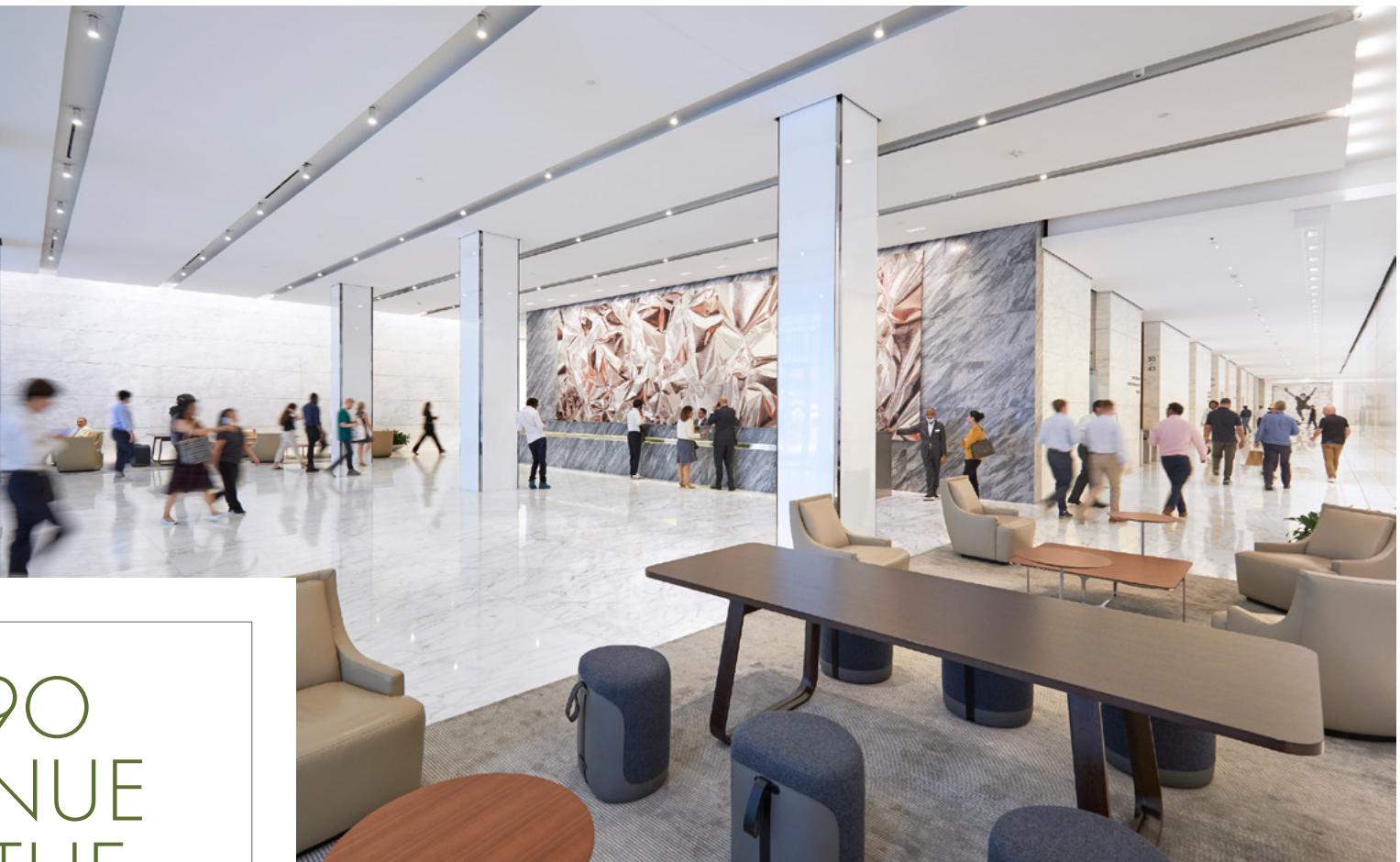


# 1290 AVENUE OF THE AMERICAS

BUILT SPACE  
OPPORTUNITIES



1290 AVENUE OF THE AMERICAS

# AS CENTRAL AS CENTRAL GETS

## 5 MIN WALK

Every major subway line in Midtown

## 7 MIN WALK

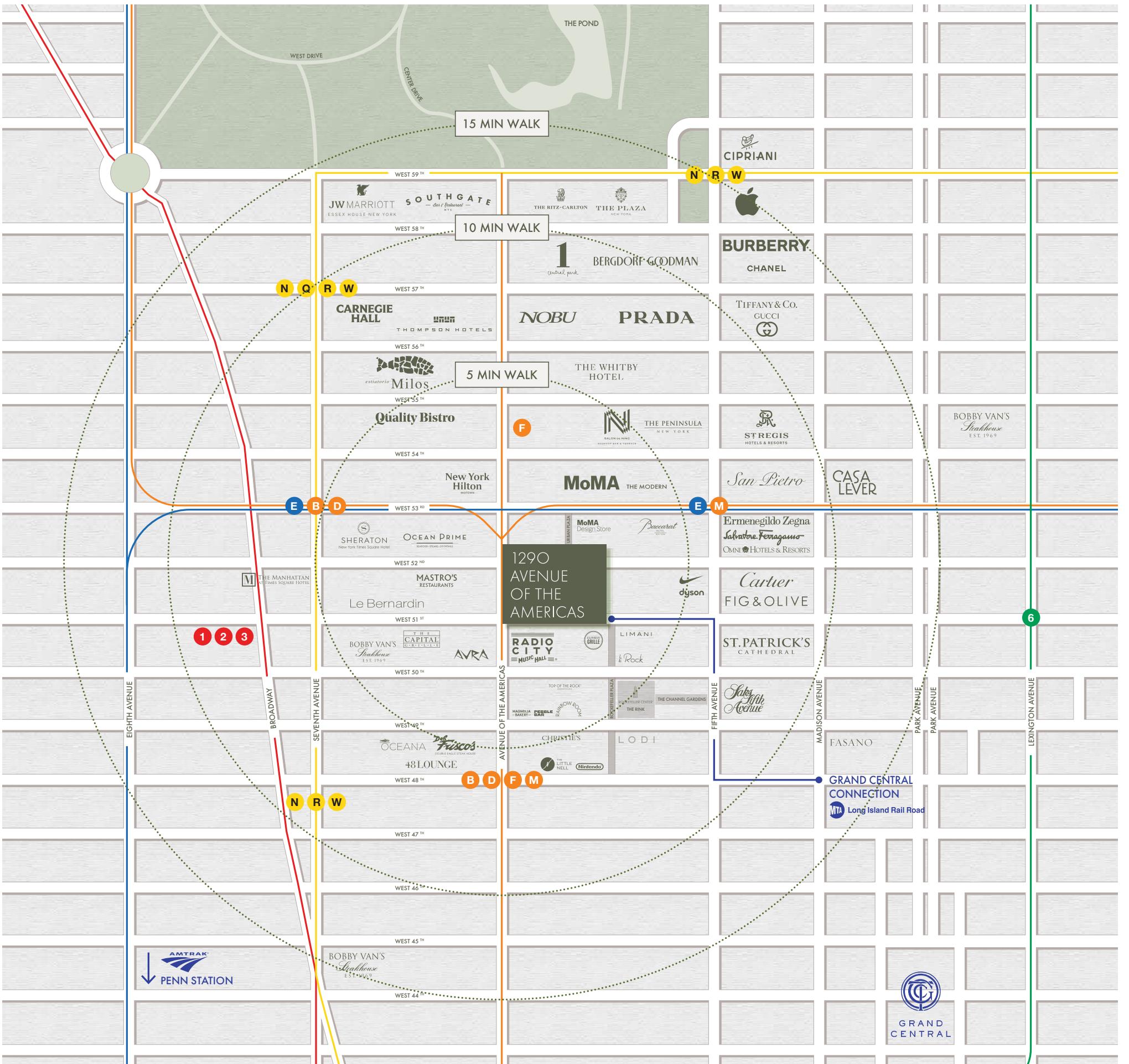
Grand Central Station & LIRR East Side access

