



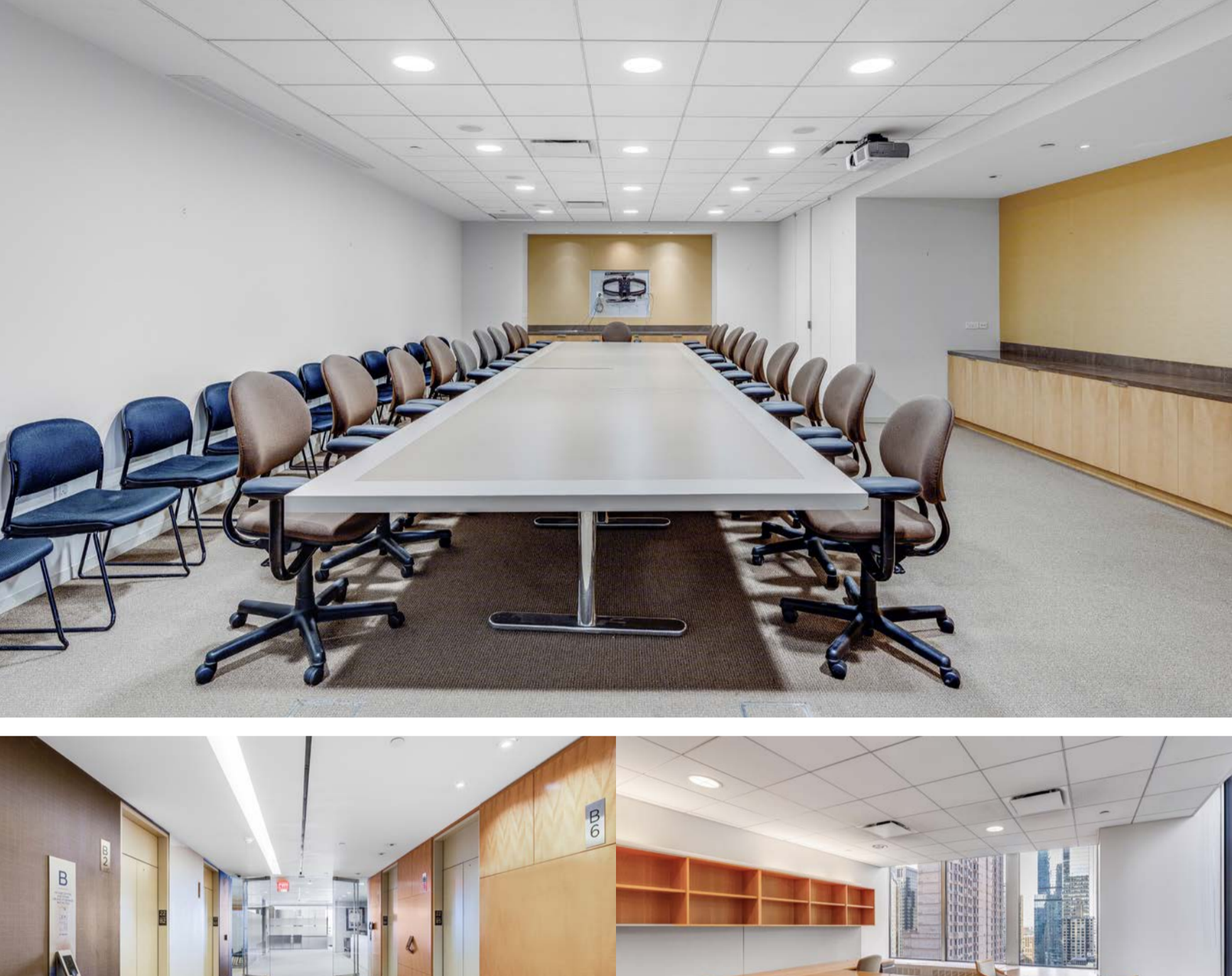
