



# 1345

**AVENUE** *of the* **AMERICAS**

LONG TERM SUBLEASE

*Entire 26th Floor: 42,321 RSF*



COLLIERS INTERNATIONAL NY LLC  
LICENSED REAL ESTATE BROKER





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# ENTIRE 26<sup>TH</sup> FLOOR 42,321 SF

POSSESSION 4Q2018

TERM Thru Oct. 30, 2032

## BUILDING FEATURES

- Building recently upgraded lobby, façade, elevators and outdoor plaza
- One block from multiple subway lines

N Q R W E B D F M

## SPACE FEATURES

- Full floor identity with Hudson River, Central Park, and cityscape views
- Open space, with a mix of interior glass front offices, perimeter conference/meeting rooms and multiple pantries
- IT Room with 70+ tons of supplemental A/C
- Creditworthy Sublandlord
- Sublandlord will provide market concessions
- Furniture available

### ROBERT GALLUCCI

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### AIDAN CAMPBELL

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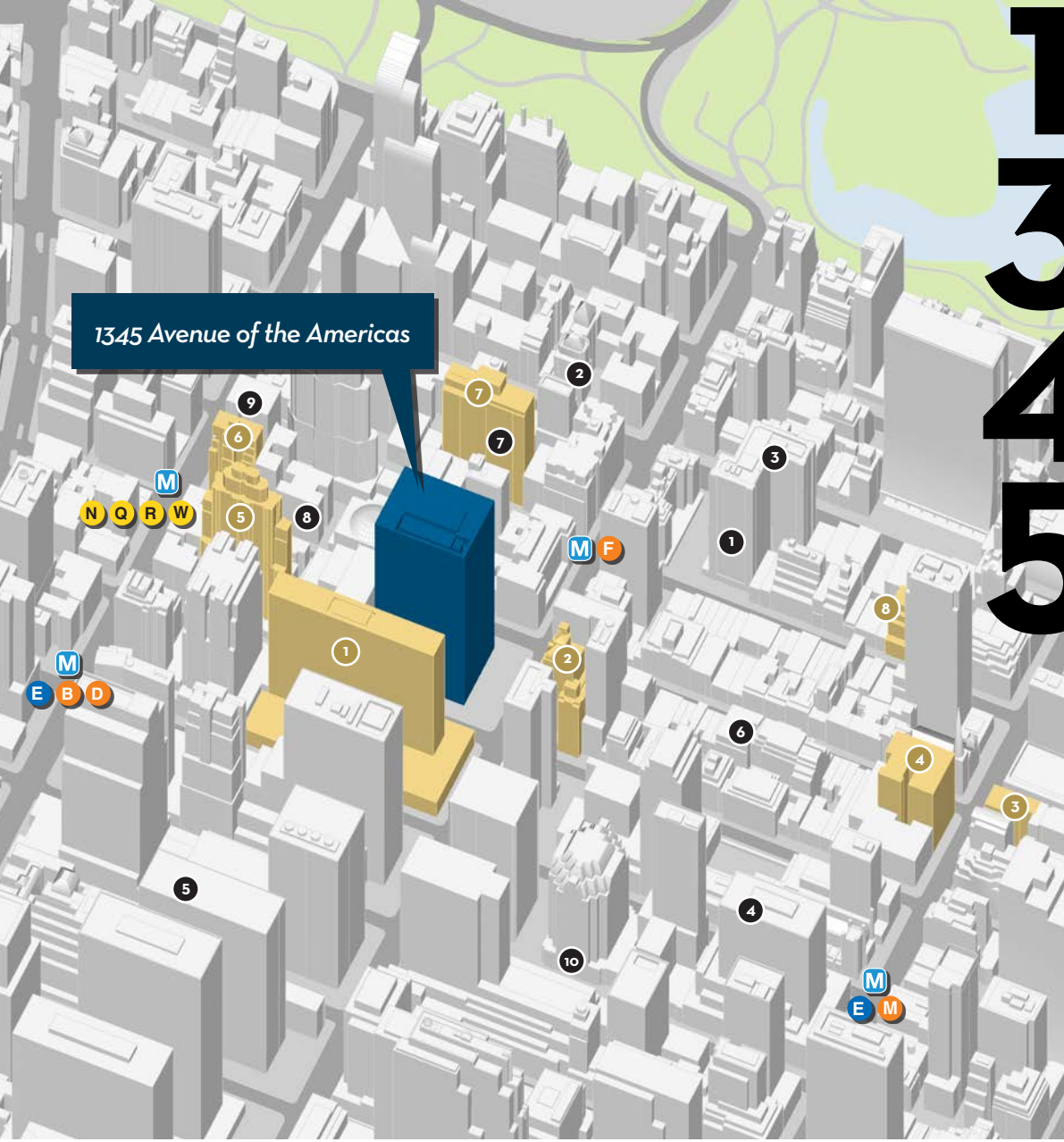
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No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal.

