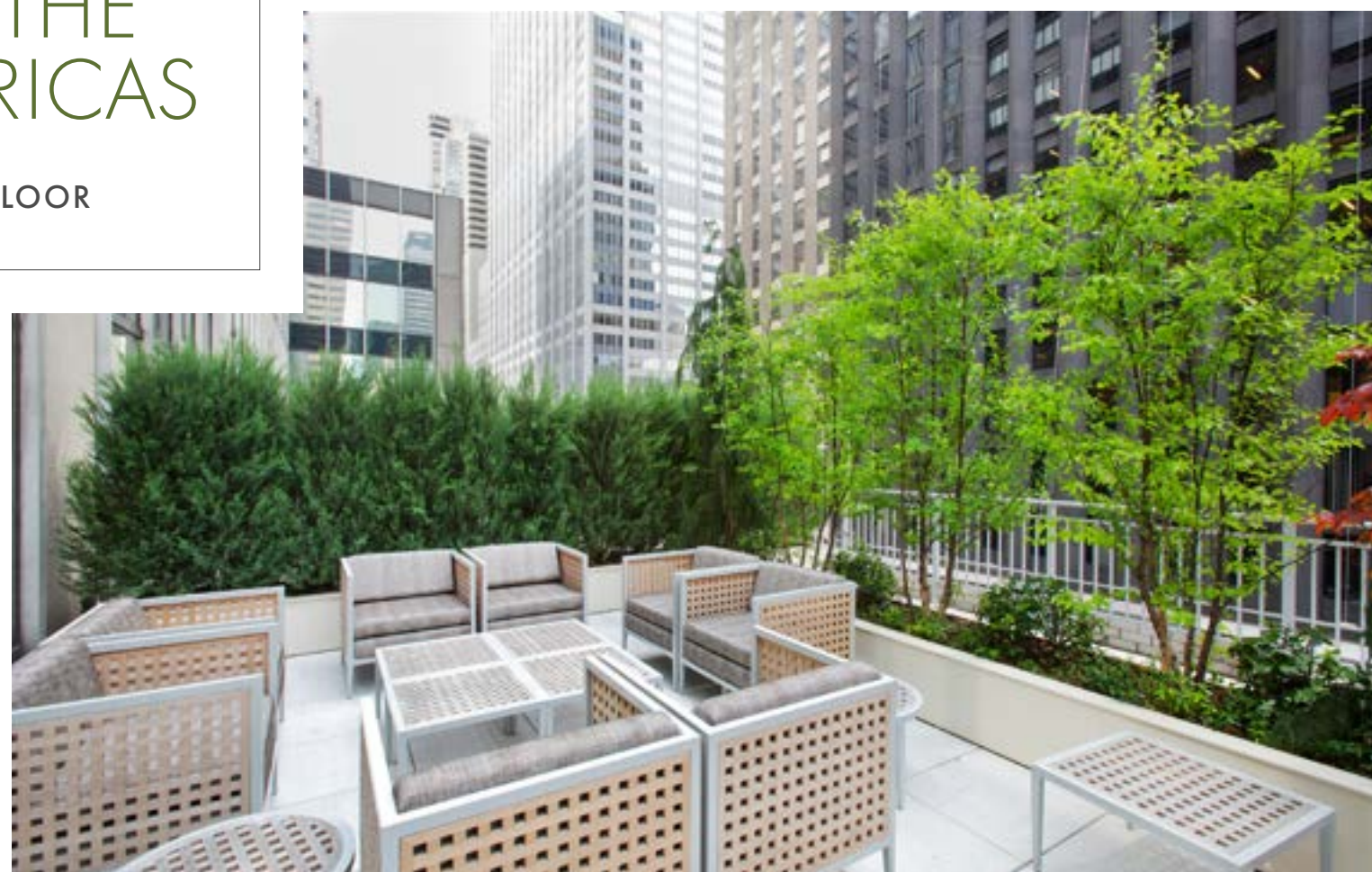




# 1290 AVENUE OF THE AMERICAS

9TH FLOOR





1290 AVENUE OF THE AMERICAS

# AS CENTRAL AS CENTRAL GETS

## 5 MIN WALK

Every major subway  
line in Midtown

## 7 MIN WALK

Grand Central Station &  
LIRR East Side access

## 35 MIN DRIVE

LaGuardia  
International Airport

## 50 MIN DRIVE

John F. Kennedy &  
Newark Liberty Int. Airports



1290 AVENUE OF THE AMERICAS

# UNPRECEDENTED OPPORTUNITY IN MANHATTAN

**16TH FLOOR**  
SUITE N (PREBUILT): 8,702 RSF  
  
SUITE S (PREBUILT): 10,268 RSF  
  
SUITE E: 17,595 RSF

**P 9TH FLOOR**  
30,412 RSF