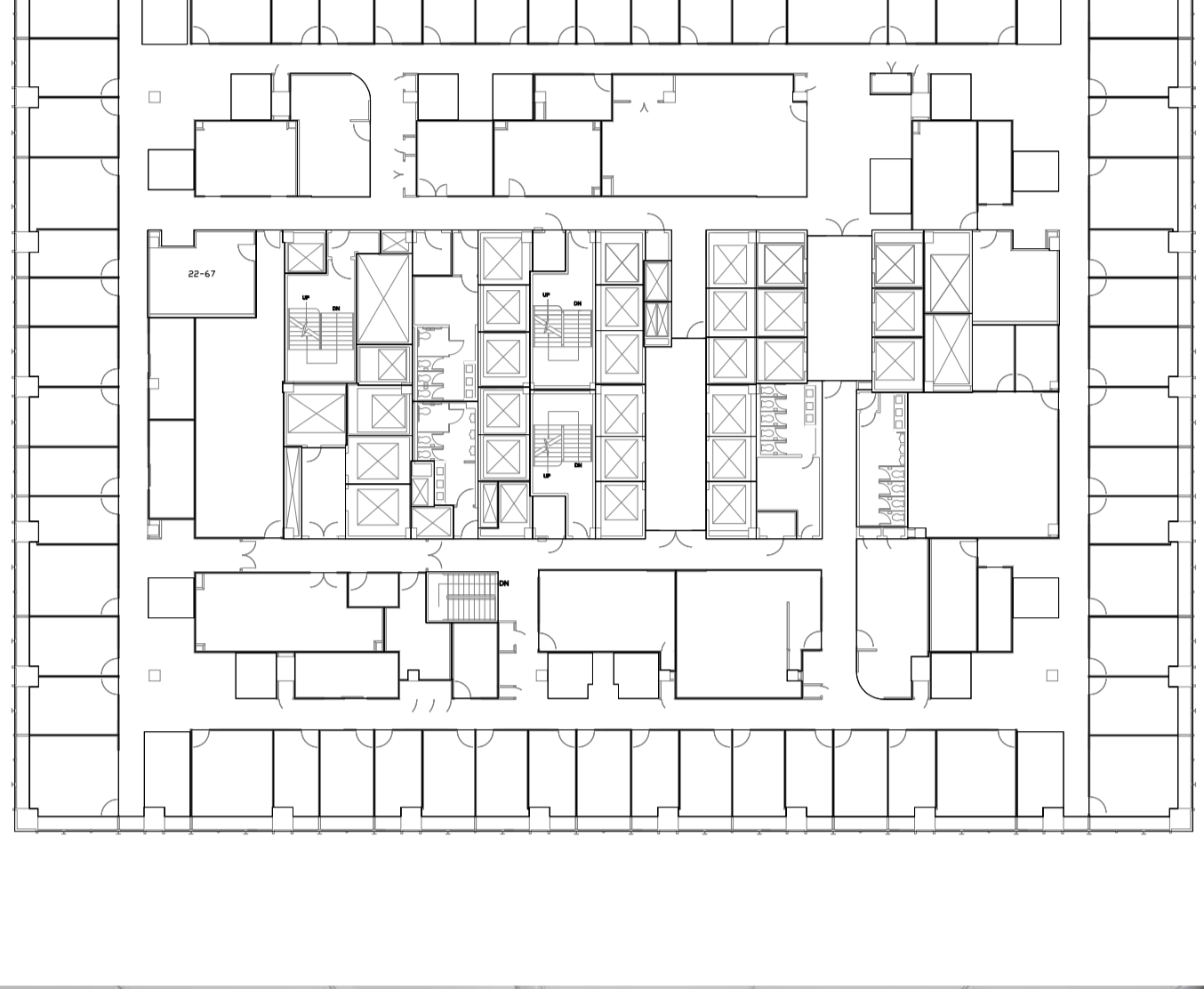
1345
AVENUE OF
THE AMERICAS

