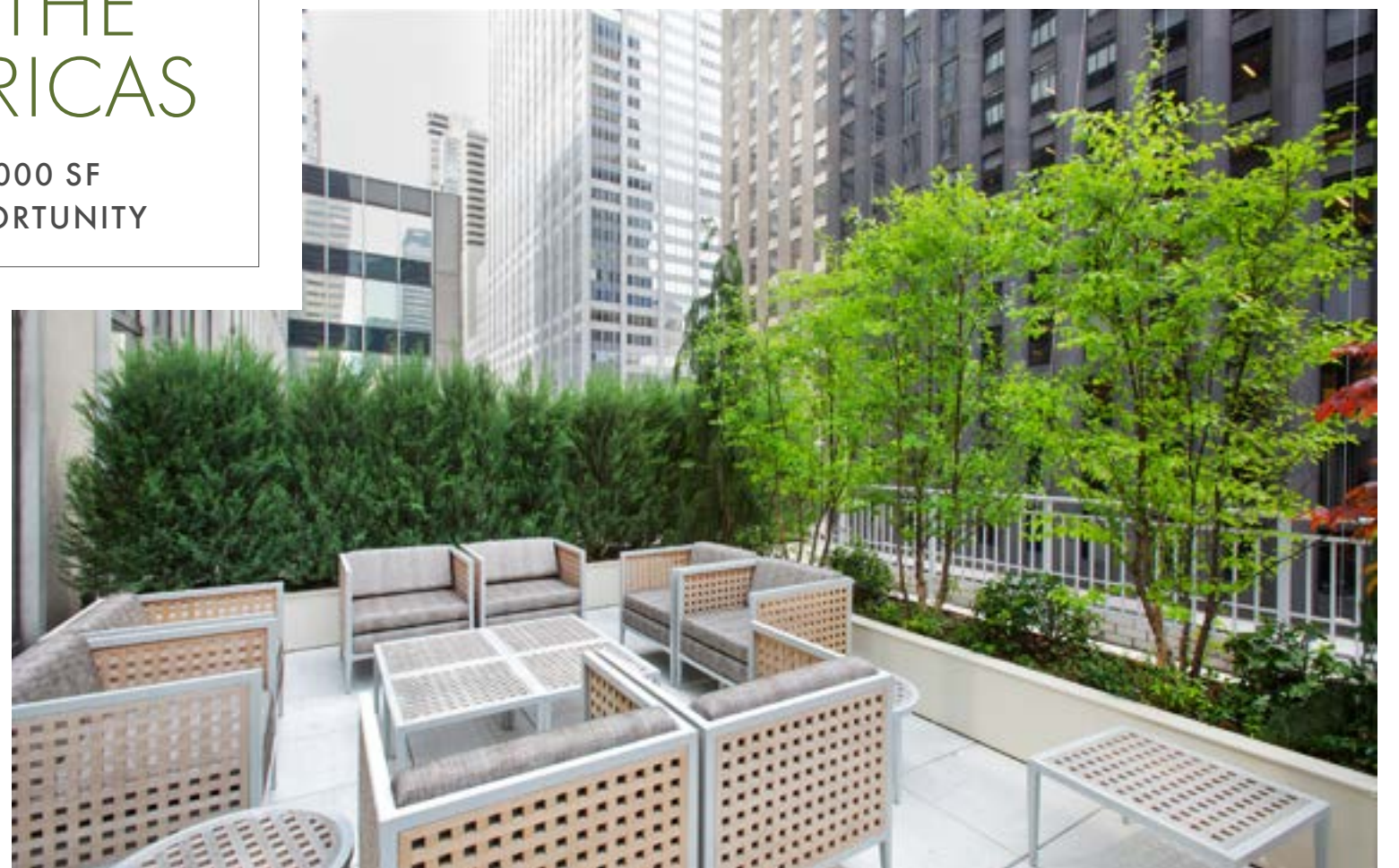




1290 AVENUE OF THE AMERICAS

+250,000 SF
HQ OPPORTUNITY



1290 AVENUE OF THE AMERICAS

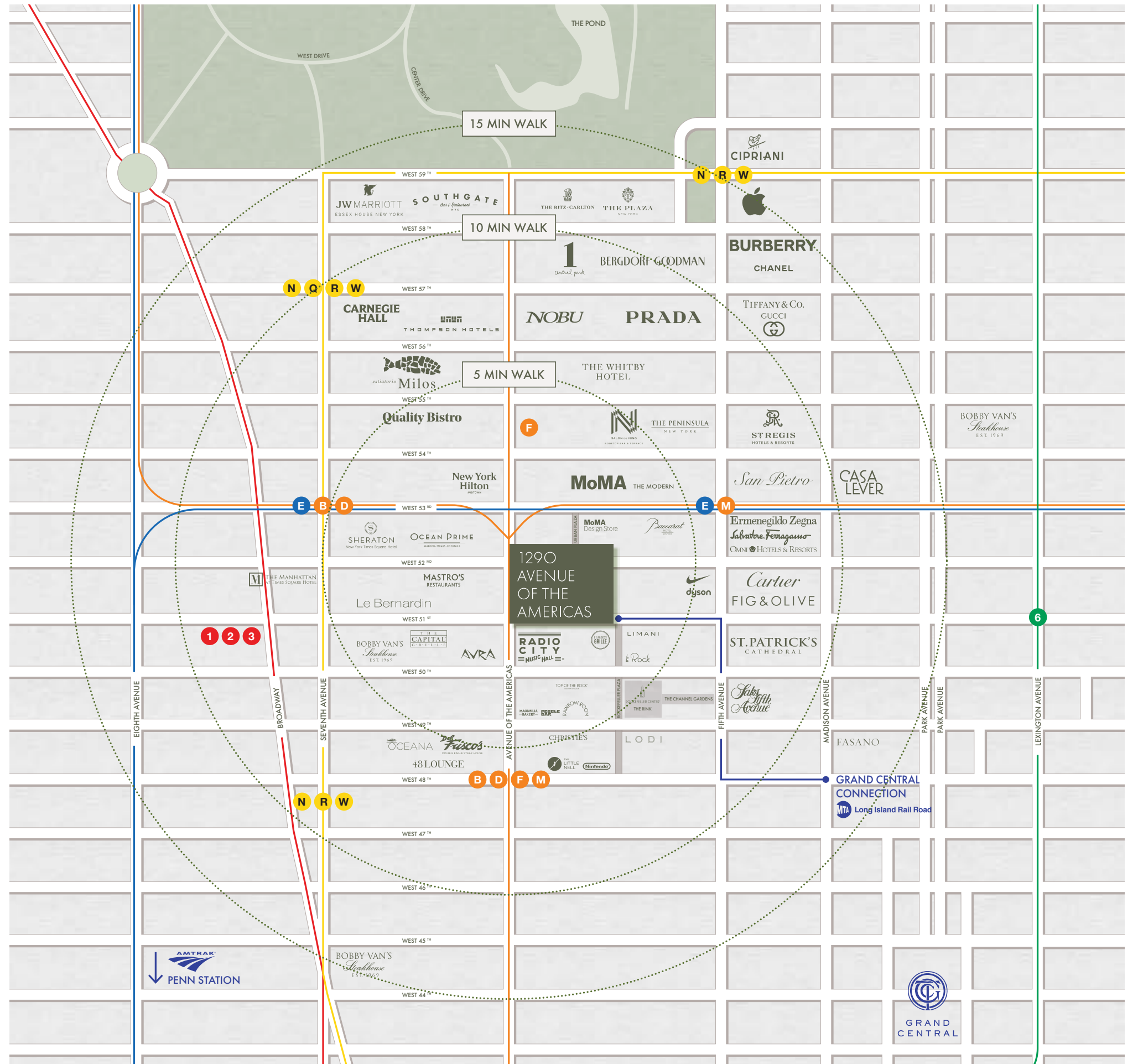
AS CENTRAL AS CENTRAL GETS

5 MIN WALK
Every major subway
line in Midtown

7 MIN WALK
Grand Central Station &
LIRR East Side access

35 MIN DRIVE
LaGuardia
International Airport