1345 Avenue of the Americas

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## TENANTS IN THE AREA

### HOTELS:

- 1 THE HILTON 1335 Avenue of the Americas
- 2 THE WARWICK 65 West 54<sup>th</sup> Street
- 3 ST. REGIS HOTEL 2 East 55<sup>th</sup> Street
- 4 THE PENINSULA 700 Fifth Avenue
- 5 THE LONDON 151 West 54<sup>th</sup> Street
- 6 THE WELLINGTON 871 Seventh Avenue
- 7 PARKER NEW YORK 119 West 56<sup>th</sup> Street
- 8 THE CHAMBERS HOTEL 15 West 56<sup>th</sup> Street

### RESTAURANTS:

- 1 NOBU 40 West 57<sup>th</sup> Street
- 2 ESTIATORIO MILOS 125 West 55<sup>th</sup> Street
- 3 IL CORSO 55 West 55<sup>th</sup> Street
- 4 THE MODERN 9 West 53<sup>rd</sup> Street
- 5 OCEAN PRIME 123 West 52<sup>nd</sup> Street
- 6 DIG INN 40 West 55<sup>th</sup> Street
- 7 BURGER JOINT @ PARKER NEW YORK 119 West 56<sup>th</sup> Street
- 8 BETWEEN THE BREAD 145 West 55<sup>th</sup> Street
- 9 SOUVLAKI GR 162 West 56<sup>th</sup> Street
- 10 OMAKASA 31 West 52<sup>nd</sup> Street

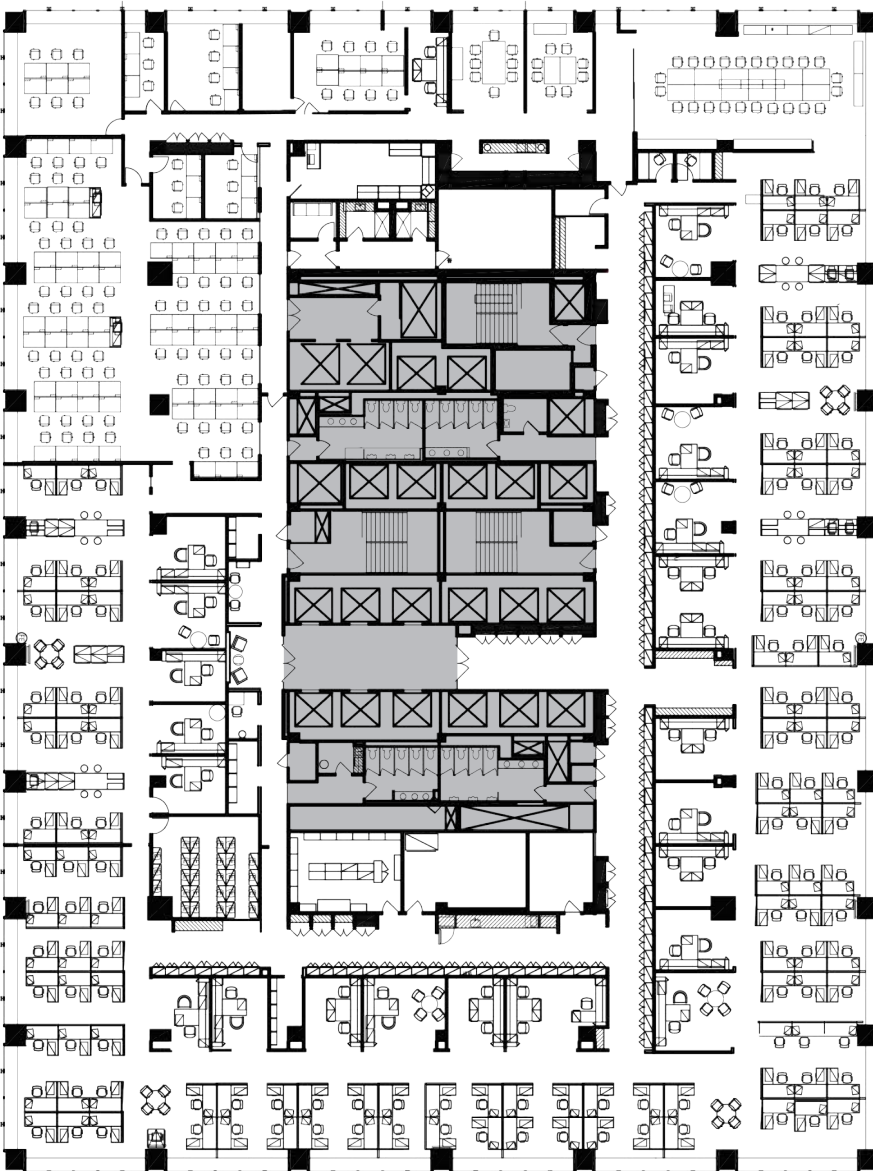


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# ENTIRE 26<sup>TH</sup> FLOOR 42,321 SF



OFFICES: 22  
OPEN SEATING: 202  
CONFERENCE ROOMS: 6

MULTIPLE PANTRIES  
MULTIPLE STORAGE AREAS

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