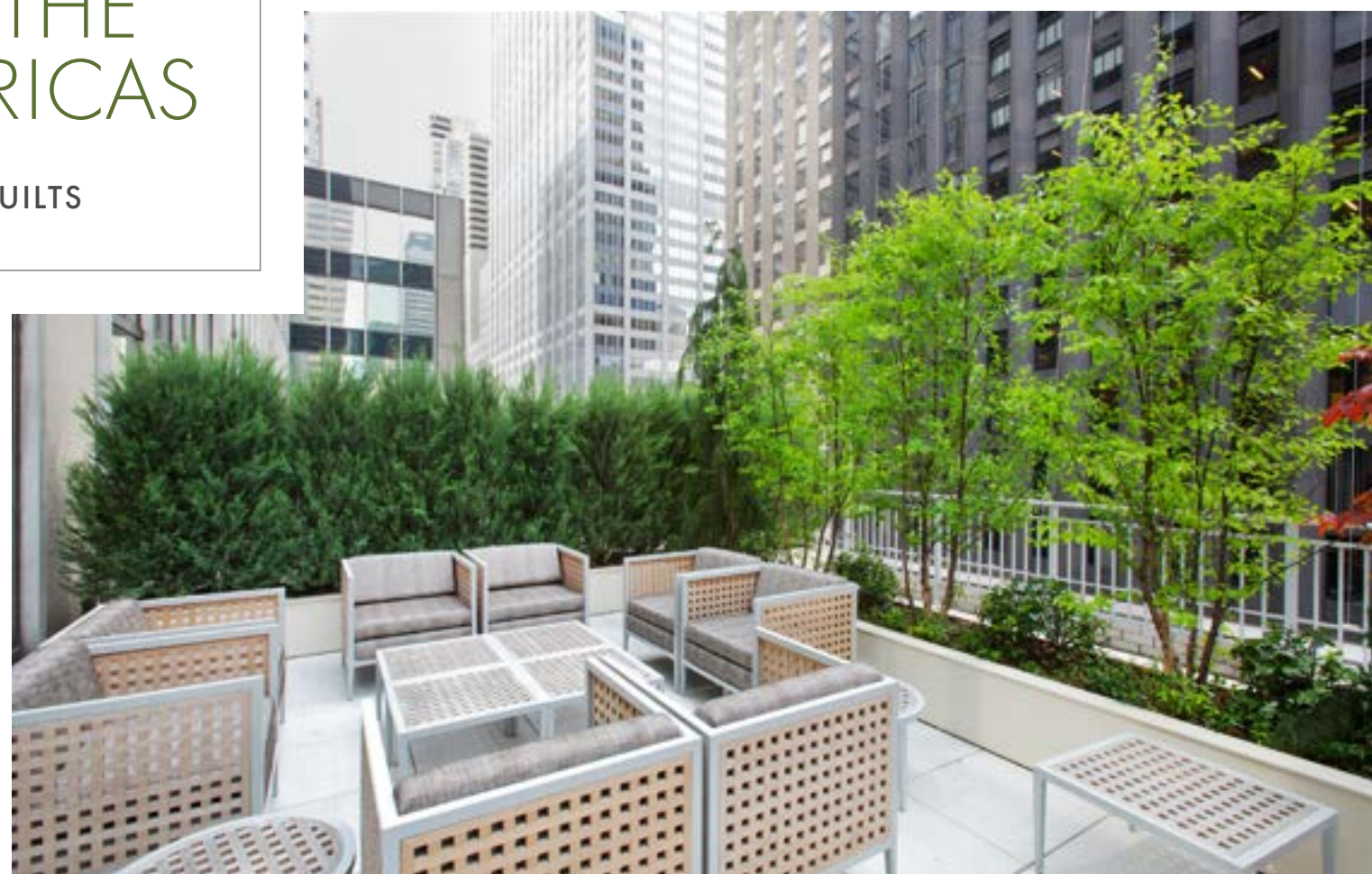




1290 AVENUE OF THE AMERICAS

PREBUILTS



1290 AVENUE OF THE AMERICAS

AS CENTRAL AS CENTRAL GETS

