



6 4 1 A O A

The Building

641 AoA is a contemporary office building rooted in Beaux-Arts architecture, reimagined and elevated for New York's brightest. A vision to behold and experience. An opportunity awaits featuring a tenant-exclusive terrace, a private lobby entrance, and building enriching amenities.

Up to 70,000 RSF+ Available

Private Terrace

Private Entrance on 20th Street
with customizable opportunity

Private Elevator

13'-16' Ceiling Heights

Open Floorplans

Soaring Windows



Flagship Opportunity

TOTAL AVAILABLE SPACE

35,000 – 70,000 RSF

CEILING HEIGHTS

13'–16'

FEATURING

Two private expansive rooftop terraces,
dedicated entrance, and vertical
transportation.





Sitting proud amidst world renowned Sixth Ave, 641 AoA features historic Beaux-Arts architecture with a newly renovated lobby by design house STUDIOS.



8th Floor interior.



7th Floor interior.



7th Floor interior.



View of the northern private rooftop terrace.



Take meetings or just take in the views.

**Fact is a stubborn thing.
Fact is, this view is priceless.**



Expansive southern views.

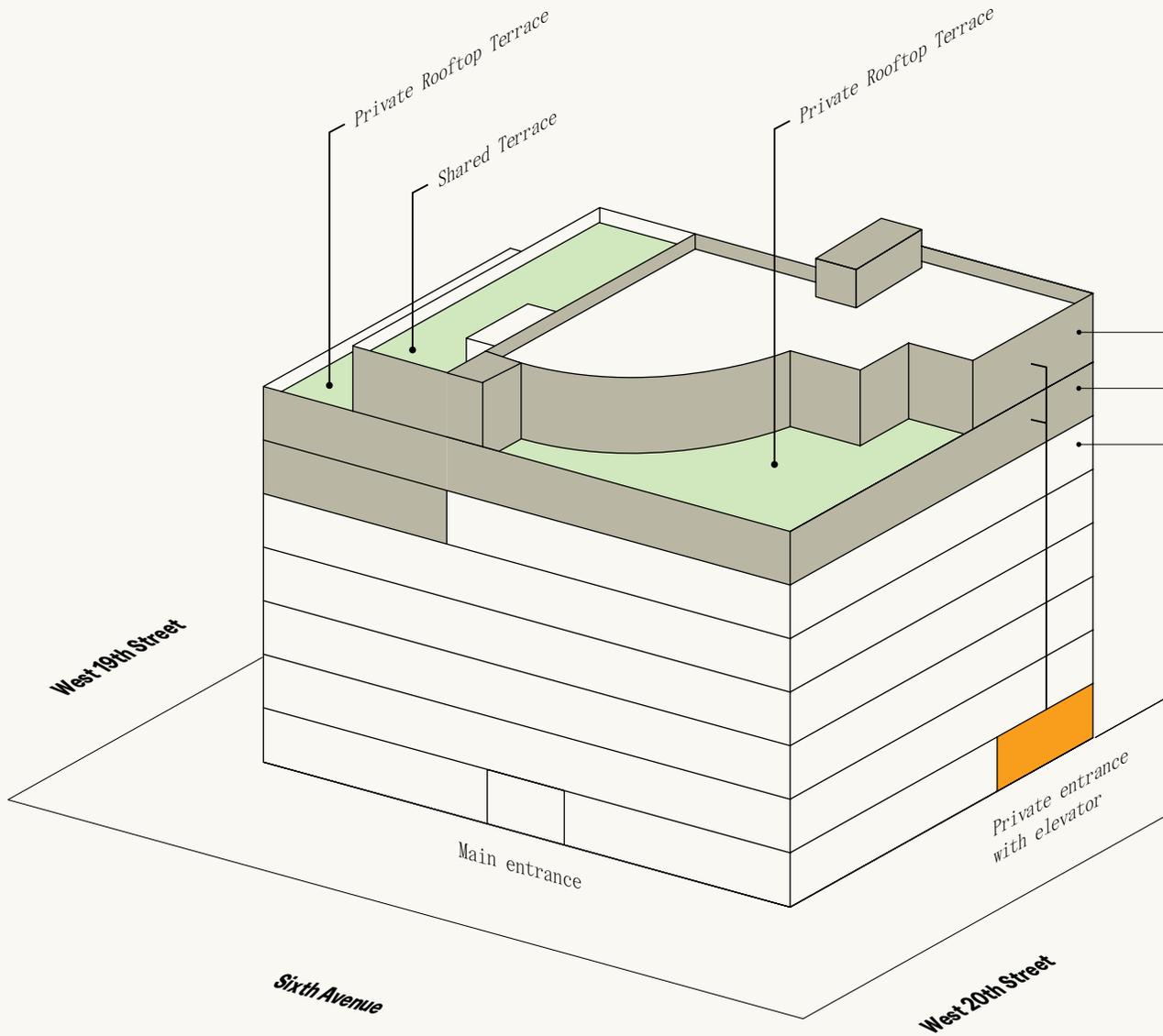


View of the southern private rooftop terrace.



Views of the southern shared rooftop terrace.

