

A nighttime photograph of the 1251 Avenue of the Americas skyscraper in New York City. The building is illuminated with warm interior lights, and its facade is a grid of windows. The street in front is busy with traffic, showing light trails from cars and taxis. The sky is dark, and the overall scene is a vibrant urban night scene.

1251

AVENUE OF THE AMERICAS

NEWMARK



THE REIMAGINED

1251 AVENUE OF THE AMERICAS

Mitsui Fudosan engaged world-renowned architectural firm FXcollaborative to conceptualize the re-imagination of 1251 Avenue of the America's world class lobby.

Soaring 30-foot high ceilings are coupled with floor-to-ceiling glass on the north and south ends, allowing for a modern, highly stylized first impression. Elevator systems have also been updated with destination dispatch.



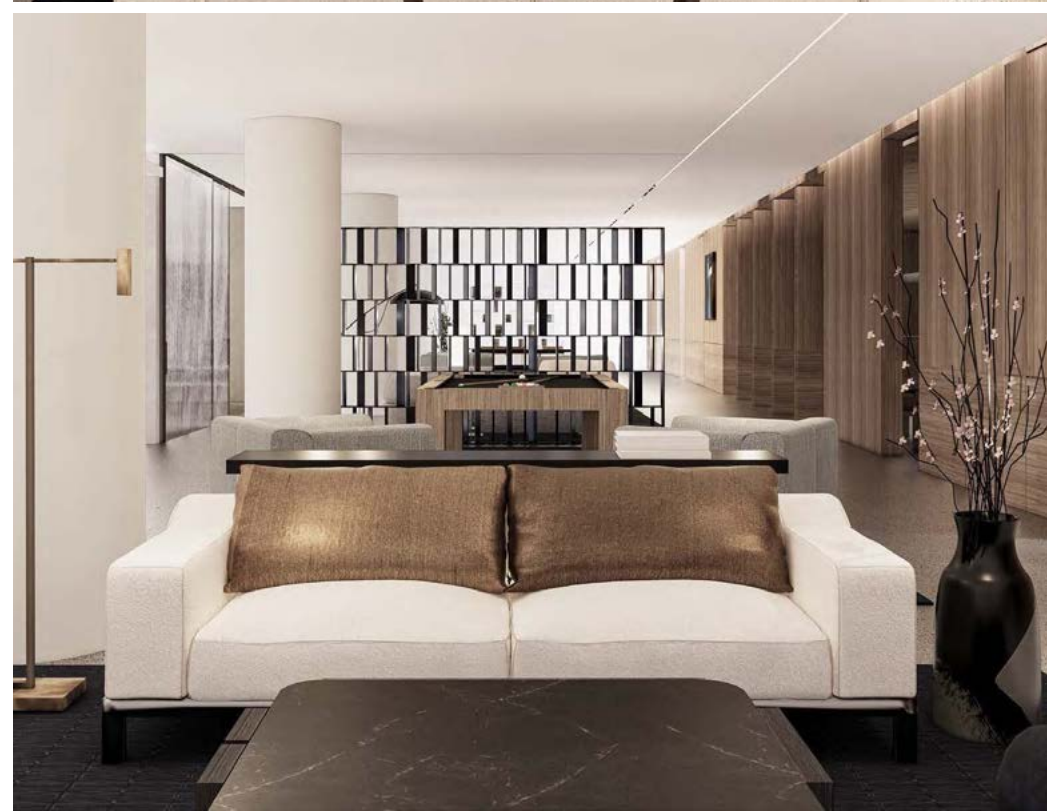
THE AMENITIES CENTER AT 1251 AVENUE OF THE AMERICAS

