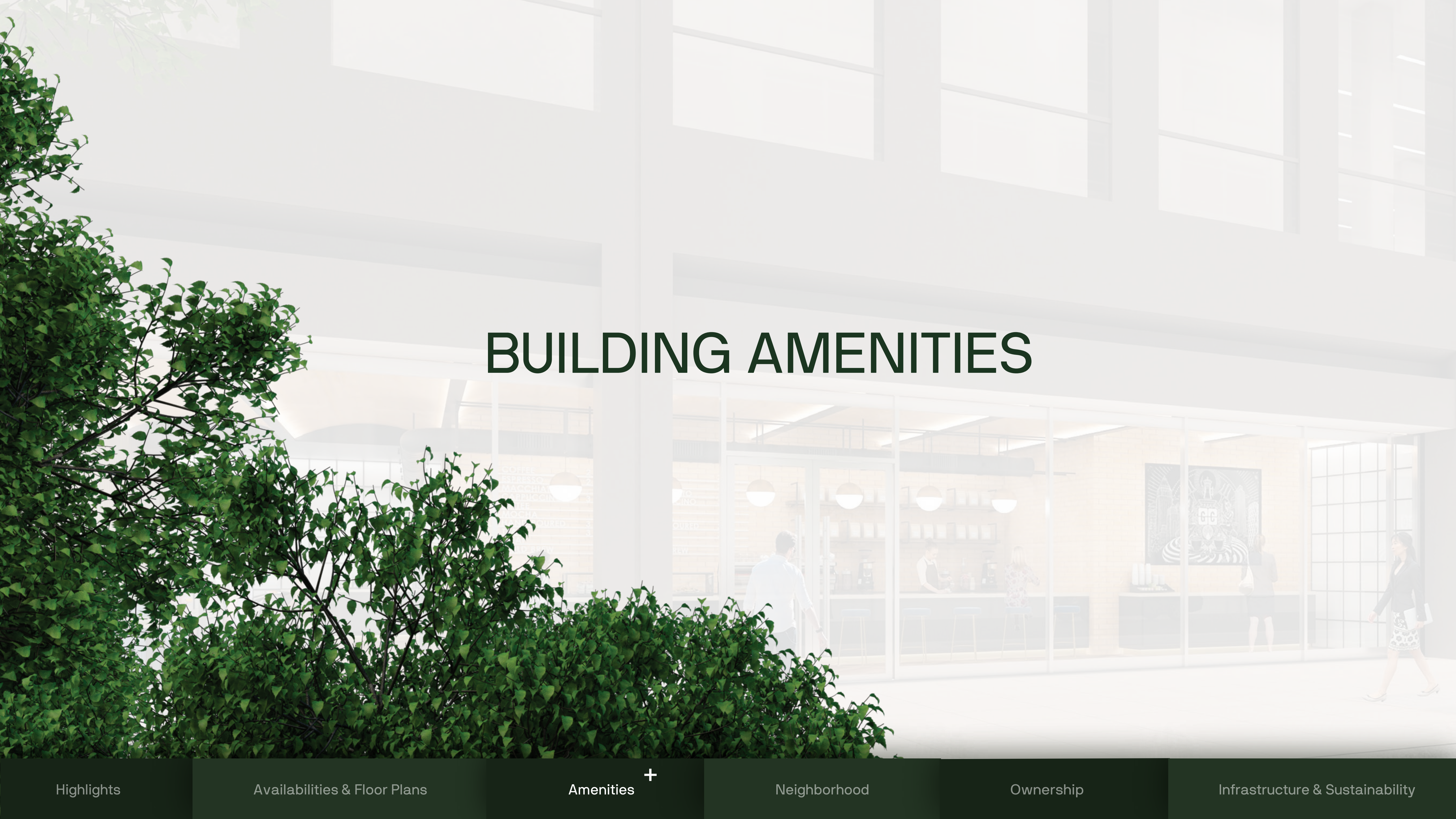
TYPICAL CORE & SHELL FLOOR PLAN

39,075 RSF





OFFICES	48
PERIMETER PRIVATE OFFICE	31
INTERIOR PRIVATE OFFICE	17
WORKSTATIONS	107
WORKSTATIONS (30" X 66")	106
RECEPTIONIST	1
TOTAL SEATS	169
CONFERENCE SEATS	129
CONFERENCE ROOM	1
MEETING ROOMS	4
FLOOR SUPPORT SPACE	
PANTRY	
WELLNESS ROOM	
PRINT/FILE ROOMS	
COPY/MAIL ROOMS	
STORAGE ROOMS	



