

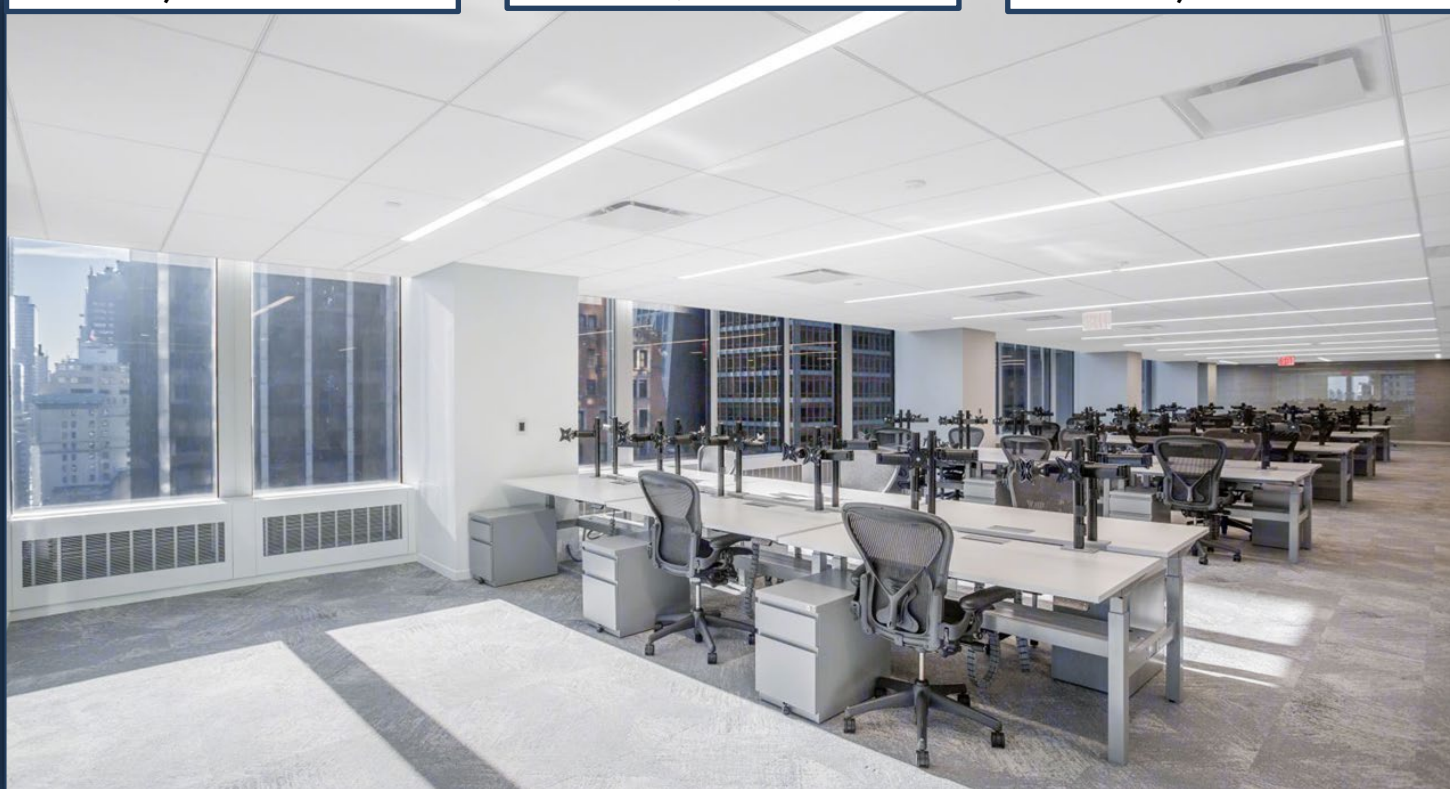
# 1345 Avenue of the Americas

SUBLEASE OPPORTUNITIES IN ONE OF THE BEST BUILDINGS IN MIDTOWN

**SUITE A**  
8,609 RSF

**SUITE B**  
24,109 RSF

**COMBINED**  
32,718 RSF



## AVAILABILITY

- Partial 19<sup>th</sup> floor: 8,609 RSF, 24,109 RSF or 32,718 RSF
- Term: 3 years – August 2040
- Possession: Immediate
- Move-in ready, fully furnished suites with high-end, densely populated trading installations

