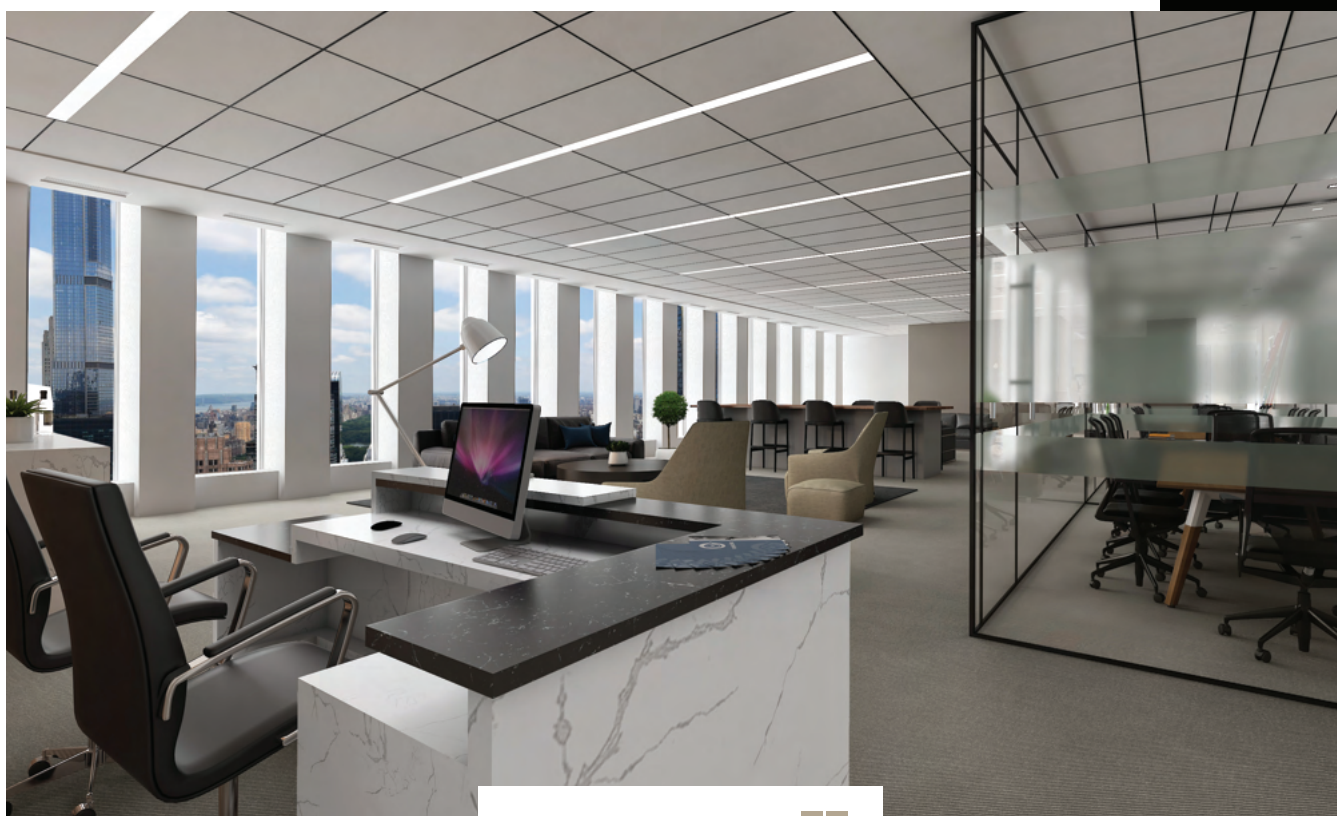


1251 AVENUE OF THE AMERICAS



Class-A Midtown Tower Floor Sublease Opportunity



Full Floor of 30,700 RSF Available

Highlights:

- Term through January 2033
- Never occupied ultra-high-end installation (Build out to be complete 4Q2022)
- High-end customized furniture available
- Top of the house with unparalleled views
- Iconic location immediately proximate to top dining including the all-new Avra, as well as Oceana and Del Frisco's



[View Full Gallery](#)



Fully repositioned building featuring:

- New block-thru lobby
- Landscaped plaza with fountain
- Direct access to Rockefeller Center retail & subway concourse



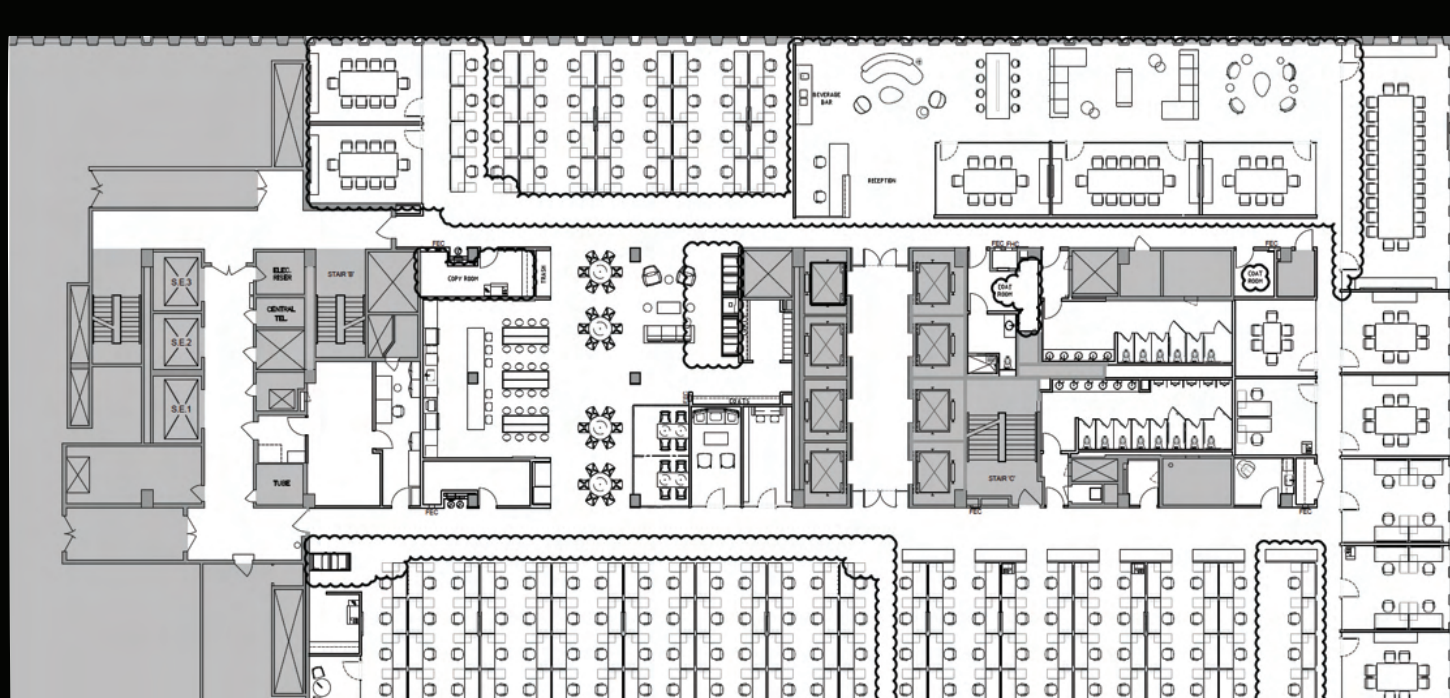
Office Views



Office Views



Entire 52nd Floor - 30,700 RSF



| | |
|---------------------------|-----|
| reception + client lounge | 1 |
| boardroom | 1 |
| large conference rooms | 5 |
| offices/breakout rooms | 8 |
| workstations | 136 |
| open pantry + café area | 1 |