



# 485 Lex

Stunning  
from any  
point  
of view

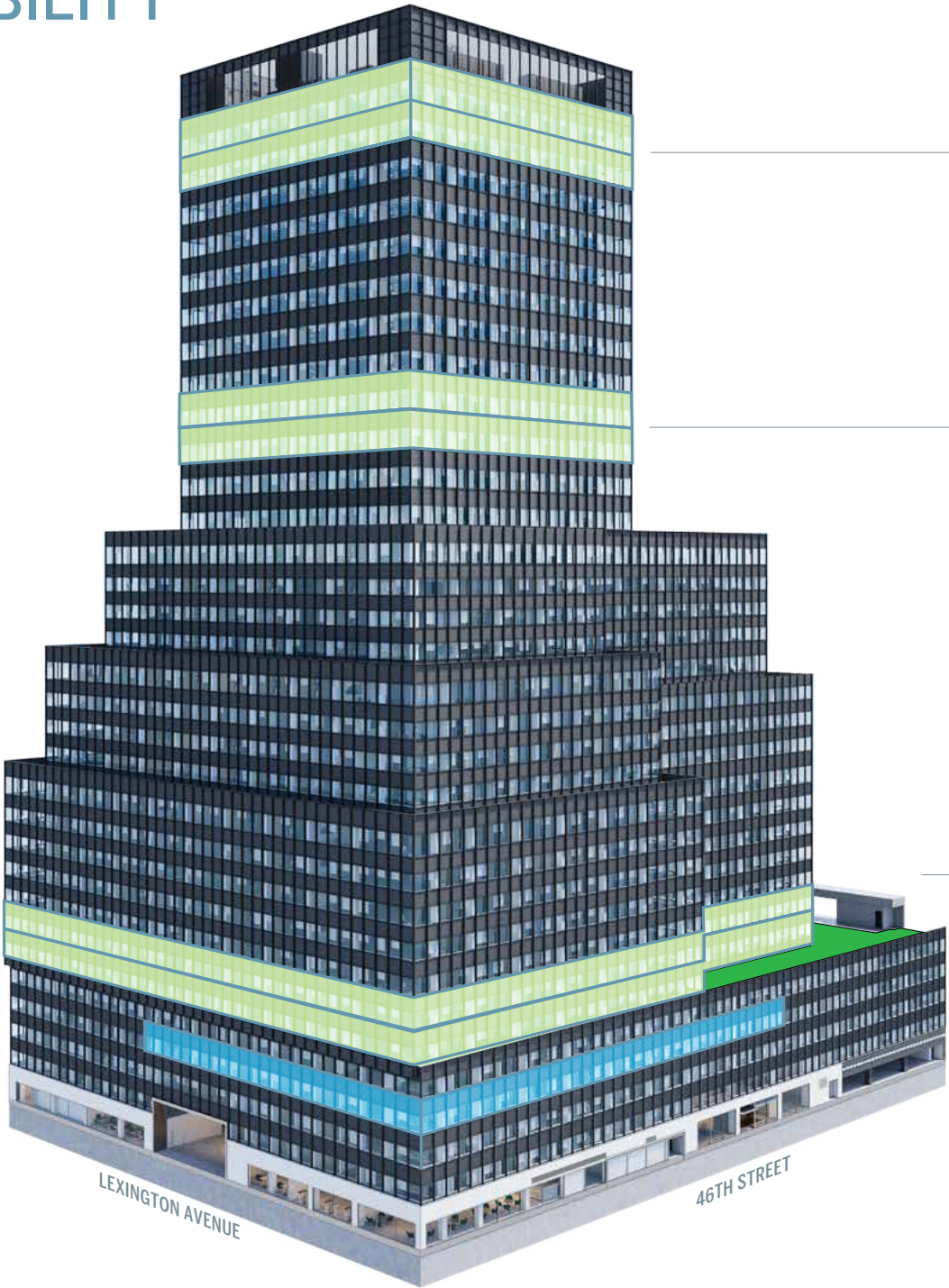
 SL GREEN  
REALTY CORP SLG LISTED NYSE

# OPPORTUNITY HIGHLIGHTS

- Penthouse Block 23,000 RSF
- Tower Block 28,000 RSF
- Podium Block 87,000 RSF
- Full Floor Terrace Opportunity
- Easy Access from Grand Central Terminal and LIRR Connection
- On-site Parking and Bike Room
- Retail Amenities: Bright Horizons Daycare, Pret A Manger, Form 50 Fitness, Just Salad