BUILDING AMENITIES

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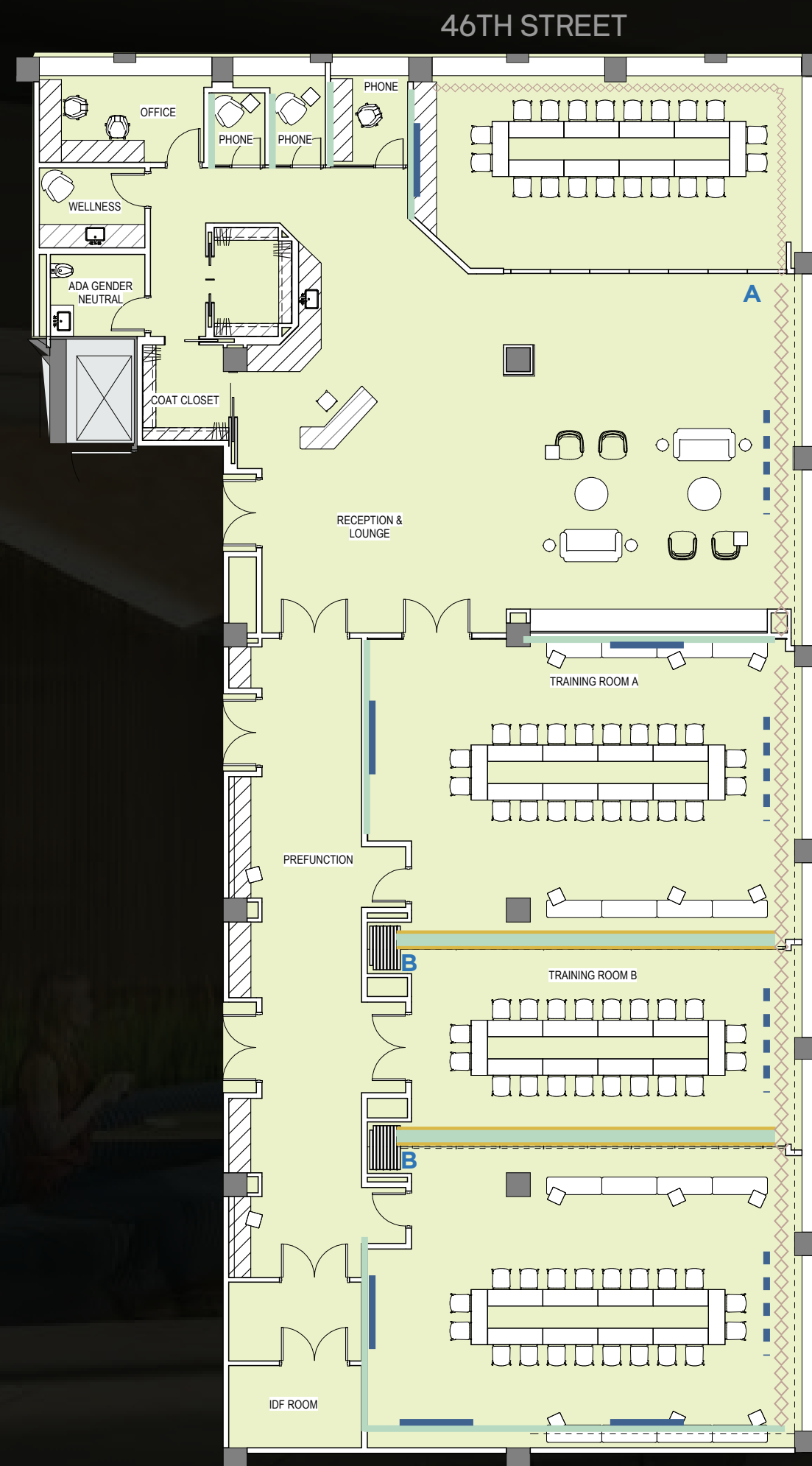
[Ownership](#)

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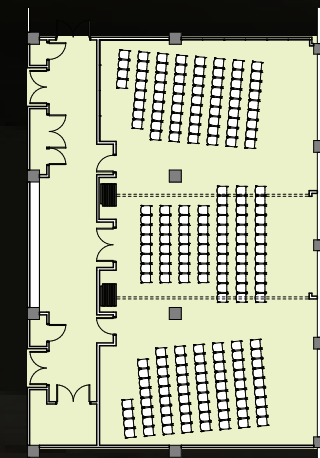
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12,000 SF CONFERENCE CENTER WITH FLEXIBLE LAYOUT

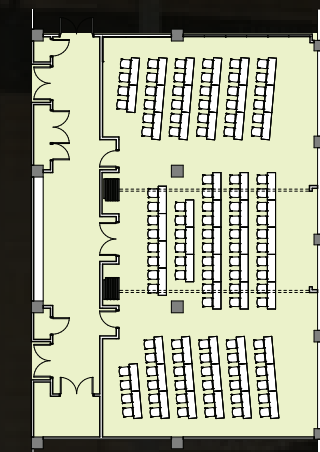
IN-CONFERENCE LOUNGE • PRIVATE BATHROOMS • CATERING KITCHEN • RECEPTION LOUNGE
DIRECT ELEVATOR ACCESS FROM THE AVAILABLE FLOORS



