



855

AVENUE OF THE AMERICAS



WHAT IS THIS?

THIS IS

171,
000
SF

OF OPPORTUNITY



31ST STREET

30TH STREET

AVENUE OF THE AMERICAS

BROADWAY

THIS IS

HAP
PIN
ESS

AT WORK





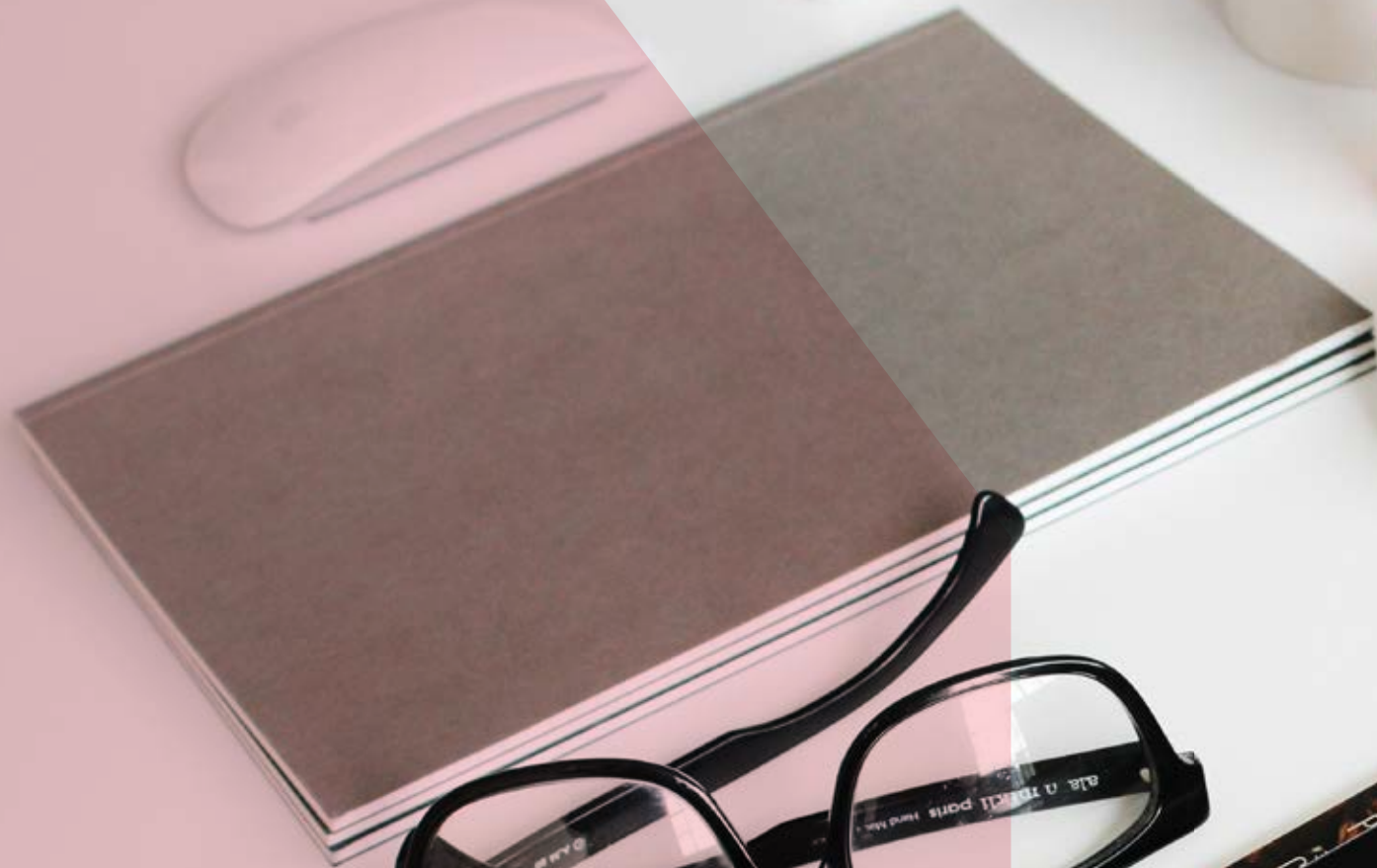


The way we work today has evolved.

Our tools have become mobile, untethering workers from the traditional desk to migrate into collaborative spaces, where creativity and innovation are fostered. Our patterns have become more nomadic; our team structures banded by human engagement. The most productive environments are open, engaging, and supportive, allowing comfort in both creating and sharing of ideas. They are places you want to be in, not just places you are paid to be in. They are reflective and inclusive of your culture.

