

# 1345 Avenue of the Americas

TWO SUBLEASE OPPORTUNITIES IN ONE OF THE BEST BUILDINGS IN MIDTOWN



AVAILABILITY

Partial 19<sup>th</sup> floor:  
2 separately demised suites  
\* 8,992 & 8,609 RSF

Term: 3-7 years

Possession: Immediate

Move-in ready, fully furnished  
suites with high-end, densely  
populated trading installations

HIGHLIGHTS

- Brand new everything (space, furniture including sit-stand desks and ergonomic Aeron chairs throughout, common corridor etc.)
- 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

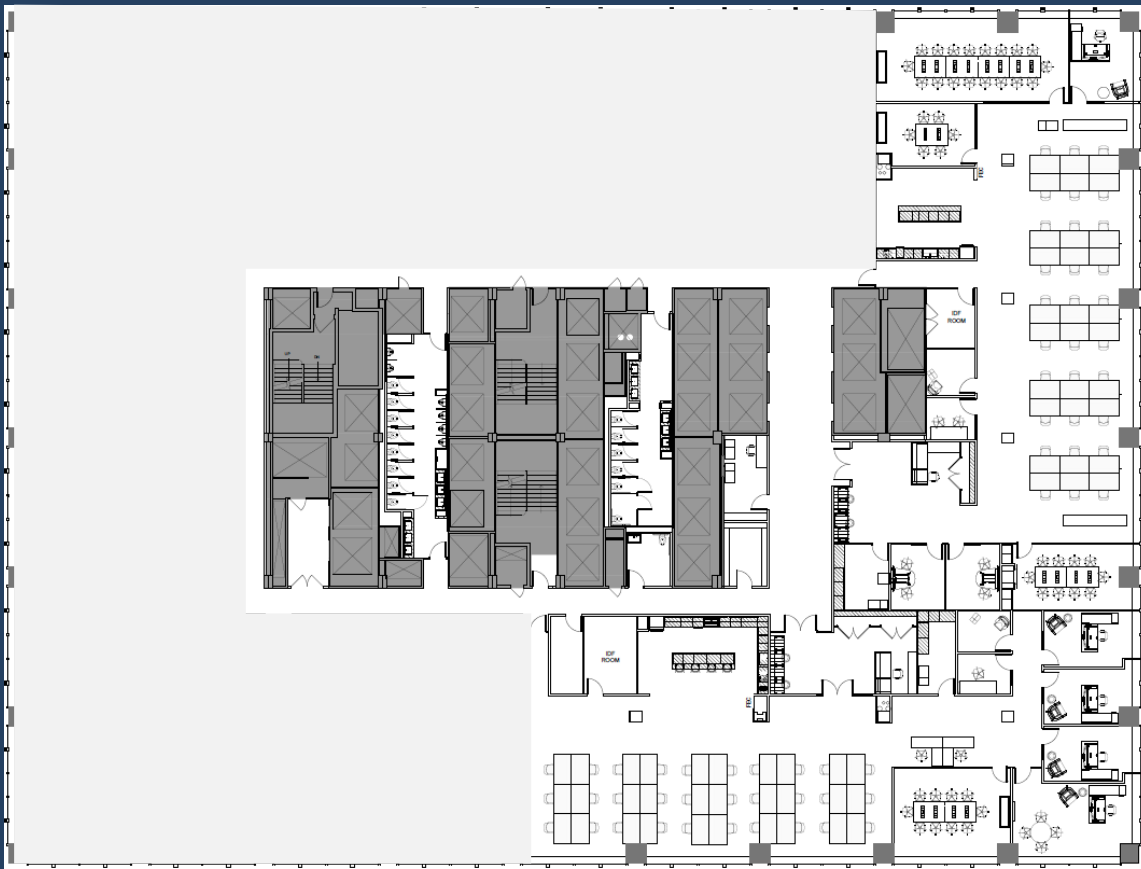


# Building Amenity Floor



# FLOOR PLAN: 2 PARTIAL FLOOR SUITES

**\*8,992 RSF – 8,609 RSF**



## 8,992 RSF – Suite A

- 1 PRIVATE CORNER OFFICE
- 2 PHONE BOOTHS / CALL ROOMS
- 3 CONFERENCE ROOMS
- 30 SIT-STAND TRADING POSITIONS
- LARGE COMMUNAL PANTRY
- IT ROOM AND STORAGE
- NORTHEAST CORNER VIEWS

## 8,609 RSF – Suite B

- 4 PRIVATE OFFICES
- 2 PHONE BOOTHS / CALL ROOMS
- 1 CONFERENCE ROOM
- 30 SIT-STAND TRADING POSITIONS
- LARGE OPEN PANTRY
- IT ROOM AND STORAGE
- SOUTHEAST CORNER VIEWS

