

NOTHING
ORDINARY



THE
EXQUISITE NEW
PREBUILDS
AT



1251

AVENUE OF THE AMERICAS



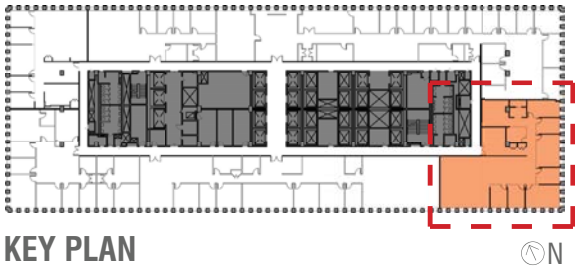
THE BRAND NEW **PREBUILDS** AT 1251 AVENUE OF THE AMERICAS

Experience *'nothing ordinary'* at 1251.

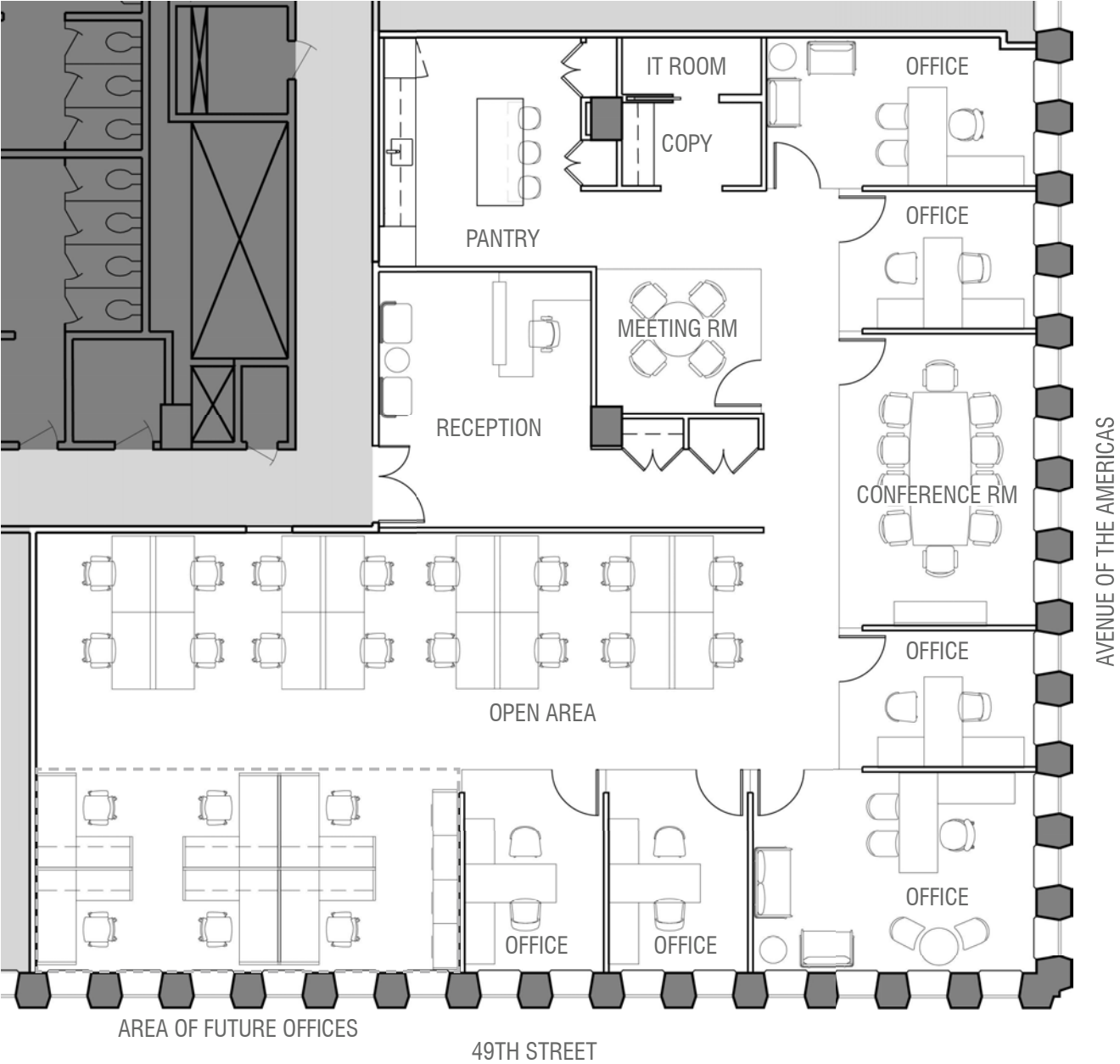
Suite 2320	6,215 RSF
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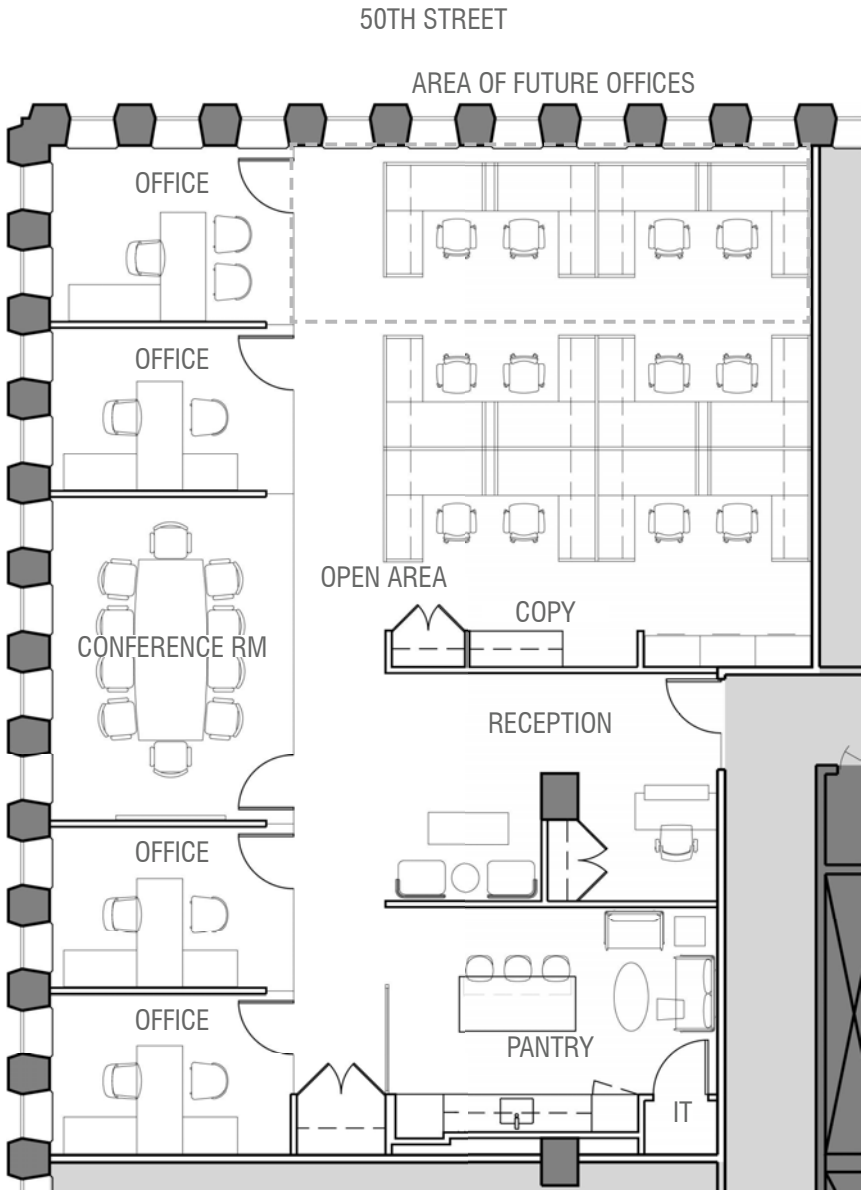
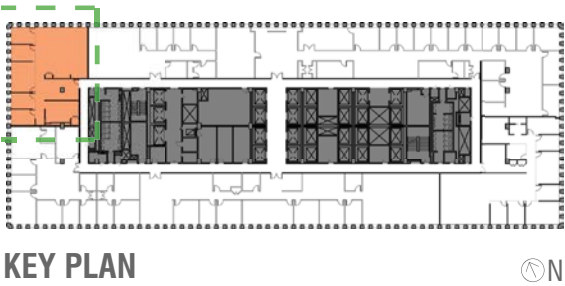
Suite 2370	4,295 RSF
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- Delivering June 2024
- High-end modern new prebuilds
- Finishes consisting of full glass fronts, modern pantry, stone floors
- Layout having private offices, conference rooms and open plan



