1156 Avenue of the Americas

**Location**
1156 Avenue of the Americas is situated in the center of Corporate Row at the corner of 45th Street. The building is two blocks from Grand Central Terminal and Times Square.

**Recent Renovations**
Award-winning renovated building lobby; New windows, bathrooms and elevator modernization.

**Construction**
Concrete encased fireproof steel.

**Exterior**
Brick exterior with limestone façade.

**Lobby**
Modernized double height lobby with slightly reflective Eco-resin panels and cor-ten steel corners, LED lighting and black granite floors throughout. Architecture Award by Avenue of the Americas Association.

**Elevators**
2 Passenger.

**Windows**
New aluminum insulated double-pane windows with ultra-light lifts.

**HVAC**
AC System type – Water-cooled central air handlers on each floor; Heating system type – Perimeter radiators with Con-Ed supplied steam.

**Health & Safety**
Centrally monitored Class E fire alarm system with flow detectors, electronic tamper switches and smoke detectors. Building is fully sprinkled.

**Security**
24/7 attended lobby. Digital camera recording of all entryways and elevators; Card Key access control for elevator and after hours building access.

**Data / Telecom Providers**
Wired Score Certified Silver. Verizon, Spectrum, Verizon Fios, Lightpath, and Altice.

**Retail Tenants**
Wells Fargo, La Blue Optique.

**Tenant storage**
Yes

**Office tenants**
Career Group, WeWork, Priority Holdings, Lieber & Solow.

**Energy certificates**
LEED-EB Gold and Energy Star Certifications.

**Amenities**
Access to nearby APF Properties tenant amenity and conference center. Web-based tenant work order and visitor access system, Angus Anywhere.

**Broker**
Newmark Knight Frank

**Managing Agent**
APF Properties LLC