



# 1345

Avenue of the Americas

## BUILDING INFORMATION

Located between 54th and 55th Streets, this Emery Roth & Sons-designed space contains two million square feet across 50 stories. 2021 will deliver more than \$100 million in capital improvements and renovation. New improvements bring a host of unparalleled experiences including an AR enhanced public art activation, outdoor space that includes unique high-end dining, a world-class amenity center @Ease1345 designed by David Rockwell, and a soon-to-be-announced tenant app. The building's robust amenity package, complete with town hall style conference capabilities, on-site food and beverage and coworking amenities, provide additional space flexibility and efficiency, while better supporting the needs of its tenants.

1345 boasts fabulous views of Central Park, an on-site garage, state-of-the-art security, and close proximity to Fortune 500 neighbors and some of the city's finest hotels and restaurants. The adjacent Fisher Park, a renewed public space, offers a new mural, Falcon Dreaming by Vexta for a moment of respite and repose. Retailers include Blue Bottle, Quality Bistro, and Wagamama.

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### Year Constructed

1969

### Number Of Floors

50

### Total Rentable Area

1,998,994 rentable sq. ft.

### Floor Sizes

27,638 to 44,021 rentable sq. ft.

### Floor Load

50 lb./sq. ft.

### Building Security

Certified Fire Safety Directors (most retired law enforcement officers) are on duty 24 hours a day. Building access is controlled by Fisher Brothers employed guards who supervise a system of optical turnstiles activated by proximity ID cards. Surveillance equipment monitors activity in the lobby, elevators, around the perimeter of the property and in the Loading Dock.

### Ceiling Heights

12'1" to 14'11"

### Column Spacing

North/South - 23'6", East/West - 26'5"

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## **Elevators**

30 Schindler gearless passenger elevators, 1 convenience elevator, 4 freight elevators, 1 dedicated service elevator between the 49th and 50th floors

## **Exterior Finish**

Curtain wall construction with duranodic aluminum finish and 1/2 inch spandrel glass.

## **Electrical**

Provided by Con Edison by was of six 5000 ampere electrical services. Lease provides for 6 watt/usable sq. ft. Power is distributed from two electric closets on each floor.

## **Telecommunications**

Providers include Zayo Group, AT&T/Teleport Communications Group, Cablevision/Lightpath, Cogent, Light Tower, Level 3, Time Warner Cable and Verizon Business.