5 MIN WALK

Every major subway
line in Midtown

7 MIN WALK

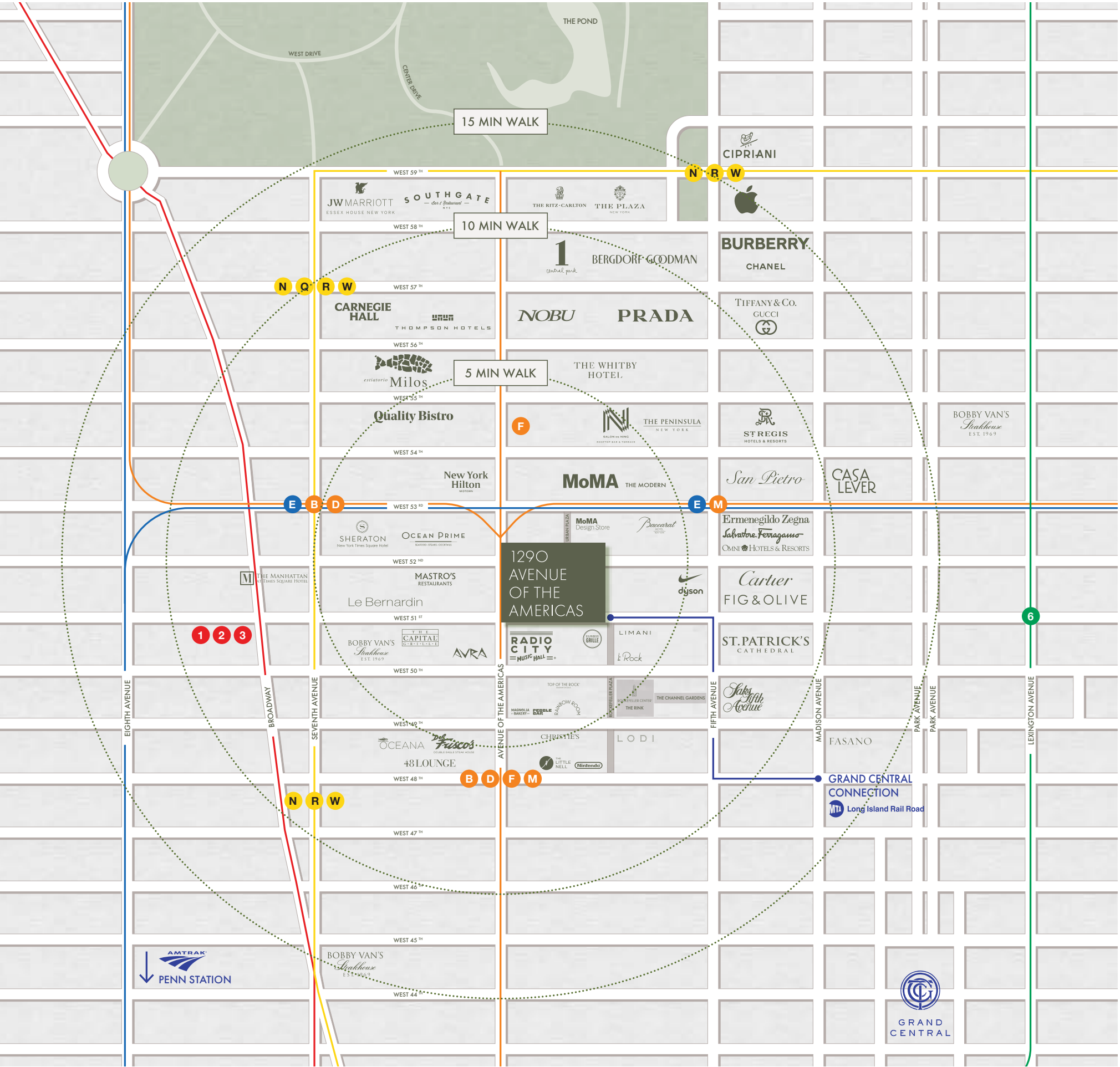
Grand Central Station &
LIRR East Side access