# AVAILABILITY



## Penthouse Block 22,889 RSF

Entire 32: 8,811 RSF

Entire 31: 14,078 RSF

## Tower Block 28,412 RSF

Entire 24: 14,206 RSF

Available 4/1/2026

Entire 23: 14,206 RSF

## Podium Block 87,378 RSF

Entire 6: 44,493 RSF

Available 9/1/2026

Entire 5: 44,545 RSF

## Available

Partial 3: 33,176 RSF

LEXINGTON AVENUE

46TH STREET



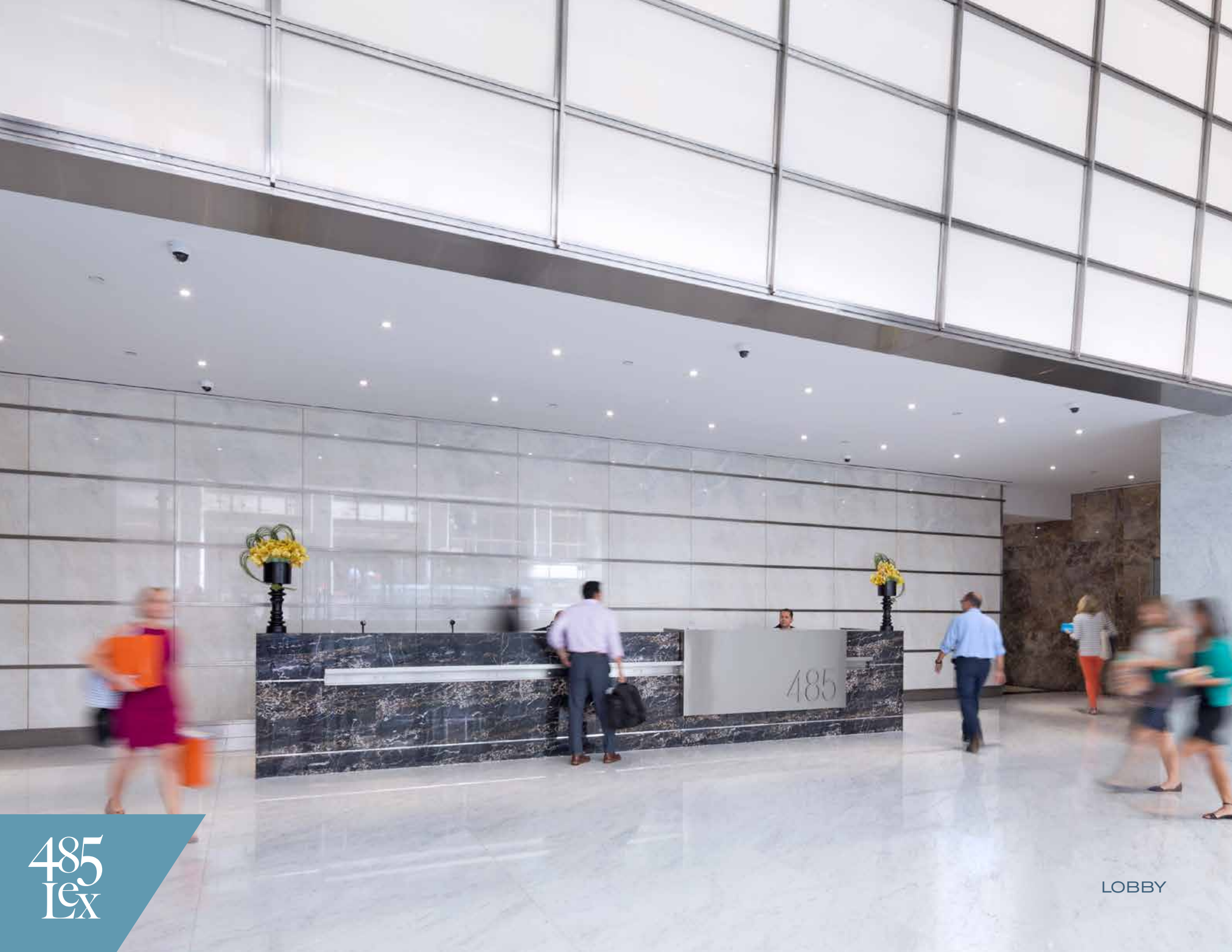
85

485