**6TH FLOOR**  
105,952 RSF

**P 4TH FLOOR**  
22,453 RSF

**17TH FLOOR AMENITY**  
15,000 RSF  
+10,000 USF TERRACE  
*overlooking Rockefeller Center and Radio City Park*

**12TH FLOOR**  
78,889 RSF  
+6,250 USF TERRACES

**11TH FLOOR**  
86,923 RSF

**378,468 SF**  
OF OFFICE SPACE

NEUBERGER | BERMAN

412,000 RSF

**K&S King & Spaulding**

175,000 RSF

**CUSHMAN & WAKEFIELD**

150,000 RSF

**hachette**

140,000 RSF

**ColumbiaDoctors**

123,000 RSF

**Selendy | Gay**

102,000 RSF

**BRYAN CAVE**

100,000 RSF

**Linklaters**

100,000 RSF

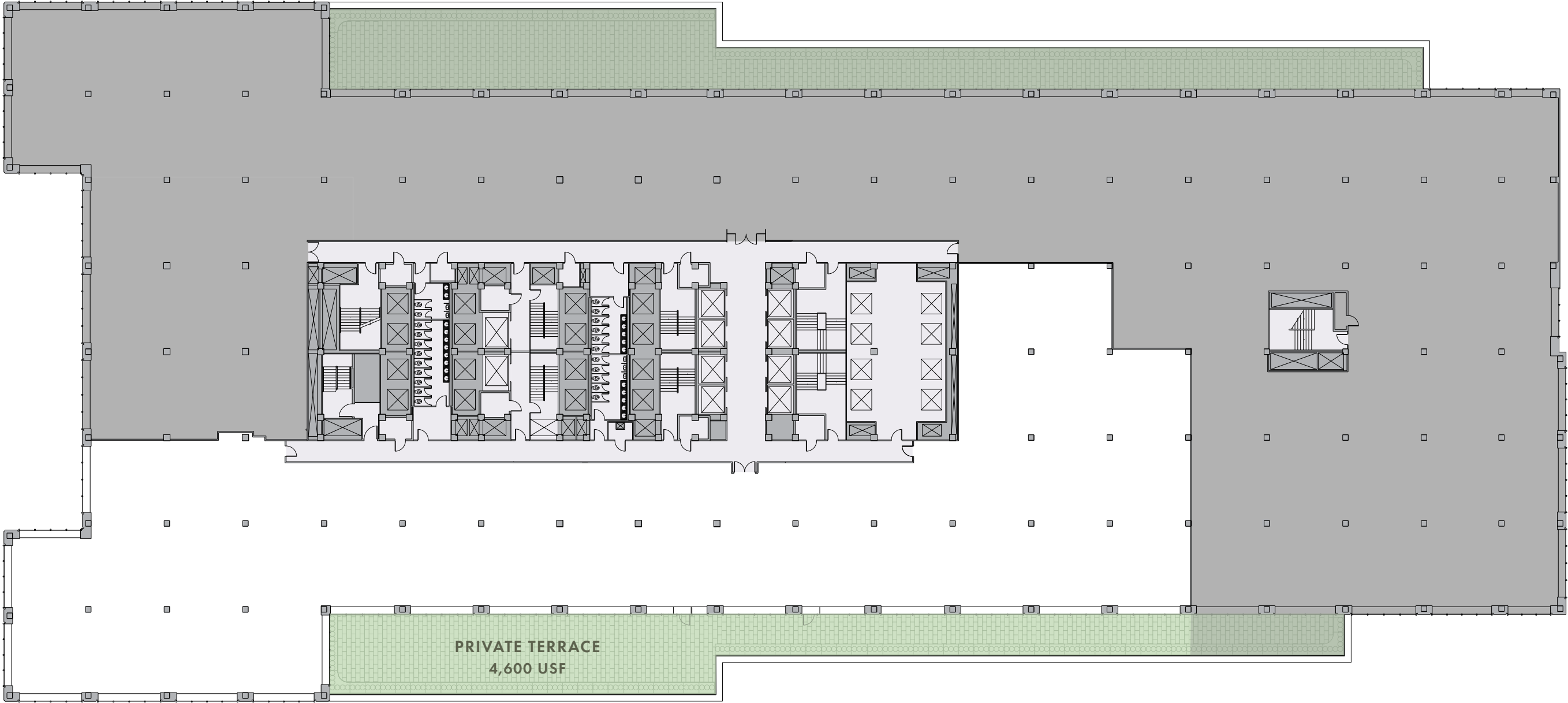
9TH FLOOR