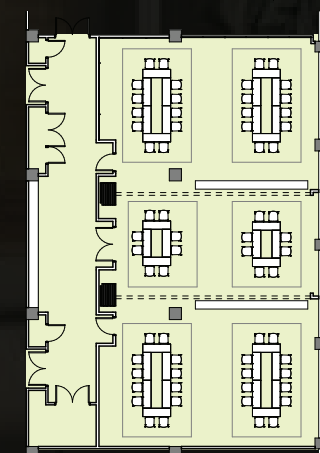
ALTERNATIVE CONFERENCE ROOM LAYOUTS



TRAINING LAYOUT
TOTAL OCCUPANCY 200



CLASSROOM LAYOUT
TOTAL OCCUPANCY 112



SMALL CONFERENCES
TOTAL OCCUPANCY 72



1166

NEW AMENITY CENTER

COFFEE BAR • LOUNGE • PHONE ROOMS

WELLNESS / FITNESS ROOM COMPLETE WITH BIKES, TREADMILLS, LOCKERS & SHOWERS

8,927 RSF

1 Coffee Bar

3 Lounge Areas

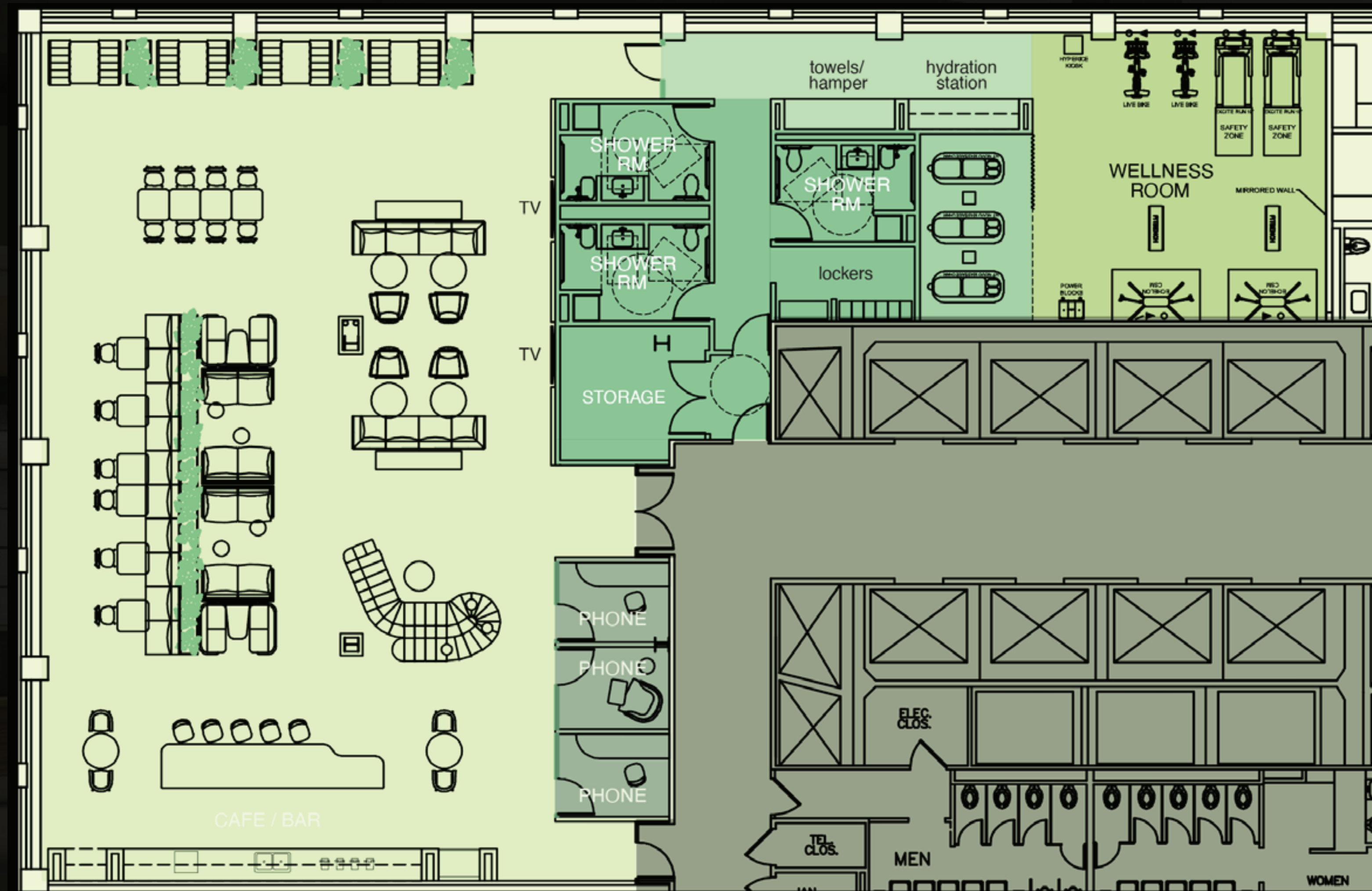
3 Phone Booths

1 Wellness / Fitness Room

Includes bikes, treadmills, weight machines,
hydration station & massage chairs

3 Shower Rooms

1 Locker Room





GROUND CENTRAL

Start your day at Ground Central Café with direct access into the building lobby.