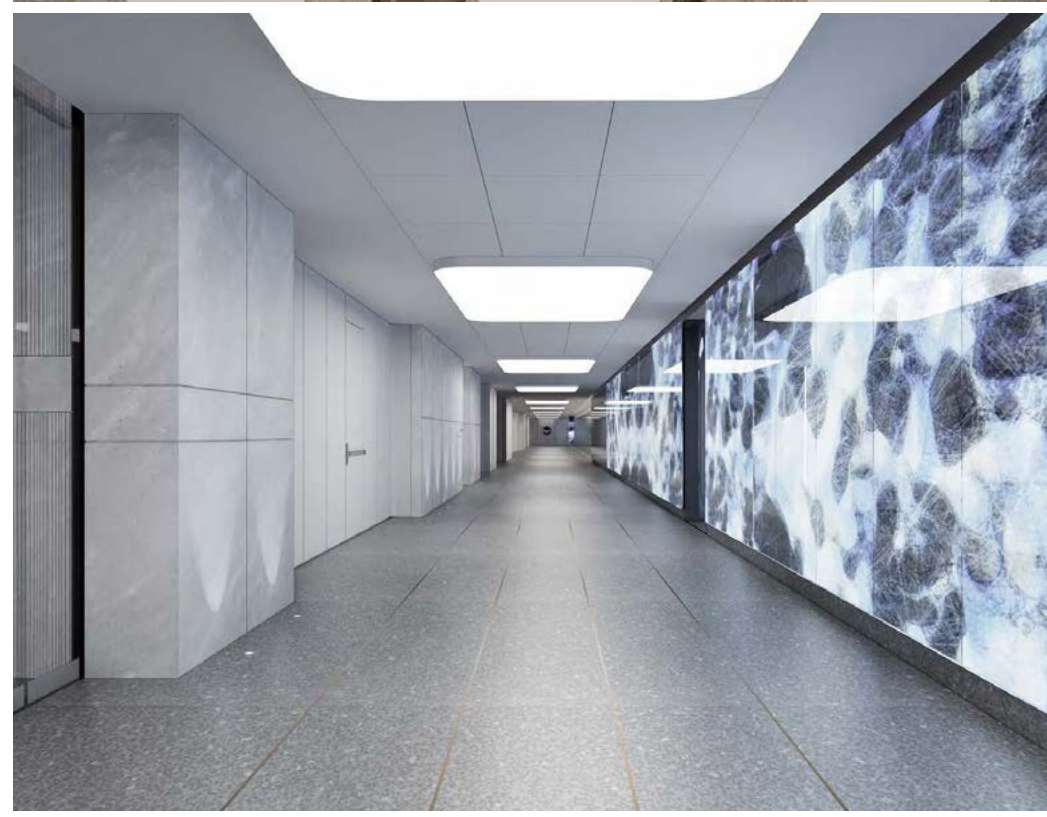
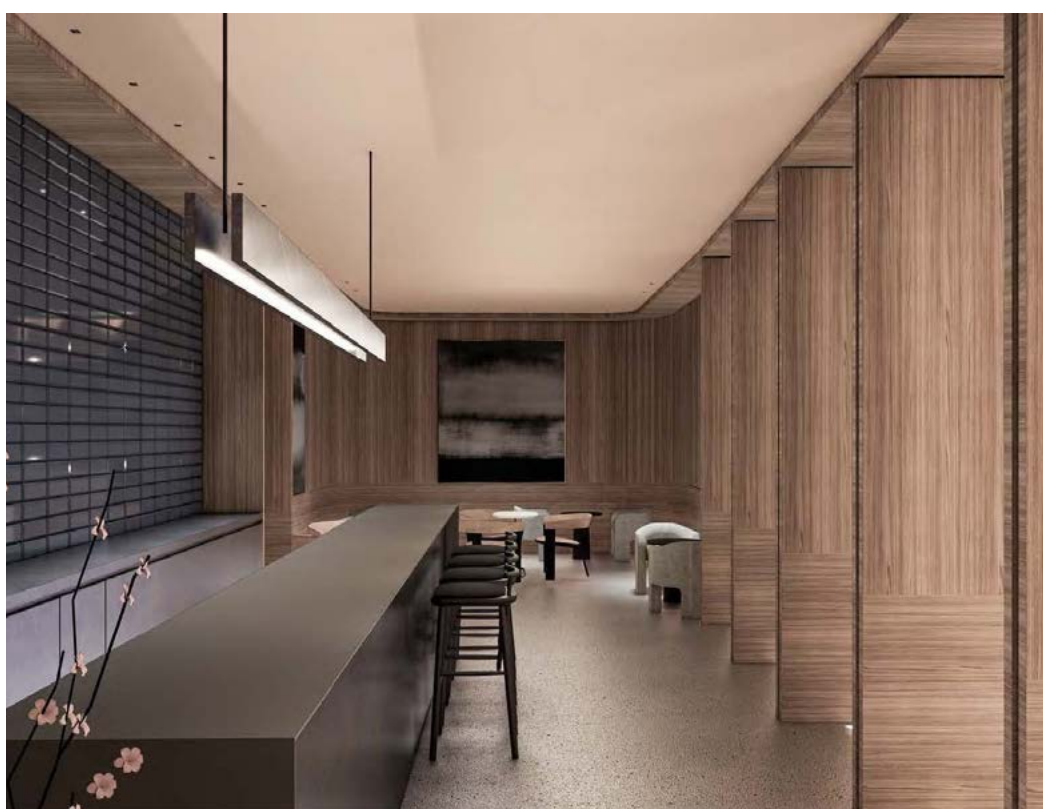
Mitsui Fudosan recognizes the importance of world class amenities to compliment its new modern lobby.