## HIGHLIGHTS

- Brand new space, furniture and common corridor (includes sit-stand desks and ergonomic Aeron chairs)
- Tenant-exclusive amenities include a fitness center, lounge, conference facility and F&B offerings



# Trading Floor

Sit-stand desks, TD monitor arms and  
Aeron chairs throughout



# Reception





**Pantry**



**Boardroom**





# Executive Office

Sit-stand desk, TD monitor arm and  
Aeron chair



## Executive Office View





**Common Corridor**

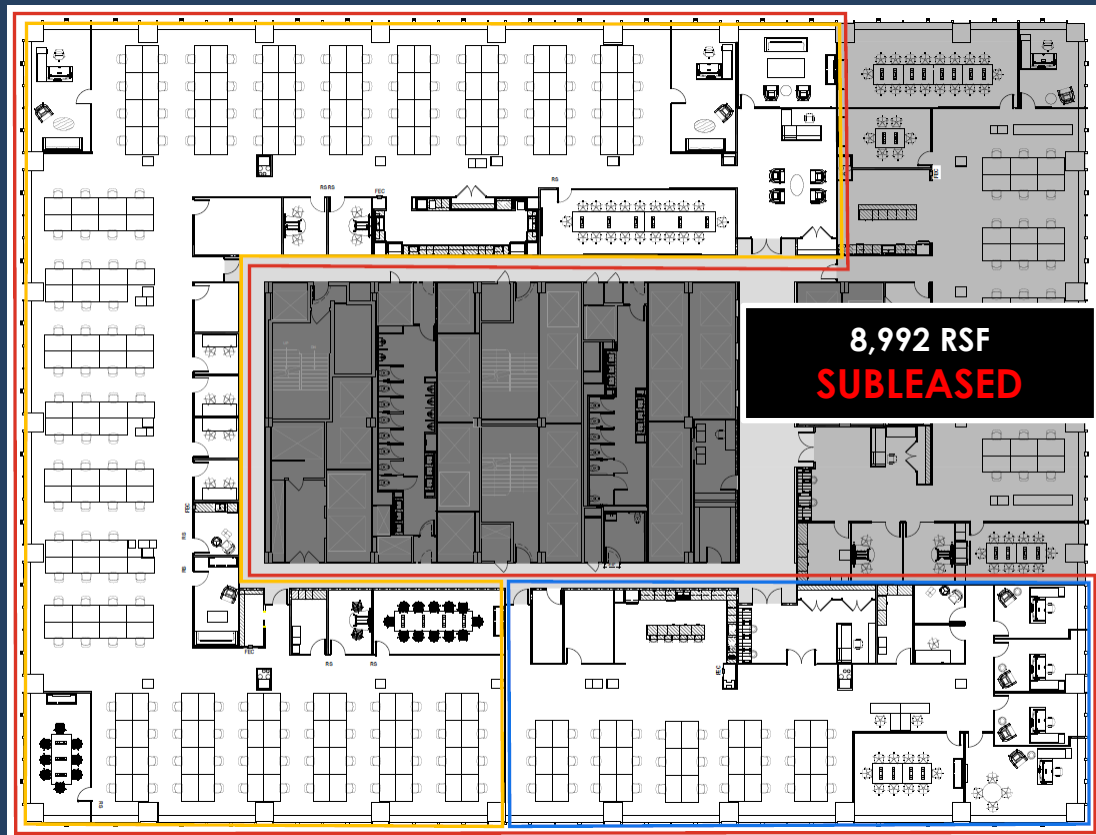


**Building Amenity Floor**



# FLOOR PLAN: 2 PARTIAL FLOOR SUITES

COMBINE SUITES FOR A TOTAL OF 32,718 RSF



**SUITE B**  
**24,109 RSF**

**8,992 RSF**  
**SUBLEASED**

**SUITE A**  
**8,609 RSF**

## Suite A – 8,609 RSF

- 1 CORNER EXECUTIVE OFFICE
- 3 SMALL OFFICES
- 2 CALL ROOMS
- 1 LARGE CONFERENCE ROOMS
- OPEN AREA ~32 WORKSTATIONS
- LARGE COMMUNAL PANTRY
- IT ROOM AND STORAGE

## Suite B – 24,109 RSF

- 3 EXECUTIVE OFFICES
- 4 SMALL OFFICES
- 5 CALL ROOMS
- 3 LARGE CONFERENCE ROOMS
- DENSE TRADING ~168 WORKSTATIONS
- LARGE OPEN PANTRY
- IT ROOM AND STORAGE