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

16TH FLOOR

ELEVATOR LOBBY



16TH FLOOR

LOBBY LOUNGE



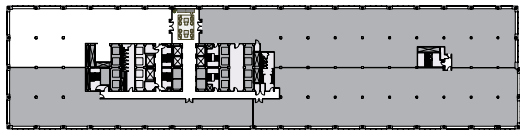
SUITE N PREBUILT

8,702 RSF

29
TOTAL
HEADCOUNT

6
PRIVATE
OFFICES

25
CONFERENCE
ROOM SEATS



KEY PLAN

- | | |
|------------|---------------|
| OFFICE | COLLABORATIVE |
| BENCHING | PHONE |
| CONFERENCE | SUPPORT |

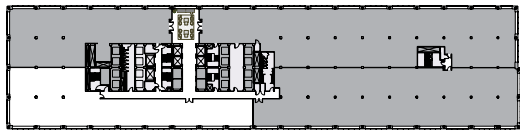
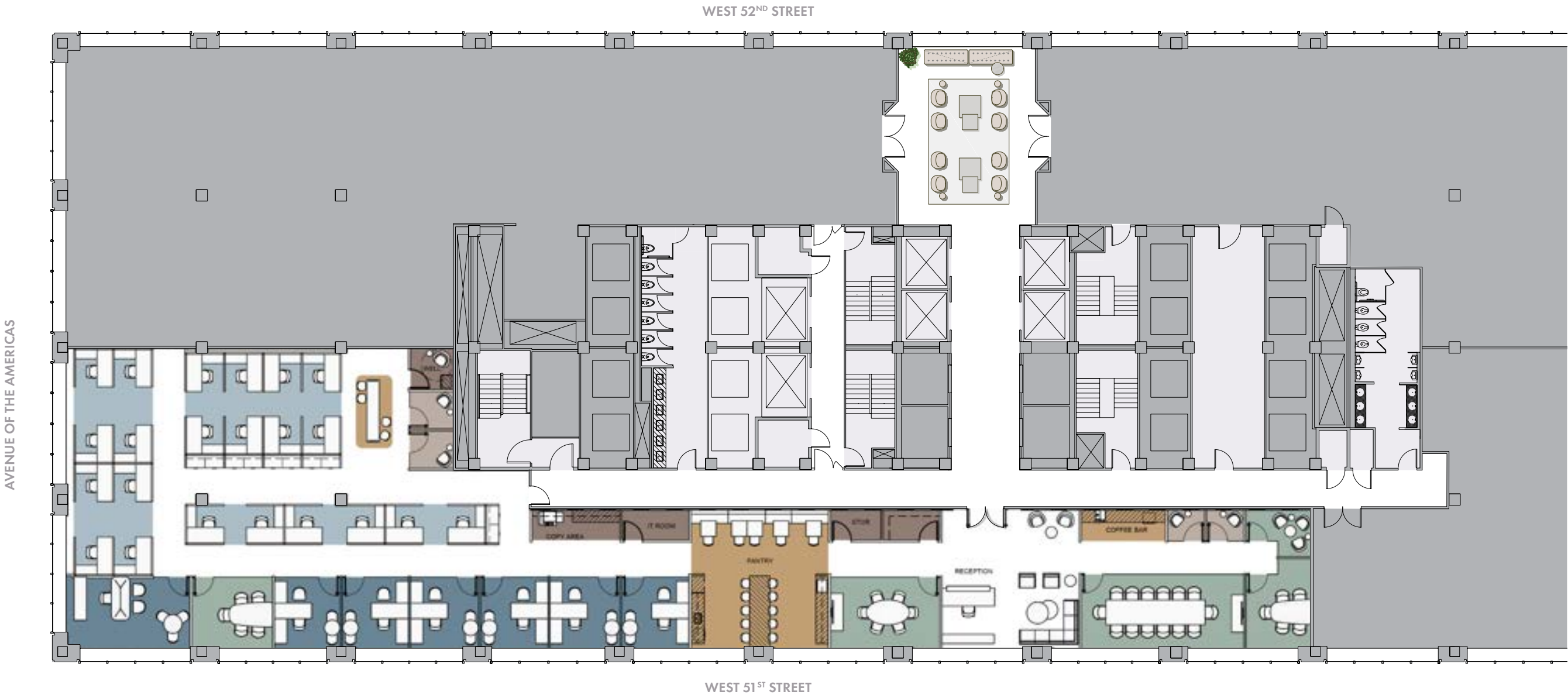
SUITE S PREBUILT