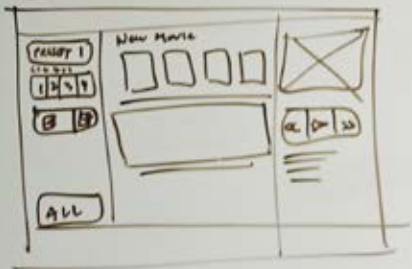
855 Avenue of the Americas is the opportunity for that workplace.











+ program
+ admin for
kids
stuff

+ other



THIS IS

P O S
S I B I
L I T Y

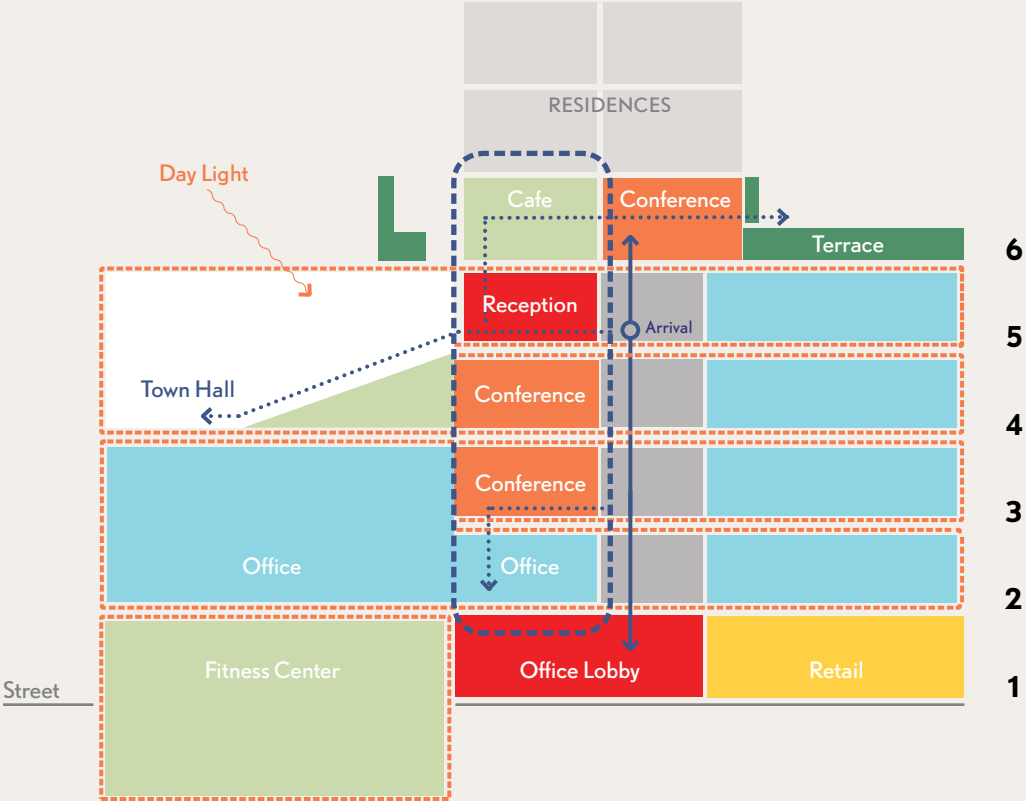
855 Avenue of the Americas is a multi-floor office opportunity for a select group of visionary companies.

Designed by Cook + Fox for the way we work today, the customizable space is suited for a collaborative environment, with a diversity of spaces to adapt to human behavior and optimize performance.

- ♦ Total Office RSF: Up to 171,000 RSF
- ♦ Slab-to-slab heights: 16' – 0"
- ♦ 5' – 0" Planning module

OFFICE TENANT EXCLUSIVE FEATURES:

- ♦ Floor-by-floor tenant controlled DX units
- ♦ Expanded column free zones
- ♦ At grade, indoor bicycle storage
- ♦ Access to premium fitness center including basketball court and indoor pool
- ♦ 20,000 RSF outdoor roof terrace
- ♦ Emergency generator back-up to support life-safety and essential systems
- ♦ Additional supplemental generator capacity of up to 500kW available for purchase
- ♦ Independent office entrance



CONCEPTUAL PROGRAM

UP TO
171,000
TOTAL RSF

Fit

5

FLOORS

78

PRIVATE OFFICES

910

WORKSTATIONS

40+

BREAKOUT AREAS

990

TOTAL OCCUPANCY

UP TO

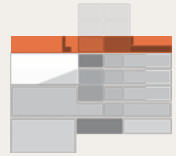
171,000*

TOTAL RSF

*Please note all RSF numbers provided are approximate

6

TERRACE



Color Key

- Conference
- Private Office
- Open Office
- Breakout Areas
- Support
- Terrace
- Reception
- Core