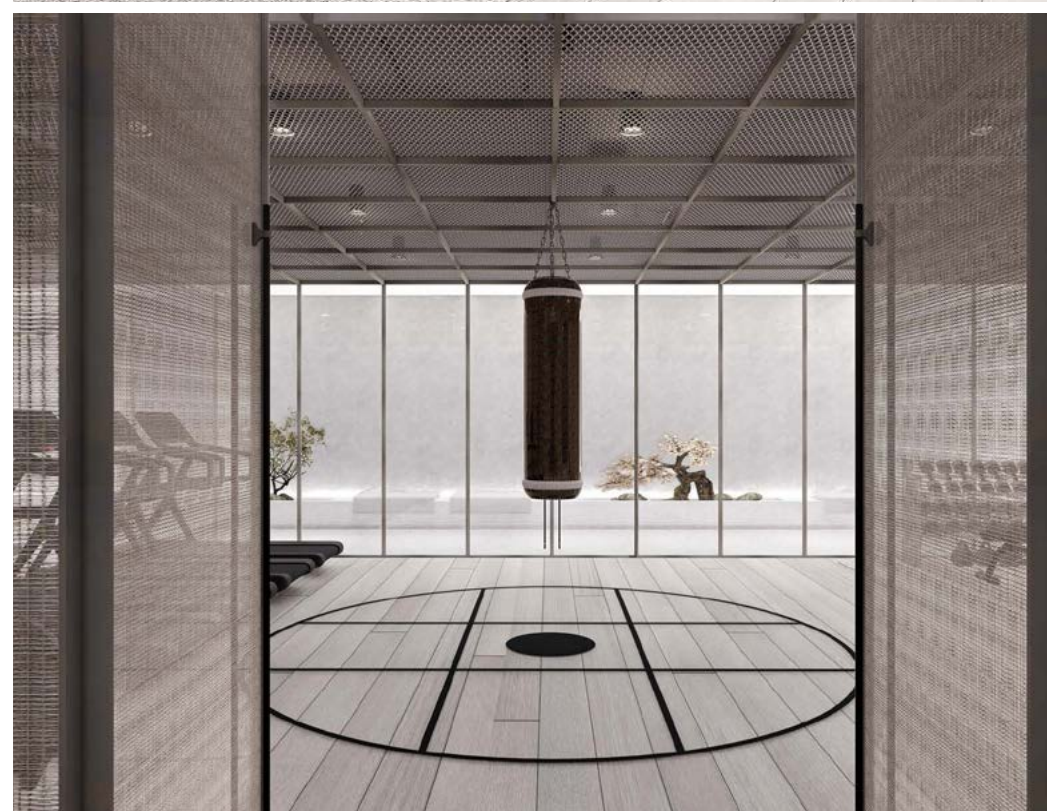
Currently underway, 1251 Avenue of the Americas will soon unveil an 8,000 SF amenity / lifestyle center on the concourse level. The center will feature a 4,000 SF gym dedicated solely to the tenants of 1251 Avenue of the Americas.

There will also be a large conferencing center for our Tenants to host large scale meetings and seminars supported by best in class conferencing technologies.











AVAILABILITIES

FULL FLOOR

46

ENTIRE FLOOR

44,100

RSF

48

ENTIRE FLOOR

44,100

RSF

49

ENTIRE FLOOR

44,100

RSF

NOTES

- Rare full floors in the tower
- Incredible views on four sides
- Highly efficient floor plate with only six columns outside the core
- Possession is immediate
- Low profile perimeter convector system
- Floors 48/49 are contiguous with an interconnecting staircase, creating a block of 88,200 RSF (total of approximately 132,000 SF available in the tower)
- Brand new lobby renovation complete plus lower level amenities slated for 2023 delivery