485  
Lex

BUILDING ENTRANCE  
Lexington Avenue



K10

10  
x1

10  
x1

IN CASE OF FIRE  
USE STAIRS UNLESS  
OTHERWISE INSTRUCTED

**K**



THIS CAB IS  
FIRE RATED



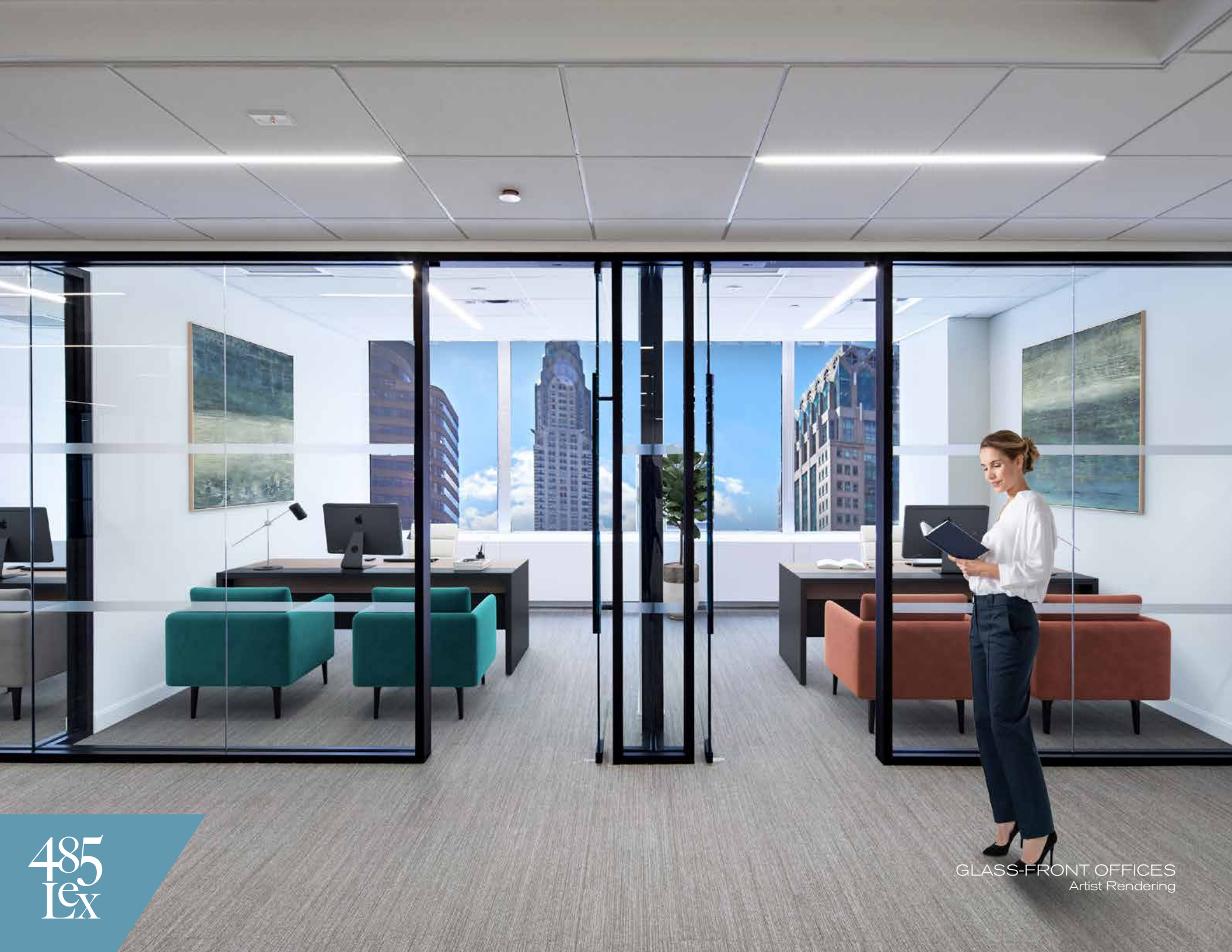


485  
Lex

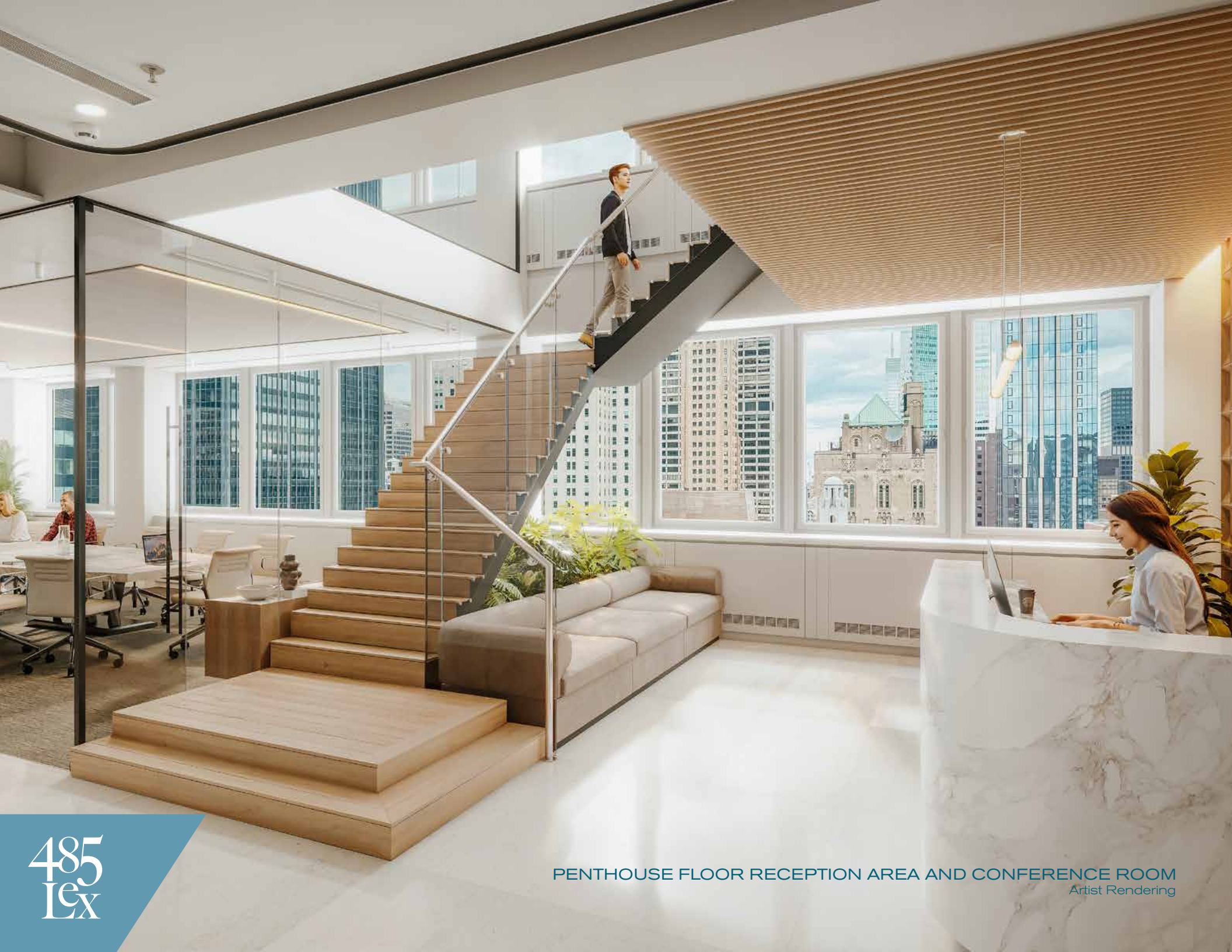
5TH FLOOR TERRACE OPPORTUNITY

Artist Rendering







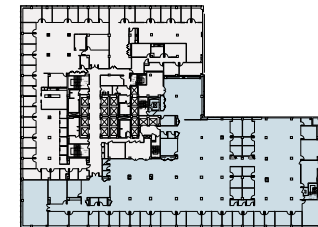
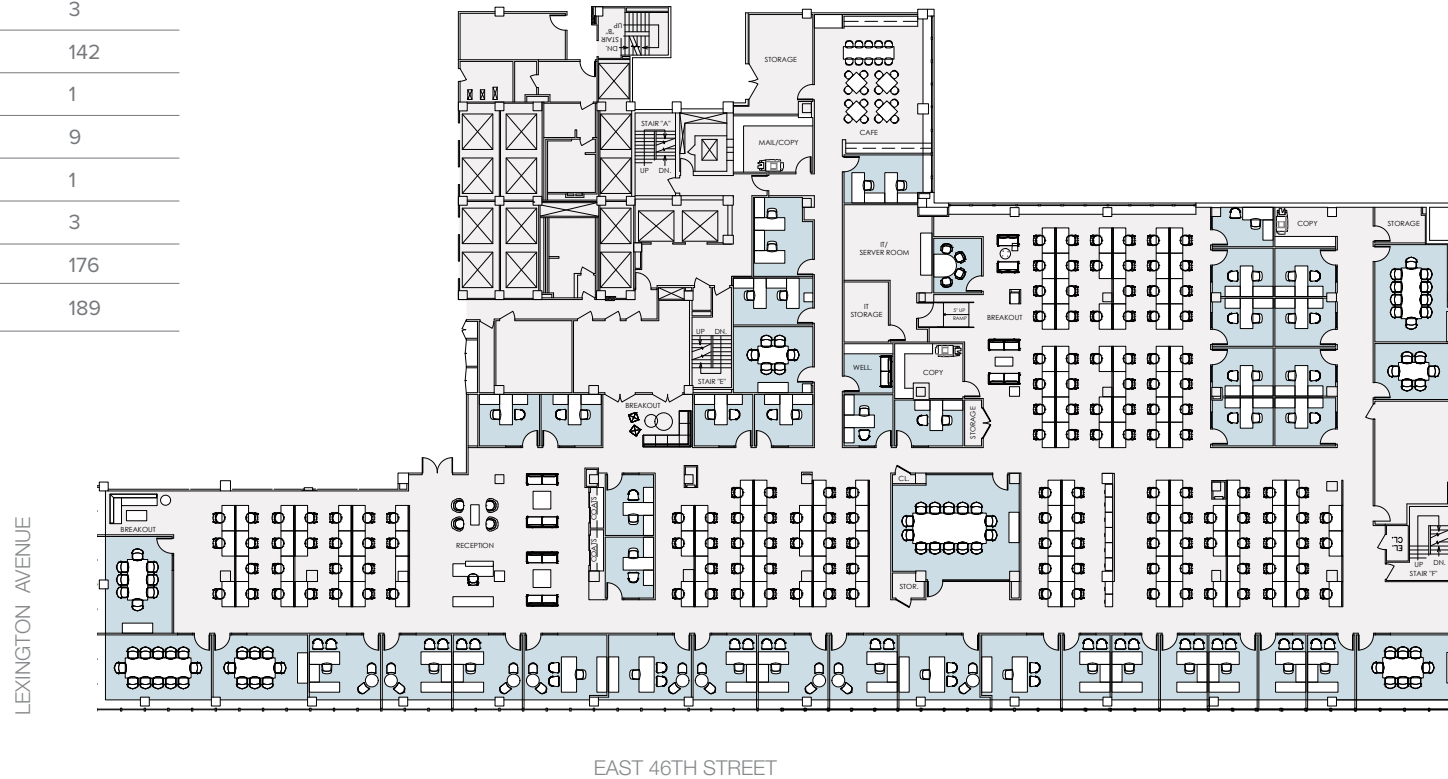