Planned Workspace

Partner Office	-
Workstation	-
Reception	-
Total	-

Planned Support

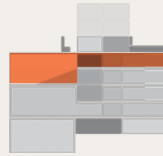
Conference (14 Seats)	2
Conference (8 Seats)	2
Conference (4 Seats)	4
Wellness Room	-
Copy Area	3
Pantry	2
IT Room	-
Mail Room	-
Storage	1
Coat Closets	-

10,800

RSF

5

ARRIVAL



Color Key

- Conference
- Private Office
- Open Office
- Breakout Areas
- Support
- Reception
- Core

Planned Workspace

Partner Office	19
Workstation	160
Reception	1
Total	180

Planned Support

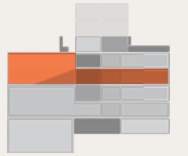
Conference (10 Seats)	1
Conference (4 Seats)	3
Meeting (2-3 Seats)	2
Wellness Room	-
Copy Area	3
Pantry	-
IT Room	-
Mail Room	-
Storage	2
Coat Closets	4

31,600

RSF

4

TOWN HALL



Color Key

- Conference
- Private Office
- Open Office
- Breakout Areas
- Support
- Reception
- Core

Planned Workspace

Partner Office	20
Workstation	273
Reception	-
Total	293

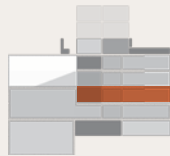
Planned Support

Conference (14 Seats)	1
Conference (10 Seats)	1
Conference (6 Seats)	1
Conference (4 Seats)	5
Meeting (2 Seats)	3
Wellness Room	-
Copy Area	2
Pantry	-
IT Room	-
Mail Room	-
Storage	3
Coat Closets	3

48,500

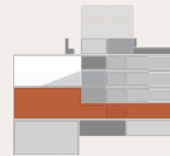
RSF

3



Color Key	Planned Workspace		Planned Support		31,600 RSF
<div>Conference</div>	Partner Office	19	Conference (6 Seats)	2	
<div>Private Office</div>	Workstation	160	Conference (4 Seats)	3	
<div>Open Office</div>	Reception	1	Meeting (2 Seats)	1	
<div>Breakout Areas</div>	Total	180	Wellness Room	4	
<div>Support</div>			Copy Area	2	
<div>Reception</div>			Pantry	-	
<div>Core</div>			IT Room	-	
			Mail Room	-	
			Storage	3	
			Coat Closets	4	

2



Color Key	Planned Workspace		Planned Support		48,500 RSF
<div></div> Conference	Partner Office	21	Conference (20 Seats)	2	
<div></div> Private Office	Workstation	298	Conference (6 Seats)	1	
<div></div> Open Office	Reception	1	Conference (4 Seats)	1	
<div></div> Breakout Areas	Total	320	Meeting (2 Seats)	2	
<div></div> Support			Wellness Room	-	
<div></div> Reception			Copy Area	2	
<div></div> Core			Pantry	-	
			IT Room	-	
			Mail Room	-	
			Storage	4	
			Coat Closets	3	



6

5

4

3

2

ENTRY



Beginning with a dedicated entrance and capped by a roof terrace with landmark views, the office floors are designed around a central hub of activity.



A unique double-height space is envisioned as an iconic social place that reflects a commitment to innovation and sharing.





ARTIST'S RENDERING







“People feel
good when
they feel
connected
to nature.”

— RICHARD COOK, COOK+FOX ARCHITECTS



ARTIST'S RENDERING

THIS IS

No
MAD

Anchor

North of Madison Square, central to both midtown clientele and downtown business districts, NoMad provides optimal access to corporate, creative and tech companies. Additionally, the single tenant plan provides a unique branding opportunity to anchor NoMad, a neighborhood known for iconic landmarks like the Flatiron and Empire State Buildings, active neighborhood hubs like Madison Square and Bryant Parks, and innovative destinations like Eataly (A) and Dover Street Market (B).