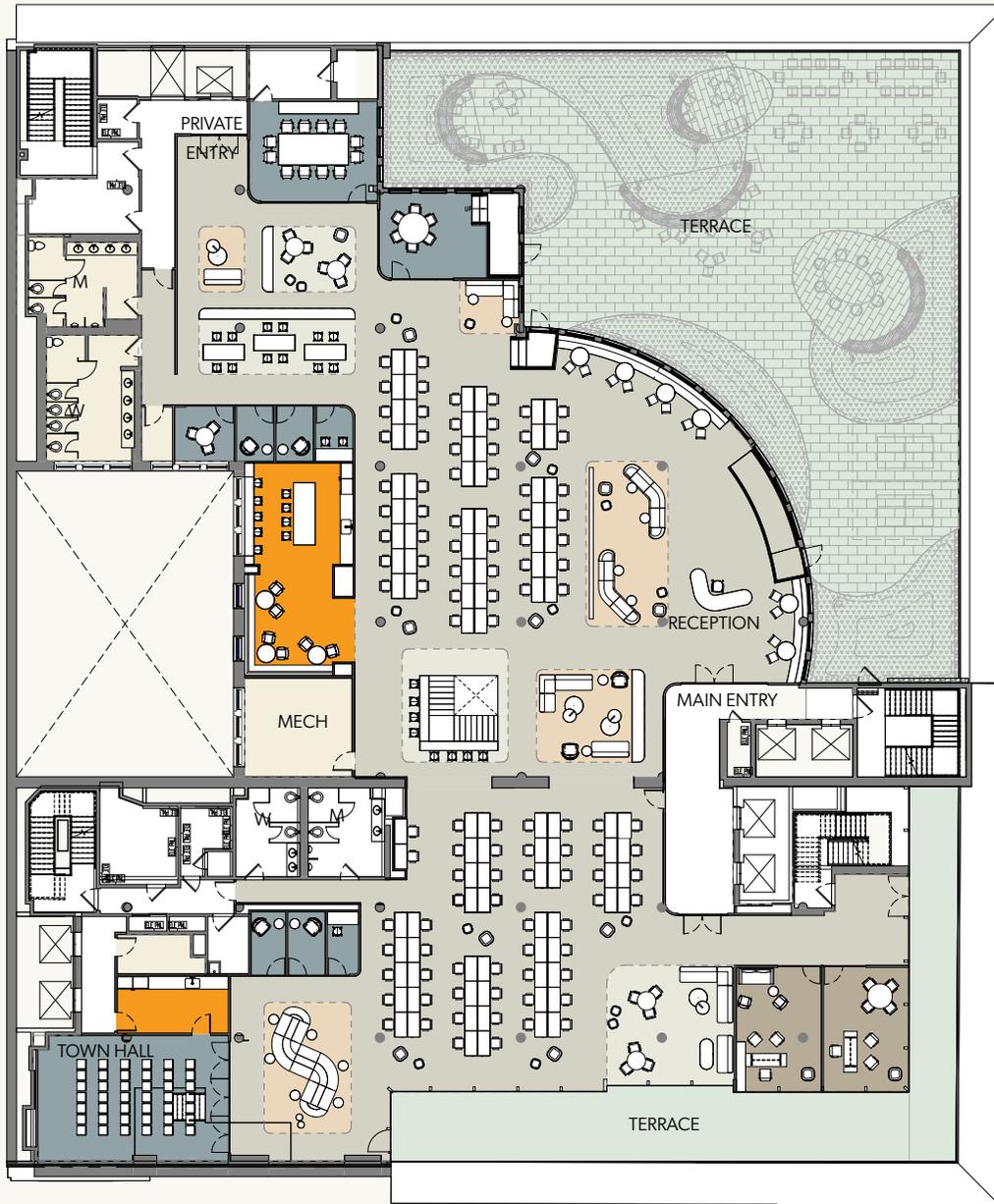
Availabilities



FLOOR	RSF
8th Floor with private rooftop terraces	22,934 RSF
7th Floor	34,005 RSF
6th Floor (South)	12,322 RSF
Total Available	69,261 RSF

8th Floor Test Fit

Full Stack



●	Private Offices	2
●	Workstations	102
●	Open Collaboration	
●	Conference & Phone Rooms	
●	Break Out / Lounge	
●	Pantry	
●	Support & Storage	
●	Terrace	
Total Head Count		104
RSF		22,934

7th Floor Test Fit

Full Stack

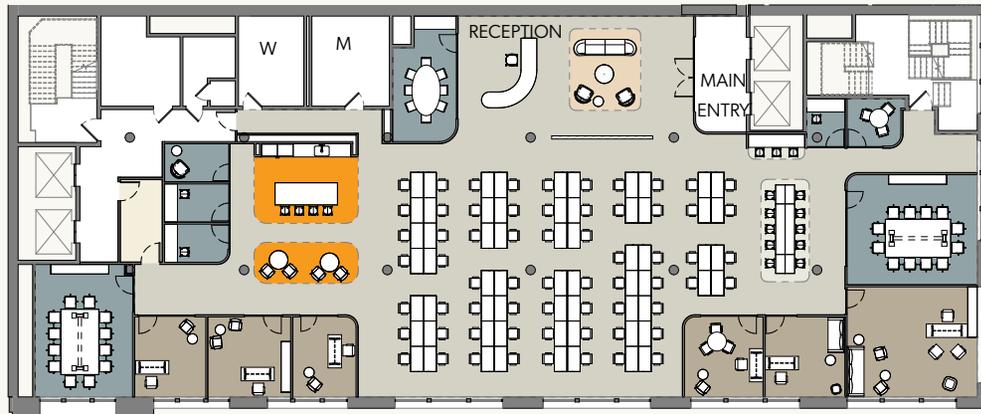


● Private Offices	12
● Workstations	178
● Open Collaboration	
● Conference & Phone Rooms	
● Break Out / Lounge	
● Pantry	
● Support & Storage	
● Stair	

Total Head Count 190
RSF 34,005

6th Floor Test Fit

Full Stack



● Private Offices	6
● Workstations	64
● Open Collaboration	
● Conference & Phone Rooms	
● Break Out / Lounge	
● Pantry	
● Support & Storage	

Total Head Count	70
RSF	12,322