TAKE A BREAK AT THE PARK

A landscaped pocket park at your doorstep where you can enjoy our summer music series and a variety of food purveyors.

THE JULIE AND EDWARD MINSKOFF COLLECTION AT 1166



AMERIND TAPESTRY
by ROY LICHTENSTEIN



SPITZHACKE, MODEL
by CLAES OLDENBURG & COOSJE VAN BRUGGEN



I WANT TO GO TO HEAVEN
by YAYOI KUSAMA



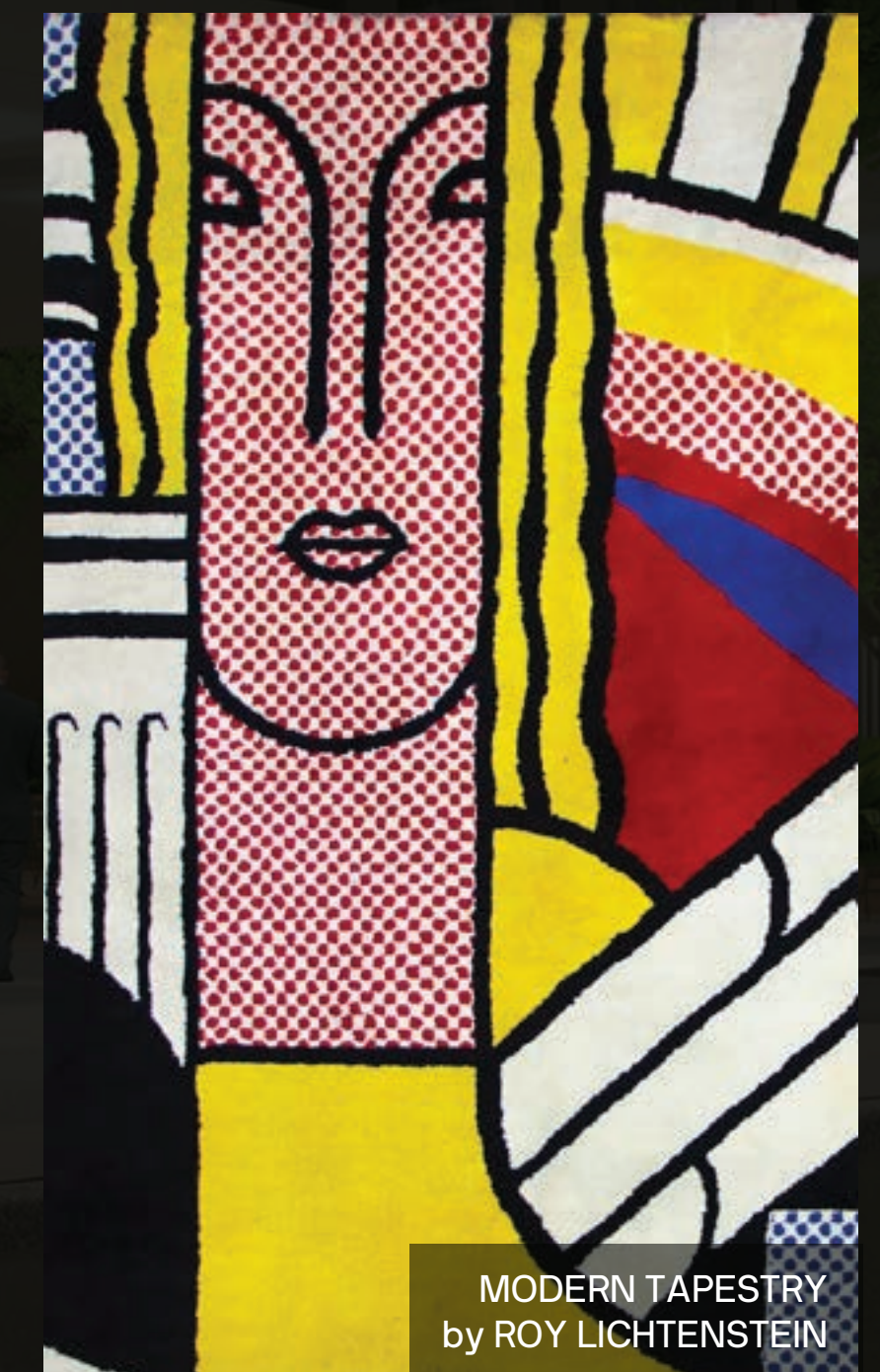
BIG BIG PENNY
by TOM OTTERNESS



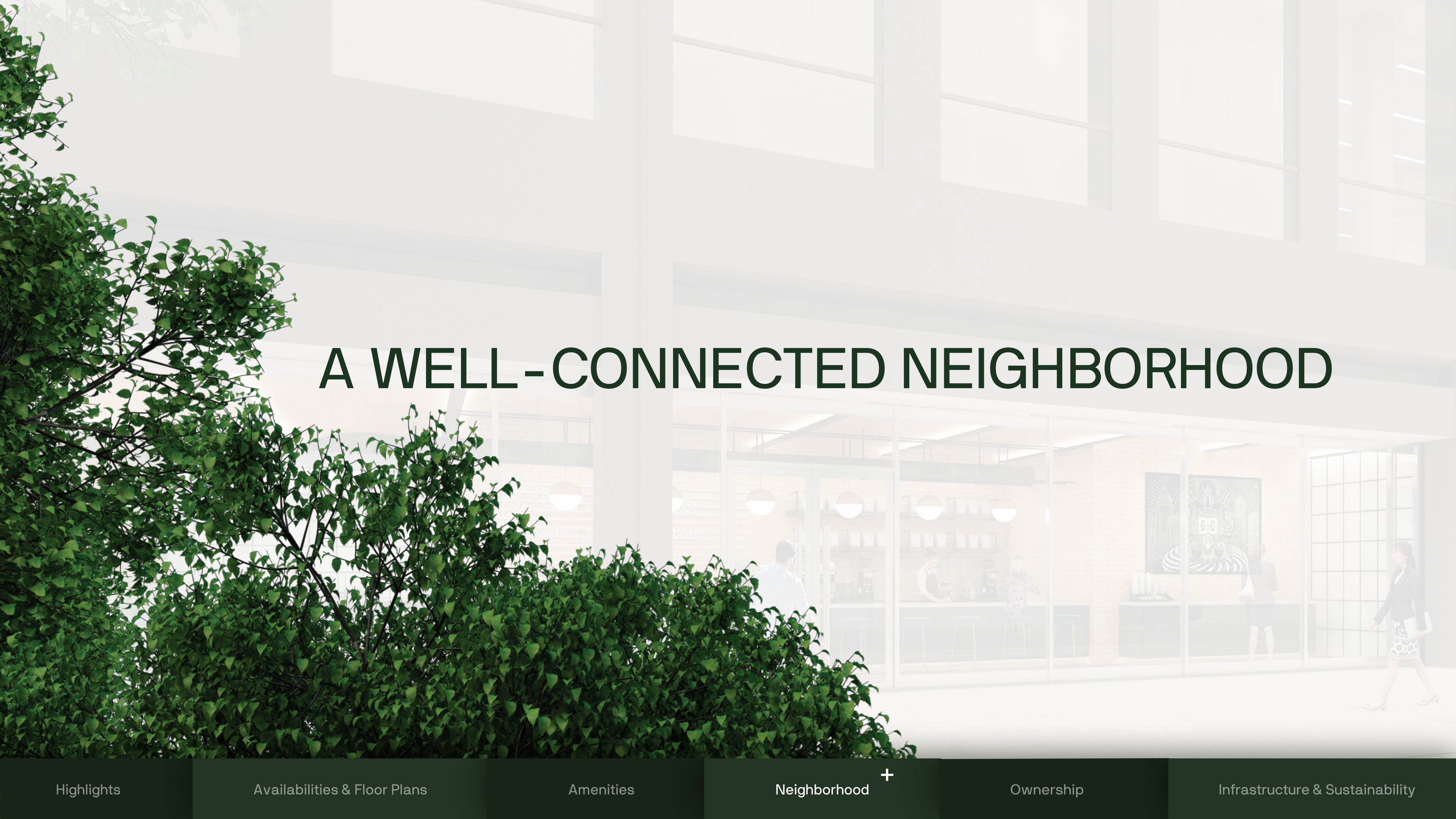
TOGETHER
by KAWS



PRO STEK CIRCLE
by HARMONY KORINE



MODERN TAPESTRY
by ROY LICHTENSTEIN



A WELL-CONNECTED NEIGHBORHOOD

Highlights

Availabilities & Floor Plans

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NEARBY SUBWAYS

47TH-50TH STREETS
ROCKEFELLER CENTER

B D F M

42ND STREET - TIMES SQUARE

N Q R W S
1 2 3 7

42ND STREET-BRYANT PARK

B D F M 7

53RD STREET - 5TH AVENUE

E M

GRAND CENTRAL TERMINAL

4 5 6
7 S

FULLY AMENITIZED & WELL-CONNECTED NEIGHBORHOOD

Surrounded by high-end restaurants, fast-casual dining, cafes, happy hour spots, fitness clubs, shopping and hotels.



Steps from **Bryant Park**, tenants can enjoy winter ice skating, holiday market, movies in the park and summer concert series. Just around the corner from **Rockefeller Center** and **Grand Central**, offering an array of restaurants and grab-and-go options. A block away from Fifth Avenue's upscale retail and the city's most iconic landmarks.



