

# 1345

AVENUE OF THE AMERICAS

LAST REMAINING FULL FLOOR

**CBRE**



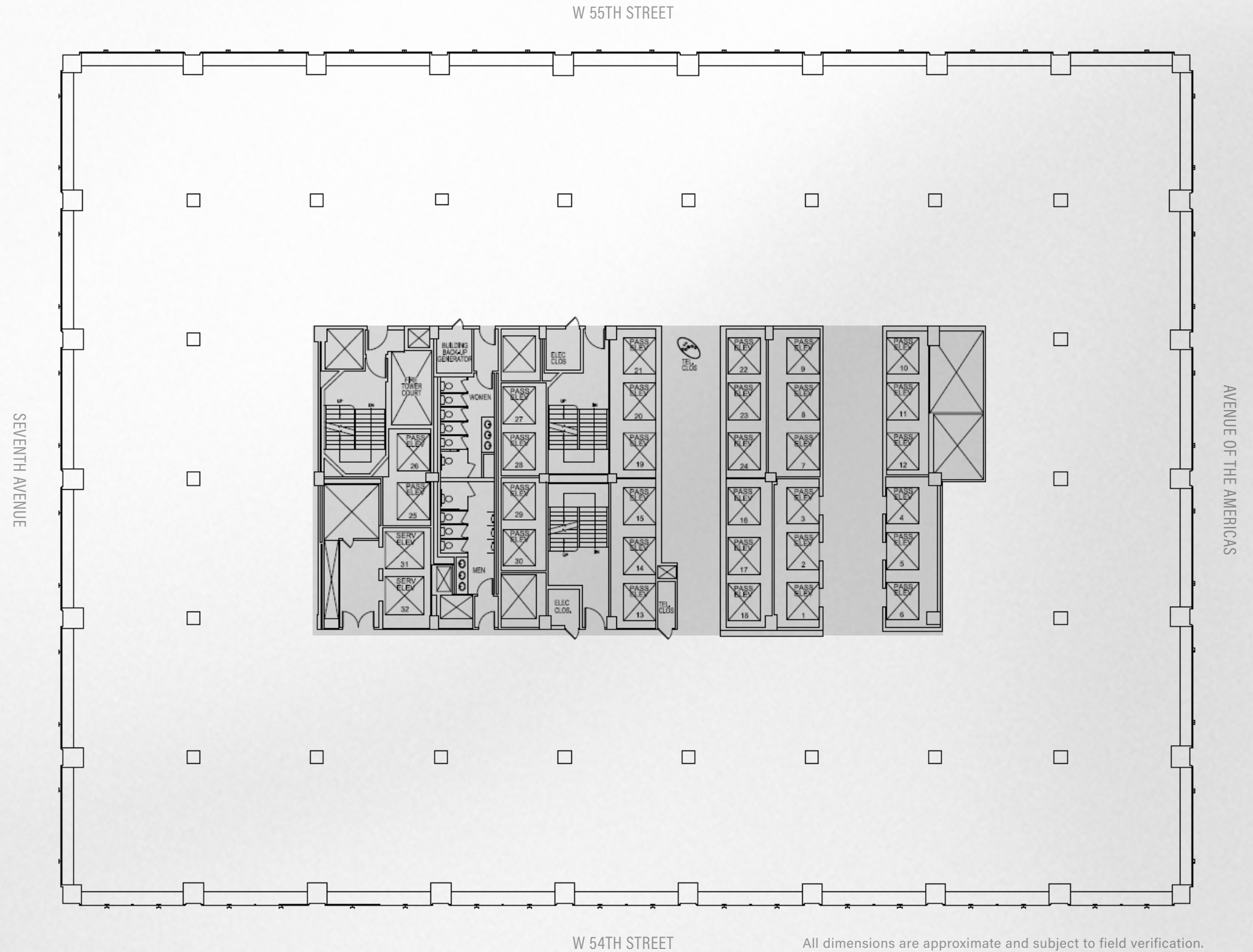
# ENTIRE 12<sup>TH</sup> FLOOR

40,764 RSF

Available Immediately | Extra Ceiling Height 13'7"