KEY PLAN





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.









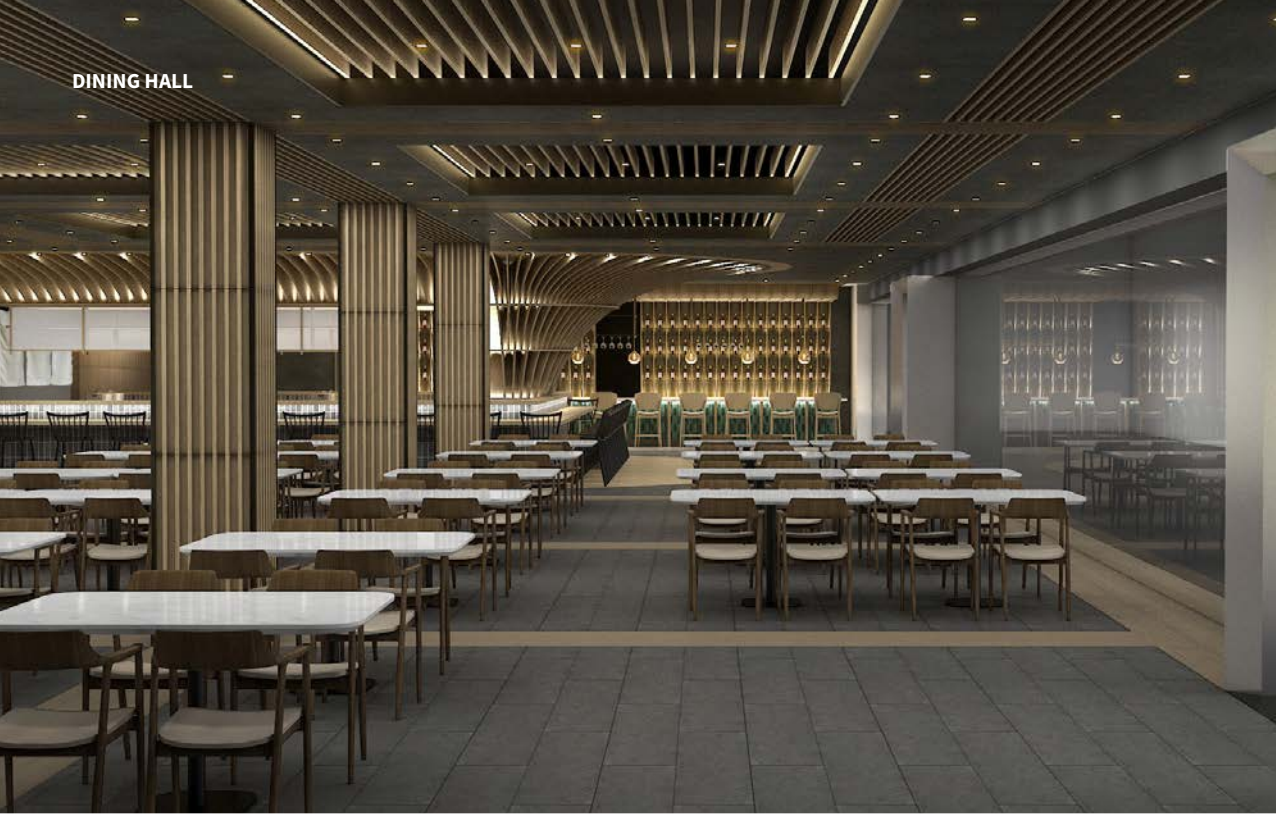
LIBRARY LOUNGE



BOARDROOM



DINING HALL