LARGE BLOCK FLOOR



PLAZA



VIEW NORTH



VIEW SOUTH



VIEW NORTHEAST



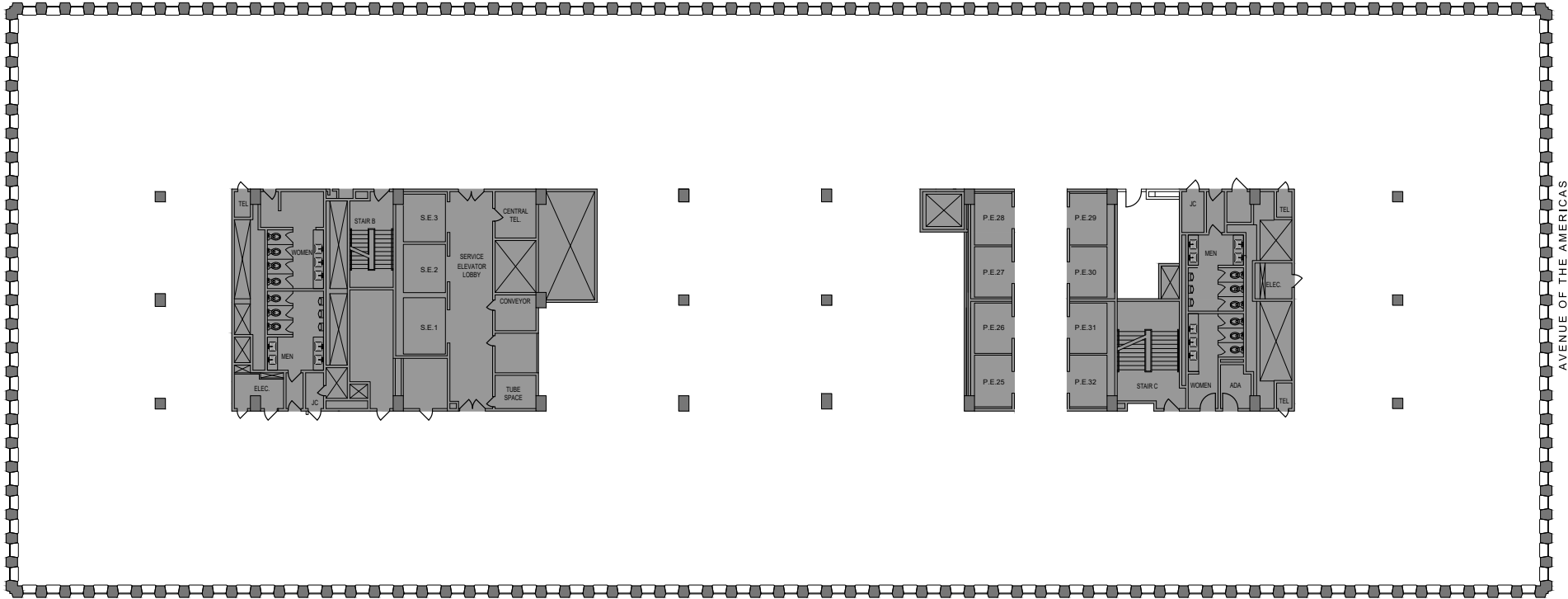
VIEW WEST



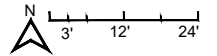
FLOOR PLAN

CORE & SHELL

50TH STREET

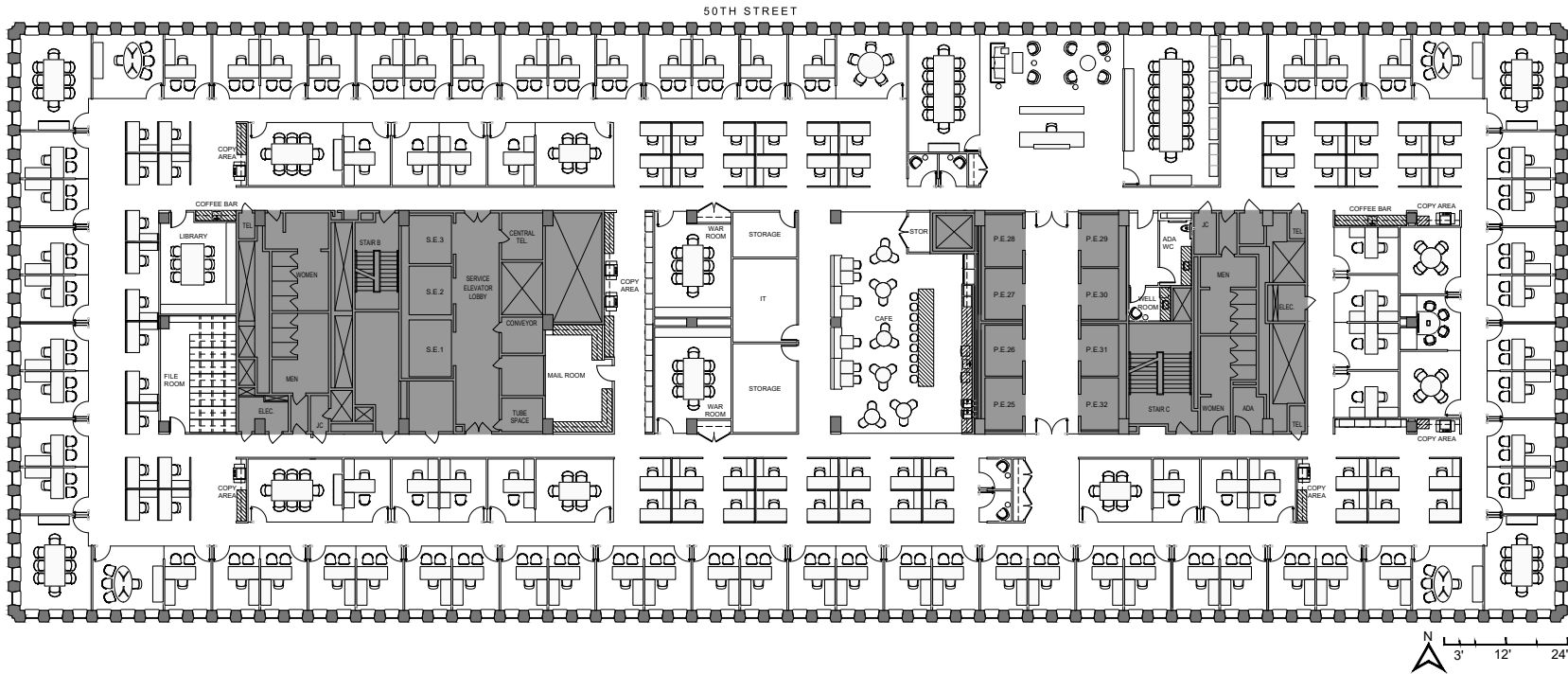


AVENUE OF THE AMERICAS



TEST FIT

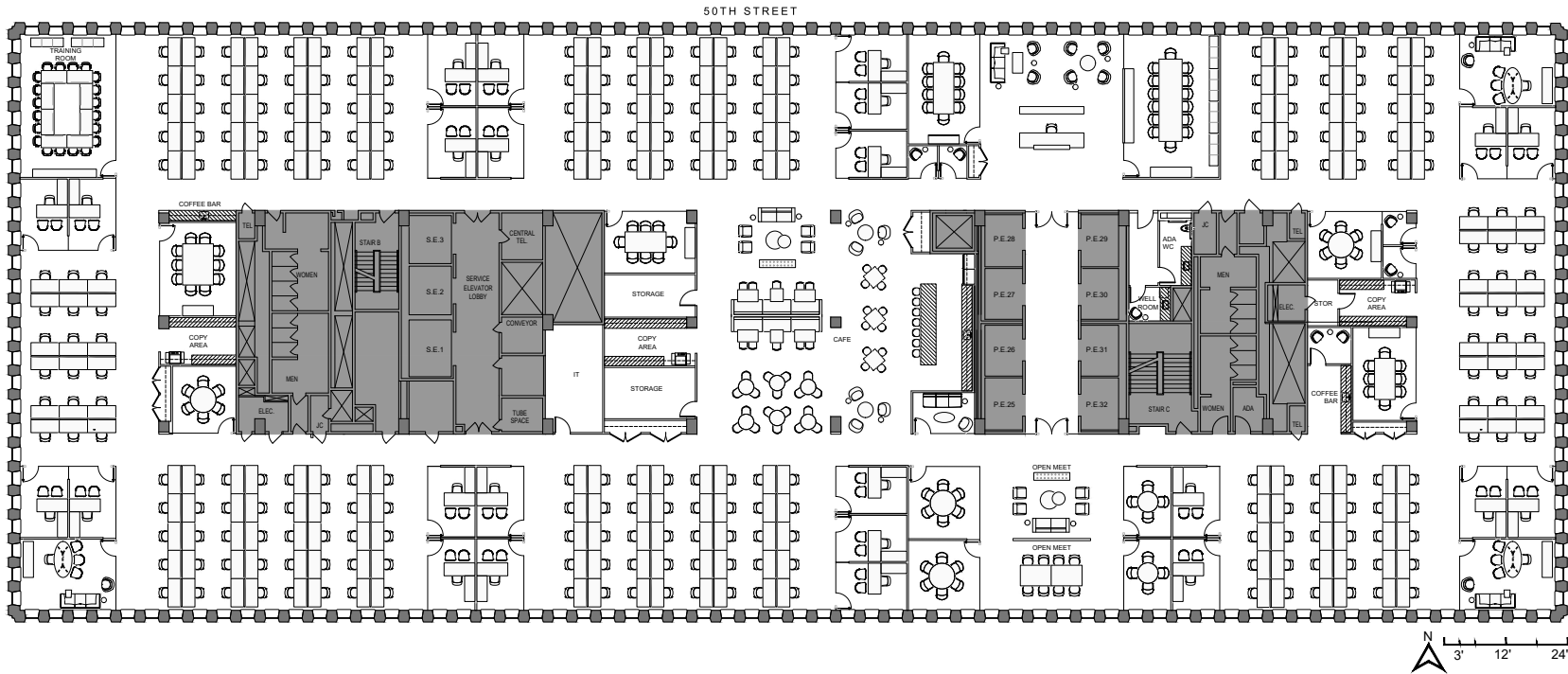
LAW FIRM



LEGEND	
WORKSPACE	SEATS
EXECUTIVE OFFICE	4
PRIVATE OFFICE	60
INTERNAL OFFICE	15
WORKSTATION (6'X6')	58
RECEPTION	1
TOTAL HEADCOUNT	138
COLLAB SPACE	QNTY
BOARDROOM (16 @ TABLE)	1
CONFERENCE (12 PP)	1
CONFERENCE (8 PP)	6
MEETING (4-6 PP)	7
WAR ROOM	2
LIBRARY	1
SUPPORT	QNTY
CAFE	1
COFFEE BAR	2
PHONE ROOM	4
COAT CLOSET	4
COPY AREA	5
STORAGE ROOM	3
IT ROOM	1
WELLNESS ROOM	1
ADA RESTROOM	1
FILE ROOM	1
MAIL ROOM	1

TEST FIT

FINANCE



LEGEND	
WORKSPACE	SEATS
EXECUTIVE OFFICE	3
PRIVATE OFFICE	24
TRADING (66"X30")	262
RECEPTION	1
TOTAL HEADCOUNT	290
COLLAB SPACE	
	QNTY
BOARDROOM (14 @ TABLE)	1