50 MIN DRIVE
John F. Kennedy &
Newark Liberty Int. Airports



1290 AVENUE OF THE AMERICAS

UNPRECEDENTED OPPORTUNITY IN MANHATTAN

546,707 SF
LEASED TO DATE

404,061 SF
NOW AVAILABLE

11TH FLOOR
86,923 RSF

P 9TH FLOOR
30,412 RSF + 4,600 USF TERRACE

P 4TH FLOOR
22,453 RSF



8TH FLOOR	57,862 RSF
7TH FLOOR	100,459 RSF + 6,250 USF
6TH FLOOR	105,952 RSF
TOTAL	264,273 RSF

NEUBERGER BERMAN

K&S King & Spalding

hachette

OAKTREE

Selendy|Gay

ColumbiaDoctors

BRYAN CAVE

Linklaters

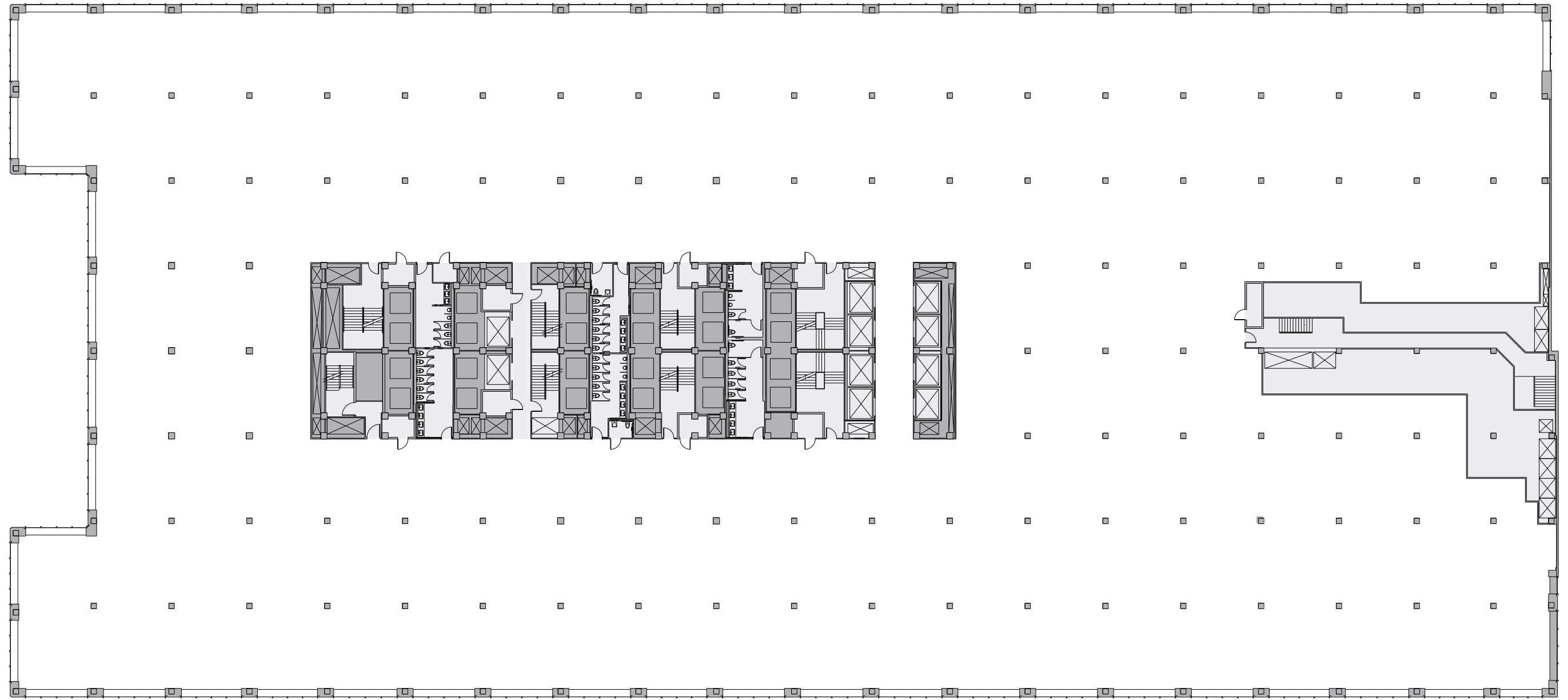
1290 AVENUE OF THE AMERICAS

6TH FLOOR

105,952 RSF

WEST 52ND STREET

AVENUE OF THE AMERICAS



WEST 51ST STREET

1290 AVENUE OF THE AMERICAS

