



641 AoA

# 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.

57,000 RSF+ Available

Private Terrace

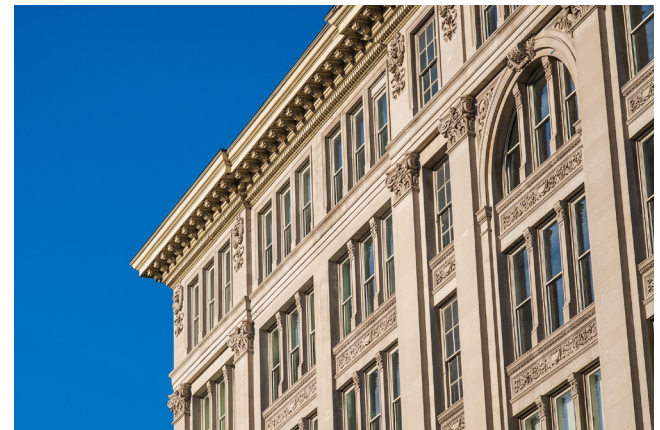
Private Entrance on 20th Street  
with customizable opportunity

Private Elevator

13'-16' Ceiling Heights

Open Floorplans

Soaring Windows



# Flagship Opportunity

TOTAL AVAILABLE SPACE

57,000+ RSF

CEILING HEIGHTS

13'–16'

FEATURING

Private 5,000 SF rooftop terrace,  
dedicated entrance, and vertical  
transportation.

6TH AND 7TH FLOOR

22,000 RSF each

8TH FLOOR

13,000 RSF







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.





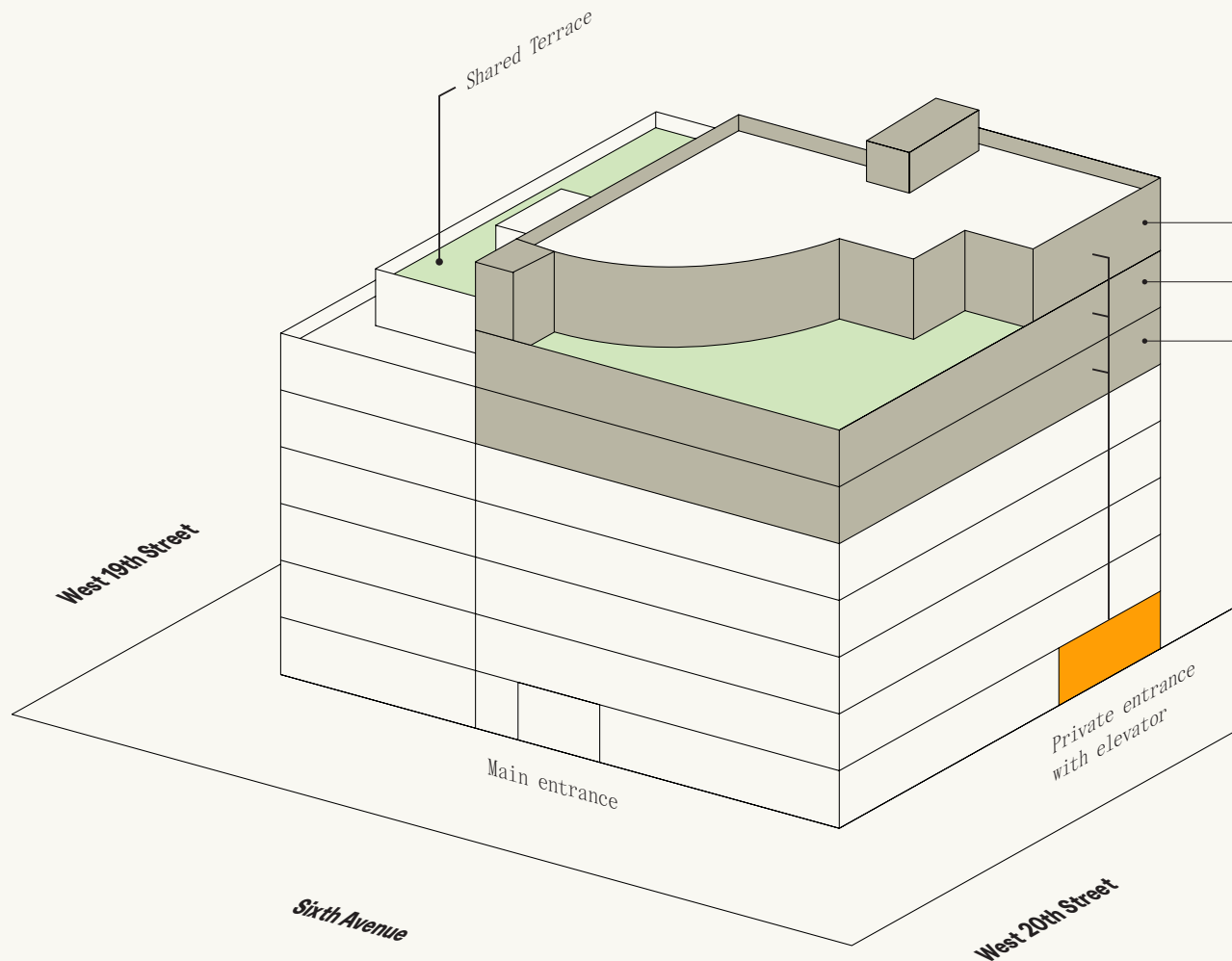
View of the private rooftop terrace.