# 9<sup>TH</sup> FLOOR

30,412 RSF

AVENUE OF THE AMERICAS

WEST 52<sup>ND</sup> STREET



WEST 51<sup>ST</sup> STREET



9<sup>TH</sup> FLOOR TEST FIT  
30,412 RSF

136  
TOTAL  
HEADCOUNT

22  
PRIVATE  
OFFICES

59  
CONFERENCE  
ROOM SEATS







PENN 1, THE LANDING

1290  
AVENUE  
OF THE  
AMERICAS

# WorkLife

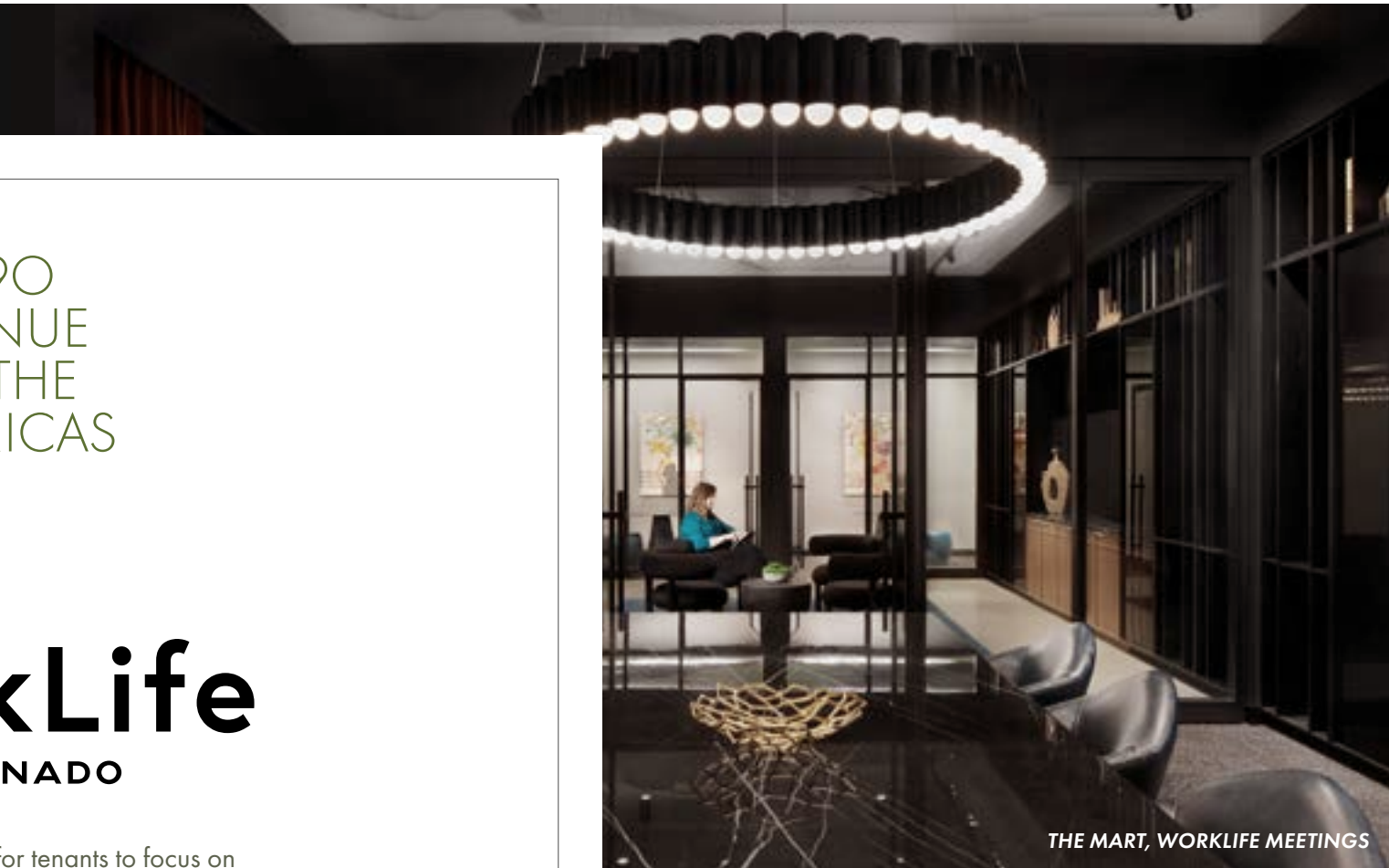
BY VORNADO

An amenity ecosystem for tenants to focus on  
both work and self-care. The WorkLife amenities  
are available to all office tenants, including:

TOWN HALL & PAVILION  
TENANT LOUNGE  
FITNESS AREA & BIKE ROOM



WorkLife: Solving For Your Day.