A building-within-a-building opportunity awaits allowing for private entry along West 20th Street with customized branding and signage opportunity.



Conceptual rendering of dedicated private lobby.

**Historic at first sight.
Innovative at second glance.**

Neighborhood



**A New York minute,
that's a lot of minutes.**

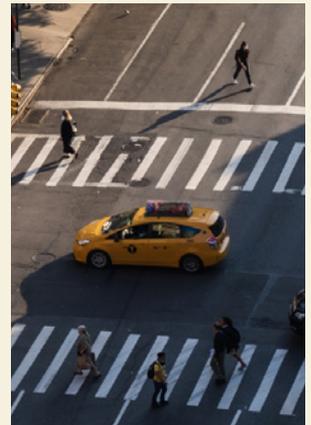


Step outside into a city scene marveled around the world: Sixth Avenue. Find endless inspiration amongst the celebrated energy and ambitions of Chelsea, Flatiron, and Gramercy.

A touch of icon with a spontaneous flare.



Go for a short stroll by the Flatiron, visit the Rubin Museum of Art, or set sights on mesmerizing views of the Empire State Building and other downtown landmarks.



Get around the city.

From long lunches and quick bites to happy hours and evening entertainment, there's more than enough to explore, be it something entirely new, like the hot spot of the week, or one of New York's classics.



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