CONFERENCE (10 PP)	2
CONFERENCE (8 PP)	2
MEETING (4-6 PP)	6
TRAINING ROOM	1
OPEN MEETING	2
SUPPORT	
	QNTY
CAFE	1
COFFEE BAR	2
PHONE ROOM	5
COAT CLOSET	5
COPY AREA	3
STORAGE ROOM	3
IT ROOM	1
WELLNESS ROOM	1
ADA RESTROOM	1

BUILDING AMENITIES & SPECIFICATIONS



East Plaza
two-tiered pool



Largest commercial
office building pool in
New York City



Landscaped plaza
surrounds the building

West Plaza Garden
Park at rear of building
including water feature



Banking, restaurants and
drugstore on premises

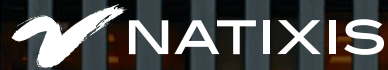


Indoor access to
B/D/F/M/N/R subways

Building Area	2.4 million square feet
Number of Floors	54 above grade plus penthouse 4 below grade
Average Floor Size	Wraparound: 62,000 square feet Tower: 43,000 square feet Penthouse: 30,000 square feet
Typical Tower Floor-to-Floor Height	12 feet, 4 inches Floors 51-52 are 15 feet. Floor 53 is 15 feet, 6 inches
Window Module	4 feet 8 inches
Structure	Steel framed with cellular steel flooring and composite concrete deck
Floor Loading	Minimum 50 lbs. live load and up to 200 lbs. per square foot in special areas
HVAC	Induction system—perimeter zones Variable air volume—interior zones electric piggy-back compressor and a 2,000 ton electric chiller

Electric Power	12,000-amp service 265/460 volts 8 to 9 watts per square foot for tenants
Electrified Cellular	Every 4 feet on center, 4 cells (3 signal, 1 power) 4 cells (3 signal, 1 power)
Refrigeration Plant	7,760 tons of refrigeration via two steam-driven turbines with a 1,350-ton
Vertical Transportation	(32) Otis 411 Elevonic passenger elevators with closed-loop door operators (3) double-height freight elevators (6) escalators (2) retail service elevators (1) shuttle elevator (2) pneumatic truck lifts

JOIN THE PRESTIGIOUS **1251** ROSTER



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