

**NOTHING
ORDINARY**



**FULL FLOOR
AVAILABILITIES
AT**



1251

AVENUE OF THE AMERICAS



FULL FLOOR AVAILABILITIES AT 1251 AVENUE OF THE AMERICAS

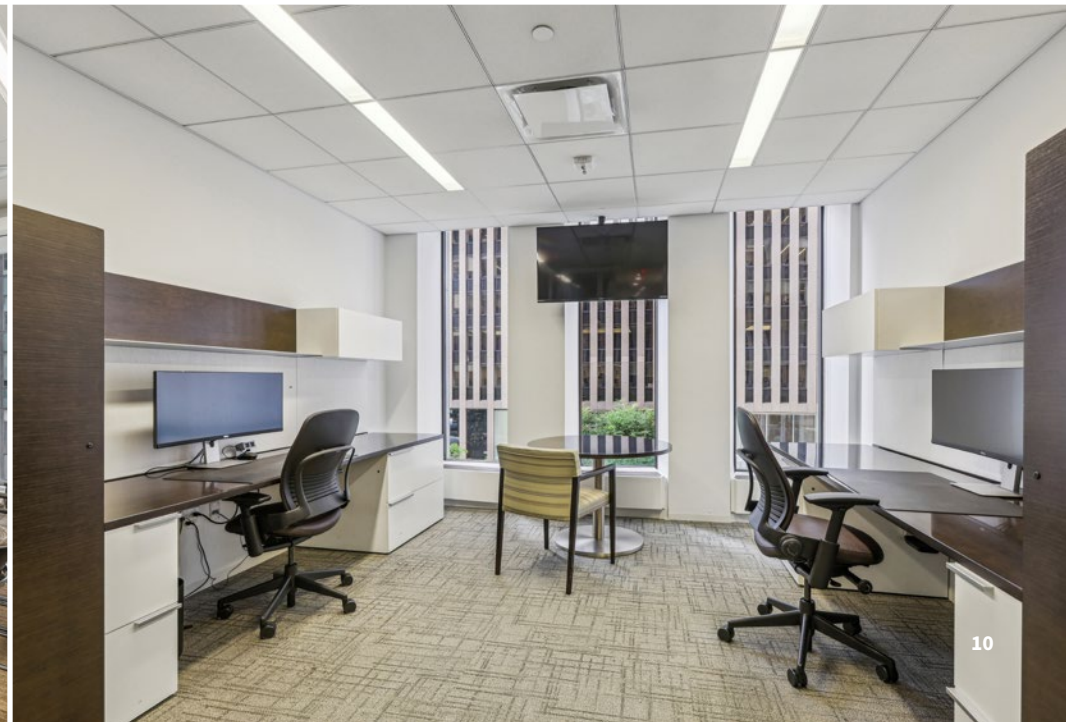
Experience *'nothing ordinary'* at 1251.

ENTIRE 42nd Floor	44,100 RSF
PARTIAL 41st Floor	22,439 RSF
ENTIRE 36th Floor	42,800 RSF
PARTIAL 35th Floor	28,785 RSF
ENTIRE 2nd Floor	61,200 RSF

- Rare full floors with incredible views on four sides
- Highly efficient floor plate with only six columns outside the core
- Low profile perimeter convector system
- Building lobby renovated
- New amenity center featuring conferencing, food and beverage opening January 2025
- New restaurants all opening in 2025 including Duke Café, Ginger and Double Knot





