



635

AoA

12K RSF Full Floors Available

The Building

635 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 efficient floors with great ceiling heights and exposure and access to a newly redesigned roof deck amenity.

Mature tenant roster includes:

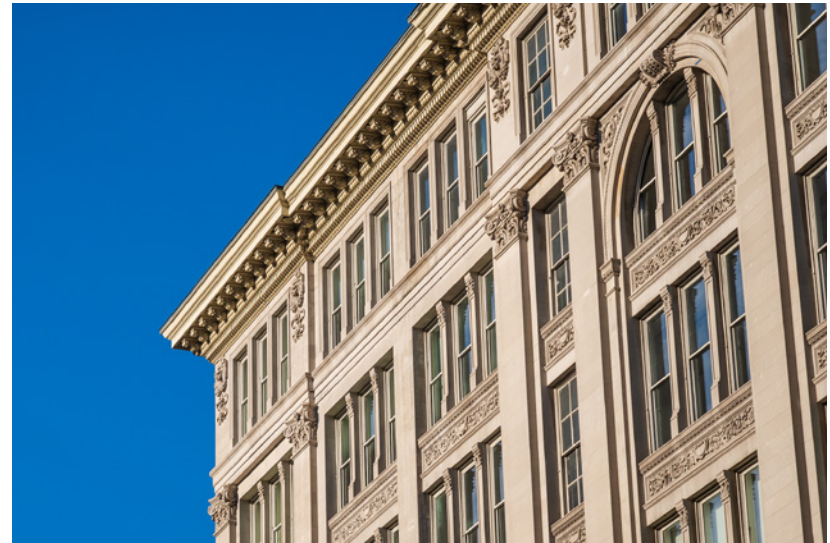


Total 24,280 RSF+ Available
Brand new re-designed tenant
amenity roof
Brand new lobby

15' Ceiling Heights
Open Floorplans
Soaring Windows

E7 – 11,958 RSF
Demolition underway

E6 – 12,322 RSF
Nicely built floor





Sitting proud amidst world renowned Sixth Ave, 635 AoA features historic Beaux-Arts architecture with a newly renovated lobby by design house STUDIOS.



Views of the southern shared rooftop terrace.