10,268 RSF

30
TOTAL
HEADCOUNT

7
PRIVATE
OFFICES

30
CONFERENCE
ROOM SEATS



KEY PLAN

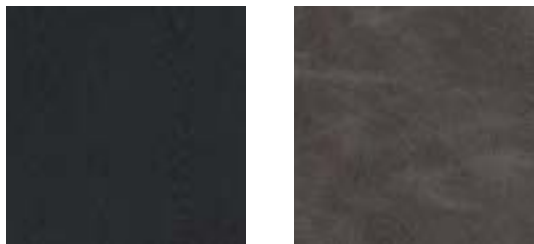
PREBUILT FINISHES

PANTRY



COUNTERTOP
+ BACKSPLASH

ACCENT
CABINETRY



GENERAL
CABINETRY

BANQUETTE
FURNITURE

FLOOR



GENERAL
CARPET

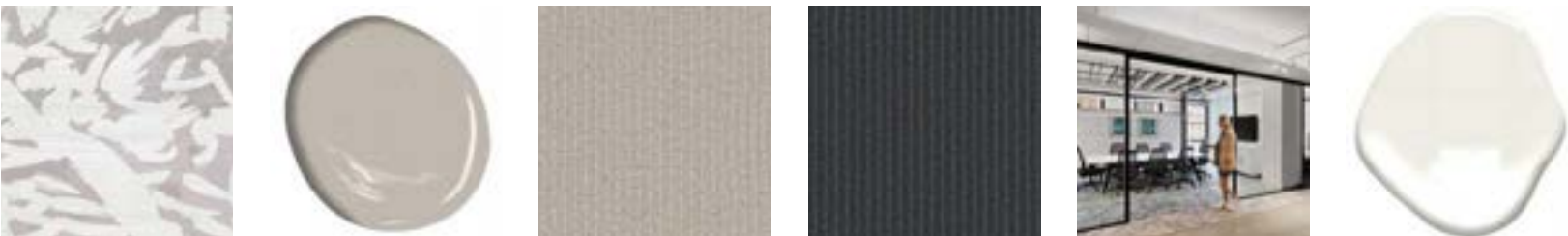
RECEPTION
+ PANTRY



IT FLOORING

FREIGHT LOBBY
+ SUPPORT

WALL



OPEN AREA
WALLCOVERING

RECEPTION
WALLCOVERING

ACOUSTICAL
WALLCOVERING

ACOUSTICAL
WALLCOVERING

GLASS FRONTS
THROUGHOUT

PAINT
THROUGHOUT

CEILING



RECEPTION

RECEPTION
CORRIDOR

OFFICE +
CONFERENCE

GENERAL
THROUGHOUT

OPEN AREA
WOOD SLATS

LIGHTING



RECEPTION

OFFICES +
CONFERENCE

PANTRY
PENDANT

PANTRY
DOWNLIGHTS

OPEN AREA

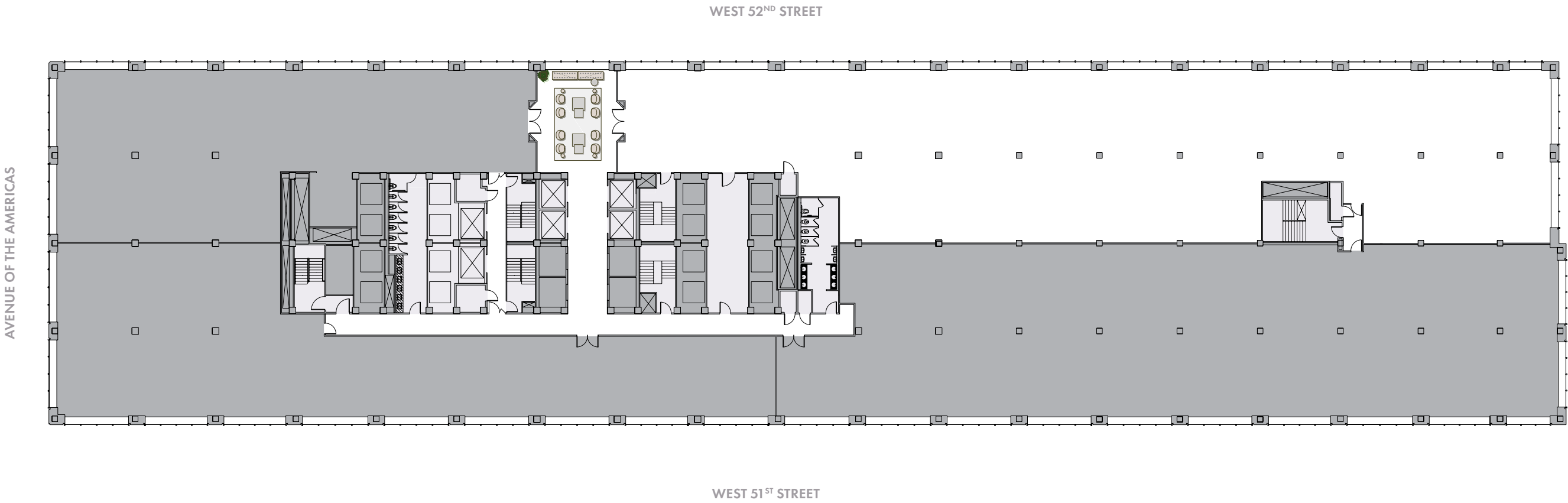
PHONE ROOM
PENDANT



16TH FLOOR

16TH FLOOR, SUITE E

17,595 RSF





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:

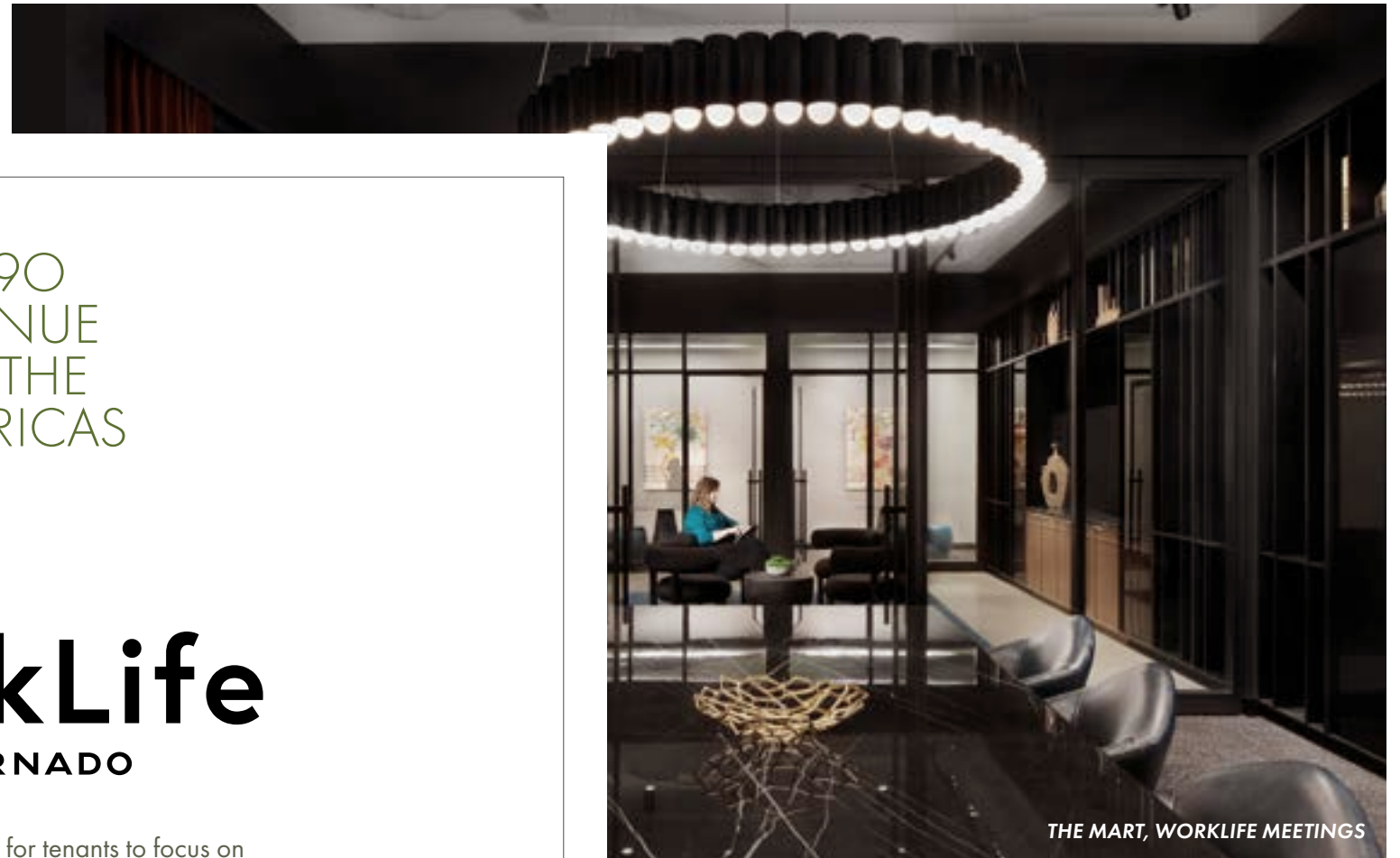
TOWN HALL & PAVILION
TENANT LOUNGE
FITNESS AREA & BIKE ROOM



WorkLife: Solving For Your Day.



555 CALIFORNIA AUDITORIUM



THE MART, WORKLIFE MEETINGS



PENN 1, LIFE TIME FITNESS