FASHION

- 1 Gilt Groupe
- 2 Shopbop
- 3 Ideeli
- 4 Net-a-Porter

ADVERTISING

- 5 Draftfcb
- 6 Publicis Worldwide
- 7 Razorfish
- 8 Leo Burnett

PUBLISHING/NEW MEDIA

- 11 PureWow
- 12 BuzzFeed
- 13 Mashable
- 14 UrbanDaddy

TECH/WEB

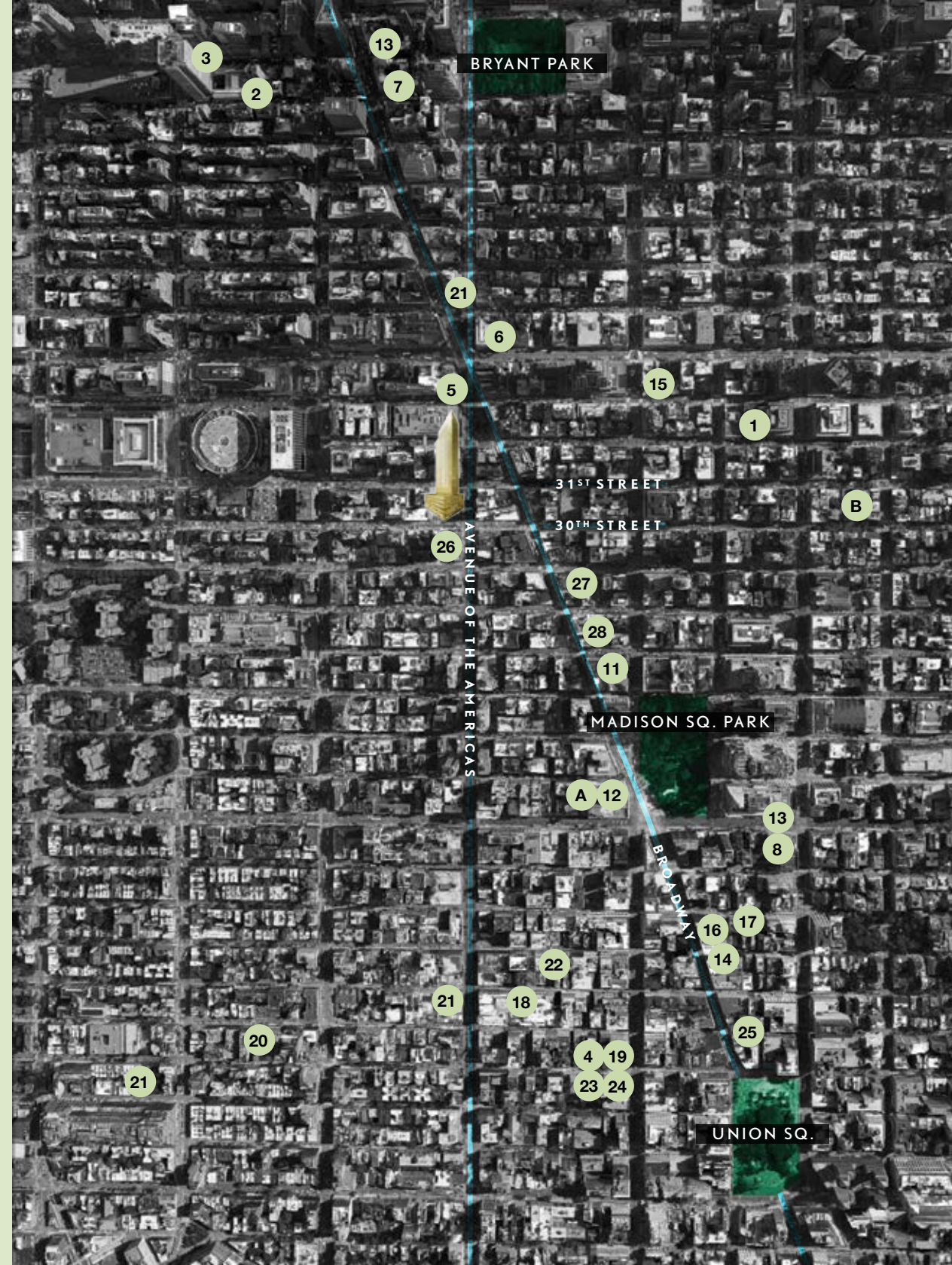
- 15 WeWork
- 16 General Assembly
- 17 Tumblr
- 18 Spotify
- 19 Yelp
- 20 Twitter
- 21 Google

CONSUMER

- 21 Ebay
- 22 Groupon
- 23 Apple
- 24 Virgin Mobile
- 25 3D Systems

HOTELS

- 26 Eventi Hotel
- 27 Ace Hotel
- 28 NoMad Hotel



Converge

NoMad is a district on the move, where all walks—and trains—converge. Speed to and from home, whether you live uptown, downtown, New Jersey, Brooklyn, or beyond, NoMad's accessibility allows for quality of life for all employees.

