



# 1290

AVENUE  
OF THE AMERICAS

FOR SUBLEASE  
32,631 RSF  
PARTIAL 10<sup>TH</sup> FLOOR



1290  
AoA

## INCREDIBLE VALUE. UNMATCHED ACCESSIBILITY.

1290 Avenue of the Americas has defined the nature of work for generations. Now, this monumental building does it again: an extensive capital improvement project has merged its impressive history and status with new ways of working. Integrating hospitality, lifestyle amenities, and comfort, 1290 AoA offers everyone the opportunity to work, naturally.



## BUILDING WIDE TRANSFORMATION UNDERWAY INCLUDING:

Q4 2025 DELIVERY

### 10,000 SF

Landscape Garden on 17th floor



Q4 2025 DELIVERY

### TOWN HALL PAVILION

Including meeting rooms, bar, lounge and reception for work and private functions



Q3/Q4 2026 DELIVERY

### TENANT LOUNGE

Ground floor tenant lounge with direct access to fitness center



Q4 2025 DELIVERY

### WELLNESS & FITNESS CENTER

With 1,400 sf of bike storage



Q3/Q4 2026 DELIVERY

### NEW GROUND FLOOR RETAIL

With curated Grab & Go and Restaurant offerings





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PARTIAL 10<sup>TH</sup> FLOOR | 32,631 RSF

**TERM:** MARCH 2031

**POSSESSION:** IMMEDIATE



Executive Offices

Associate Offices

Meeting/Conferencing Space

## SPACE HIGHLIGHTS

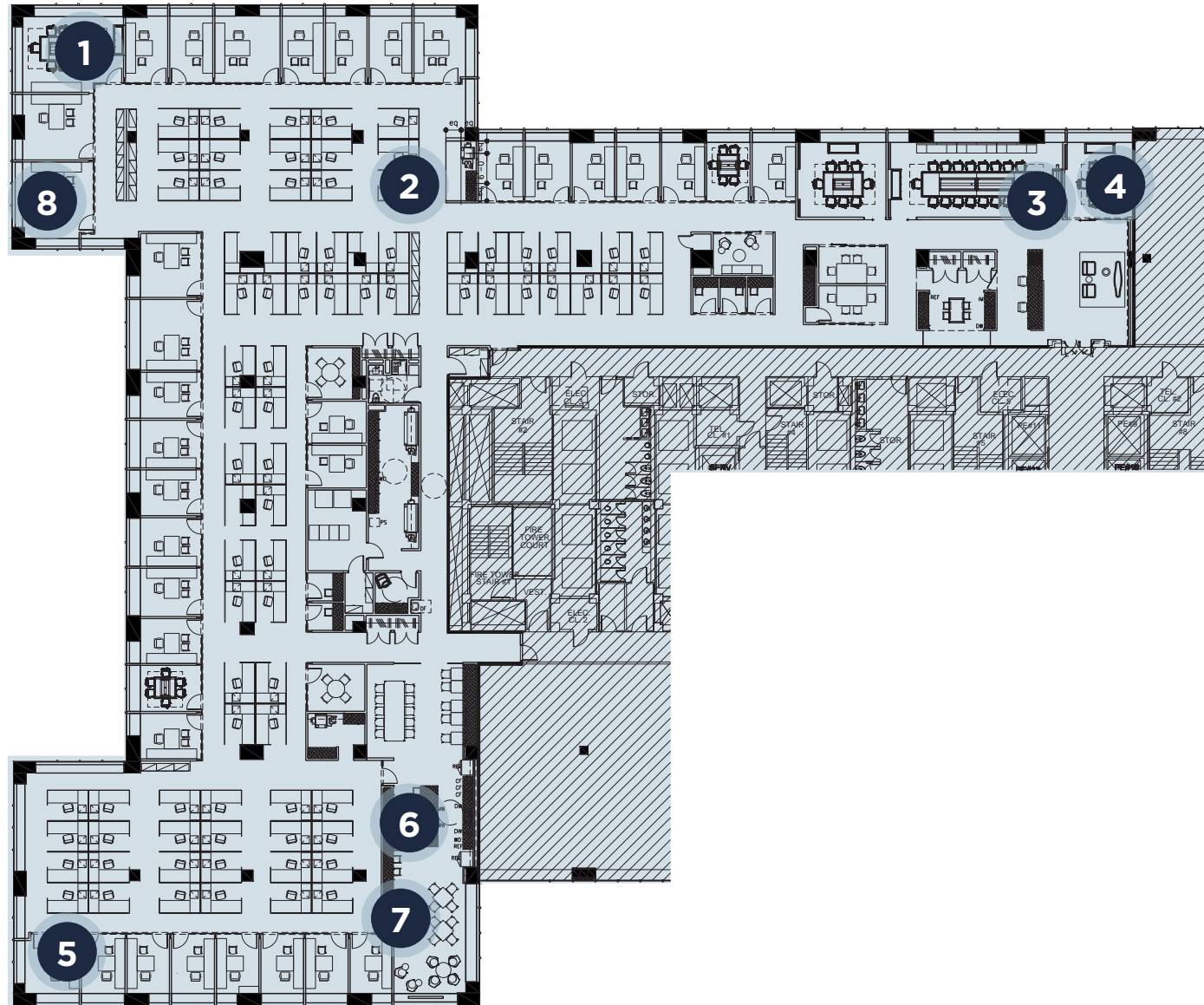
- 7 Executive Offices
- 27 Associate Offices
- 1 Board Room (18)
- 2 Large Conference Rooms (8-10)
- 1 Medium Conference Room (6)
- 7 Small Meeting Rooms (2-4)
- 5 Phone Booths
- 75 workstations
- 1 Large Pantry (40+)
- 1 Small Pantry
- 1 Private bathroom and shower
- 1 Mother's room
- Large IT closet with supplemental cooling