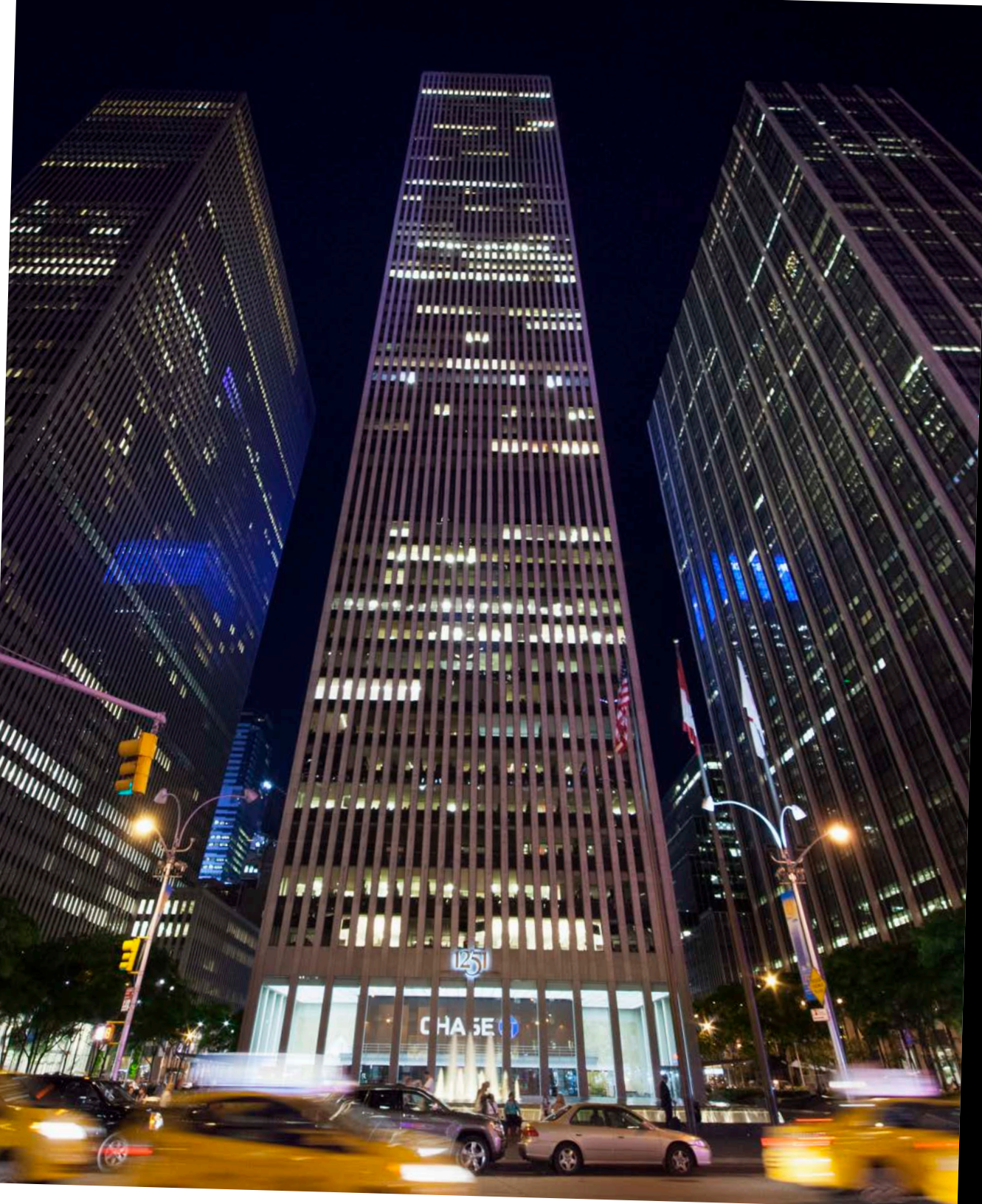
DINING CONCEPT DUKE 1251 AOA

WINE & BEER BAR



RESTAURANT





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