8 Citi Bike stations within walking distance

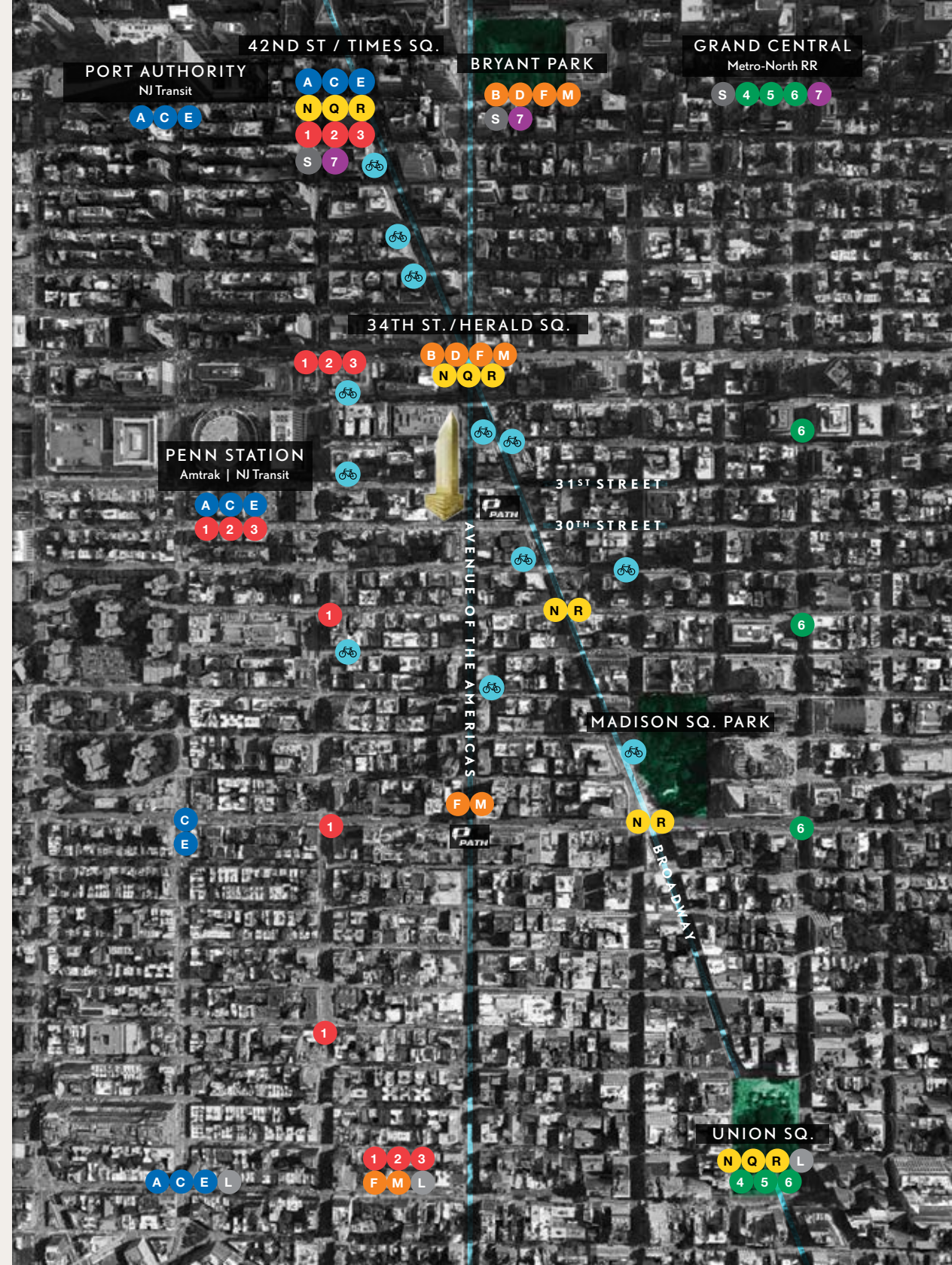
4 Subway stations nearby, with **10** Subway lines to choose from

2 Steps to the PATH train to New Jersey

6 Minute walk to Madison Square Park or the Empire State Building

15 Minute walk to Union Square

2 Blocks to NJ Transit and Amtrak



Gather

Led by an influx of bespoke hotels with a decidedly New York sensibility, NoMad has quietly become a prime neighborhood for chefs and mixologists to open doors. From April Bloomfield's John Dory and The Breslin, to Mario Batali's gastronomic emporium Eataly and Danny Meyer's original Shake Shack, there is always room to gather.

