



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.