# Suite 300

As-Built | 33,176 RSF

## FLOOR KEY

Perimeter Office	16
Interior Office	15
Shared Office	3
Workstation	142
Reception	1
Conference Room	9
Cafe	1
Breakout Area	3
Total Headcount	176
RSF Per Person	189

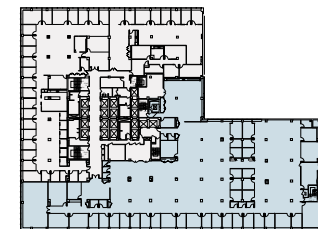
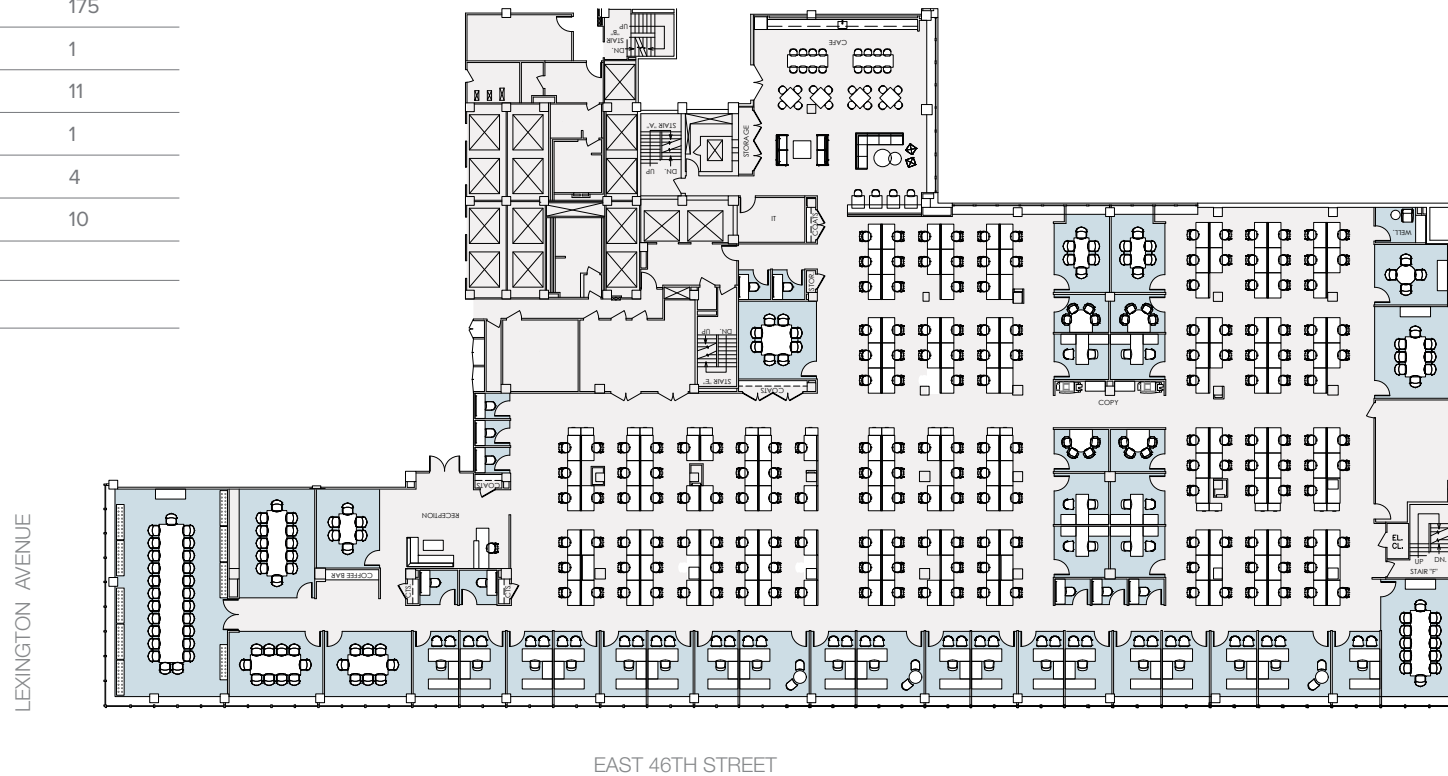


# Suite 300

Test Fit | 33,176 RSF

## FLOOR KEY

Perimeter Office	19
Interior Office	6
Workstation	175
Reception	1
Conference Room	11
Cafe	1
Huddle Room	4
Phone Room	10
Total Headcount	
RSF Per Person	



# ENTIRE 5TH FLOOR

Proposed Layout - Dual Floor | 44,545 RSF

EAST 47TH STREET

## FLOOR KEY

Office	74
Workstation	138
Reception	1
Conference Room	13
Phone Room	8
Total Headcount	213
RSF Per Person	209