GRABBING LUNCH OR COFFEE

- 1 Stumptown at Ace Hotel
- 2 No 7 Subs at Ace Hotel
- 3 Sweetgreen
- 4 Num Pang
- 5 Birch Coffee
- 6 Hill Country Barbeque
- 7 Hill Country Chicken
- 8 Melt Shop
- 9 Shake Shack

CLIENT LUNCH

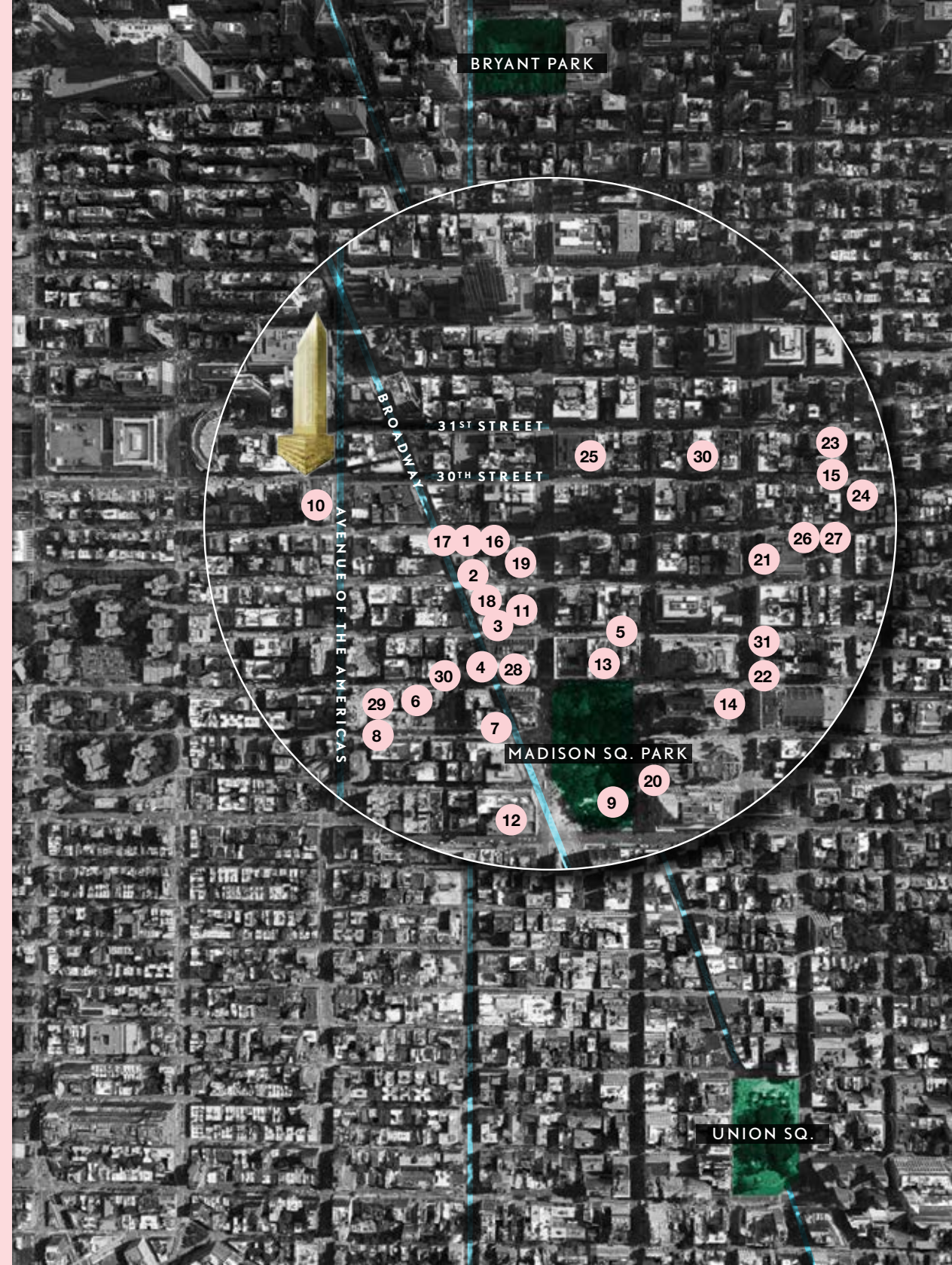
- 10 Humphrey at Eventi
- 11 Ilii
- 12 Eataly
- 13 SD26
- 14 General Assembly
- 15 Rose Bakery