6TH FLOOR AS BUILT

105,952 RSF

540
TOTAL
HEADCOUNT

81
PRIVATE
OFFICES

141
CONFERENCE
ROOM SEATS

WEST 52ND STREET

AVENUE OF THE AMERICAS



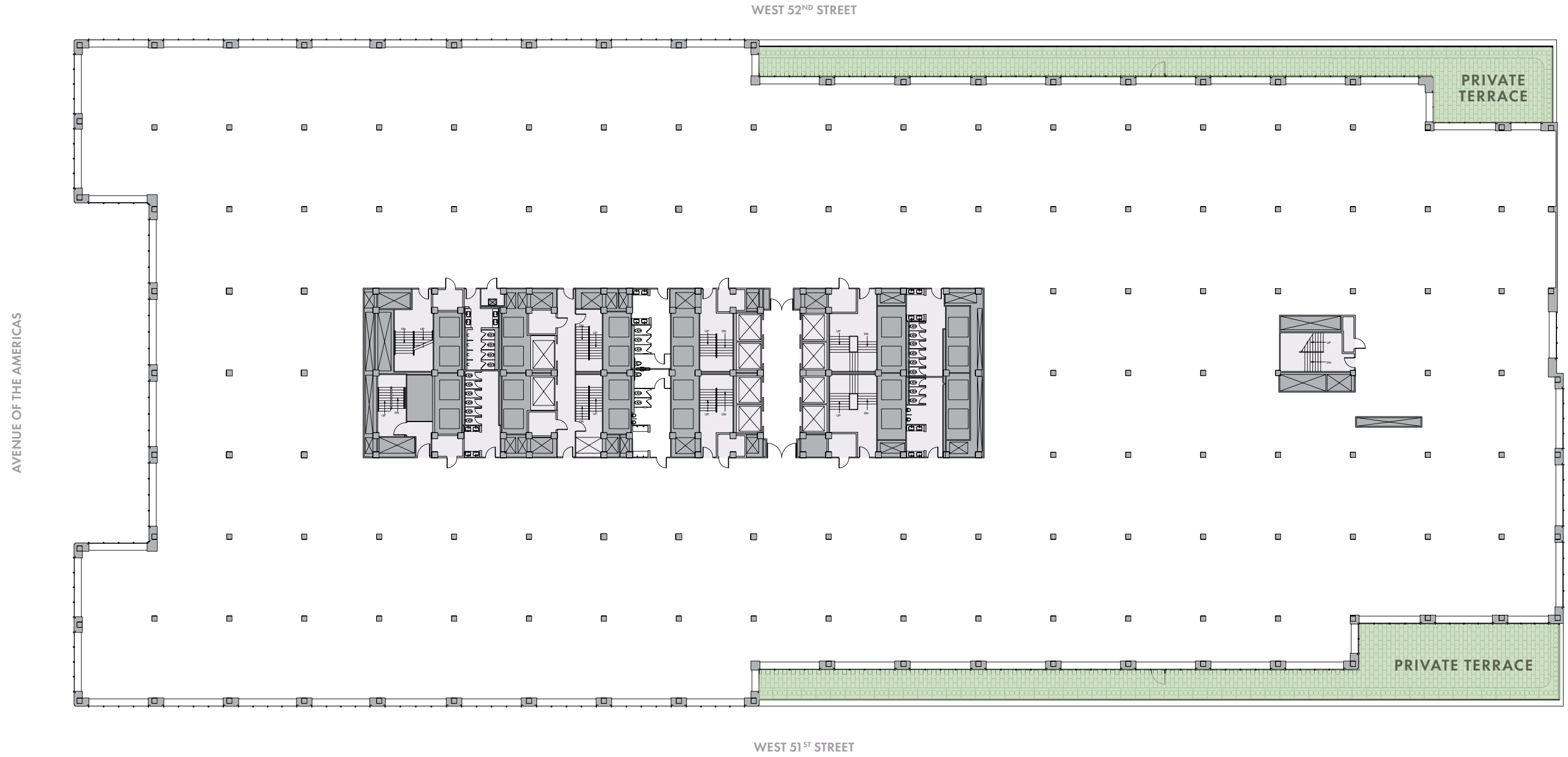
WEST 51ST STREET

- | | | | |
|---|------------|---|---------------|
|  | OFFICE |  | COLLABORATIVE |
|  | BENCHING |  | PHONE |
|  | CONFERENCE |  | SUPPORT |

