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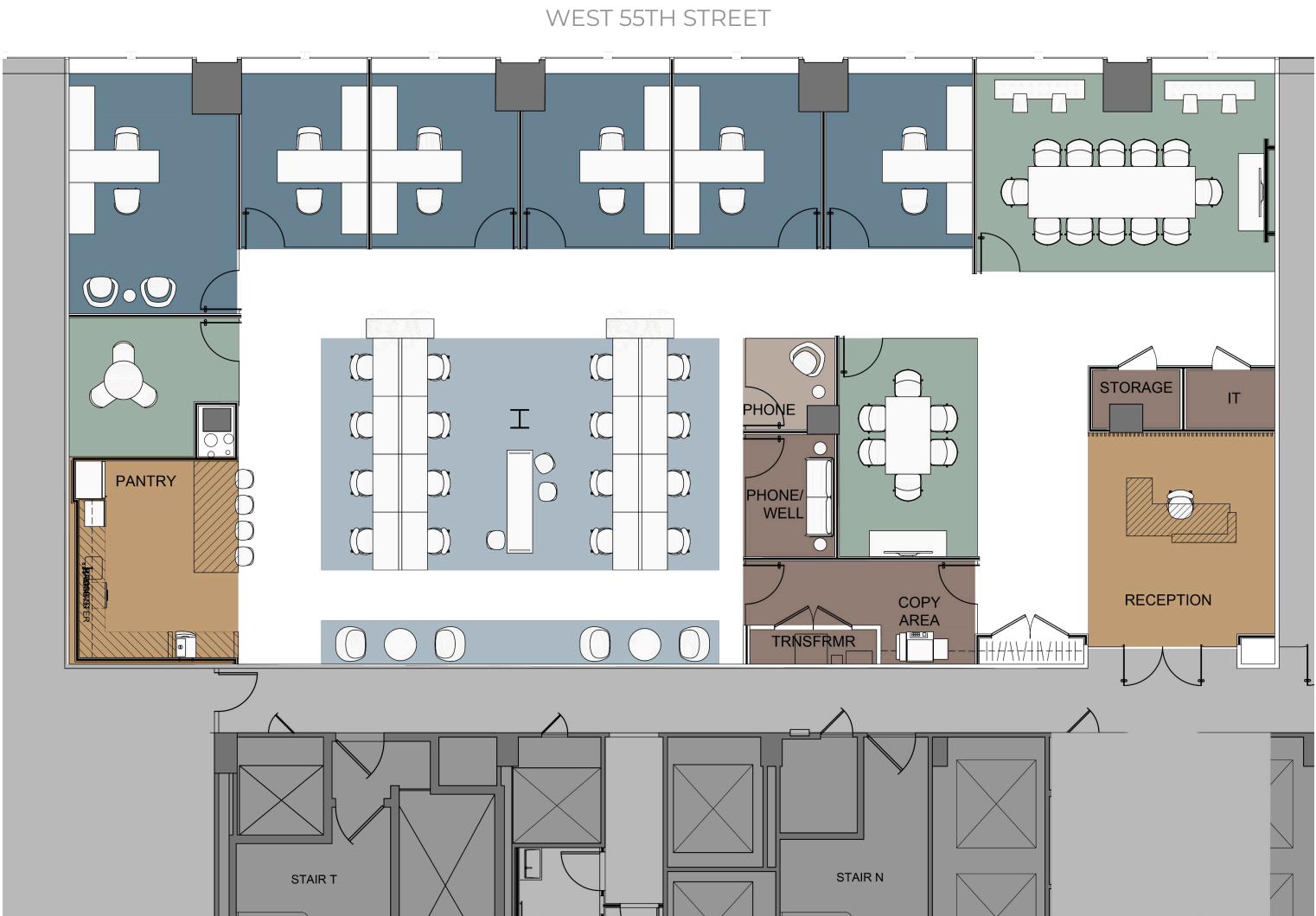
AVENUE OF THE AMERICAS