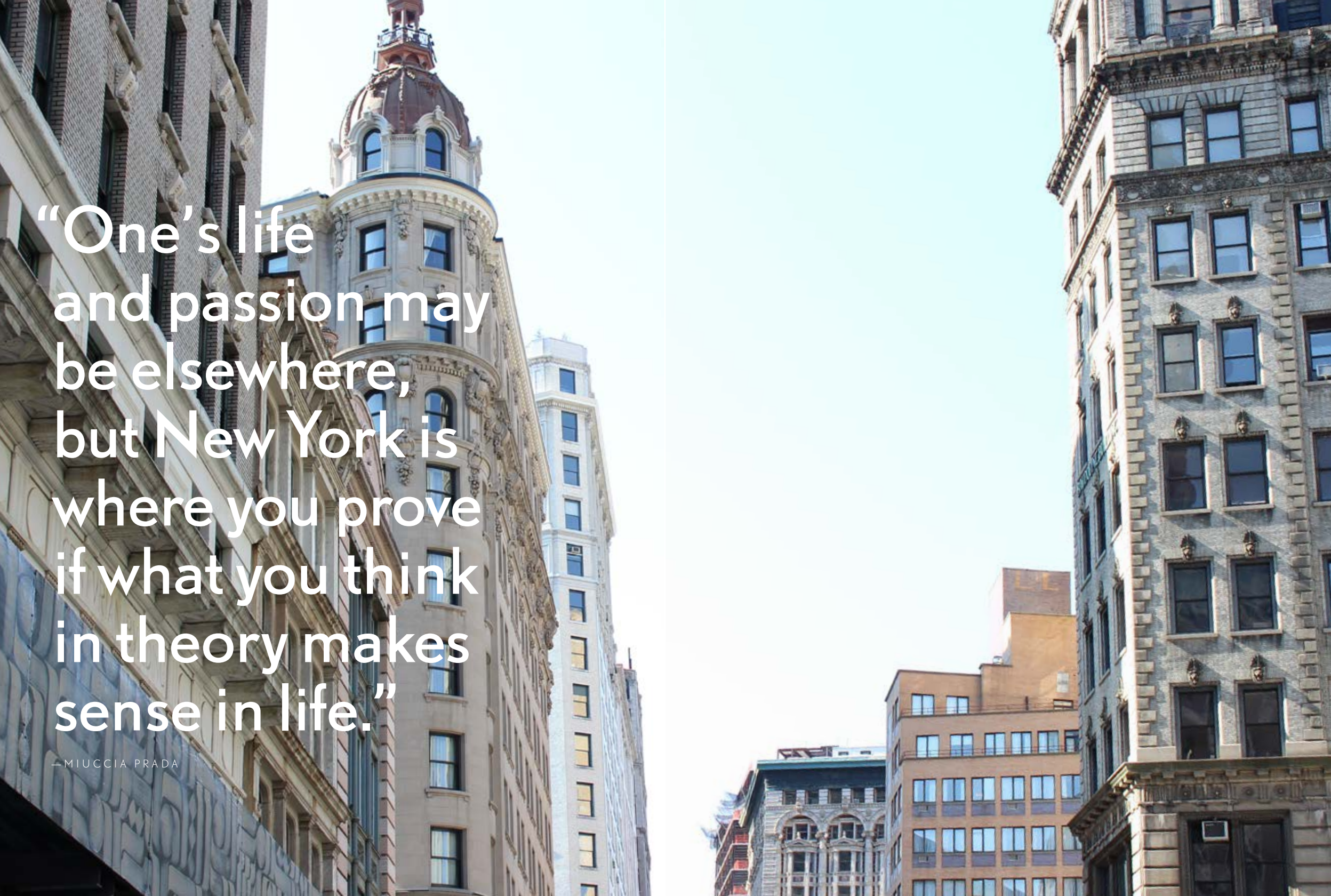
CLIENT DINNER

- 16 The Breslin
- 17 The John Dory Oyster Bar
- 18 The NoMad
- 19 L&W Oyster Co.
- 20 Eleven Madison Park
- 21 Brasserie Les Halles
- 22 Dos Caminos

CASUAL DINNER & DRINKS

- 23 Vezzo Thin Crust Pizza
- 24 Penelope
- 25 Ravagh
- 26 Resto
- 27 Cannibal
- 28 Vin Sur Vingt
- 29 Hanjan
- 30 Maysville
- 31 Sarabeth's





“One’s life
and passion may
be elsewhere,
but New York is
where you prove
if what you think
in theory makes
sense in life.”