Take meetings or just take in the views.

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

# Availabilities



## FLOOR

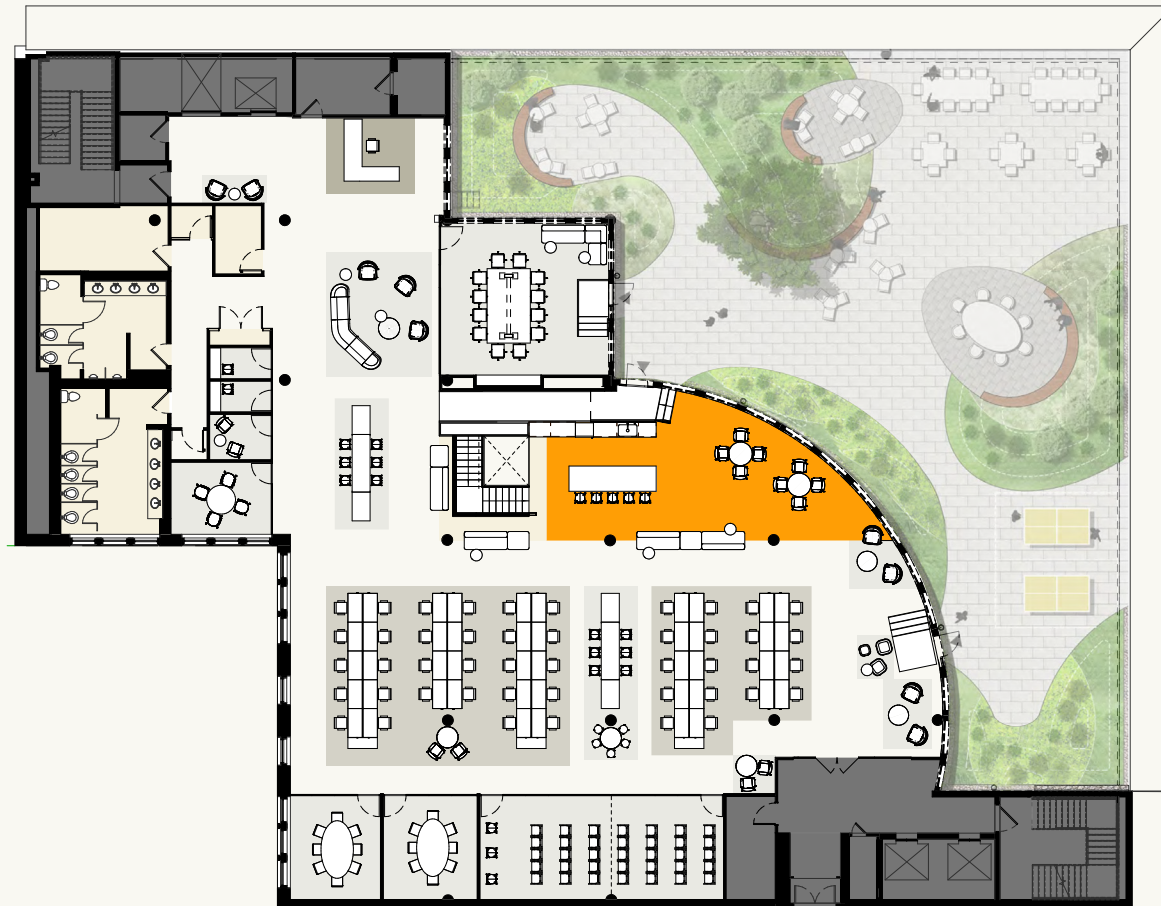
8th Floor with private rooftop terrace	13,090 RSF
7th Floor	22,047 RSF
6th Floor	21,981 RSF
5th Floor	Leased
4th Floor	Leased
3rd Floor	Leased
2nd Floor	Leased
Private Ground Floor	370 RSF