WORKLIFE AMENITIES

A ONE- OF-A-KIND AMENITY

On the 17th 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

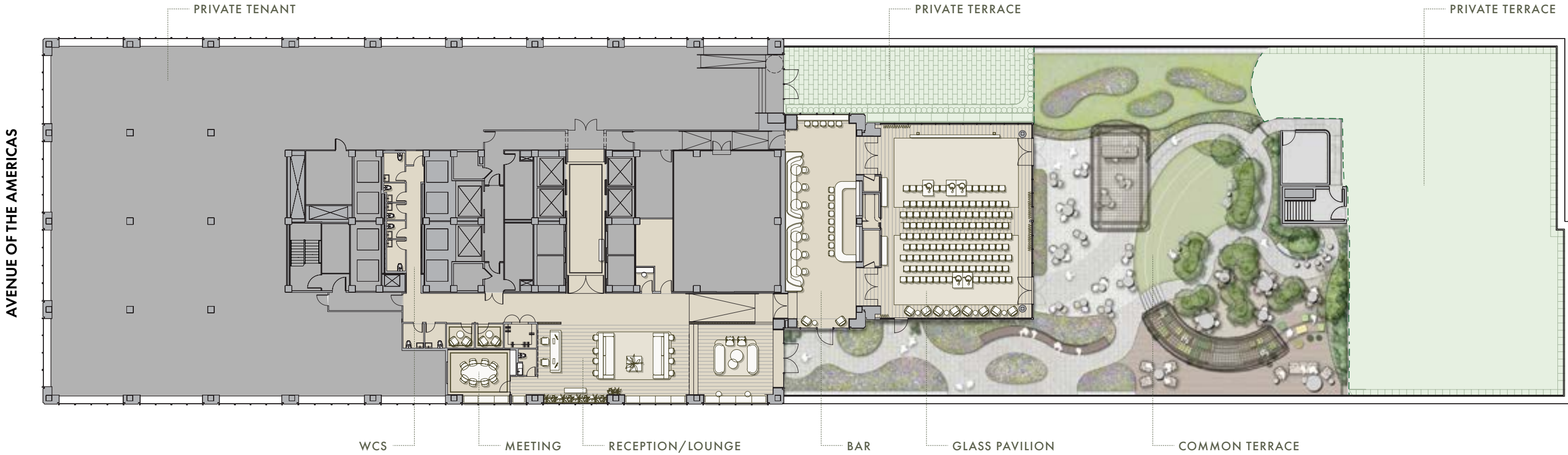
PAVILION & TERRACE

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.