1290 AVENUE OF THE AMERICAS

7TH FLOOR

100,459 RSF



1290 AVENUE OF THE AMERICAS

TERRACE



1290 AVENUE OF THE AMERICAS

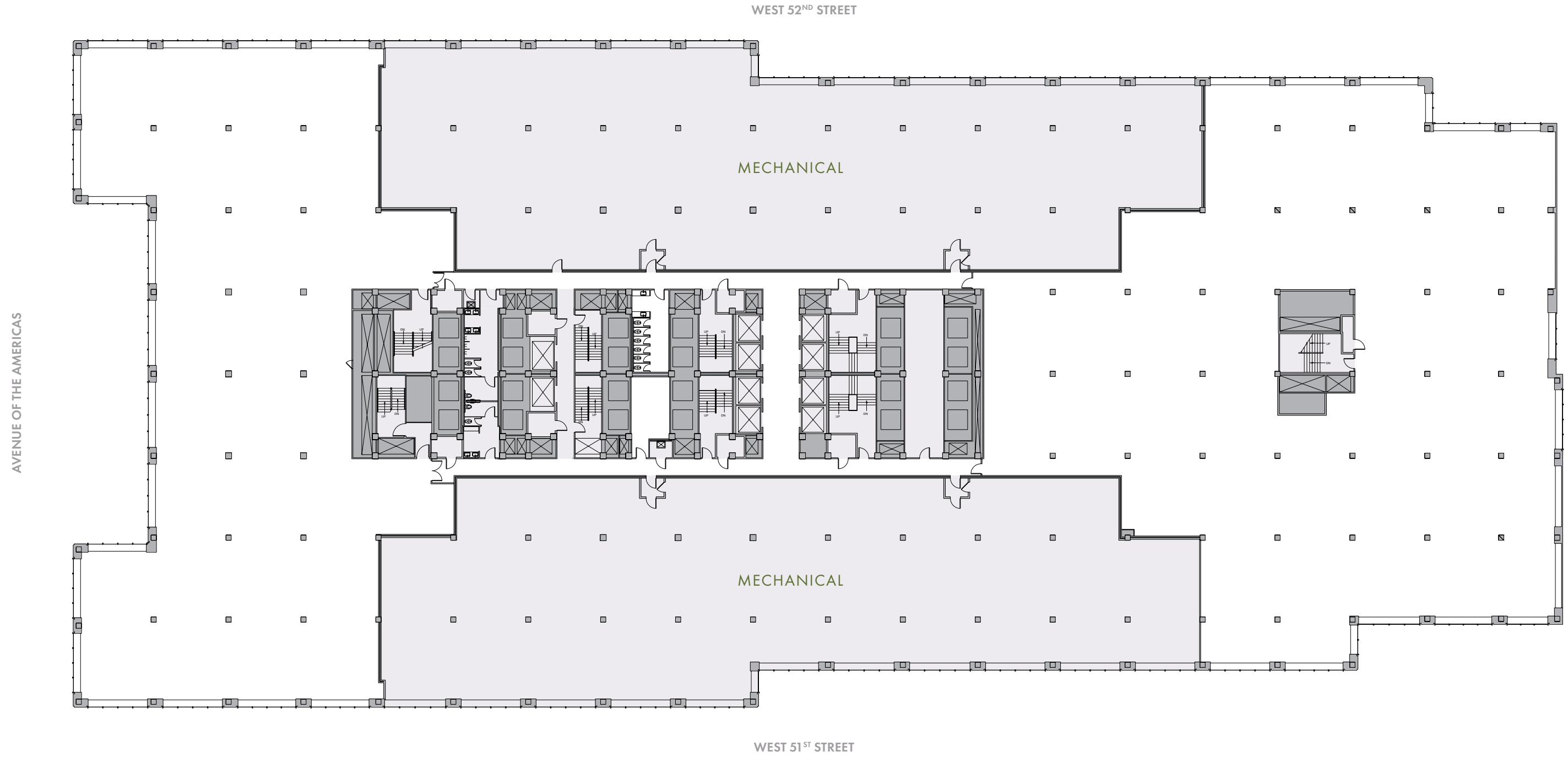
TERRACE



1290 AVENUE OF THE AMERICAS

8TH FLOOR

57,862 RSF



1290 AVENUE OF THE AMERICAS

TOWN HALL



1290 AoA

1290 AVENUE OF THE AMERICAS

TOWN HALL





PENN 1, THE LANDING

1290
AVENUE
OF THE
AMERICAS

WorkLife

BY VORNADO

An amenity ecosystem for tenants to focus on both work and self-care. The WorkLife amenities are available to all office tenants, including:

TOWN HALL & PAVILION
WELLNESS & FITNESS CENTER
WITH BIKE ROOM



WorkLife: Solving For Your Day.



THE MART, WORKLIFE MEETINGS



555 CALIFORNIA AUDITORIUM



PENN 1, LIFE TIME FITNESS

WORKLIFE AMENITIES

A ONE- OF-A-KIND AMENITY

On the 17th floor, the sprawling 10,000-square-foot landscaped terrace and 15,000 square-foot pavilion form an indoor-outdoor complex of meeting rooms, bars, lounges, and town hall that are open to all tenants for both daily work and private functions.

10,000 SF

Rooftop Park



15,000 SF

Prefunction Area
& Pavilion



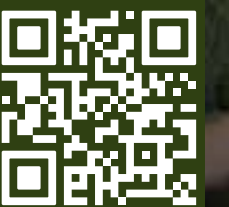
WORKLIFE AMENITIES

PAVILION & TERRACE

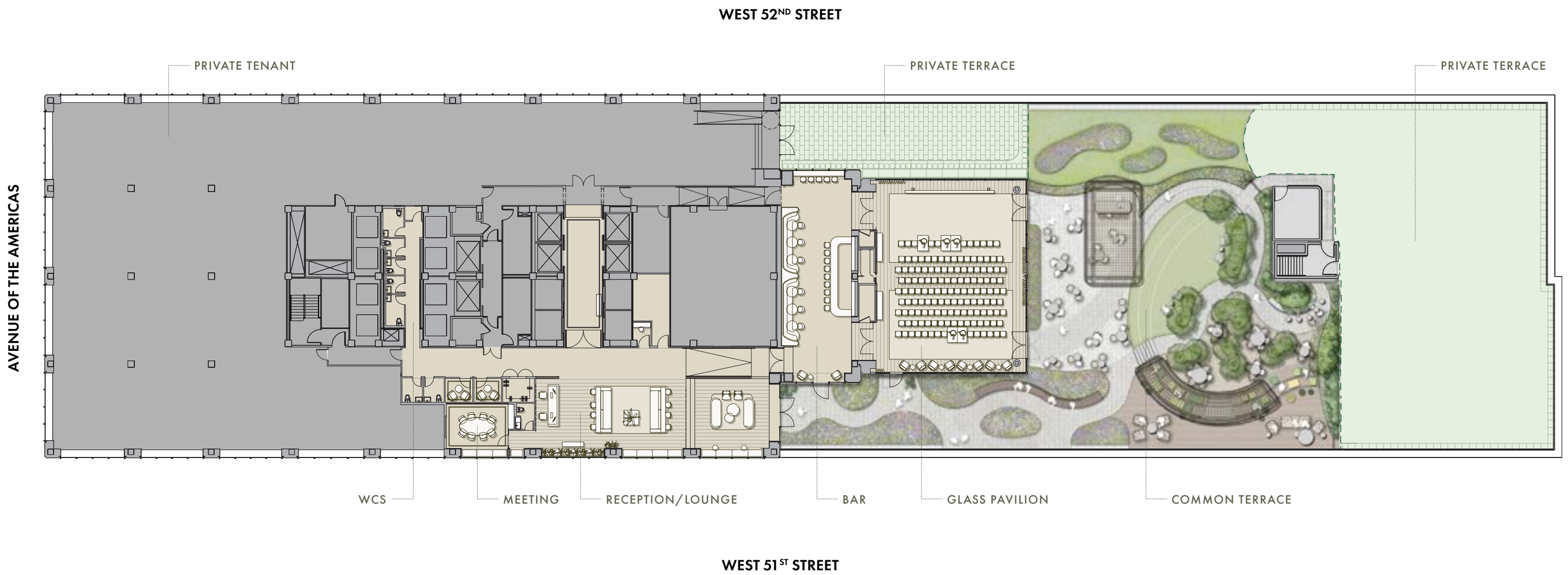
The Pavilion is a 15,000 square foot, double-height, multifunctional lounge and town-hall inspired public space, for use exclusively by tenants. Accommodating up to 230 guests, it also features a full-service bar, reception and meeting rooms.