LEXINGTON AVENUE



EAST 46TH STREET



# ENTIRE 5TH FLOOR

OPEN TEST FIT | 44,545 RSF

EAST 47TH STREET

## FLOOR KEY

Office	32
Workstation	265
Reception	1
Conference Room	6
Total Headcount	298
RSF Per Person	149

LEXINGTON AVENUE



EAST 46TH STREET



# ENTIRE 5TH FLOOR

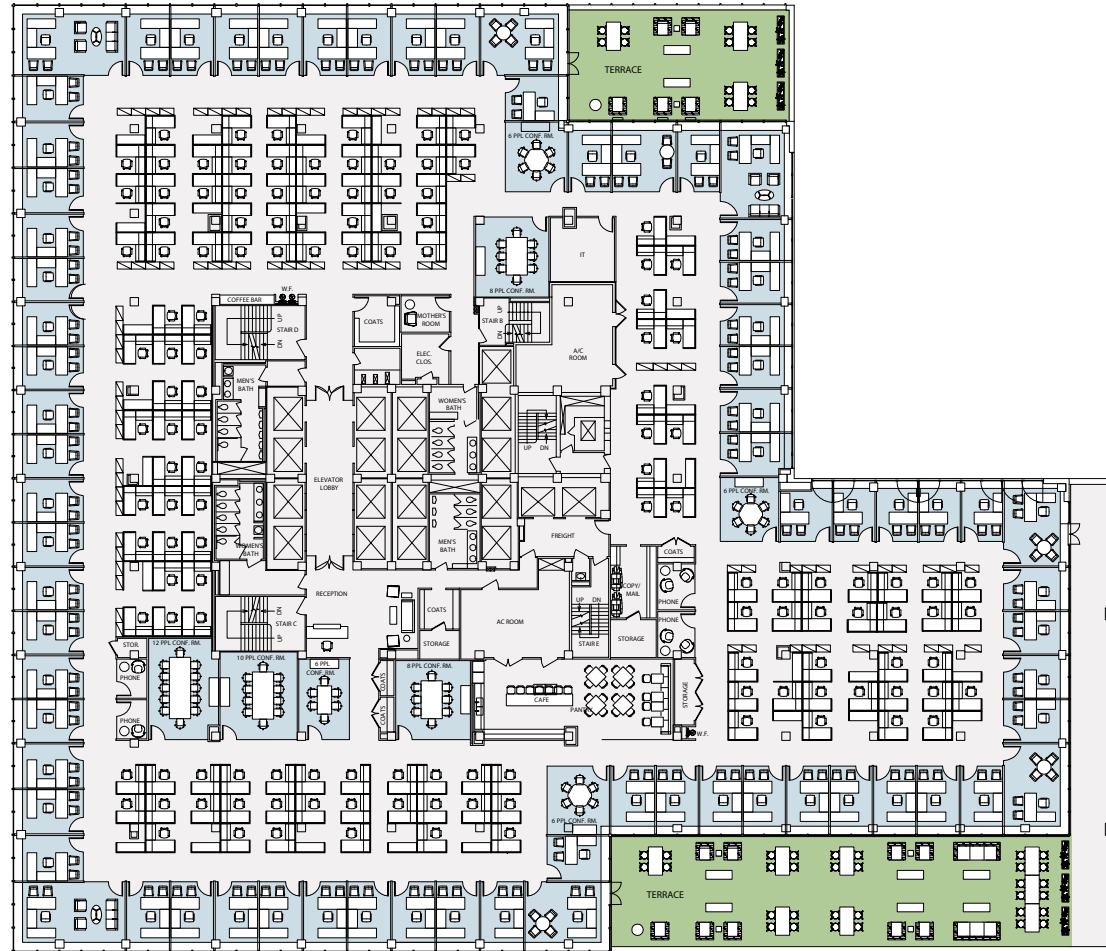
OFFICE INTENSIVE TEST FIT | 44,545 RSF

EAST 47TH STREET

## FLOOR KEY

Perimeter Office	49
Workstation	228
Reception	1
Conference Room	7
Total Headcount	278
RSF Per Person	163

LEXINGTON AVENUE



EAST 46TH STREET



# ENTIRE 5TH FLOOR

LAW FIRM TEST FIT | 44,545 RSF

EAST 47TH STREET

## FLOOR KEY

Perimeter Office	54
Interior Office	21
Workstation	37
Reception	1
Conference Room	7
Total Headcount	114
RSF Per Person	593