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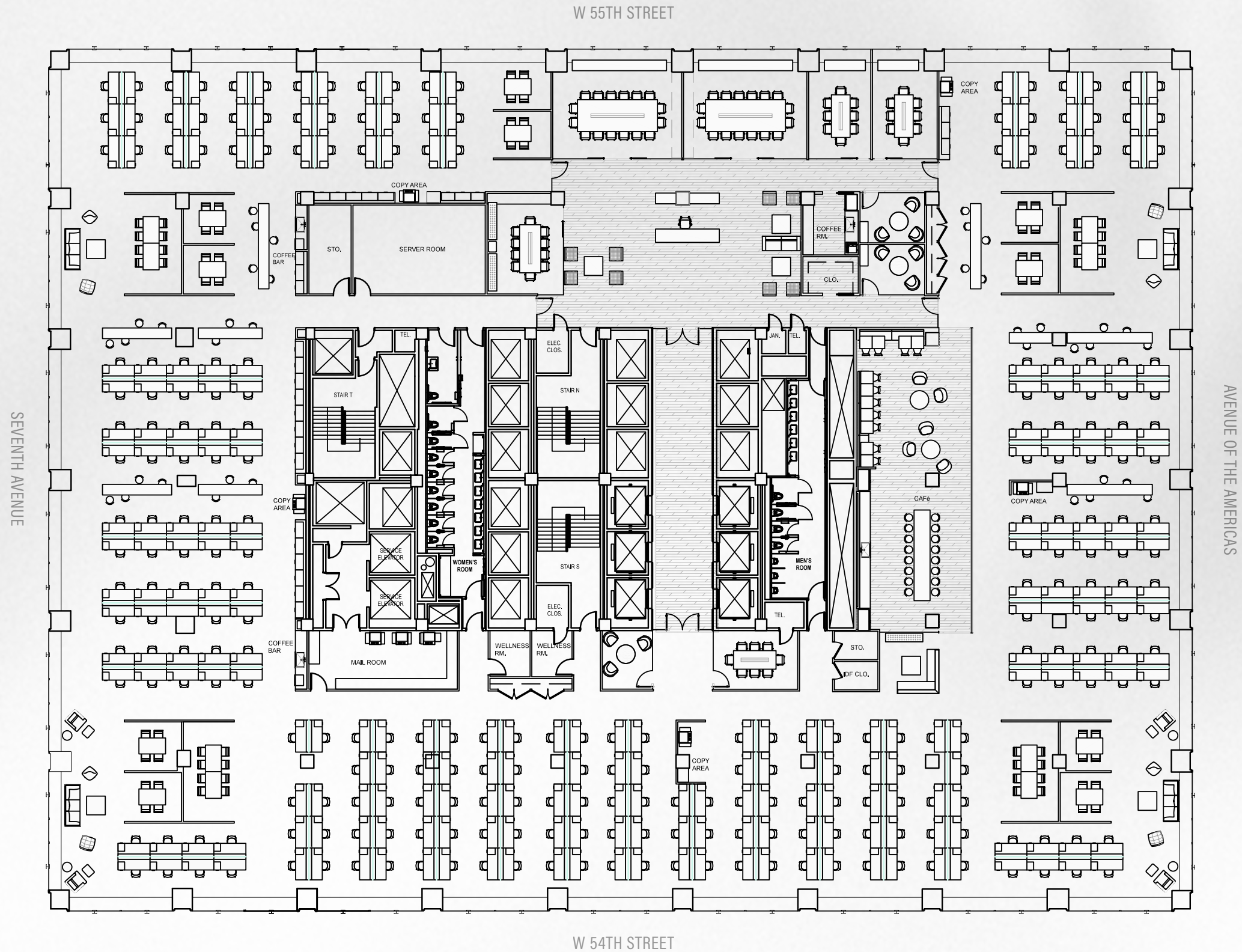
- Last remaining full floor
- Efficient center-core floor plate
- Delivered with slim base building convectors
- Light on all four sides
- Landlord willing to turnkey



All dimensions are approximate and subject to field verification.