PREBUILD OPPORTUNITY

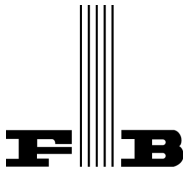
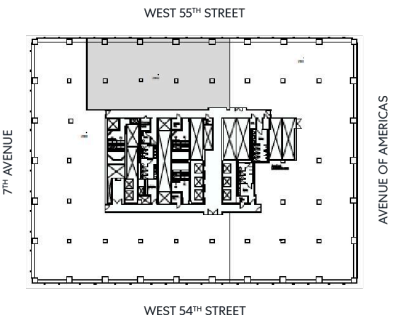
23rd Floor Prebuild

6,862 SF

- Move-in-ready prebuild featuring premium finishes and direct elevator-lobby exposure.
- Unparalleled location, steps from Central Park with convenient transit, and onsite parking.
- 20,000 SF David Rockwell designed amenity center featuring a conference center, fitness / wellness facility, tenant lounge, & more.
- Brand new outdoor plaza and the redesigned Fisher Park providing areas of respite.
- LEED Silver certification and WELL Health Safety Rating certification earned.



LEGEND	
COLLAB SPACE	
PRIVATE OFFICE	QUANTITY 16
BENCHING (4'-6"X2')	1
RECEPTION	23
TOTAL HEADCOUNT	
COLLAB SPACE	
CONFERENCE (12P)	1
6P MEETING ROOM	1
3P MEETING ROOM	1
OPEN COLLAB	
SUPPORT	
PANTRY	2
PHONE / WELLNESS ROOM	1
COAT CLOSET	1
COPY AREA	1
STORAGE / IT	1
TRANSFORMER CLOSET	



Clark Briffel
212.940.6821
cbriffel@fisherbrothers.com

Jason Vengilio
212.940.6262
jvengilio@fisherbrothers.com



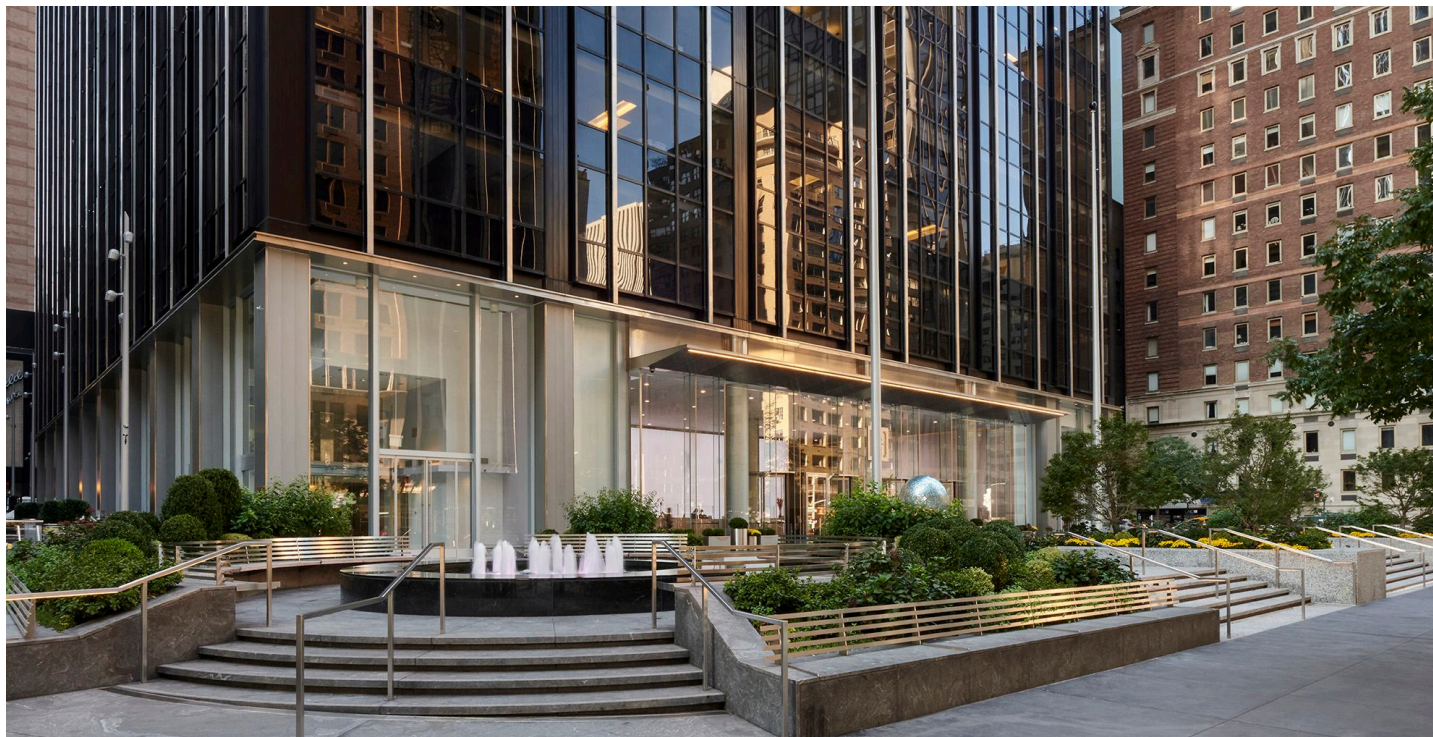
Ben Joseph
212.984.8206
benjamin.joseph@cbre.com