## 35 MIN DRIVE

LaGuardia International Airport

## 50 MIN DRIVE

John F. Kennedy & Newark Liberty Int. Airports



# UNPRECEDENTED OPPORTUNITY IN MANHATTAN

640,965 SF

LEASED TO DATE

309,803 SF

NOW AVAILABLE

P 11TH FLOOR

48,016 RSF

P 4TH FLOOR

22,453 RSF



8TH FLOOR	32,923 RSF
7TH FLOOR	100,459 RSF + 6,250 USF
6TH FLOOR	105,952 RSF
<b>TOTAL</b>	<b>239,334 RSF</b>



hachette



Selendy|Gay



BRYAN CAVE

Linklaters

AS BUILTS

# 4<sup>TH</sup> FLOOR TEST FIT

## 22,453 RSF

111  
TOTAL  
HEADCOUNT

28  
PRIVATE  
OFFICES

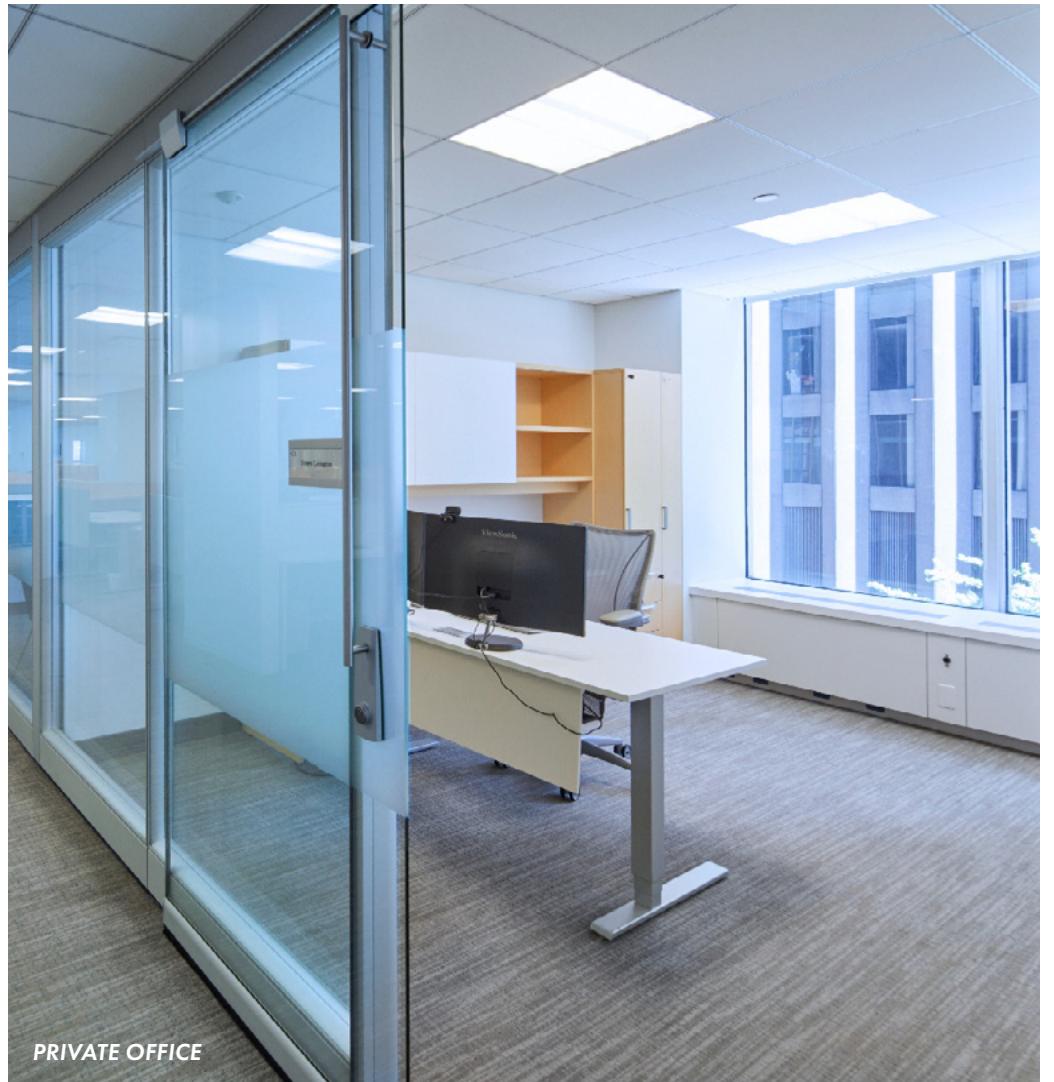
66  
CONFERENCE  
ROOM SEATS



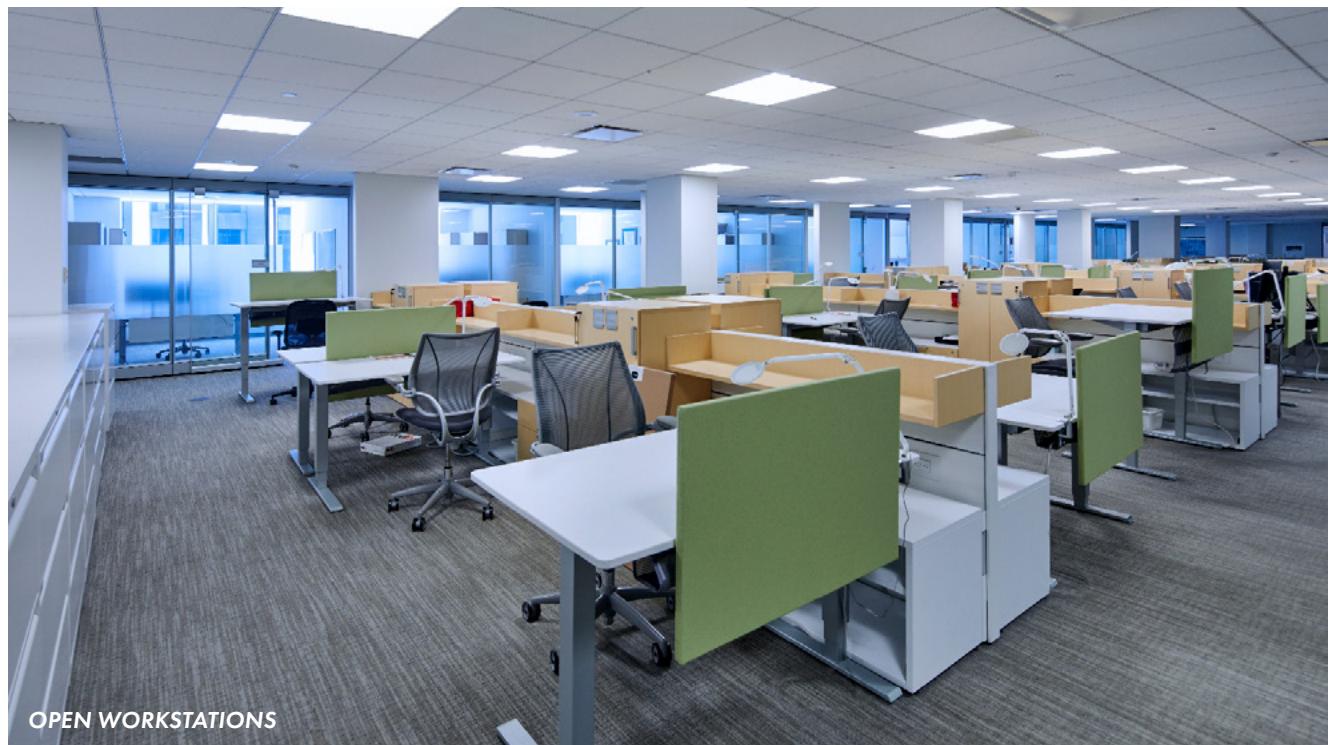
AS BUILTS - 4TH FLOOR



CONFERENCE ROOM



PRIVATE OFFICE



OPEN WORKSTATIONS



VIEW UP SIXTH AVENUE



PANTRY

AS BUILTS

# 6<sup>TH</sup> FLOOR AS BUILT

105,952 RSF

540

TOTAL  
HEADCOUNT

81