THE MART, WORKLIFE MEETINGS



555 CALIFORNIA AUDITORIUM



PENN 1, LIFE TIME FITNESS



## WORKLIFE AMENITIES

# A ONE-OF-A-KIND AMENITY

On the 17<sup>th</sup> floor, the sprawling 10,000-square-foot landscaped terrace and 15,000 square-foot pavilion form an indoor-outdoor complex of meeting rooms, bars, lounges, and town hall that are open to all tenants for both daily work and private functions.

**10,000 SF**

Rooftop Park



**15,000 SF**

Prefunction Area  
& Pavilion





WORKLIFE AMENITIES

# PAVILION & TERRACE

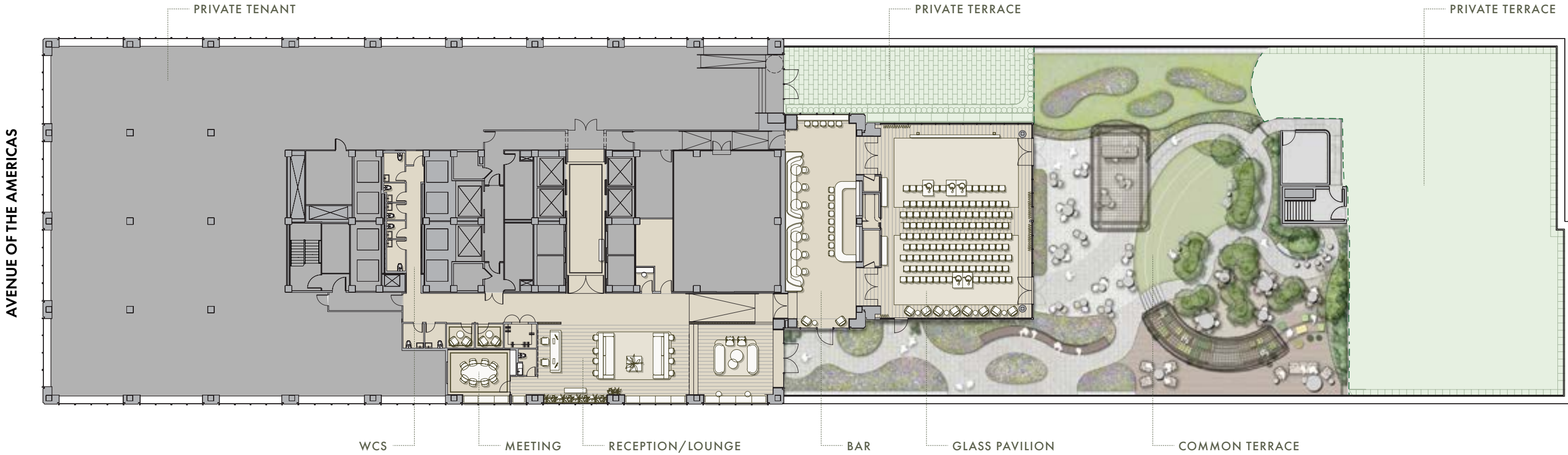
The Pavilion is a 15,000 square foot, double-height, multifunctional lounge and town-hall inspired public space, for use exclusively by residents. Accommodating up to 230 guests, it also features a full-service bar, reception and meeting rooms.