Bill Iacovelli
212.984.8101
william.iacovelli@cbre.com

Charles P. Laginestra
212.984.8383
charles.p.laginestra@cbre.com

Outdoor Plaza

\$120M renovation with reimagined fountains and outdoor seating. Public art installation, Home, illuminates the plaza each night.



SOM-Designed Lobby

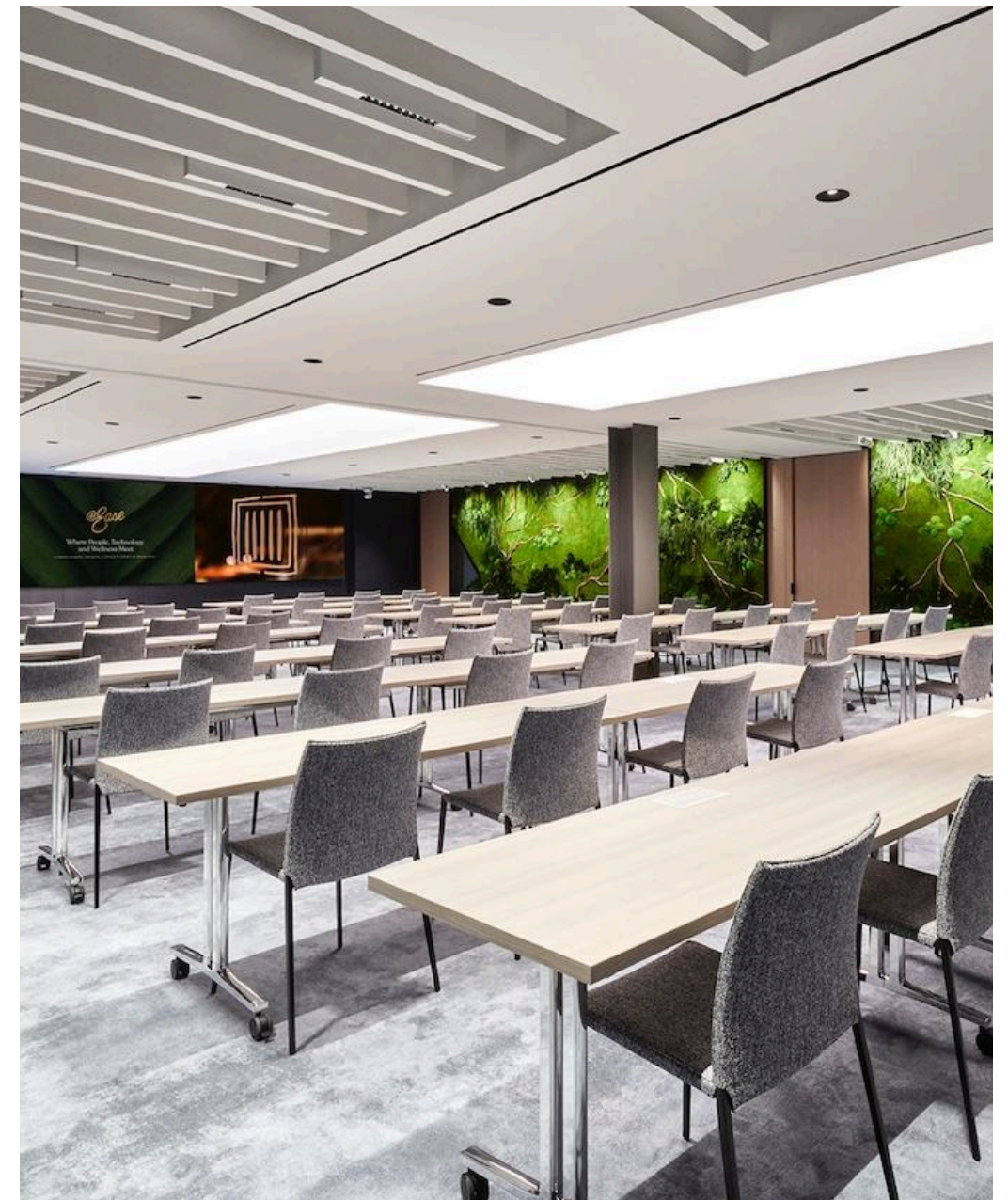
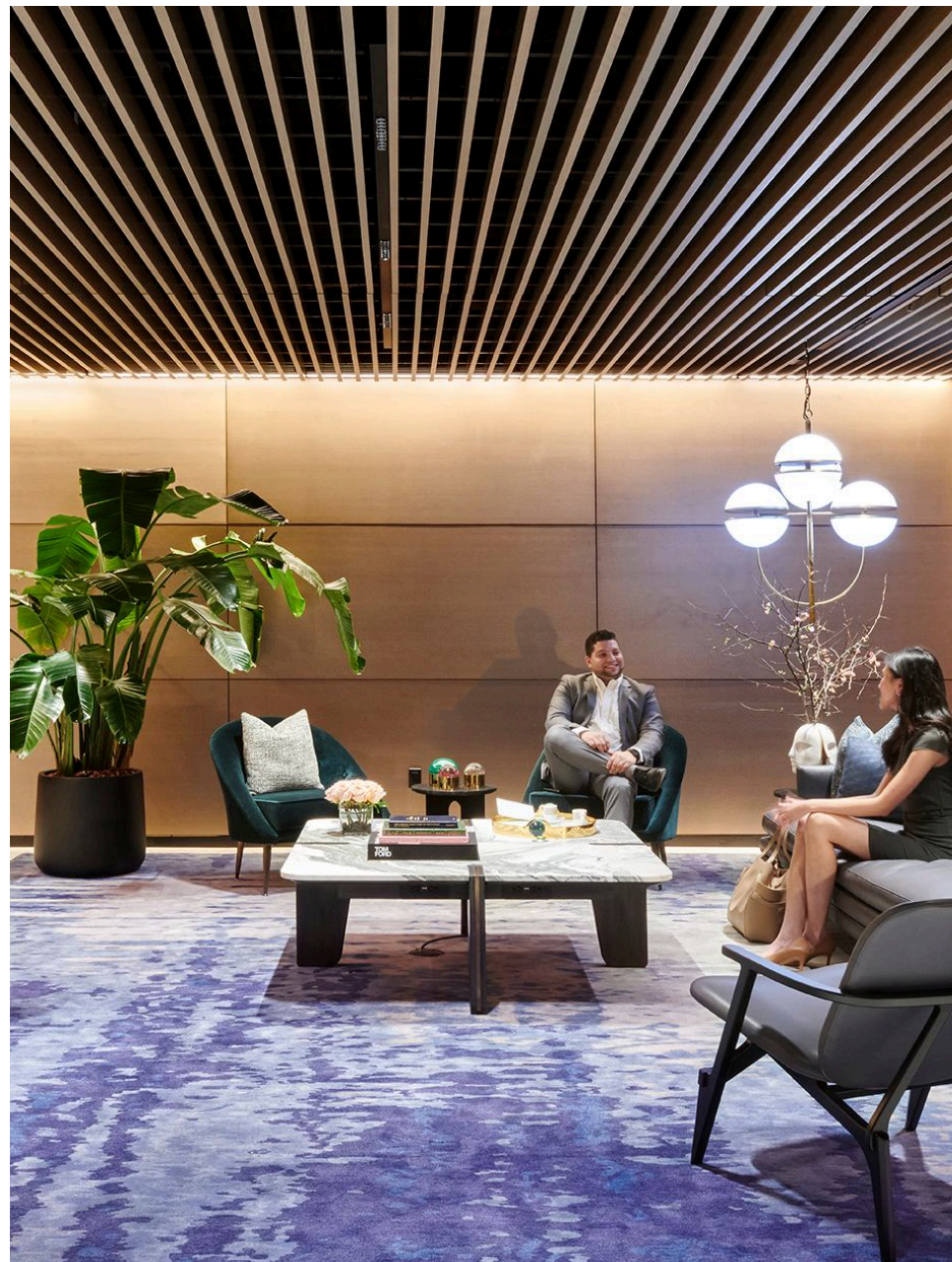
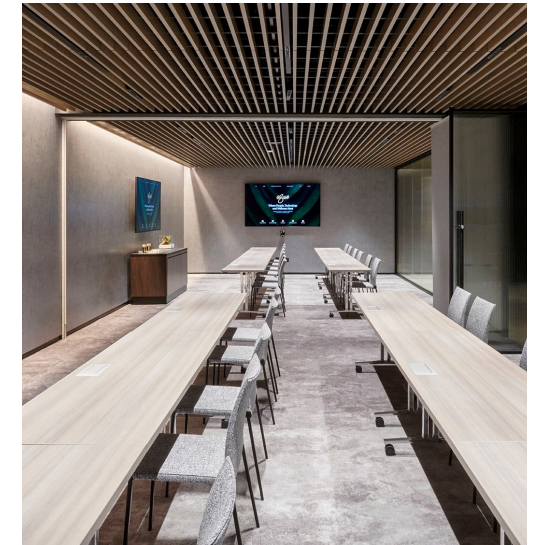
The lobby boasts 20' soaring ceilings, a feature digital art wall, and newly completed elevators with destination dispatch.



Ease Hospitality

Luxury Amenities

At 1345 Avenue of the Americas, hospitality meets productivity at @Ease1345: 20,000 square feet of amenities designed with the Rockwell Group, offering flexible spaces. Lush greenery—including NYC's largest indoor terrarium and a 400-square-foot garden wall—pairs with advanced technology for a calm, connected environment.



Ease Hospitality

Floor Plan



- Wellness & Event Venue
- Tenant Activities
- Fitness Wellness Center

On-Site Retail

Celebrated Food & Drink

At street level, 1345 Avenue of the Americas offers a celebrated lineup of food and drink — Quality Bistro, Wagamama, and Blue Bottle Coffee — while the in-house Palm Rose Café rounds out the mix with gourmet grab-and-go options.

Quality Bistro



wagamama