Entire 22nd Floor - **41,613 RSF**
Possession: **Immediate**
Sublease Term: **Through March 30, 2031**
Institutional Sublandlord

SPACE FEATURES - ENTIRE 22ND FLOOR - 41,613 SF

- Full Floor Presence
- Fully furnished, wired, plug and play office intensive installation
- Stunning views of the Manhattan skyline and Central Park (4 sides of exposure)
- Installation features:

57 Perimeter Offices	2 Pantries	2 Conference Rooms	1 Boardroom	1 Training Room	34 Workstations for support staff (number TBD)



BUILDING ENTRANCE

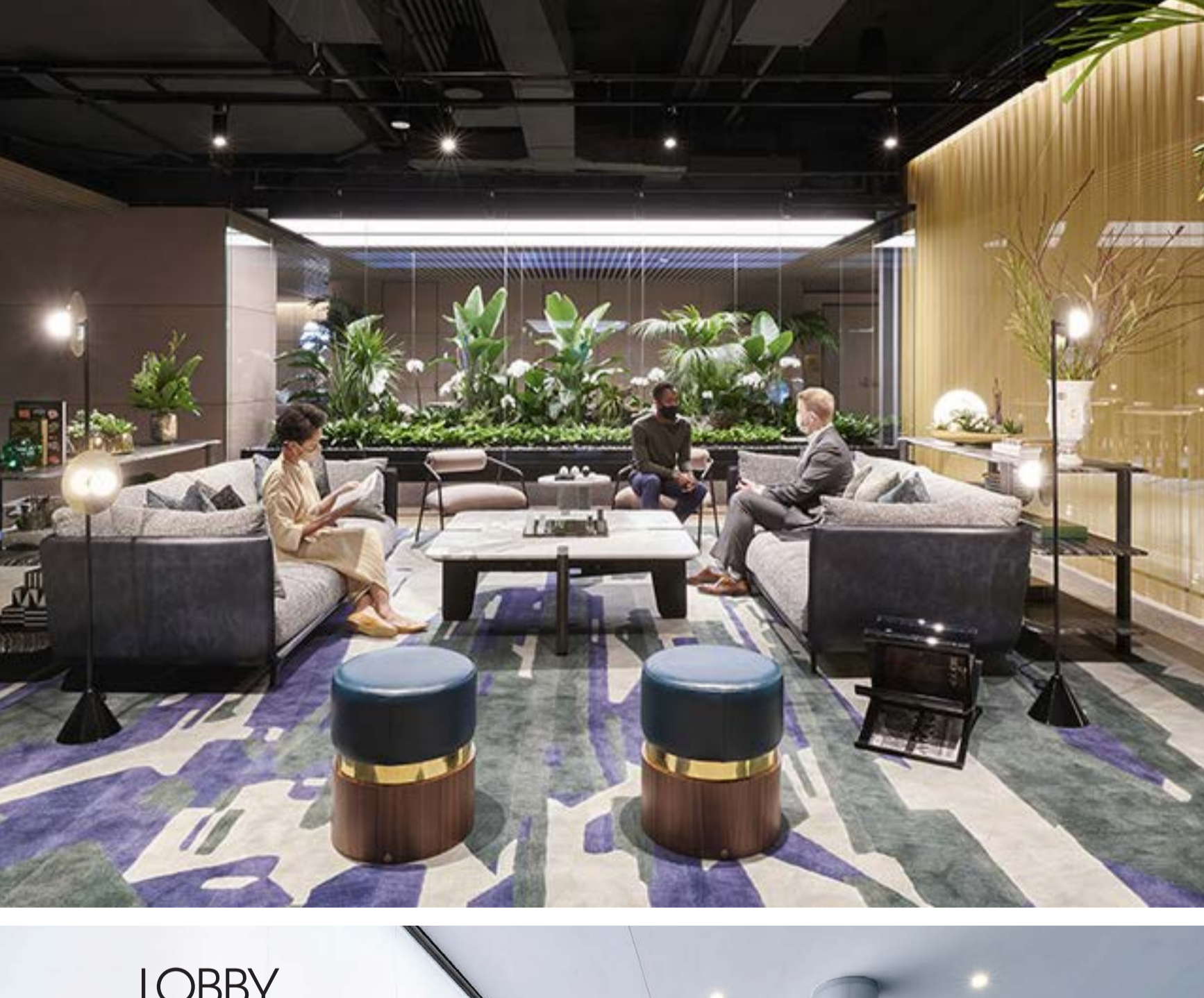