**Visit [641aoa.com](https://641aoa.com)**  
**Download [Floorplans](#)**  
**Download [Stacking Plan](#)**



# 8th Floor Test Fit

## Full Stack

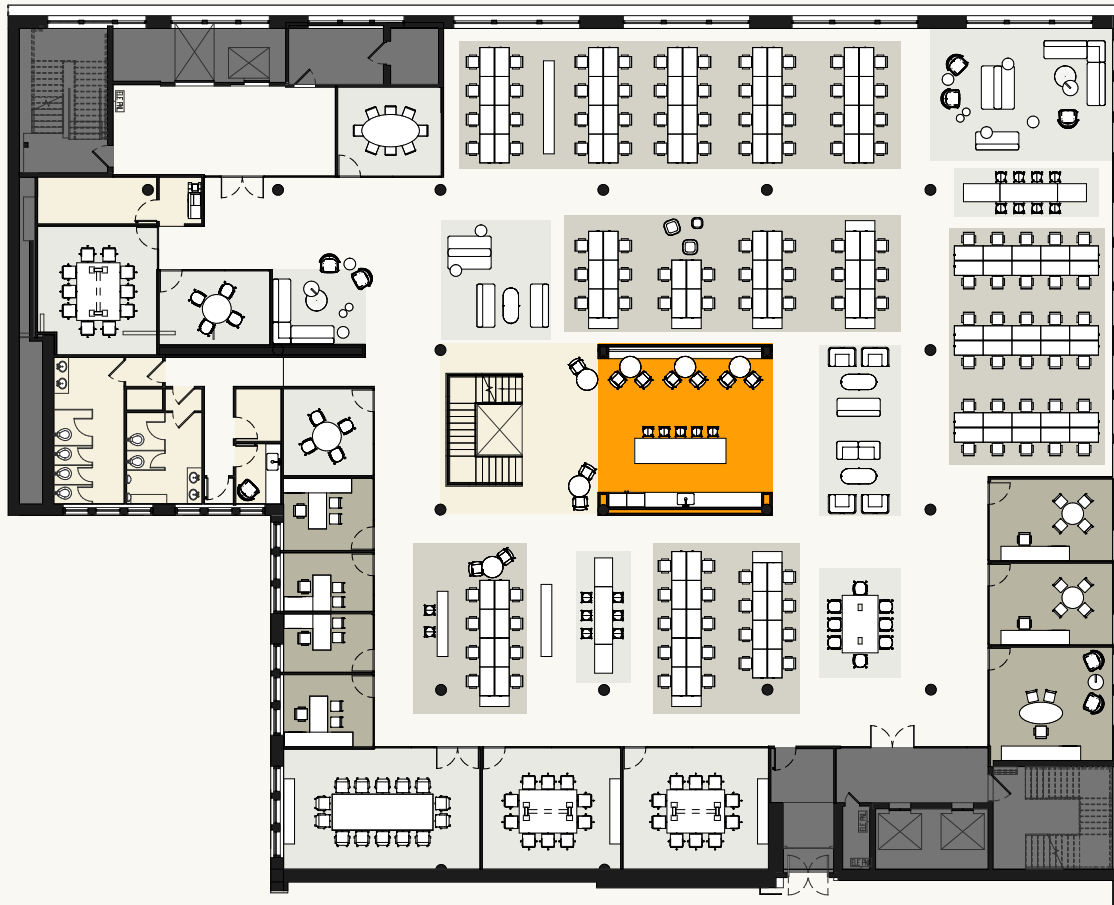


### FLOOR

●	<b>Reception</b>	1
●	<b>Workstations</b>	46
●	<b>Collaboration</b>	
	Large Conference (14+ people)	1
	Conference (6-12 people)	3
	Huddle (4 people)	1
	Breakout / Lounge	4
	Open Collaboration	2
	Phone Room	3
●	<b>Common Area</b>	1
●	<b>Support &amp; Storage</b>	5
<b>Total Head Count</b>		46
<b>RSF</b>		13,090