17TH FLOOR AMENITY PLAN

WEST 52ND STREET



WEST 51ST STREET

WORKLIFE AMENITIES

PAVILION RECEPTION



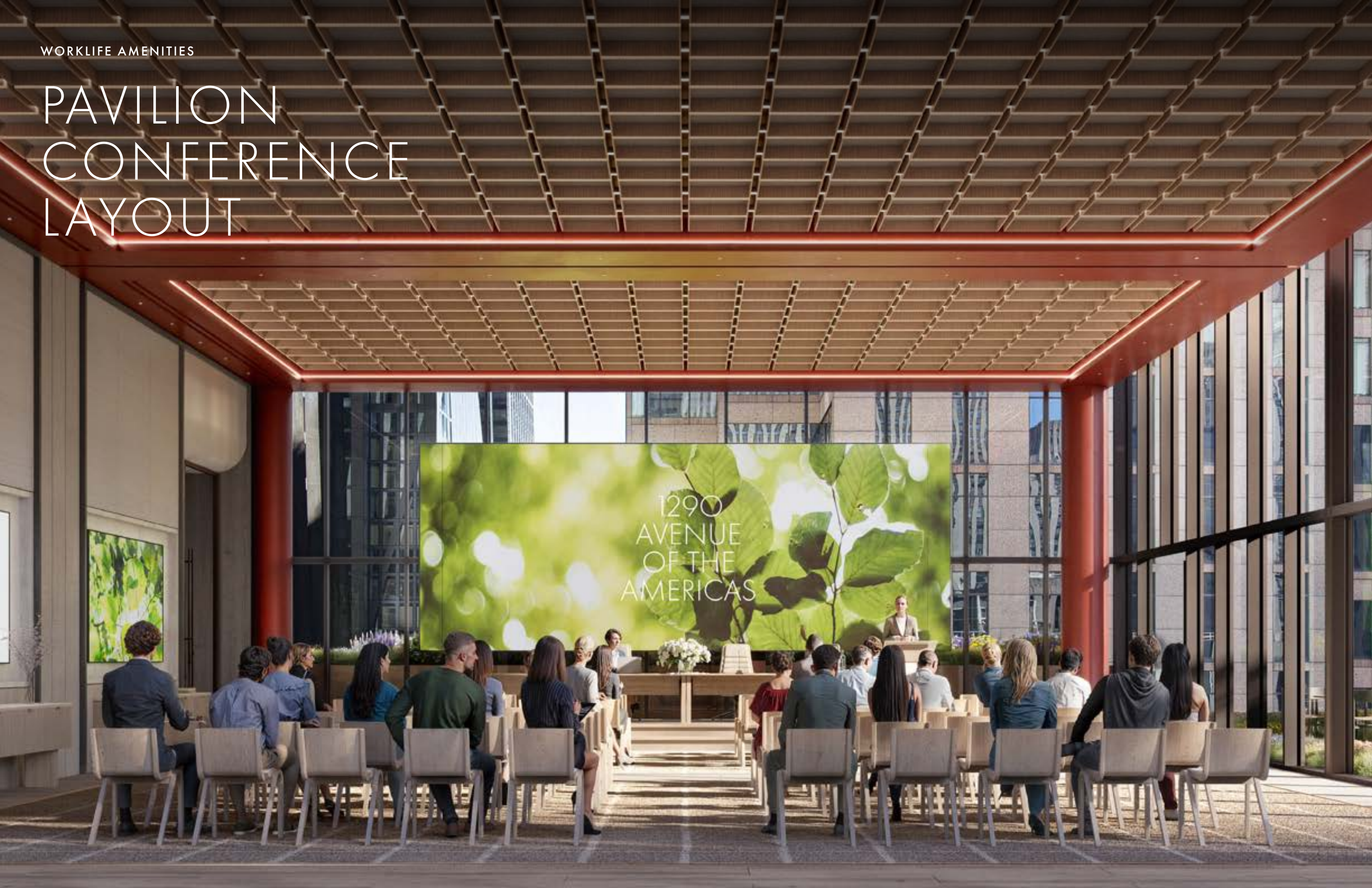
WORKLIFE AMENITIES

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 51st and 52nd 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



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