# OPEN OFFICE TEST FIT

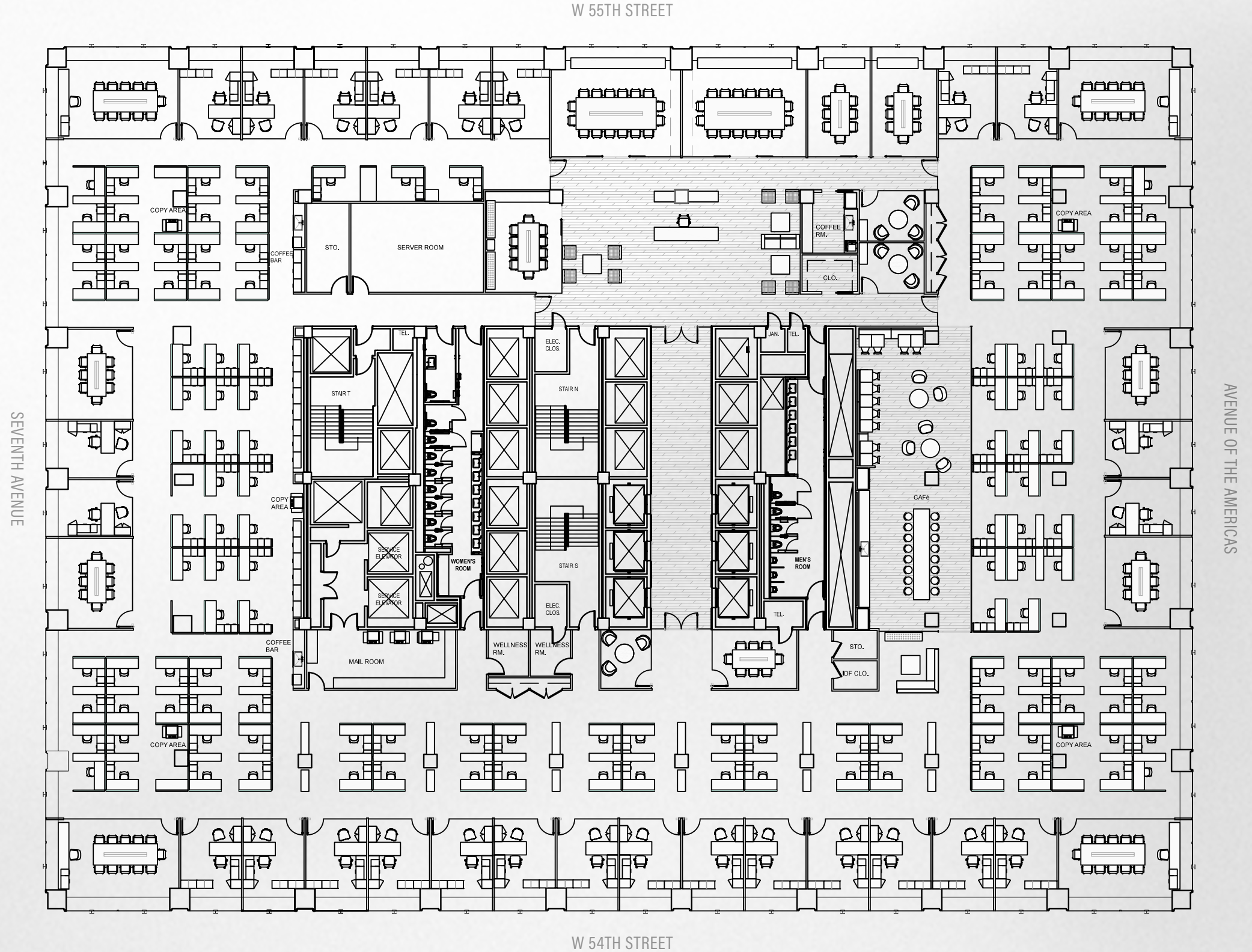
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# OFFICE INTENSIVE

## TEST FIT

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# \$120MM RENOVATION

NEWLY COMPLETED PLAZA

Re-imagined fountains with outdoor seating.

Public art installation, Home, by Michael Christian 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.



# SAMPLE BUILT SPACE





20,000 SF of thoughtful amenities designed in collaboration with David Rockwell and Rockwell Group. @Ease1345 offers flexible spaces for meetings and events including two huddle rooms, a multi-purpose gallery, and capacity for up to 440 guests. The venue blends lush greenery—including New York City's largest indoor terrarium and a 400-square-foot garden wall—with advanced technology to create a calm, connected environment. Supported by dedicated planning professionals, onsite staff, and an expert culinary team, every detail is curated to deliver a seamless, five-star experience for conferences, meetings, and events.