INTERACTIVE WALKTHROUGH



17TH FLOOR AMENITY PLAN



WORKLIFE AMENITIES

PAVILION RECEPTION



WORKLIFE AMENITIES

PAVILION BAR



WORKLIFE AMENITIES

PAVILION CONFERENCE LAYOUT



WORKLIFE AMENITIES

PAVILION CONFERENCE LAYOUT



WORKLIFE AMENITIES

PAVILION CONFERENCE LAYOUT



WORKLIFE AMENITIES

PAVILION LOUNGE LAYOUT



WORKLIFE AMENITIES

MORE PARK PER PERSON

50K

Square Feet
of Overall
Outdoor Space

10K

Square Feet
of Park Space
for Everyone



WORKLIFE AMENITIES

A PLACE TO RECHARGE

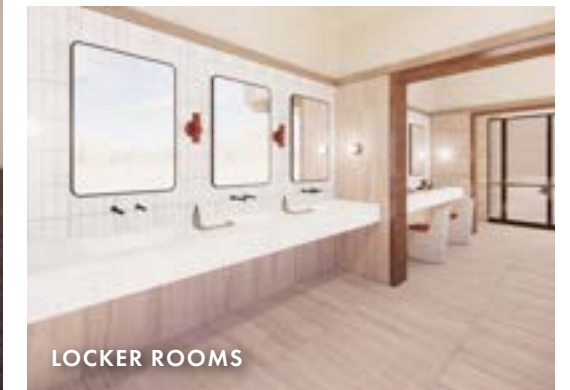
1290 TENANT WELLNESS & FITNESS CENTER



OPEN FITNESS AREA



BIKE STORAGE



LOCKER ROOMS



PHYSICAL THERAPY ROOM



FITNESS CENTER ENTRANCE FROM BUILDING LOBBY

A direct stairway from the Lobby provides quick access to the concourse tenants-only wellness center, featuring 17-foot ceilings, locker rooms, an elevated shower experience, yoga, fitness, training rooms, and ample bike storage.

WORKLIFE AMENITIES

LOCKER ROOM



WORKLIFE AMENITIES

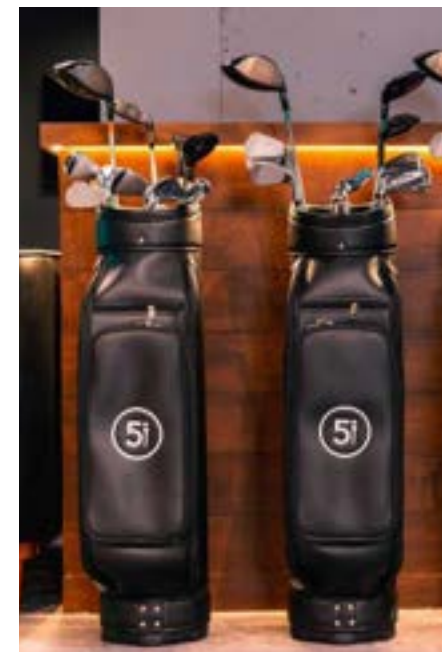
A PLACE TO RETREAT

WORK &
LACTATION SUITES



Adjacent to the wellness center on the concourse, Work& will operate a collection of fully-equipped lactation suites. With hospital-grade pumps, sanitizing supplies, and on-site refrigeration, the facility will allow new moms to pump safely and conveniently while at work. A user-friendly, app-based booking and access system will provide maximum privacy and flexibility.