—MIUCCIA PRADA



"Scattered Light,"
a sculptural installation
by artist Jim Campbell
on display in Madison
Square Park





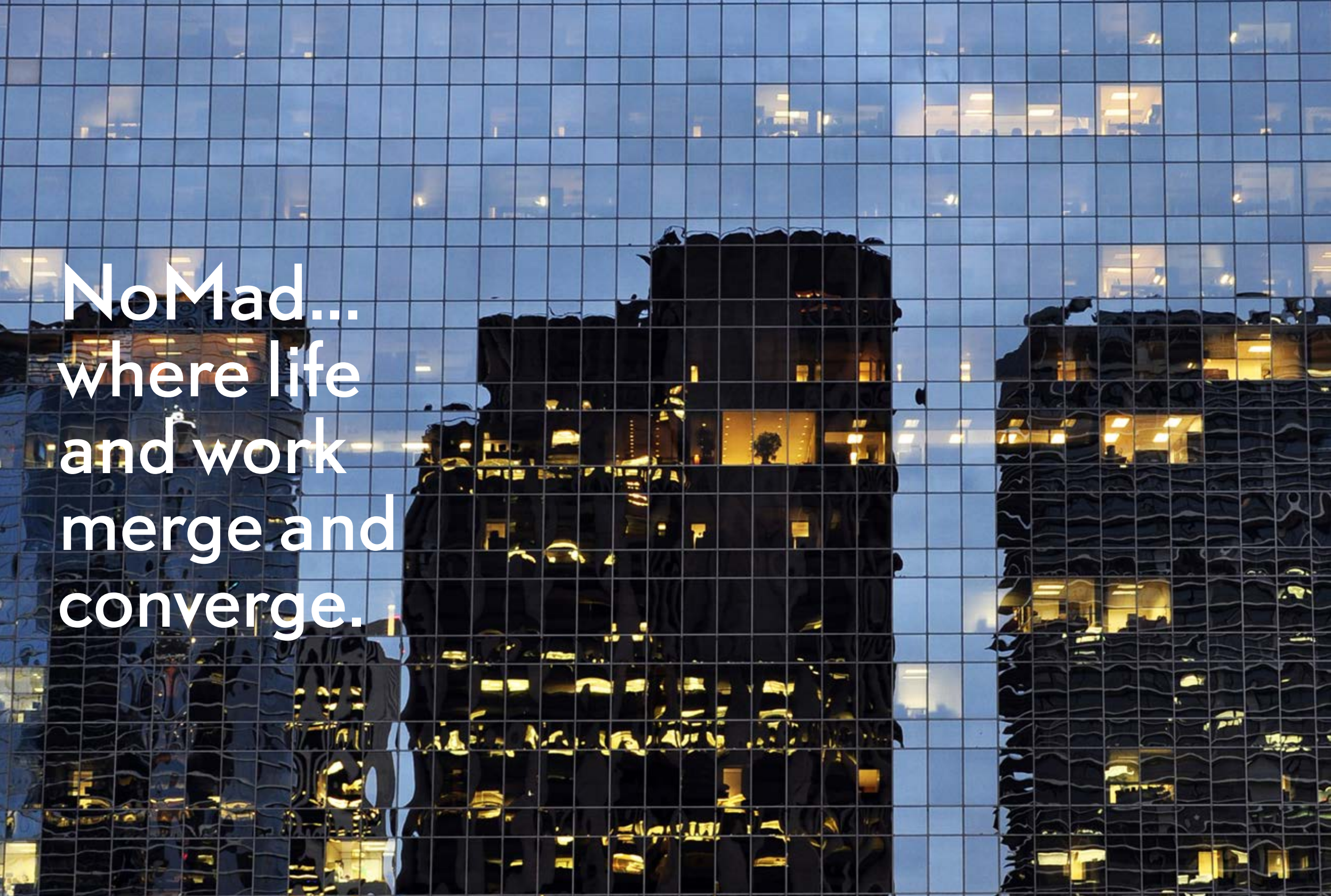
MAISON KITSUNÉ

PARIS









NoMad...
where life
and work
merge and
converge.

**Leasing Team**

Eric Engelhardt

Vice President

Rocco Romeo

Senior Leasing Manager

Tom Bow

Director of Leasing

THIS IS

855

AVENUE OF THE AMERICAS

855 Avenue of the Americas is a 570,000-SF mixed-use development consisting of a residential tower on a commercial podium, with separate entrances, lobbies and elevators for residential and commercial tenants. The residential tower is comprised of 375 rental apartments and diverse amenities, including a roof terrace, pool and basketball court.

In addition to two levels of block-wide retail, the commercial base includes approximately 171,000-RSF of dynamic and flexible office space, with a 20,000-SF sixth floor terrace exclusively for office tenants.

The design, construction and operation of 855 Avenue of the Americas reflects The Durst Organization's on-going commitment to building sustainable development.

About Durst

For nearly 100 years, The Durst Organization has been a family run business committed to innovation, integrity, community involvement and sustainability. The Durst Organization develops, builds, owns and manages premiere office towers and residential buildings that set new standards in environmental responsibility and user efficiency. The Durst Organization's commitment to the short- and long-term needs of tenants and partners has distinguished the Durst family as generations of builders, building for generations.