LEXINGTON AVENUE

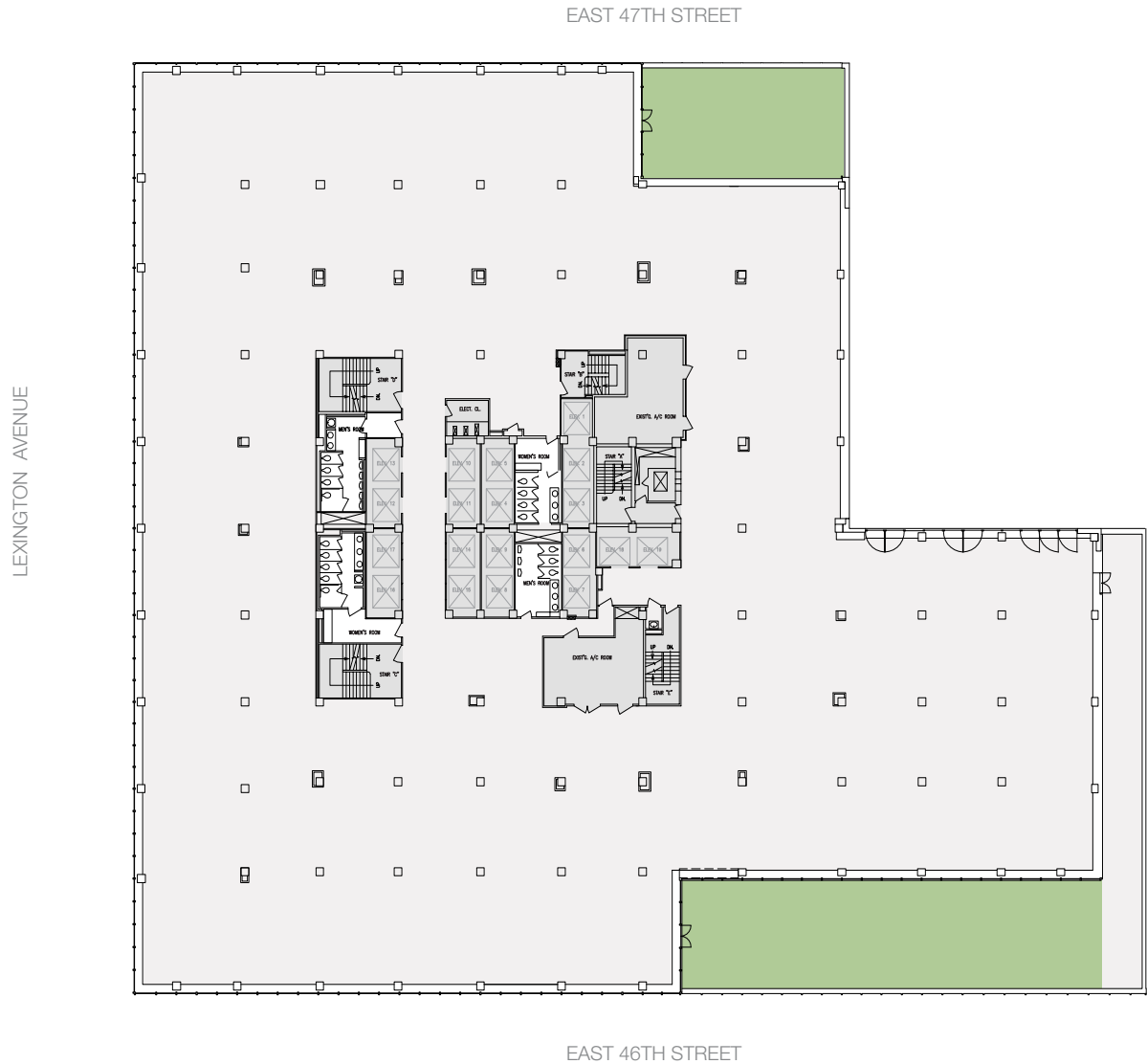


EAST 46TH STREET



# ENTIRE 5TH FLOOR

CORE & SHELL | 44,545 RSF



# ENTIRE 6TH FLOOR

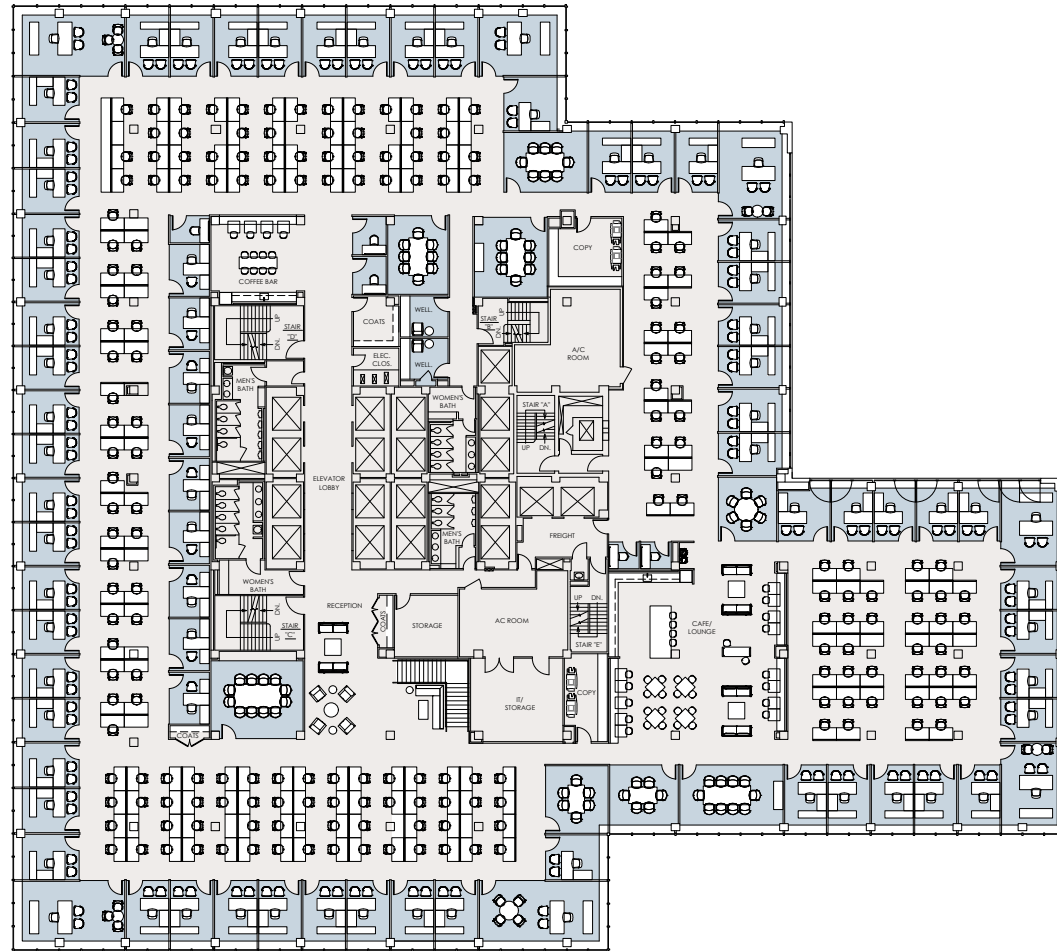
PROPOSED LAYOUT - DUAL FLOOR | 44,493 RSF

EAST 47TH STREET

## FLOOR KEY

Office	75
Workstation	187
Conference Room	8
Phone Room	4
Total Headcount	262
RSF Per Person	170