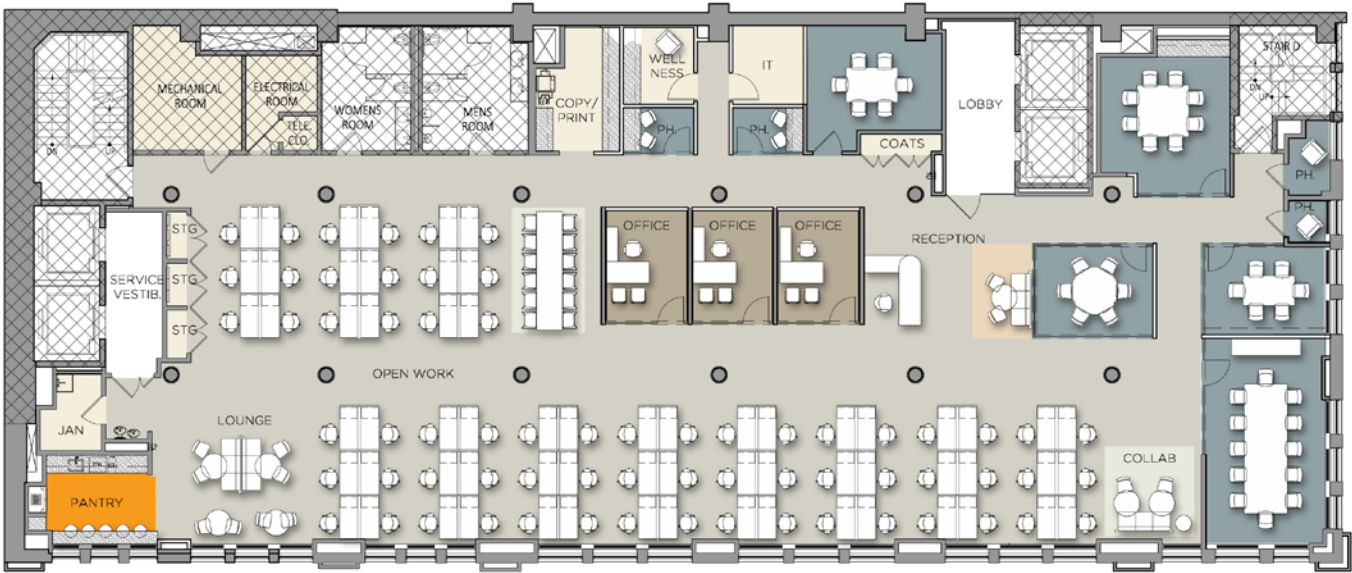


**Fact is a stubborn thing.
Fact is, this view is priceless.**



Sample finishes

6th Floor Test Fit

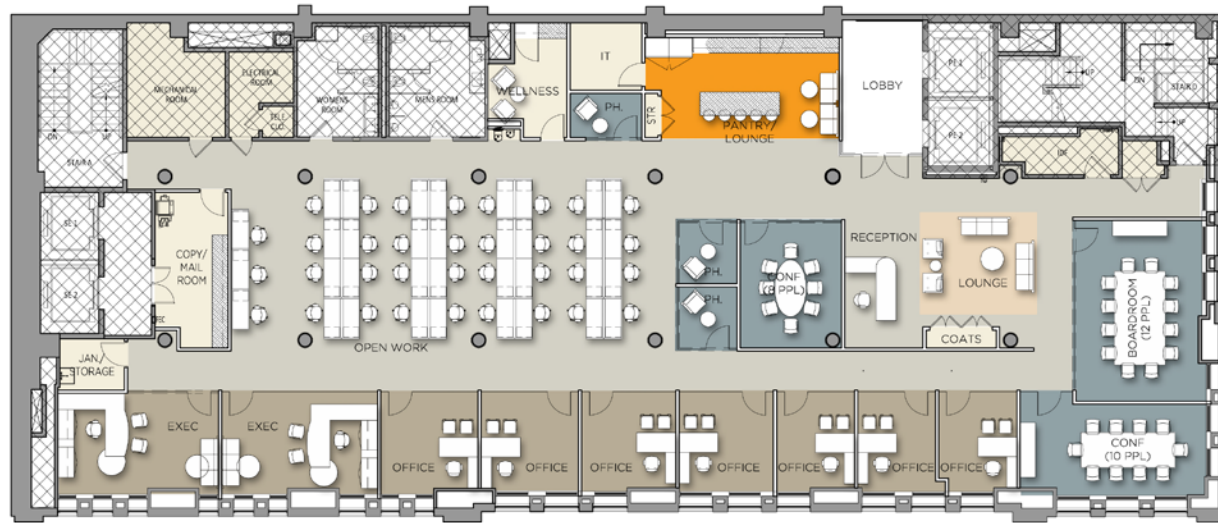


WEST 19TH STREET

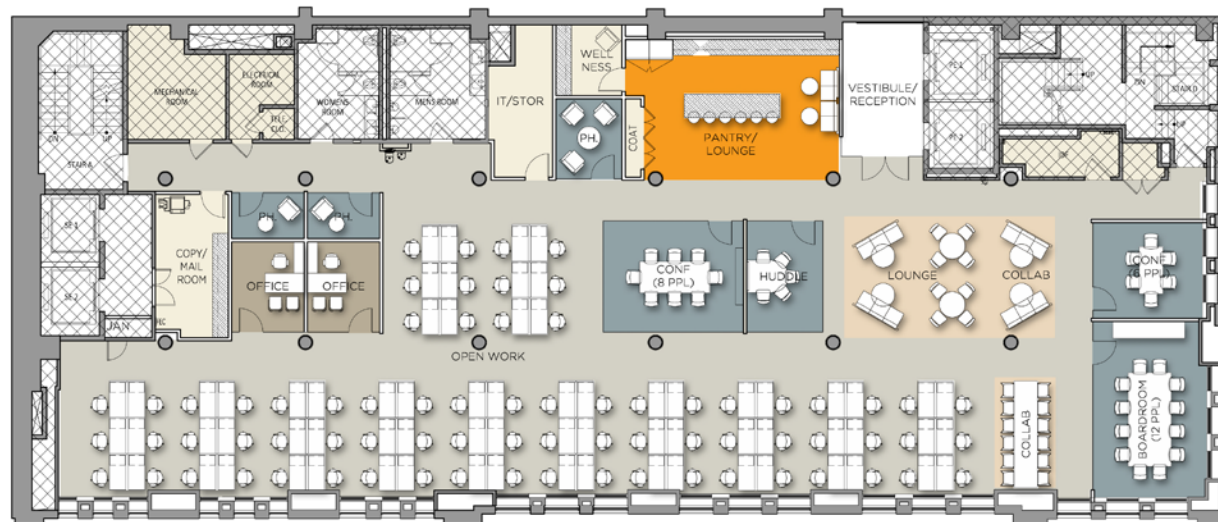
SIXTH AVENUE

● Private Offices	3
● Workstations	66
● Open Collaboration	
● Conference & Phone Rooms	
● Break Out/Lounge	
● Pantry	
● Support & Storage	
● Stair	
Total Head Count	69

7th Floor Test Fits



● Private Offices	9	
● Workstations	35	
● Open Collaboration		
● Conference & Phone Rooms		
● Break Out / Lounge		
● Pantry		
● Support & Storage		
● Stair		
Total Head Count		44



● Private Offices	2	
● Workstations	72	
● Open Collaboration		
● Conference & Phone Rooms		
● Break Out / Lounge		
● Pantry		
● Support & Storage		
● Stair		
Total Head Count		74

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.