PRIVATE  
OFFICES

150

CONFERENCE  
ROOM SEATS

WEST 52<sup>ND</sup> STREET

AVENUE OF THE AMERICAS

WEST 51<sup>ST</sup> STREET



OFFICE

COLLABORATIVE

BENCHING

PHONE

CONFERENCE

SUPPORT

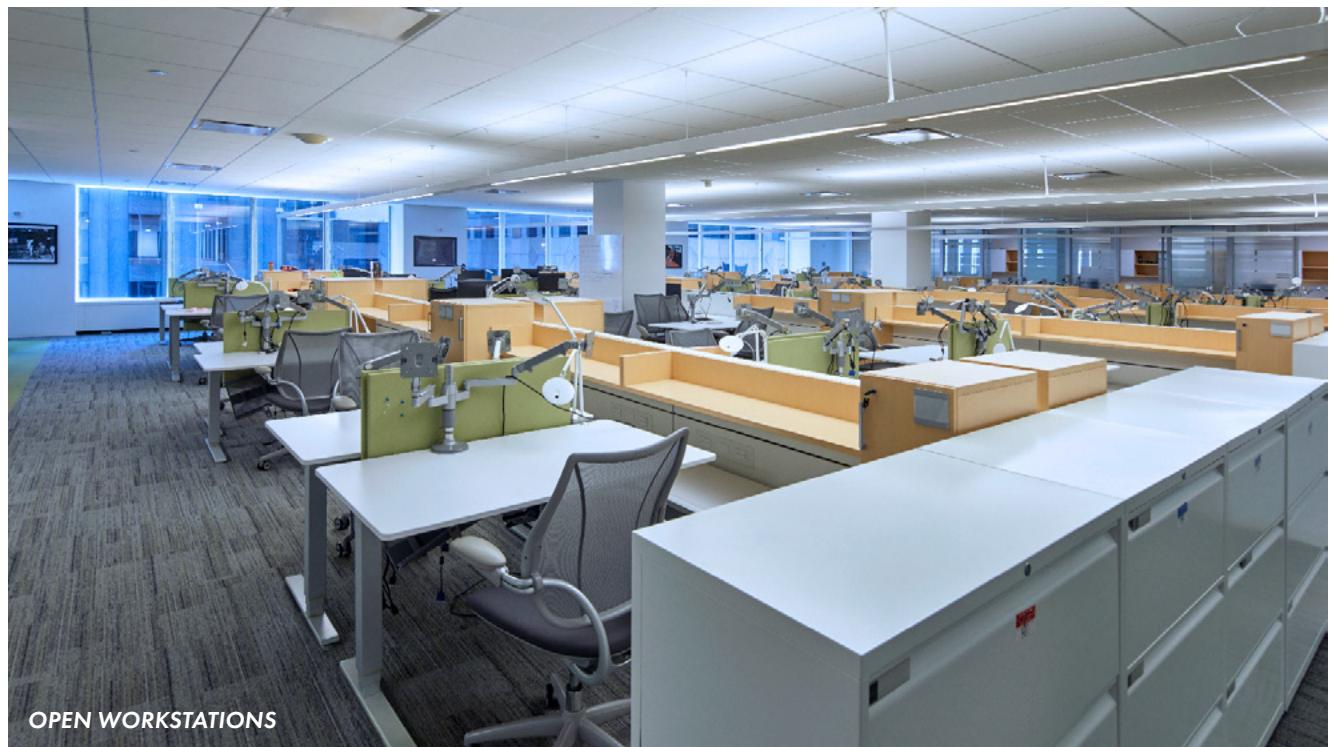
AS BUILTS - 6TH FLOOR



CONFERENCE ROOM



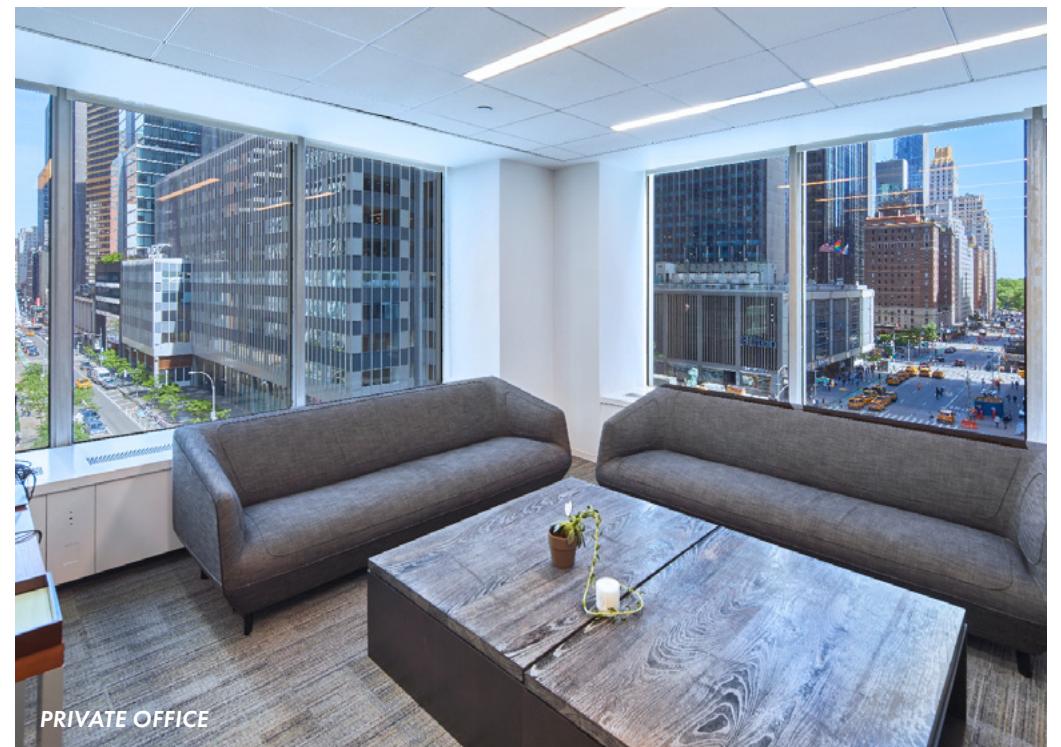
PANTRY



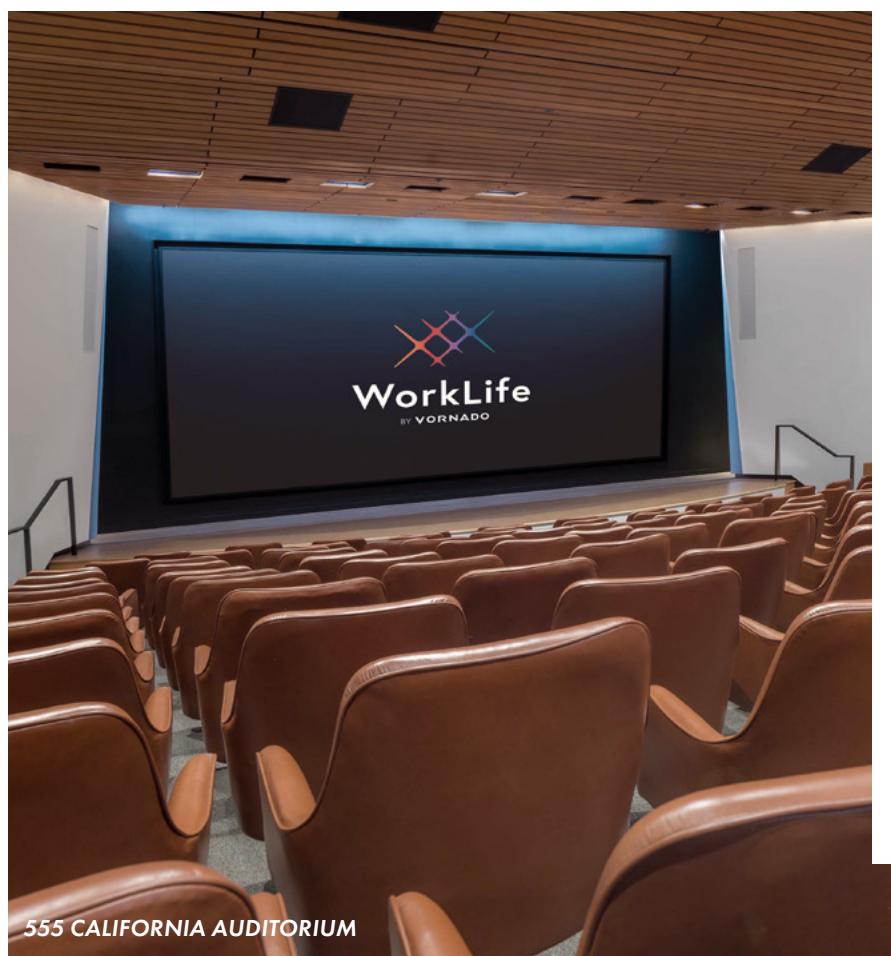
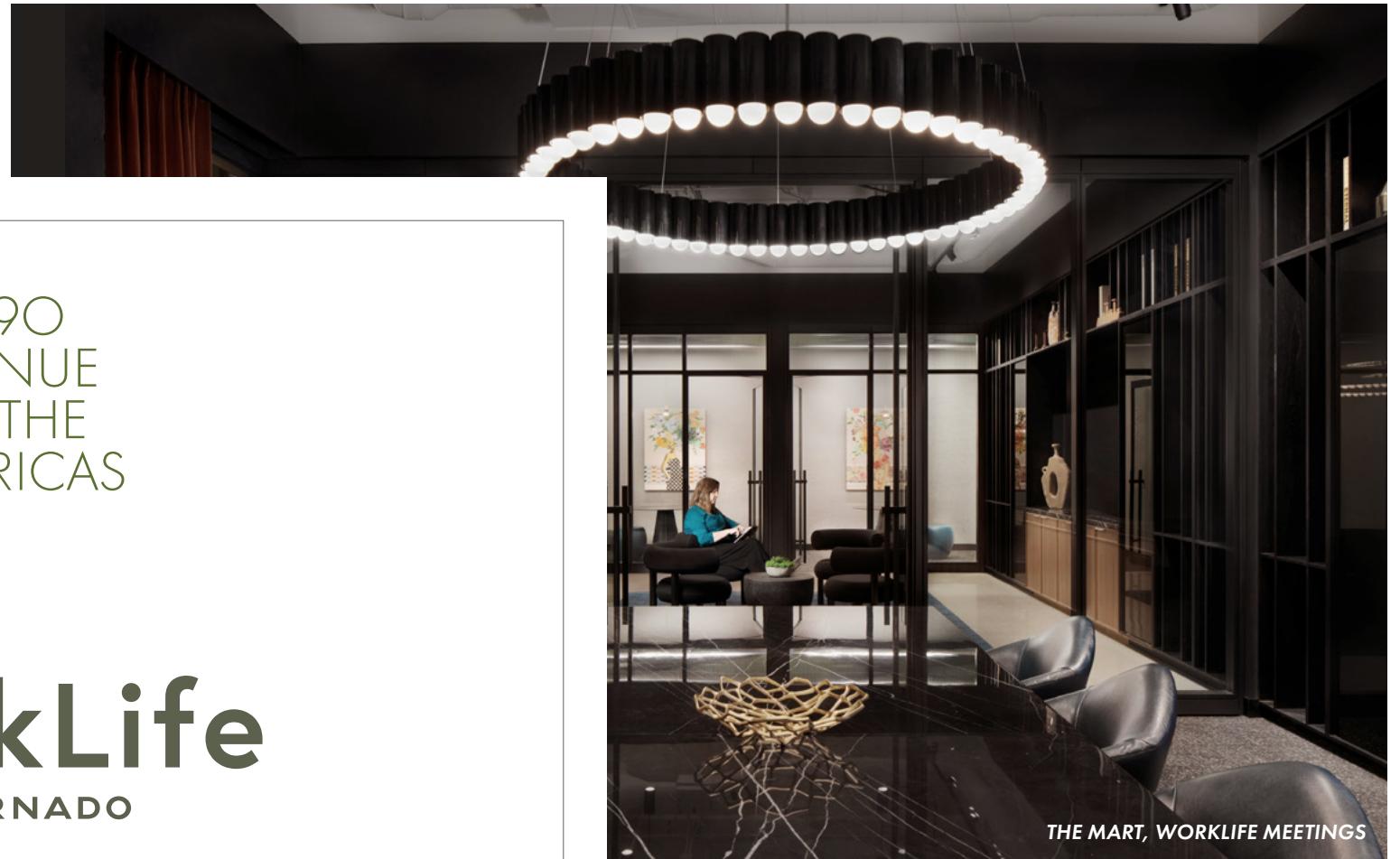
OPEN WORKSTATIONS