# CAFE

& VERTICAL CATERING



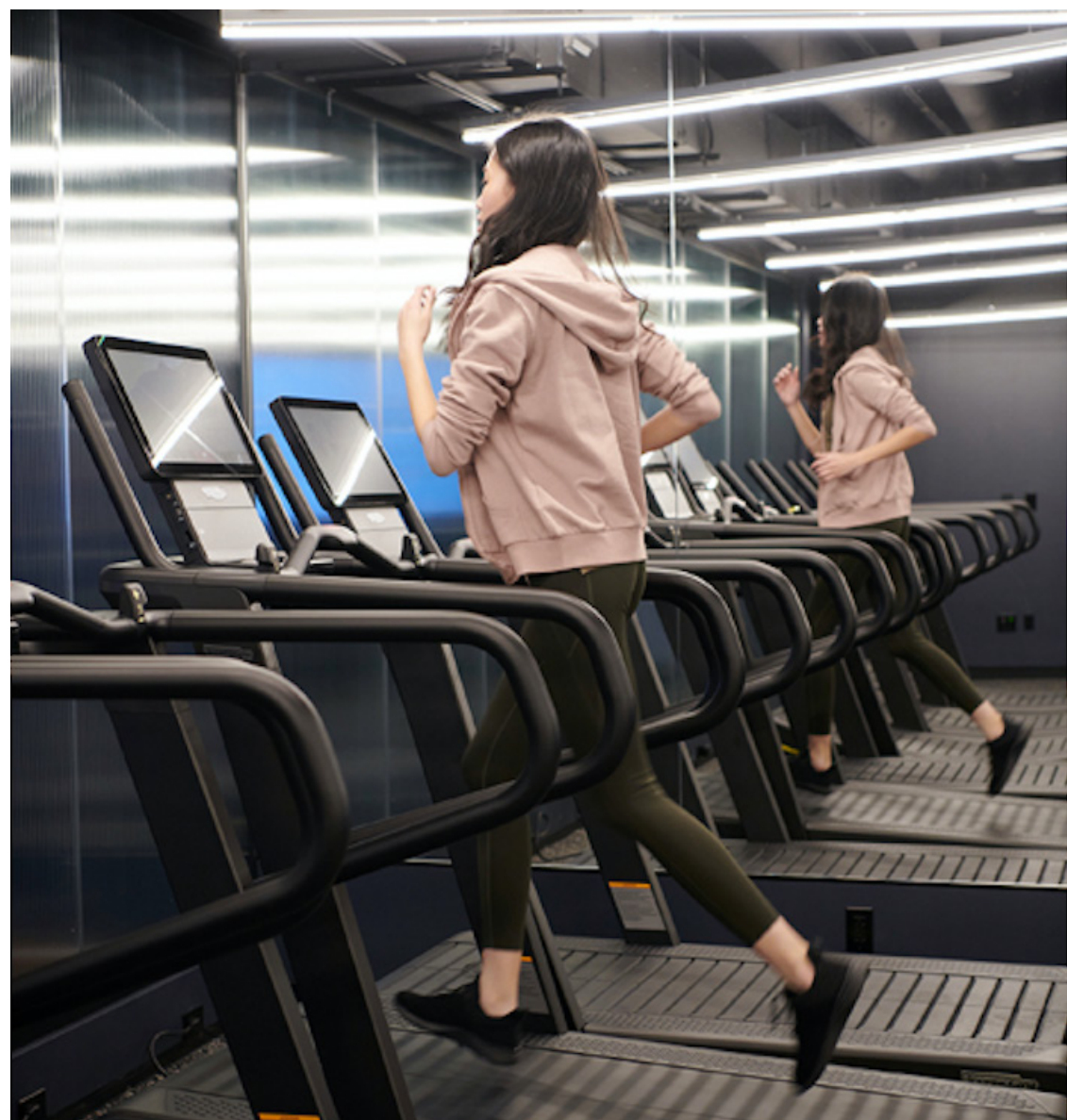
*Palm  
Rose*

Menu	
DROP COFFEE   \$4.00	YOGURT LATE   \$5.00
LATTE   \$4.25	THE FINE   \$5.00
CAPPACINO   \$4.00	Small coffee, medium latte, large coffee, medium latte, large latte
ESPRESSO   \$3.00	THE LOCAL   \$5.00
AMERICANO   \$3.00	TEA   \$2.75
MACCHIATO   \$4.00	ICED TEA   \$2.75
CORONA   \$4.25	ICED COFFEE   \$4.00
CAFE MOCHA   \$5.00	NON-DAIR MILK   \$1.00
MATCHA LATE   \$5.00	





# FITNESS STUDIO



# AMENITIES

## FLOOR PLAN





# ON-SITE RETAIL



# 1345

## AVENUE OF THE AMERICAS



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