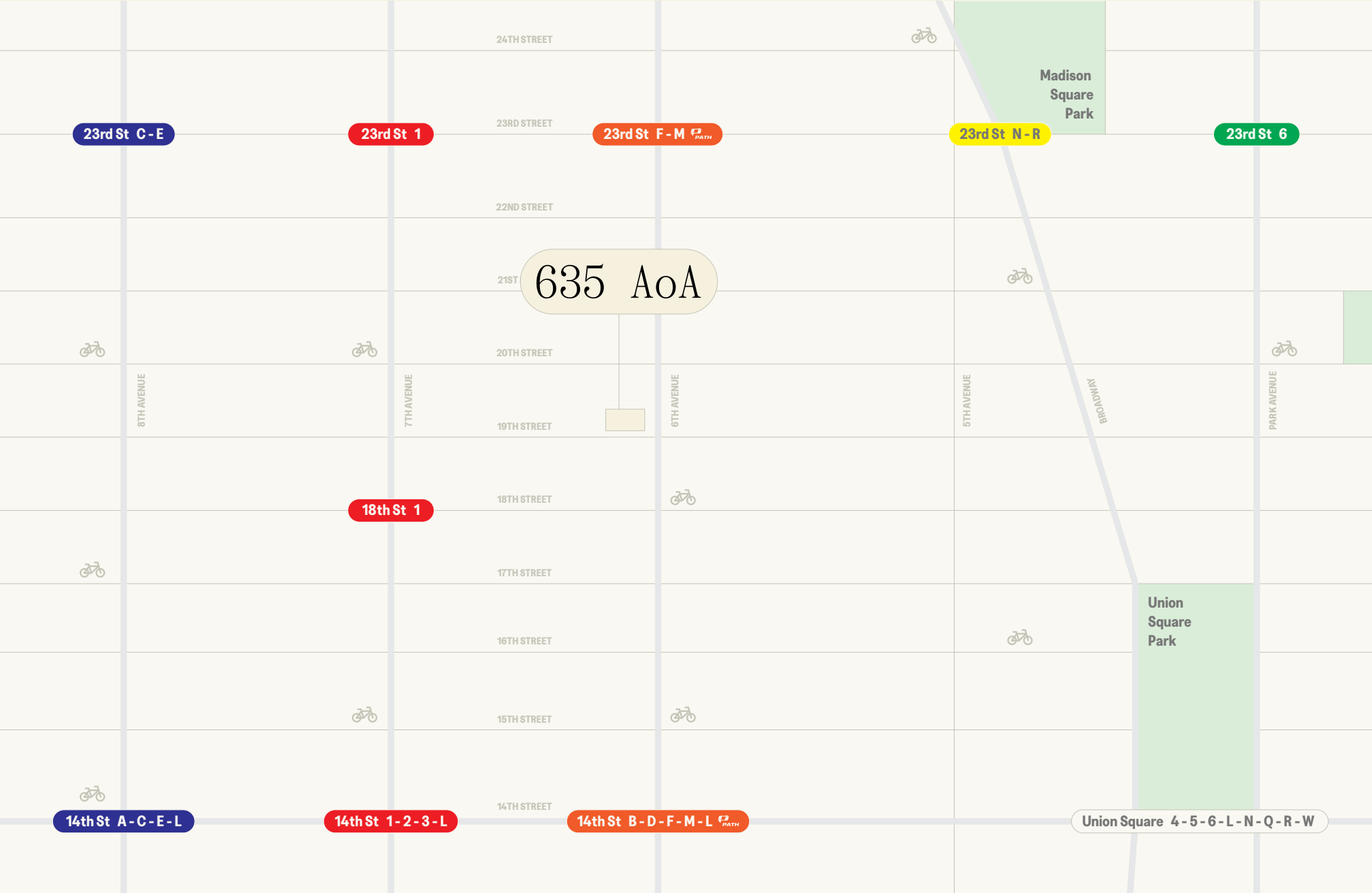


Go for a short stroll by the Flatiron, visit the Rubin Museum of Art, or set sights on mesmerizing views of the Empire State Building and other downtown landmarks.



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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