BUILDING FEATURES

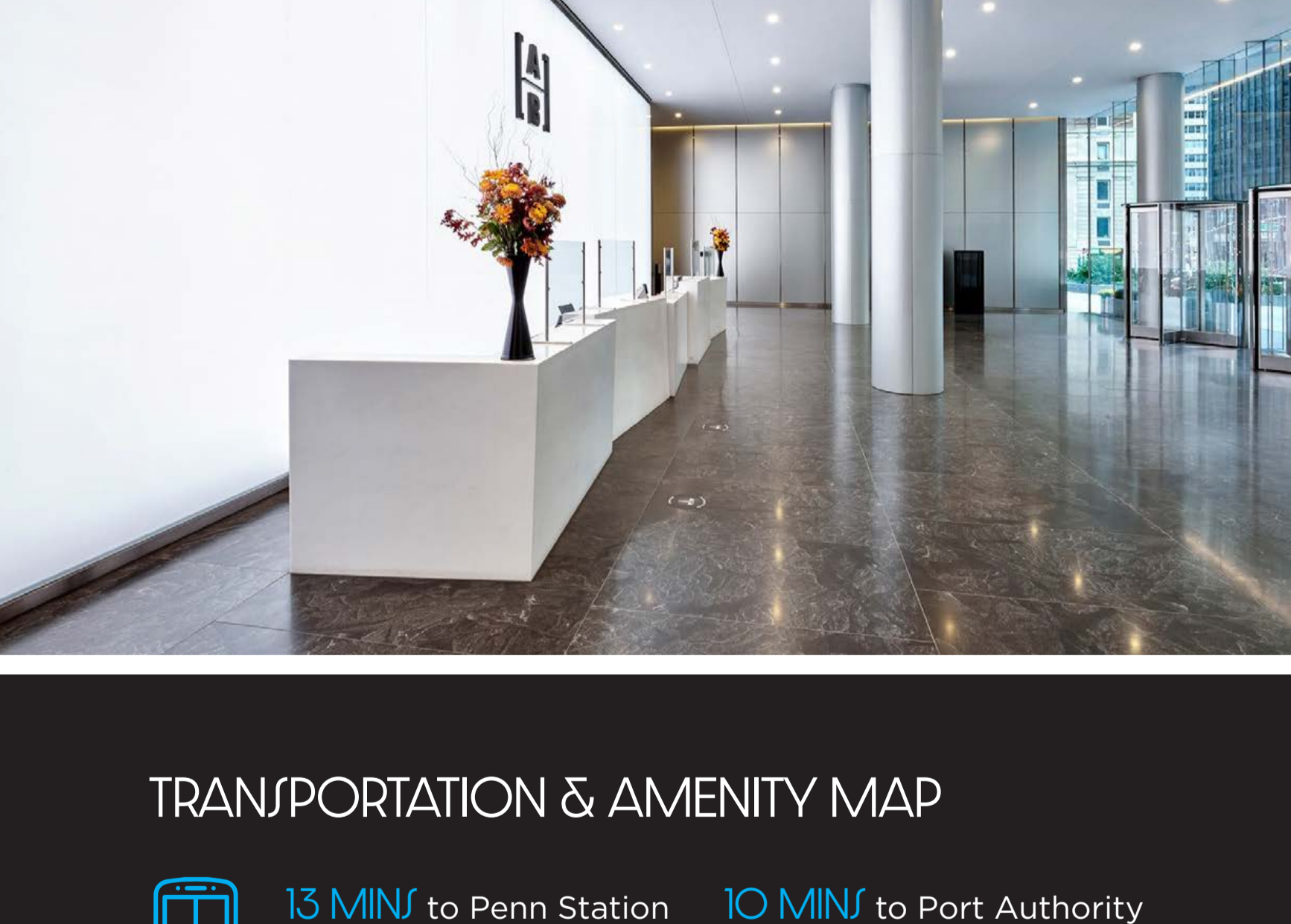
- Beautifully appointed lobby
- Recently renovated outdoor plaza featuring destination dispatch
- Recently renovated outdoor plaza
- David Rockwell designed tenant amenity center, featuring:

200 Person Flex Conference Center	Tenant-Only Fitness Center	Game Room	Tenant Lounge with Curated Food Concept

TENANT LOUNGE



LOBBY



TRANSPORTATION & AMENITY MAP

13 MINS to Penn Station **10 MINS** to Port Authority
10 MINS to Grand Central **4 BLOCKS** to Central Park