1166

YOU'RE IN GOOD COMPANY



COHEN & STEERS

T Mobile™

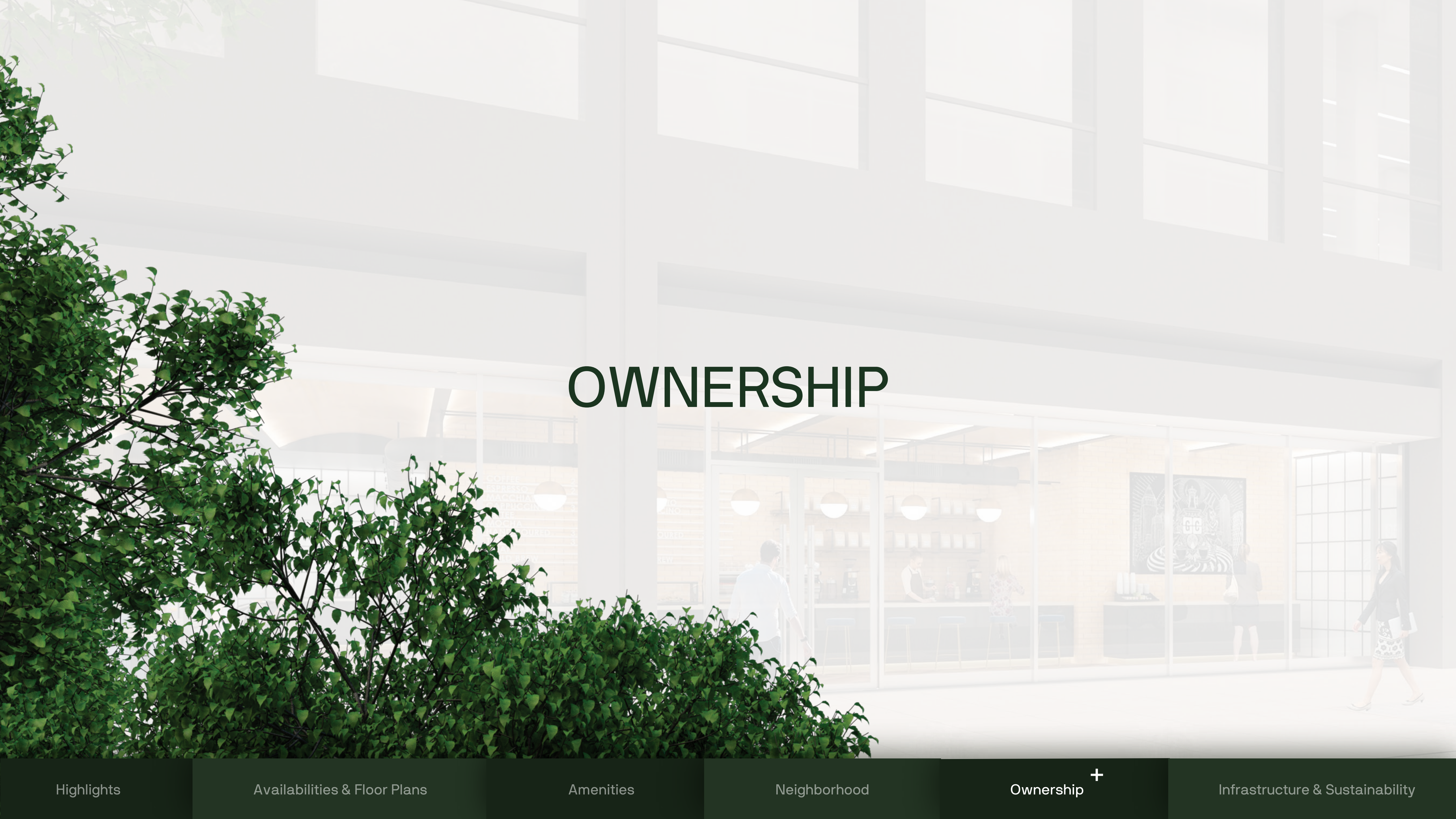
MARSH

AXIS

William Blair



CNA



OWNERSHIP

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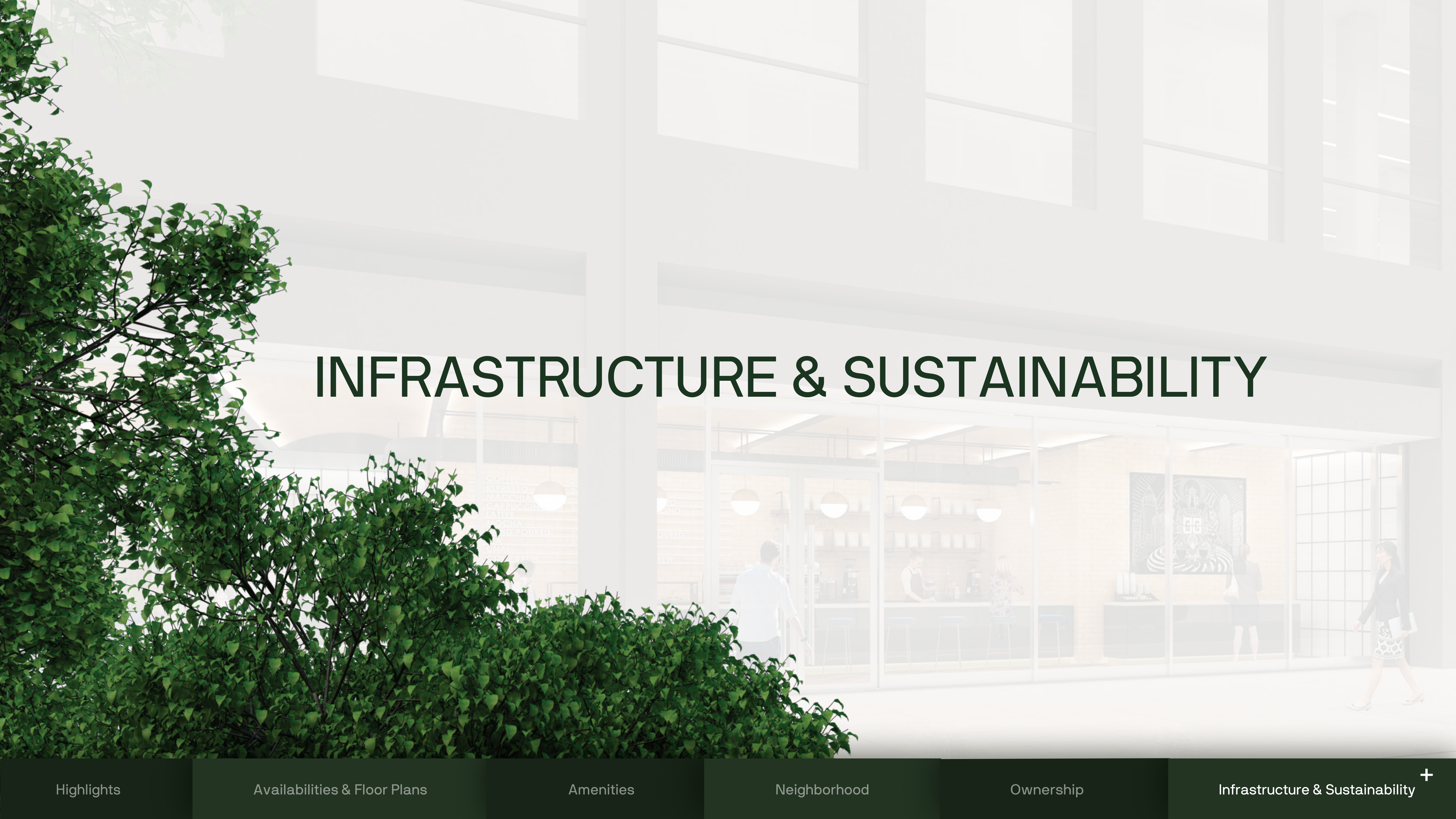
[Ownership](#) 

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Edward J. Minskoff Equities, Inc. (“EJME”) was founded by Edward J. Minskoff in May of 1987. EJME owns, develops and manages institutional quality commercial office buildings in major urban centers primarily in New York City. Selectively, EJME also develops high-end residential properties. EJME oversees all phases of its properties, including design/development, management, leasing and financing.

EJME has extensive experience in all aspects of commercial property and facilities management and has provided services for a diversified roster of landlords, tenants and co-investors.



INFRASTRUCTURE & SUSTAINABILITY

Highlights

Availabilities & Floor Plans

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LOCATION

1166 Avenue of the Americas
(between 45th & 46th Streets)

YEAR CONSTRUCTED

Building completed 1974
Lobby upgraded 2017, designed by Gensler