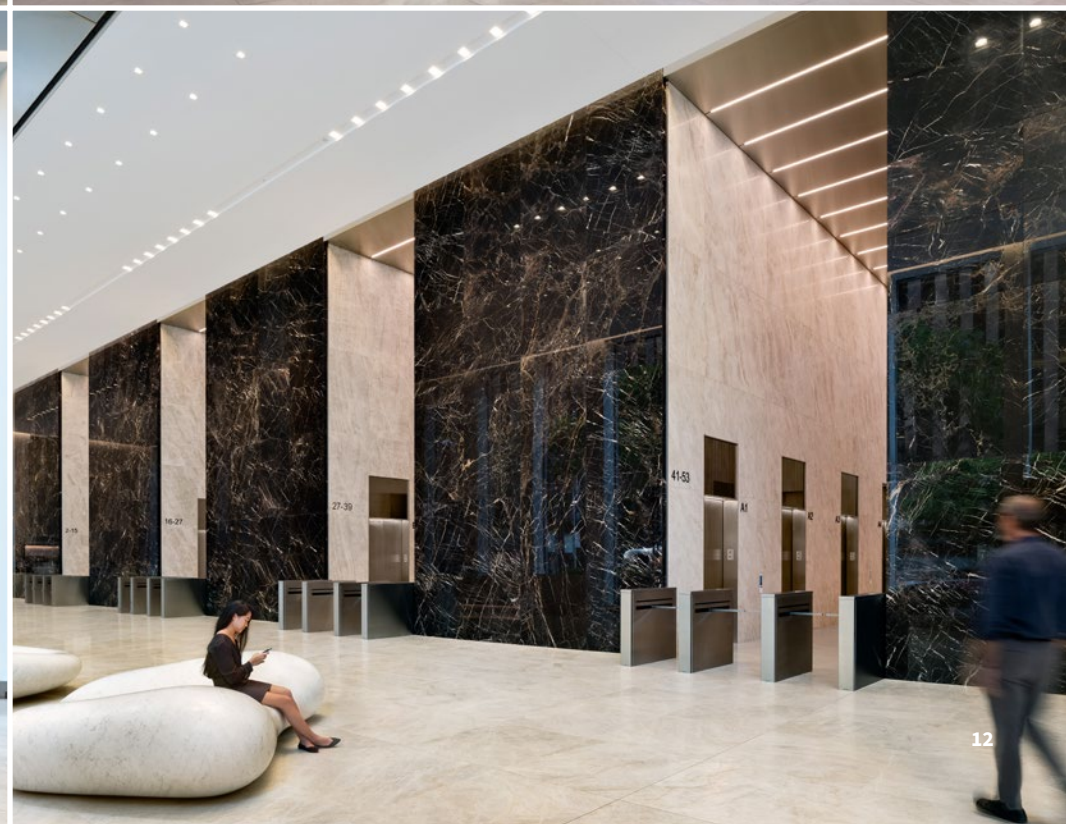


A BOLD NEW FIRST IMPRESSION

Mitsui Fudosan engaged world-renowned architectural firm FXcollaborative to conceptualize the re-imagination of 1251'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.





AMENITIES LOUNGE

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

Currently underway, 1251 will soon unveil an 8,000 SF amenity/lifestyle center on the concourse level.









LIBRARY LOUNGE



BOARDROOM



DINING HALL



DINING CONCEPT DUKE 1251 AOA

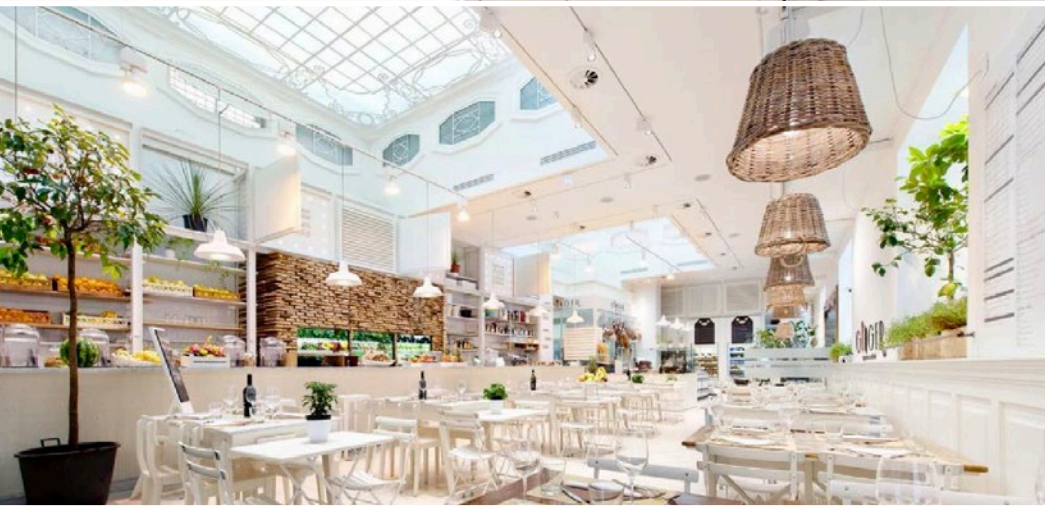
WINE & BEER BAR



RESTAURANT



GINGER
SAPORI & SALUTE
New York City



Ginger Sapori & Salute NYC is an innovative restaurant concept, focusing on the Italian Mediterranean diet with subtle international touches. It will be opening its first USA flagship location at 1251 Avenue of the Americas in 2025.

Pictured above and below are renderings of the new USA flagship, while the photos on the left serve as inspiration from the original location in Rome.





Double Knot is a sushi restaurant with an intricate focus on interior design, pulling from local and cultural influences to provide a layered experience.

The First Floor features an elevated and approachable bar area for creative cocktails and exciting conversation, as well as the main dining area—a combination of post modern New York influences and the approachable and comfortable design Double Knot is known for.

The Cellar is a rich, layered experience with bold lighting and plush textures, featuring a private dining experience for moments of intimacy, quiet conversation and connection.