VIEW UP SIXTH AVENUE



PRIVATE OFFICE



1290  
AVENUE  
OF THE  
AMERICAS

# WorkLife

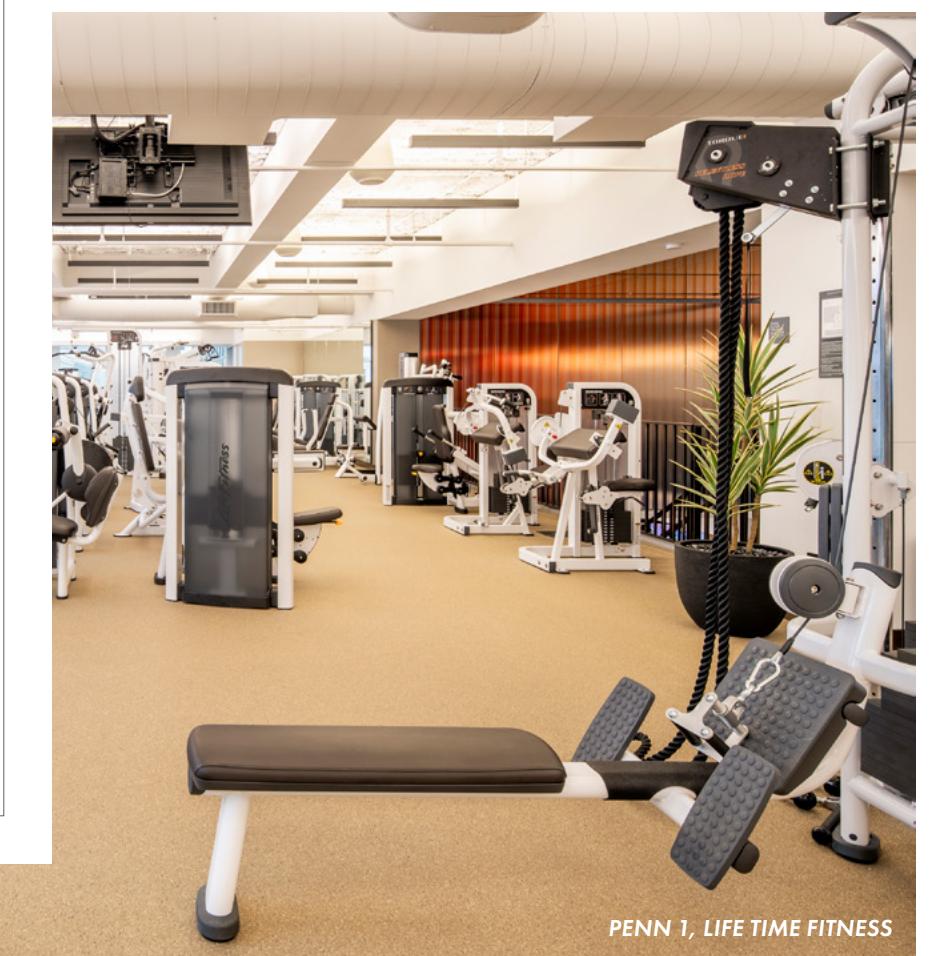
BY VORNADO

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  
WELLNESS & FITNESS CENTER  
WITH BIKE ROOM



WorkLife: Solving For Your Day.



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.

