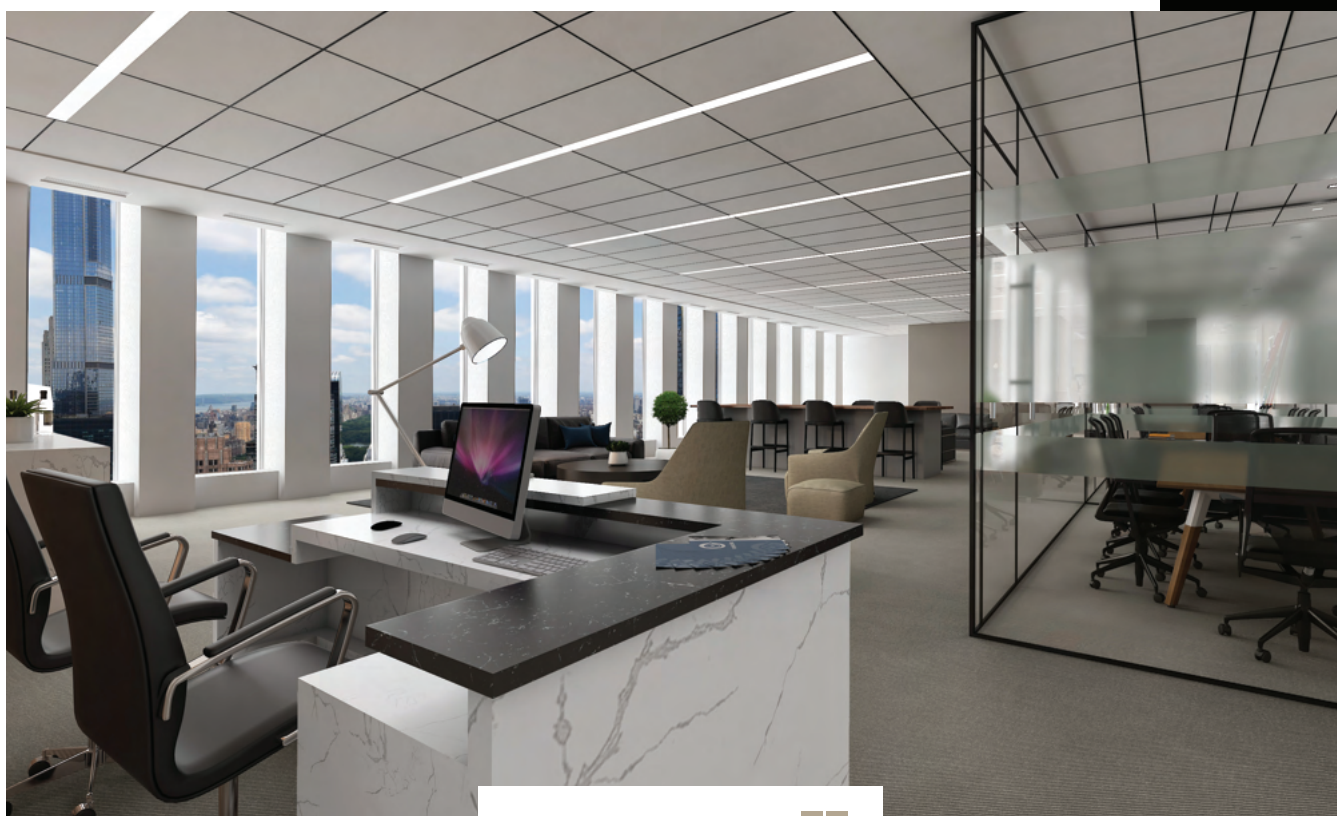


1251 AVENUE OF THE AMERICAS



Class-A Midtown Tower Floor Sublease Opportunity



Full Floor of 30,700 RSF Available

Highlights:

- Term through January 2033
- Never occupied ultra-high-end installation (Build out to be complete 4Q2022)
- High-end customized furniture available
- Top of the house with unparalleled views
- Iconic location immediately proximate to top dining including the all-new Avra, as well as Oceana and Del Frisco's



[View Full Gallery](#)



Fully repositioned building featuring:

- New block-thru lobby
- Landscaped plaza with fountain
- Direct access to Rockefeller Center retail & subway concourse



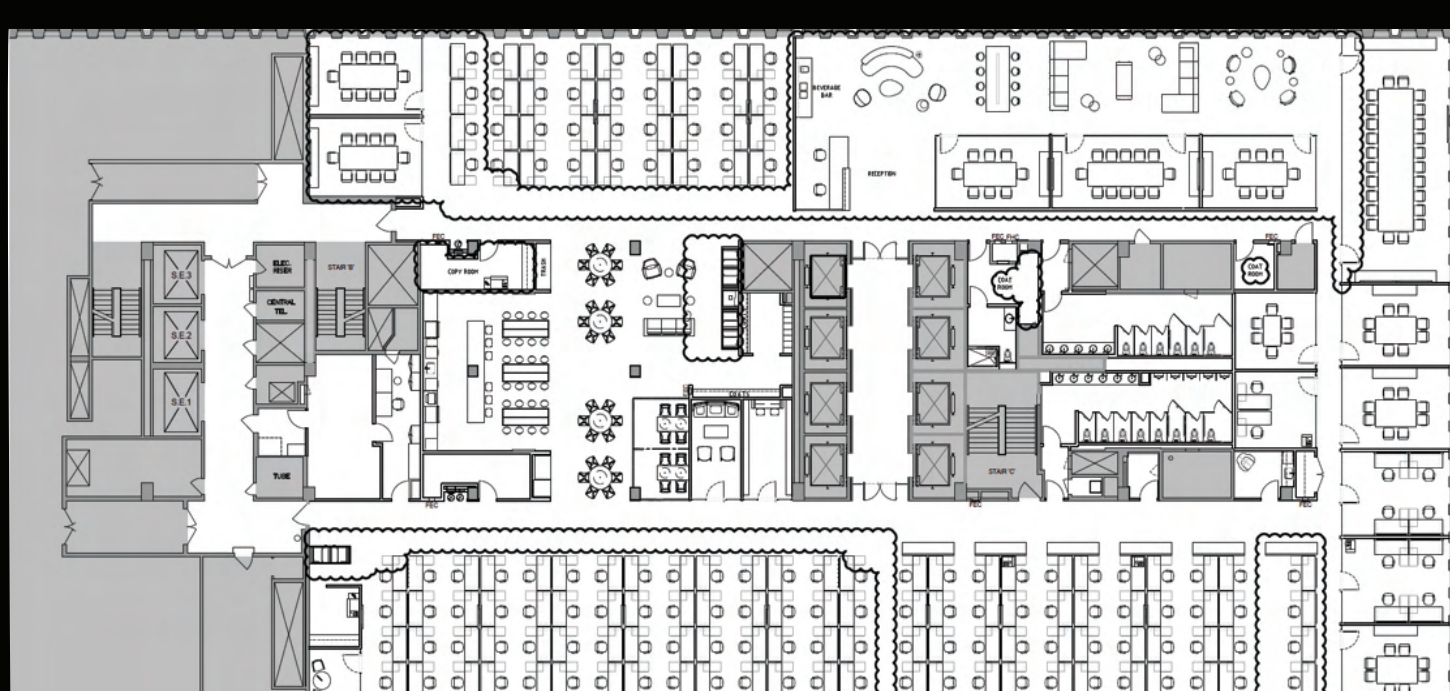
Office Views



Office Views



Entire 52nd Floor - 30,700 RSF



reception + client lounge	1
boardroom	1
large conference rooms	5
offices/breakout rooms	8
workstations	136
open pantry + café area	1