# 17<sup>TH</sup> FLOOR AMENITY PLAN

WEST 52<sup>ND</sup> STREET



WEST 51<sup>ST</sup> STREET



WORKLIFE AMENITIES

# PAVILION RECEPTION





WORKLIFE AMENITIES

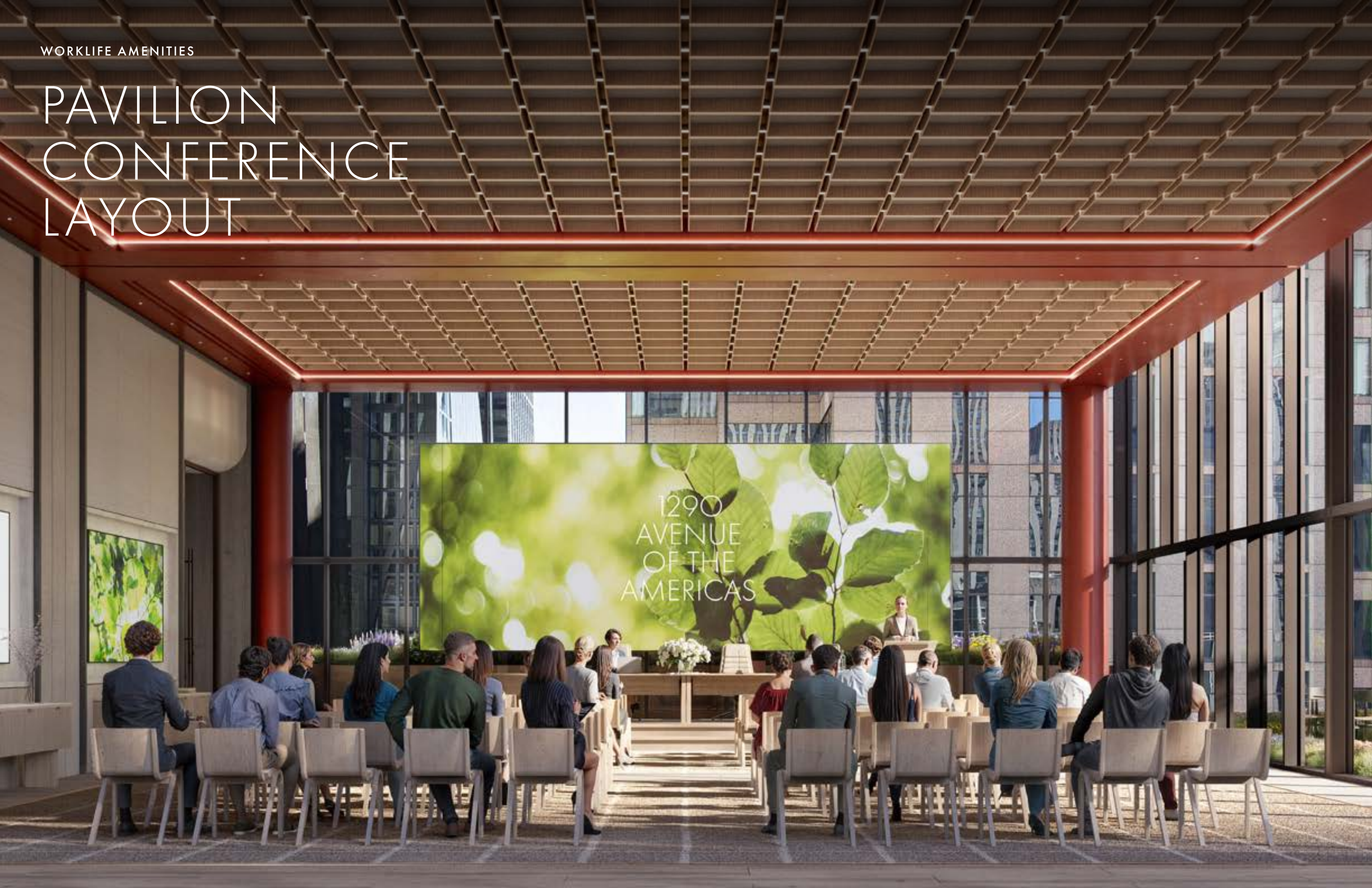
# PAVILION CONFERENCE VIEW





WORKLIFE AMENITIES

# PAVILION CONFERENCE LAYOUT





WORKLIFE AMENITIES

# PAVILION CONFERENCE LAYOUT





WORKLIFE AMENITIES

# PAVILION LOUNGE VIEW





WORKLIFE AMENITIES

# MORE PARK PER PERSON

## 50K

Square Feet  
of Overall  
Outdoor Space

---

## 10K

Square Feet  
of Park Space  
for Everyone





## WORKLIFE AMENITIES

# A PLACE TO RECHARGE

On the ground floor is a brand-new tenants-only lounge designed to be a place in which to both relax and work casually, with an events bar, coworking library, a variety of seating, and areas for work and socializing.

A direct stairway from the Lounge provides quick access for a lower level tenants-only wellness center, featuring 17-foot ceilings, locker rooms, an elevated shower experience, yoga, fitness, training rooms, and ample bike storage.