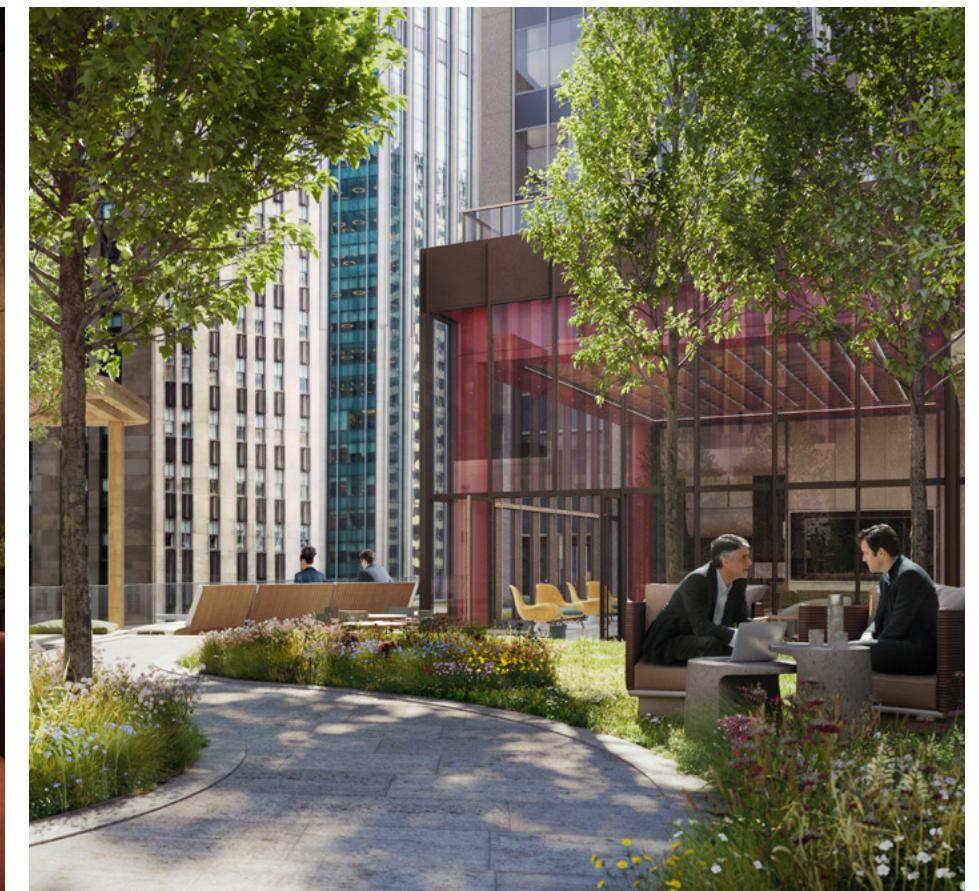
**10,000 SF**

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 tenants. Accommodating up to 230 guests, it also features a full-service bar, reception and meeting rooms.