ARCHITECT

Skidmore, Owings & Merrill

BUILDING SIZE

1,556,174 RSF

BUILDING CONSTRUCTION

Composed of structural steel & concrete
with aluminum curtain wall system.

BUILDING HEIGHT

600 Feet. 44 Stories with two below
grade levels.

FLOOR SIZES (Typical Square Footage)

- Floors 14-21: 40,240 RSF
- Floors 2-12: 39,075 RSF

CEILING HEIGHTS (Slab-to-Slab)

- Typical Floor: 12'0" - 12th Floor: 15'6"
- 2nd Floor: 20'3" - 32nd Floor: 15'6"

FLOOR LOADS

50 lbs per SF live load. Some areas are
100-200 lbs pre SF live load.

PASSENGER ELEVATORS

- 26 total elevators.
- Modernization completed 2020.
- Elevator systems feature destination dispatch technology.

FREIGHT ELEVATORS

Two freight cars serve all floors (Concourse to
44th Floor).

TRUCK ELEVATORS

- Two Dover hydraulic elevators with 60,000 lb capacity serve the street level to concourse.
- Elevators located on 46th Street east of the pocket park amenity.

HEATING / COOLING

- Heating provided by ConEdison Steam
- HVAC includes central plant with two 2,200 chillers that serve all floors.
- Five-cell cooling tower.
- Supplemental Cooling: 1,230 tons of condenser water and 200 tons of Glycol available for tenant use.