A  
PLACE  
TO PLAY



Opening in 2025, Five Iron Golf will provide a dynamic space to entertain clients, host happy hours, and hold corporate events. Guests can work on their golf game year-round with access to tour-level Callaway club fitting, state-of-the-art simulators, and seasonal leagues.



# BUILDING SPECIFICATIONS



## LOCATION

The block between 51<sup>st</sup> and 52<sup>nd</sup> street, along the eastern side of the Avenue of the Americas

## BUILDING

- 2.1 Million Square Feet
- 43 Above Grade Floors
- 2 Below Grade Levels

## SUSTAINABILITY



Vornado has created industry-leading green cleaning and building-wide recycling and organics diversion programs. VNO has been collecting organics at 1290 Avenue of the Americas. The building's overall diversion is currently at 55% and zero waste is being sent to a landfill as it is all being sent to a waste-to-energy plant.

## RENOVATION

**2012 - 2014 — FULLY MODERNIZED**

- New elevator cabs; destination dispatch system
- New lobby and storefronts
- Upgraded HVAC systems including new induction units and covers

## YEAR BUILT

1963

## FLOOR SIZES

26K - 100K SF

## AIR CONDITIONING

### BUILDING HVAC HOURS

MONDAY TO FRIDAY: 8AM TO 8PM, SATURDAY: 9AM TO 1PM

The central plant is located in the subcellar, two levels below grade. Chilled water for air conditioning is generated by one 3,420 ton and one 2,800 ton York centrifugal chillers directly driven by steam turbines and a 1,000 ton electric chiller. Floors are cooled by chiller water pumped to central air handler coils for the interior and perimeter systems.



## EMERGENCY POWER

Two emergency generators are located at the premises:

- A 2000 KW generator is available to all building tenants for additional redundant power requirements
- A 765 KW life safety generator

## ELEVATORS

**PASSENGER CARS: 32**  
**FREIGHT CARS: 2**  
**CAR / TRUCK LIFTS: 2**

## OUTDOOR SPACE

48,000 RSF

## SLAB HEIGHT

12'

## SPRINKLERS

The building is fully sprinklered. The tank locations are on the 44th floor: (2) 7,000 gal tanks each with 4,500 fire reserve; 20th floor: 13,200 gal tank with 9,000 gal reserve.



# THE VISIONARY TEAM

DEVELOPER

## VORNADO REALTY TRUST

With a portfolio of 67 trophy buildings in Manhattan, spanning over 20M square feet of office and 2.7M of retail (as well as holdings in Chicago and San Francisco), Vornado has been the premier active owner, developer, and manager of real estate in New York City for 40 years. From the reimagining of the PENN DISTRICT, a sprawling interconnected campus of over a dozen buildings, including the prestigious Farley Building and Moynihan Train Hall, to the redesign of PENN 1, with its focus on wellness and comfort, Vornado has continually reinvented the way people work, with unexpected amenities and human-centric design.

INTERIOR ARCHITECT

## FOGARTY FINGER

Founded in 2003 by Chris Fogarty and Robert Finger, Fogarty Finger's mission is to redefine the urban landscape with evocative and pragmatic design. Comfortable with the commercial space, the firm is also renowned for its residential and hospitality interiors, creating spaces that are colorful, warm, and cultured.

LANDSCAPE ARCHITECT

## HOLLANDER DESIGN

Hollander's design philosophy focuses on three ecologies: the site's natural, architectural, and most critical here, human ecology, or how people will actually use the property. Primarily known for residential landscaping, the firm's ability to create spaces that are comfortable and beautiful is a perfect fit for this project.



# LEASING INFORMATION



**EDWARD RIGUARDI** SENIOR VICE PRESIDENT | 212.894.7923 | ERIGUARDI@VNO.COM

**RYAN LEVY** VICE PRESIDENT | 212.894.7472 | RLEVY@VNO.COM



**BRUCE MOSLER** CHAIRMAN OF GLOBAL BROKERAGE | 212.841.7900 | BRUCE.MOSLER@CUSHWAKE.COM

**JOSH KURILOFF** EXECUTIVE VICE CHAIRMAN | 212.841.7894 | JOSH.KURILOFF@CUSHWAKE.COM

**MATTHIAS LI** EXECUTIVE DIRECTOR | 212.841.7712 | MATTHIAS.LI@CUSHWAKE.COM

**DREW BRAVER** MANAGING DIRECTOR | 212.841.5976 | ANDREW.BRAVER@CUSHWAKE.COM

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