LEXINGTON AVENUE



EAST 46TH STREET



# ENTIRE 6TH FLOOR

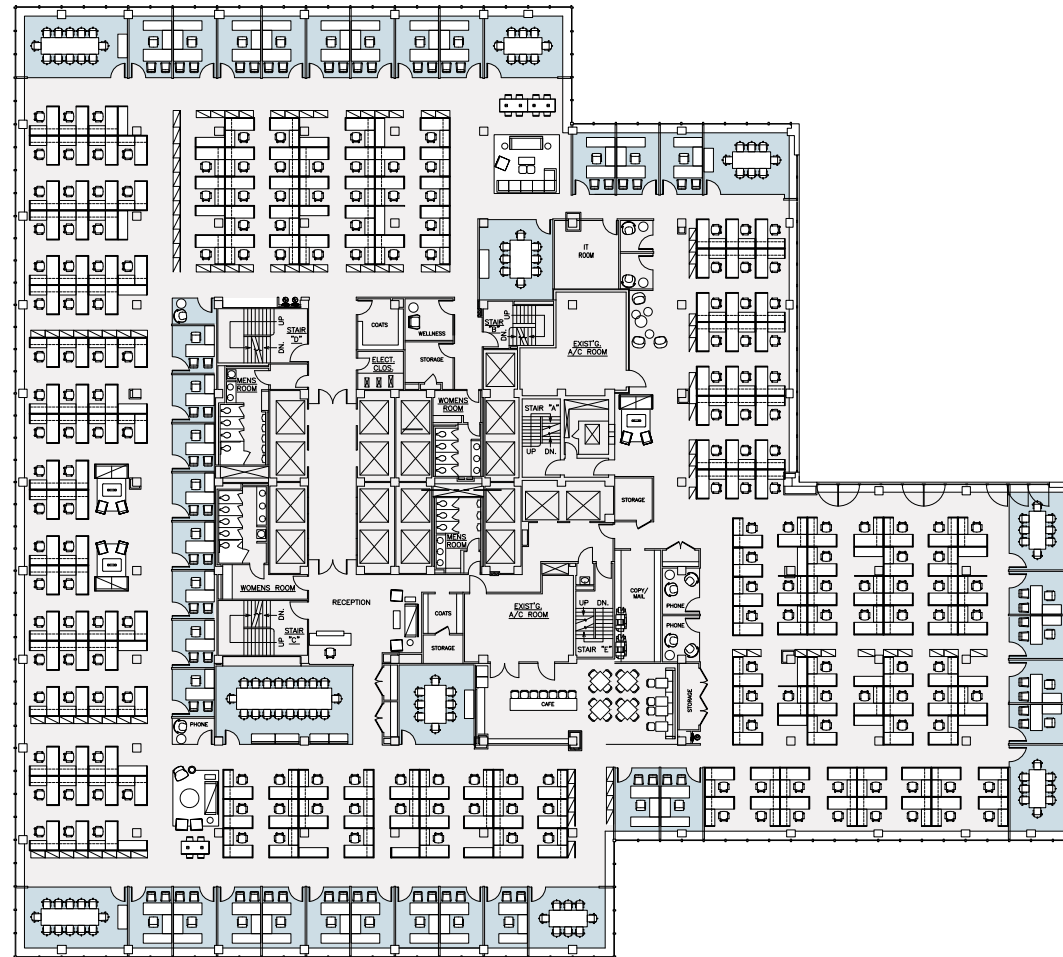
## PROPOSED OPEN LAYOUT | 44,493 RSF

EAST 47TH STREET

### FLOOR KEY

Office	32
Workstation	265
Reception	1
Conference Room	6
Total Headcount	298
RSF Per Person	149

LEXINGTON AVENUE



EAST 46TH STREET



# ENTIRE 6TH FLOOR

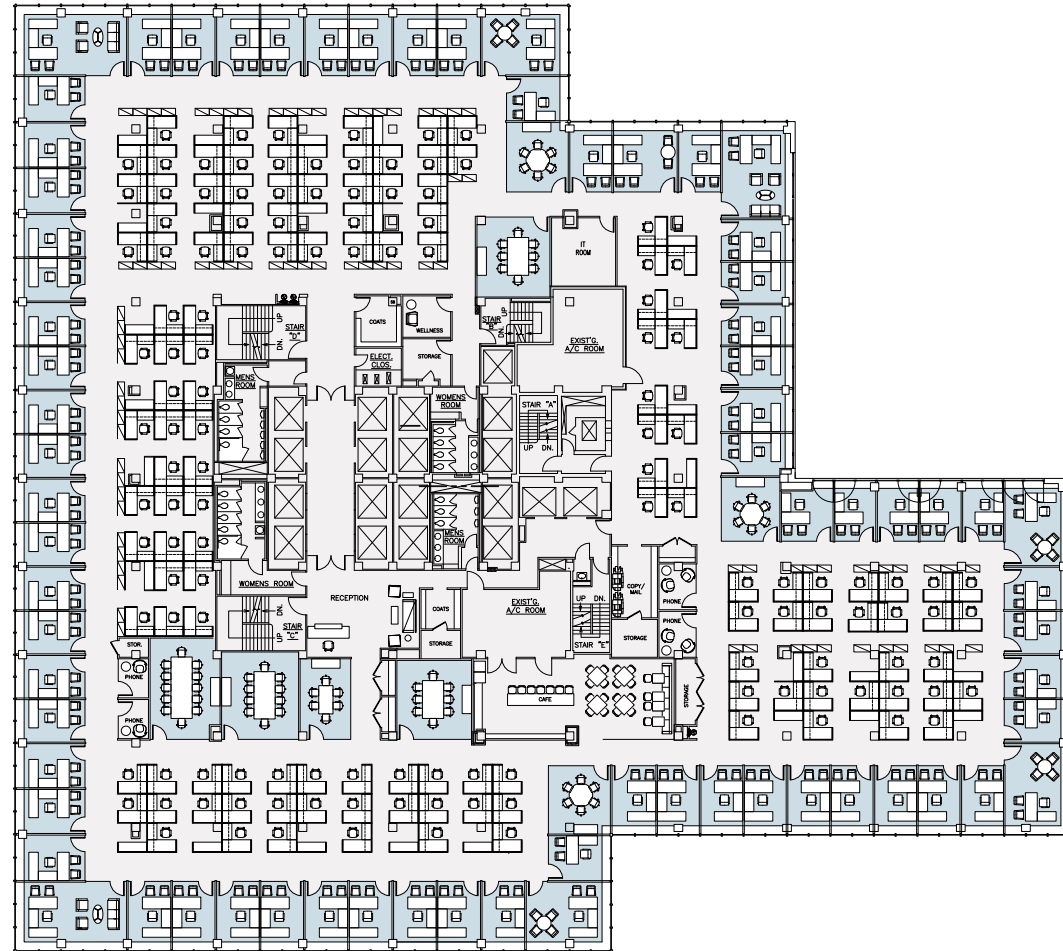
PROPOSED OFFICE LAYOUT | 44,493 RSF

EAST 47TH STREET

## FLOOR KEY

Perimeter Office	49
Workstation	228
Reception	1
Conference Room	7
Total Headcount	278
RSF Per Person	163