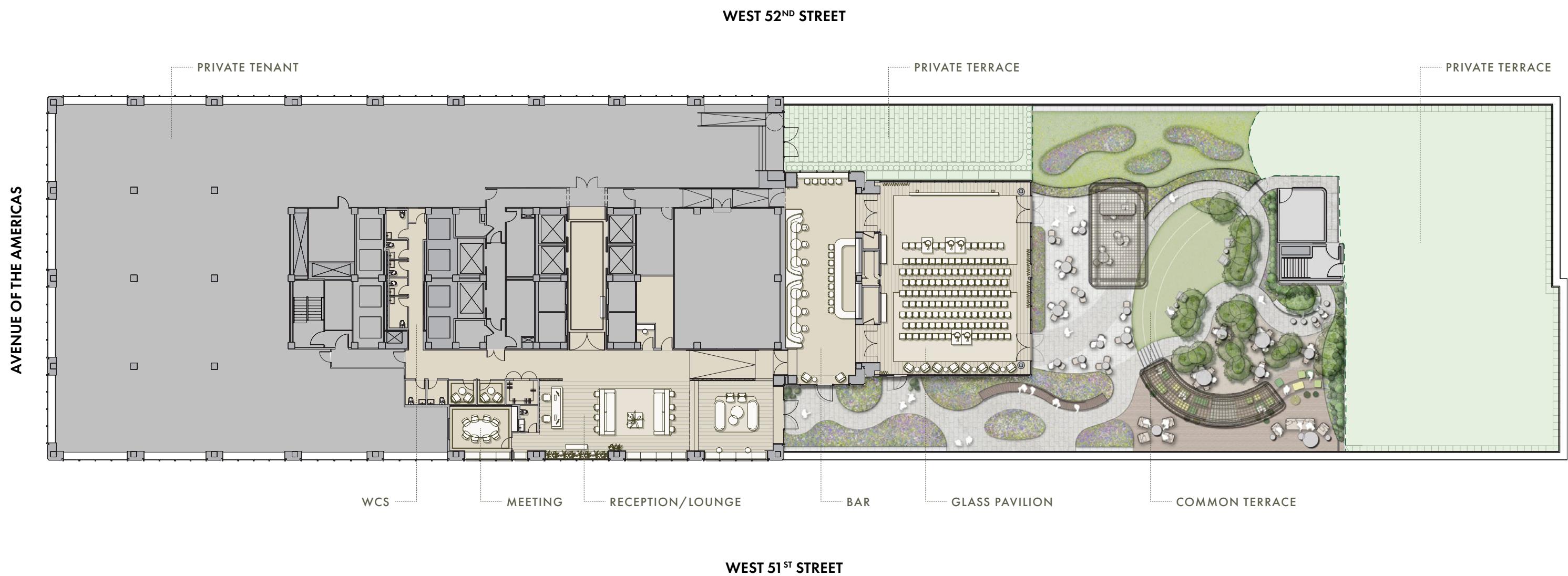


INTERACTIVE WALKTHROUGH



WORKLIFE AMENITIES

# 17TH FLOOR AMENITY PLAN



WORKLIFE AMENITIES

# PAVILION RECEPTION



WORKLIFE AMENITIES

# PAVILION BAR



WORKLIFE AMENITIES

# PAVILION CONFERENCE LAYOUT



WORKLIFE AMENITIES

# PAVILION CONFERENCE LAYOUT



WORKLIFE AMENITIES

# PAVILION CONFERENCE LAYOUT



WORKLIFE AMENITIES

# PAVILION LOUNGE LAYOUT



WORKLIFE AMENITIES

# MORE PARK PER PERSON

**50K**

Square Feet  
of Overall  
Outdoor Space

**10K**

Square Feet  
of Park Space  
for Everyone



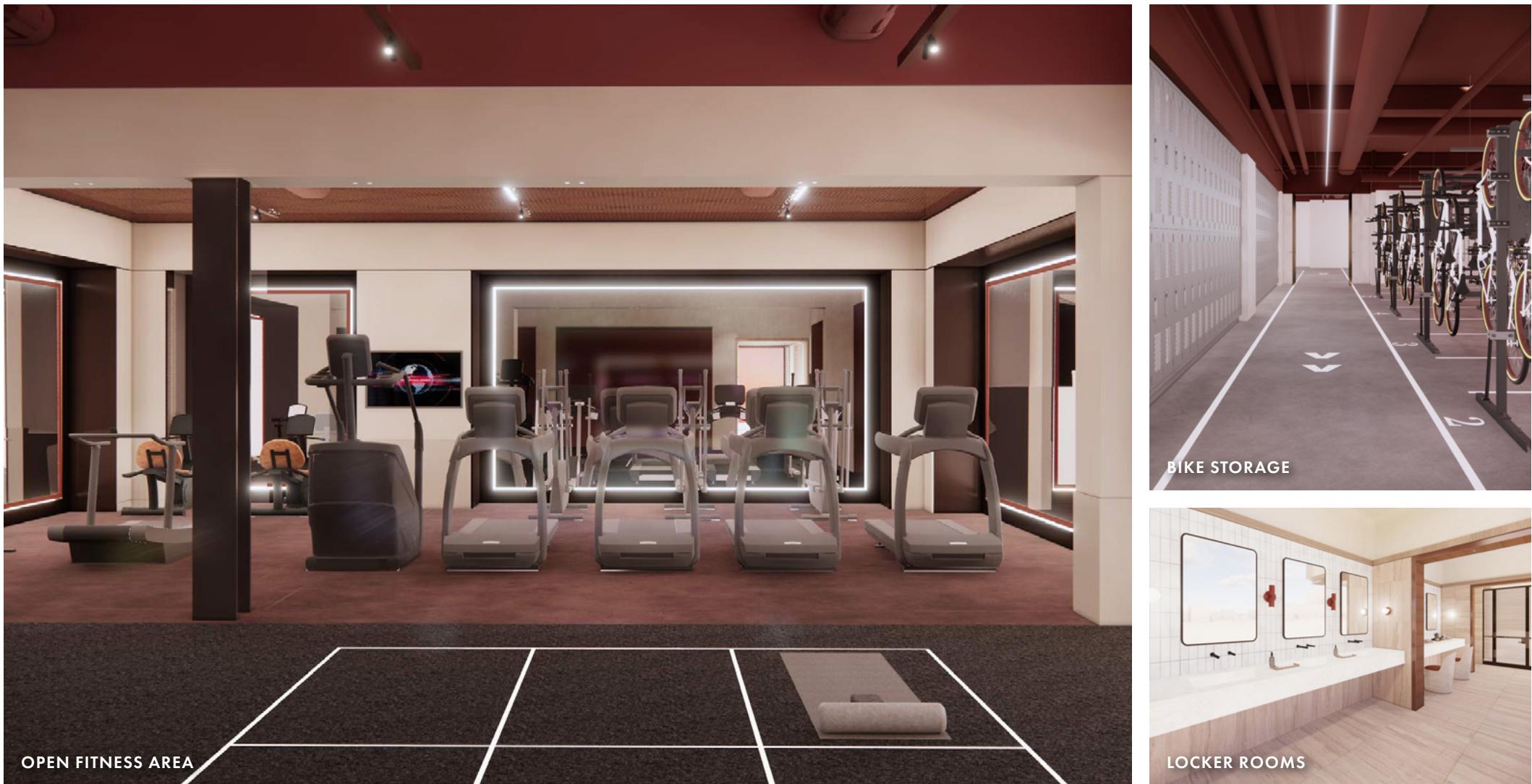
WORKLIFE AMENITIES

# A PLACE TO RECHARGE

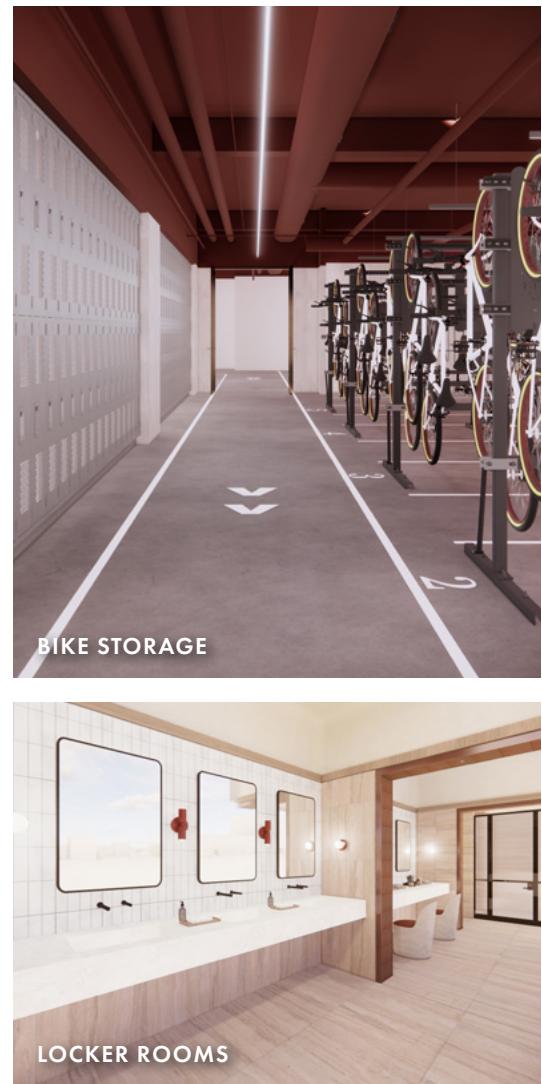
1290 TENANT WELLNESS & FITNESS CENTER



PHYSICAL THERAPY ROOM

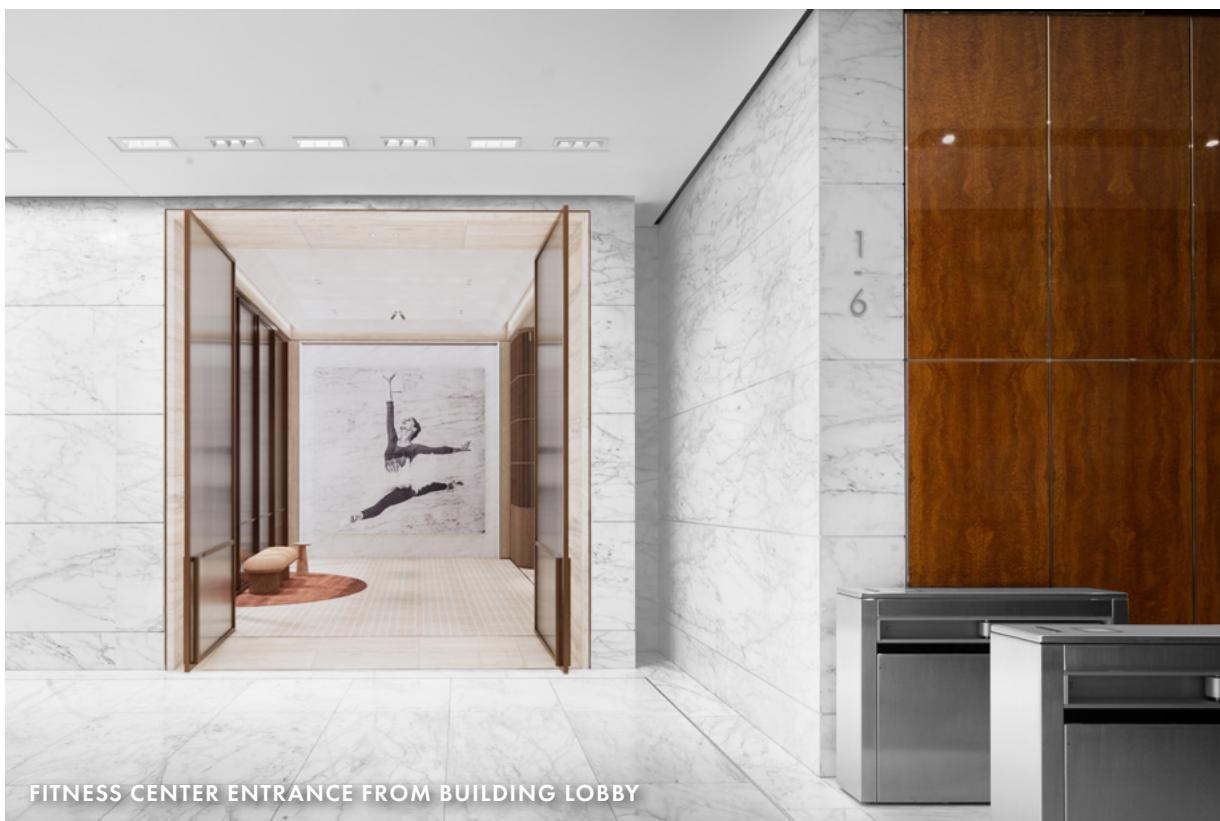


OPEN FITNESS AREA



BIKE STORAGE

LOCKER ROOMS



FITNESS CENTER ENTRANCE FROM BUILDING LOBBY

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

WORKLIFE AMENITIES

# LOCKER ROOM



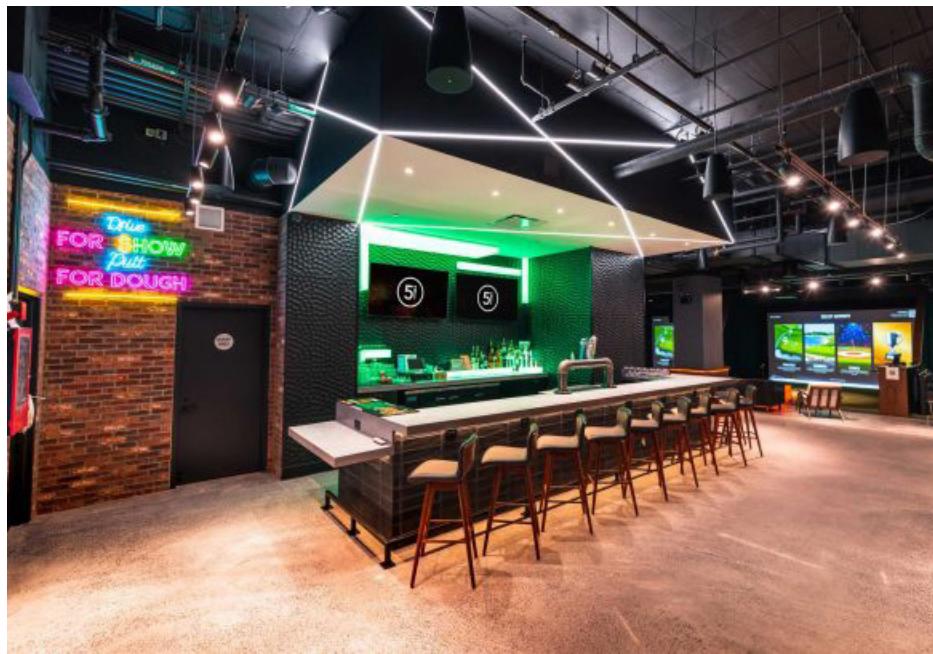
# A PLACE TO RETREAT

## WORK& LACTATION SUITES



Adjacent to the wellness center on the concourse, Work& will operate a collection of fully-equipped lactation suites. With hospital-grade pumps, sanitizing supplies, and on-site refrigeration, the facility will allow new moms to pump safely and conveniently while at work. A user-friendly, app-based booking and access system will provide maximum privacy and flexibility.

# 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.

WORKLIFE AMENITIES

# A PLACE TO INDULGE



MAPLE & ASH



Maple & Ash is bringing its signature fire-fueled dining experience to Midtown Manhattan, opening in 2026 at 1290 Avenue of the Americas. The 12,000 square foot space will be the restaurant group's first New York City outpost, and play a key role in Vornado's ongoing transformation of the building. Maple & Ash will offer tenants and the local community a bold, elevated destination for everything from business lunches to unforgettable nights out.

# 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

## ELEVATORS

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

## 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

## AIR CONDITIONING

### BUILDING HVAC HOURS

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

The central plant is located in the cellar, 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.

## BUILDING

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

## FLOOR SIZES

26K - 100K SF

## YEAR BUILT

1963; Recent projects in 2014 and 2025

## OUTDOOR SPACE

48,000 RSF

## SLAB HEIGHT

12'

## 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.



## 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**

Vornado is a fully integrated real estate investment trust ("REIT") with a portfolio of premier New York City office and retail assets and the developer of the new PENN DISTRICT. While concentrated in New York, Vornado also owns premier assets in both Chicago and San Francisco. Vornado is a real estate industry leader in sustainability, with 100% of our in-service offices buildings LEED certified and over 95% certified LEED Gold or Platinum.

## INTERIOR ARCHITECT

### **FOGARTY FINGER**

Founded in 2003 by Chris Fogarty and Robert Finger, Fogarty Finger is an interdisciplinary architecture and interiors studio dedicated to placemaking within the urban built environment. With projects that are equally evocative and pragmatic, the firm has carved out a distinct voice by incorporating color, warmth, and culture into commercial and residential spaces.

## 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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