BUILDING MAINTENANCE SYSTEM

- Digital upgrade in 2021, equivalent to new construction Building Maintenance System.
- Johnson Metasys controls the 13th floor glycol system.
- Energy Management System, IES/MACH used for real time energy consumption, building operation and curtailments.

ELECTRIC

- Switchgear room includes five separate services.
- Best practices include bi-annual full shutdown, servicing and infrared scanning.
- Floor capacity is 6 watts psf

BUILDING SAFETY

Redundant fire command stations and code-compliant sprinkler system.

TELECOM & FIBER



Wired Score Certified Platinum with
multiple redundant points of entry (POE).

- Neutral Distributed Antenna System (DAS).
- Fiber providers and carriers: Verizon, Spectrum, Lightpath, Lighttower, AT&T, Level 3, Cogent

COMMUTATION & ACCESS

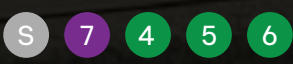
- Walk Score: 100 – Walker’s Paradise
Surrounded by an abundance of neighborhood amenities including fine dining and casual restaurants, grab-n-go, hotels, social cubs, fitness, banks and shopping. Popular landmarks such as Rockefeller Center, Bryant Park, and Grand Central are just minutes away.
- Transit Score: 100 – Rider’s Paradise
Excellent connectivity to public transit (subway, bus, commuter rail) and parking facilities. Steps from Grand Central Terminal which provides direct access to Metro-North and LIRR as well as numerous subways.



Long Island Rail Road



Metro-North Railroad



Minutes to Penn Station, Port Authority and additional subways.



TECHNICAL SPECIFICATIONS

BUILDING AMENITIES

- Conference Center:
The 12,000 SF conference space, managed by a first-class operator, features a large conference-style meeting room that can be utilized in full or split into three private rooms or breakout spaces, as well as a traditional boardroom. The space, which features state-of-the-art technology, can host up to 200 guests and is perfect for annual meetings, conferences, hybrid meetings, and events. Unique details such as cell-phone pods and a comfortable conversation lounge provides the luxury of space to congregate or ensure privacy and discretion.
- Amenity Lounge and Fitness Center:
The 9,000 SF amenity center features a coffee bar, lounge, phone rooms and a fitness room complete with bikes, treadmills, weights, lockers and showers.
- Pocket Park:
Landscaped outdoor plaza between 45th and 46th Street offers an abundance of outdoor seating and is host to multiple social events throughout the year.

SECURITY/ACCESS

- Standard Hours of Operation are Monday through Friday, 8am-7pm. In addition, 24/7 Security Guard & Engineering coverage.
- Access Control System integrated with turnstiles and destination dispatch elevators.
- QR code readers for Visitor Management.
- DVR video surveillance.

ART

The Julie and Edward J. Minskoff Collection includes works by Pablo Picasso, Jean-Michel Basquiat, Roy Lichtenstein, and contemporary figures including Yayoi Kusama, Damien Hirst, Takashi Murakami, Jeff Koons, Kaws, Claes Oldenburg, Coosje Van Bruggen, Harmony Korine and Tom Otterness. Edward Minskoff curates properties with extraordinary artwork, creating a distinct aesthetic for the entire property and further positioning the buildings as leading office destinations.

SUSTAINABILITY

AIR

- HVAC systems equipped with MERV-15 media filters.
- Mechanical systems increase the supply of outdoor air and continuously cycle fresh, filtered air throughout the building.
- Building staff uses low VOC emitting products including solvents, carpets, adhesives, paints and coatings to maintain optimal indoor air quality.

BUILDING HEALTH & SAFETY

- High frequency cleaning and sanitization using green cleaning products.
- Construction materials are LEED compliant, recycled and responsibly sourced.
- Quarterly response drills for emergency preparedness and workplace safety to building occupants and coordinates.

ENERGY

- New BMS (Building Maintenance System) control system with automated alarms and work order dispatching.
- LED lighting systems throughout building common areas to increase energy efficiency.
- Advanced lighting control systems with occupancy sensors. All windows on tenant floors allow for natural daylight and are paired with operable blinds/shades for energy savings.
- Real-time energy management platform (Aciex Pulse) monitors energy use in 5 minute intervals.

RECYCLING

- Color-coordinated recycling procedure minimizes waste sent to landfills.
- Annual waste audits identify areas for waste diversion improvement and develop corrective plans.
- Free recycling training sessions to tenants.

WATER

- Existing toilets, urinals, faucets, and showers upgraded with low-flow fixtures, performing 20% above code requirements for water conservation.
- Filtered drinking water fountains with filling stations in all tenant build-outs.
- Cooling towers disinfected twice a year. Testing for legionella bacteria every 90 days.

CERTIFICATION PIPELINE (2023 Completion)

- LEED Silver
- FitWell
- Well Health and Safety





1166

AVENUE OF THE AMERICAS

EJME

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