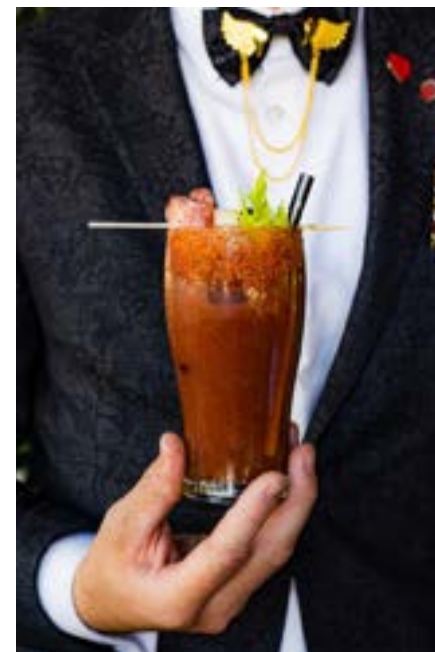
A PLACE TO PLAY



Opening in 2025, Five Iron Golf will provide a dynamic space to entertain clients, host happy hours, and hold corporate events. Guests can work on their golf game year-round with access to tour-level Callaway club fitting, state-of-the-art simulators, and seasonal leagues.

WORKLIFE AMENITIES

A PLACE TO INDULGE



Maple & Ash is bringing its signature fire-fueled dining experience to Midtown Manhattan, opening in 2026 at 1290 Avenue of the Americas. The 12,000 square foot space will be the restaurant group's first New York City outpost, and play a key role in Vornado's ongoing transformation of the building. Maple & Ash will offer tenants and the local community a bold, elevated destination for everything from business lunches to unforgettable nights out.

BUILDING SPECIFICATIONS



LOCATION

The block between 51st and 52nd street, along the eastern side of the Avenue of the Americas

ELEVATORS

PASSENGER CARS: 32
FREIGHT CARS: 2
CAR / TRUCK LIFTS: 2

EMERGENCY POWER

Two emergency generators are located at the premises:

- A 2000 KW generator is available to all building tenants for additional redundant power requirements
- A 765 KW life safety generator

AIR CONDITIONING

BUILDING HVAC HOURS

MONDAY TO FRIDAY: 8AM TO 8PM, SATURDAY: 9AM TO 1PM

The central plant is located in the subcellar, two levels below grade. Chilled water for air conditioning is generated by one 3,420 ton and one 2,800 ton York centrifugal chillers directly driven by steam turbines and a 1,000 ton electric chiller. Floors are cooled by chiller water pumped to central air handler coils for the interior and perimeter systems.

BUILDING

- 2.1 Million Square Feet
- 43 Above Grade Floors
- 2 Below Grade Levels

FLOOR SIZES

26K - 100K SF

YEAR BUILT

1963; Recent projects in 2014 and 2025

OUTDOOR SPACE

48,000 RSF

SLAB HEIGHT

12'

SUSTAINABILITY



Vornado has created industry-leading green cleaning and building-wide recycling and organics diversion programs. VNO has been collecting organics at 1290 Avenue of the Americas. The building's overall diversion is currently at 55% and zero waste is being sent to a landfill as it is all being sent to a waste-to-energy plant.



SPRINKLERS

The building is fully sprinklered. The tank locations are on the 44th floor: (2) 7,000 gal tanks each with 4,500 fire reserve; 20th floor: 13,200 gal tank with 9,000 gal reserve.

THE VISIONARY TEAM

DEVELOPER

VORNADO REALTY TRUST

Vornado is a fully integrated real estate investment trust (“REIT”) with a portfolio of premier New York City office and retail assets and the developer of the new PENN DISTRICT. While concentrated in New York, Vornado also owns premier assets in both Chicago and San Francisco. Vornado is a real estate industry leader in sustainability, with 100% of our in-service offices buildings LEED certified and over 95% certified LEED Gold or Platinum.

INTERIOR ARCHITECT

FOGARTY FINGER

Founded in 2003 by Chris Fogarty and Robert Finger, Fogarty Finger is an interdisciplinary architecture and interiors studio dedicated to placemaking within the urban built environment. With projects that are equally evocative and pragmatic, the firm has carved out a distinct voice by incorporating color, warmth, and culture into commercial and residential spaces.

LANDSCAPE ARCHITECT

HOLLANDER DESIGN

Hollander’s design philosophy focuses on three ecologies: the site’s natural, architectural, and most critical here, human ecology, or how people will actually use the property. Primarily known for residential landscaping, the firm’s ability to create spaces that are comfortable and beautiful is a perfect fit for this project.

LEASING INFORMATION



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