# 7th Floor Test Fit

## Full Stack

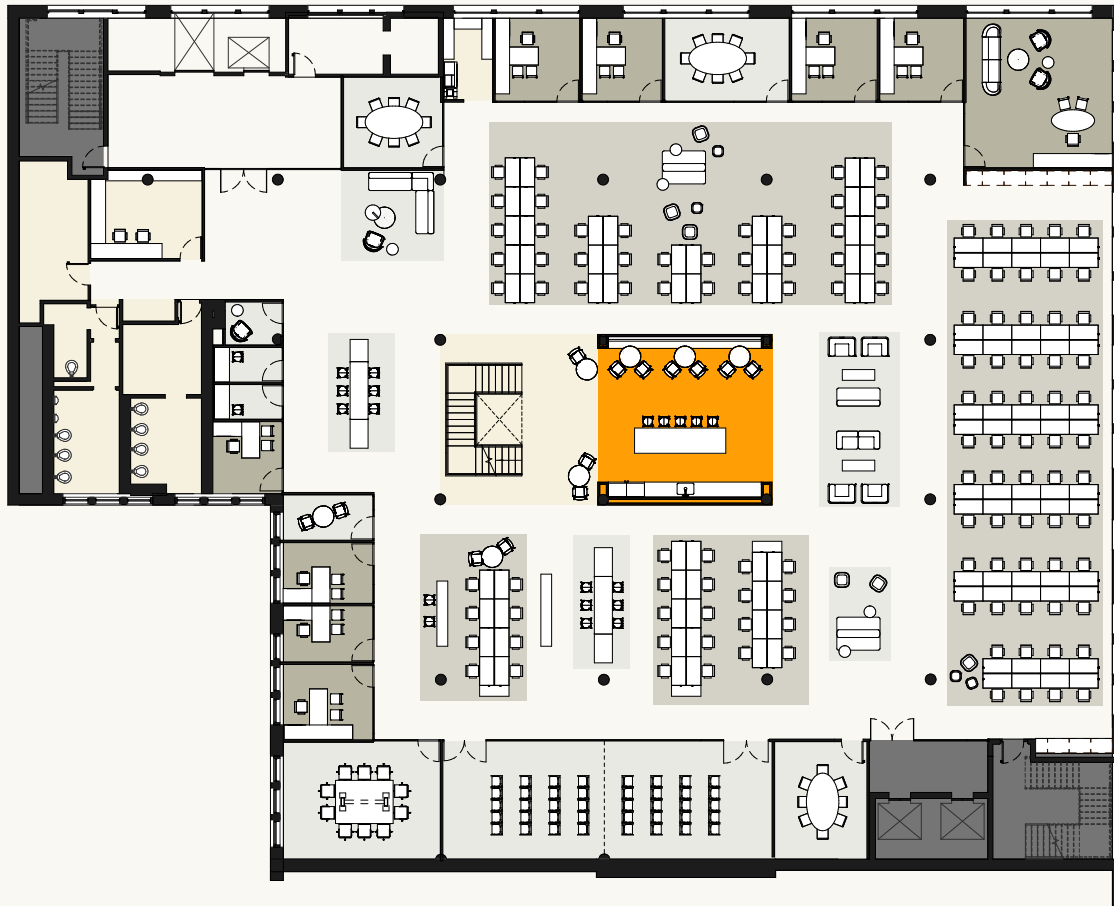


### FLOOR

●	<b>Private Offices</b>	7
●	<b>Workstations</b>	118
●	<b>Collaboration</b>	
	Large Conference (14+ people)	1
	Conference (6-12 people)	4
	Huddle (4 people)	2
	Open Collaboration	3
	Breakout / Lounge	4
●	<b>Common Area</b>	1
●	<b>Support &amp; Storage</b>	3
<b>Total Head Count</b>		118
<b>Total RSF</b>		22,047

# 6th Floor Test Fit

## Full Stack



### FLOOR

●	<b>Private Offices</b>	9
●	<b>Workstations</b>	120
●	<b>Collaboration</b>	
	Large Conference (14+ people)	1
	Conference (6-12 people)	4
	Huddle (4 people)	1
	Open Collaboration	2
	Breakout / Lounge	3
	Phone Room	3
●	<b>Common Area</b>	1
●	<b>Support &amp; Storage</b>	3
<b>Total Head Count</b>		128
<b>RSF</b>		21,981





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.**



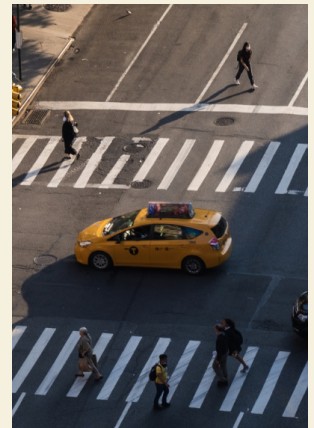
Step outside into a city scene marveled  
around the world: Sixth Avenue. Find endless  
inspiration amongst the celebrated energy and  
ambitions of Chelsea, Flatiron, and Gramercy.



# 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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**CBRE**

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