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WEST 52<sup>ND</sup> STREET



AVENUE OF THE AMERICAS

WEST 51<sup>ST</sup> STREET

1



2



3



4



5



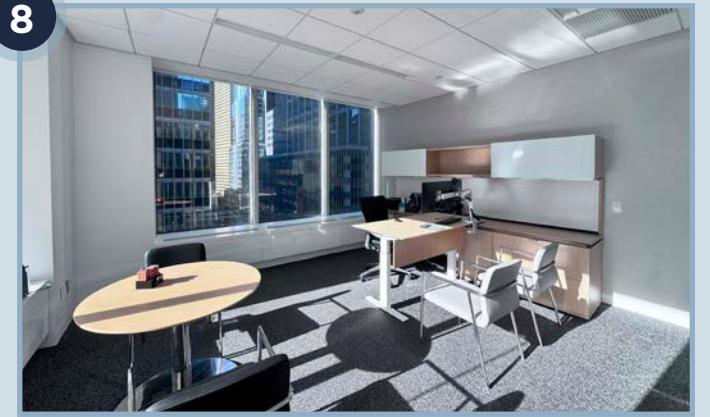
6



7

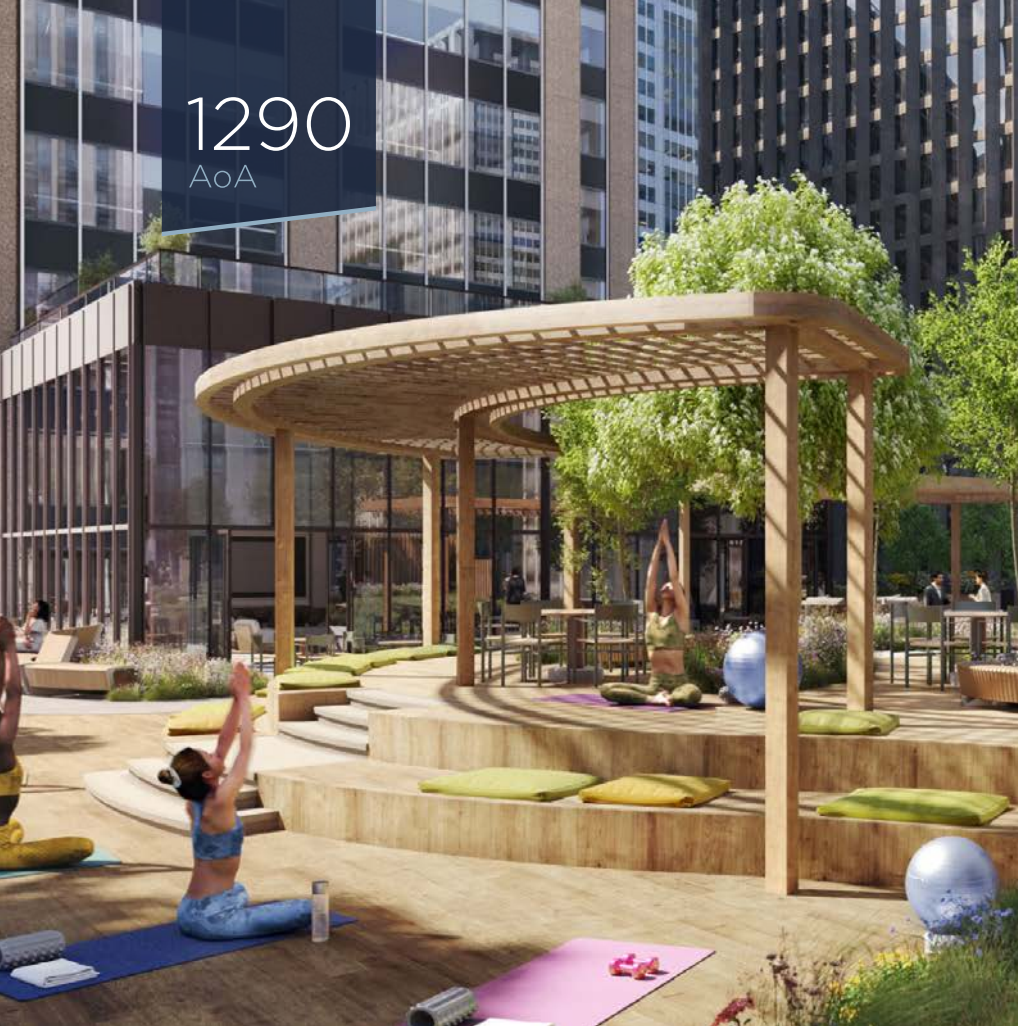


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### 5 MIN WALK

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