LEXINGTON AVENUE



EAST 46TH STREET



# ENTIRE 23RD FLOOR

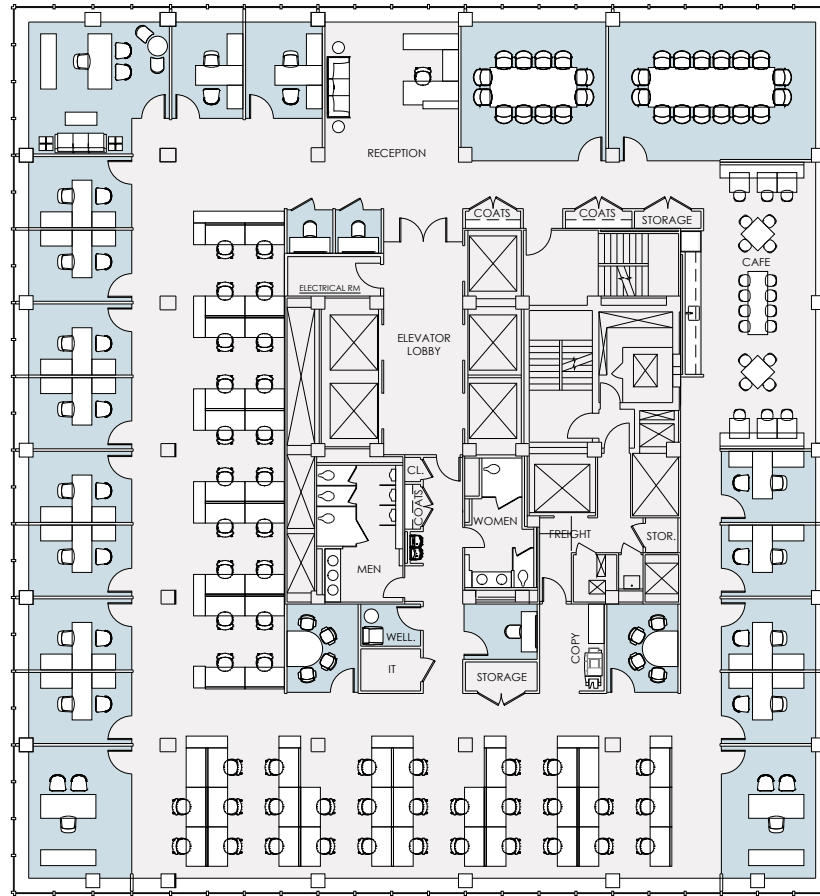
PROPOSED LAYOUT | 14,206 RSF

EAST 47TH STREET

## FLOOR KEY

Office	17
Conference Room	2
Workstation	49
Huddle Room	2
Phone Room	2
Reception	1
Cafe	1
Total Headcount	67
RSF Per Person	212

LEXINGTON AVENUE



THIRD AVENUE

EAST 46TH STREET



# ENTIRE 24TH FLOOR

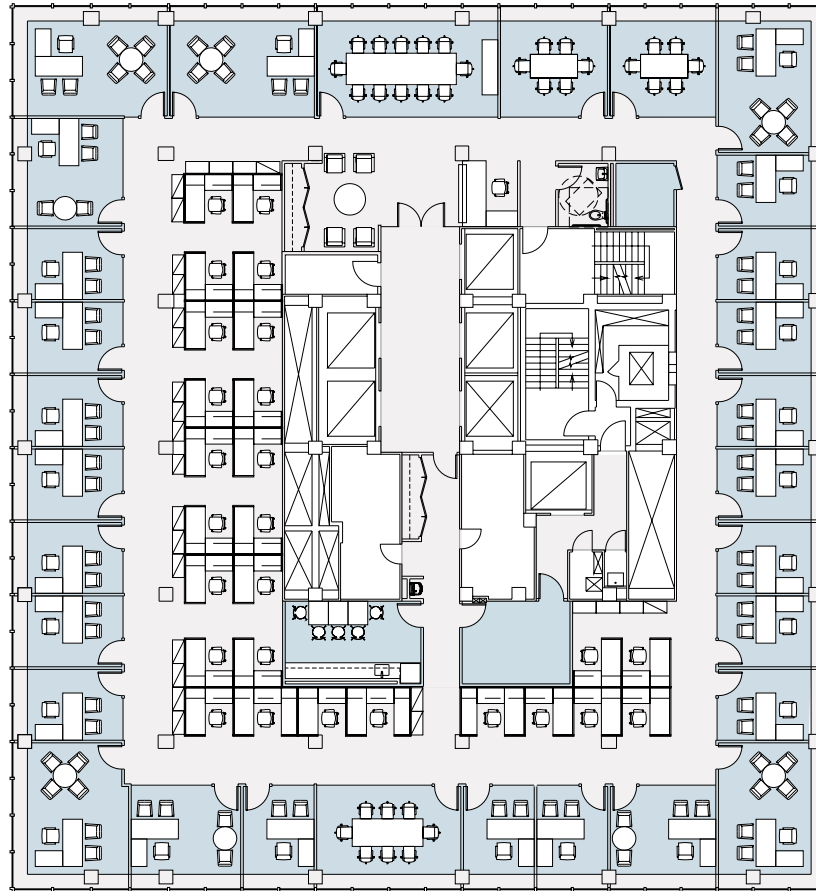
PROPOSED OFFICE LAYOUT | 14,206 RSF

EAST 47TH STREET

## FLOOR KEY

Office	26
Conference Room	4
Workstation	26
Reception	1
Pantry	1
Total Headcount	53
RSF Per Person	265

LEXINGTON AVENUE



THIRD AVENUE

EAST 46TH STREET



# ENTIRE 24TH FLOOR

## PROPOSED OPEN LAYOUT | 14,206 RSF

### FLOOR KEY

Office	4
Conference Room	3
Workstation	67
Reception	1
Pantry	1
Storage Room	2
Copy/Mailroom	1
Total Headcount	71
RSF Per Person	198

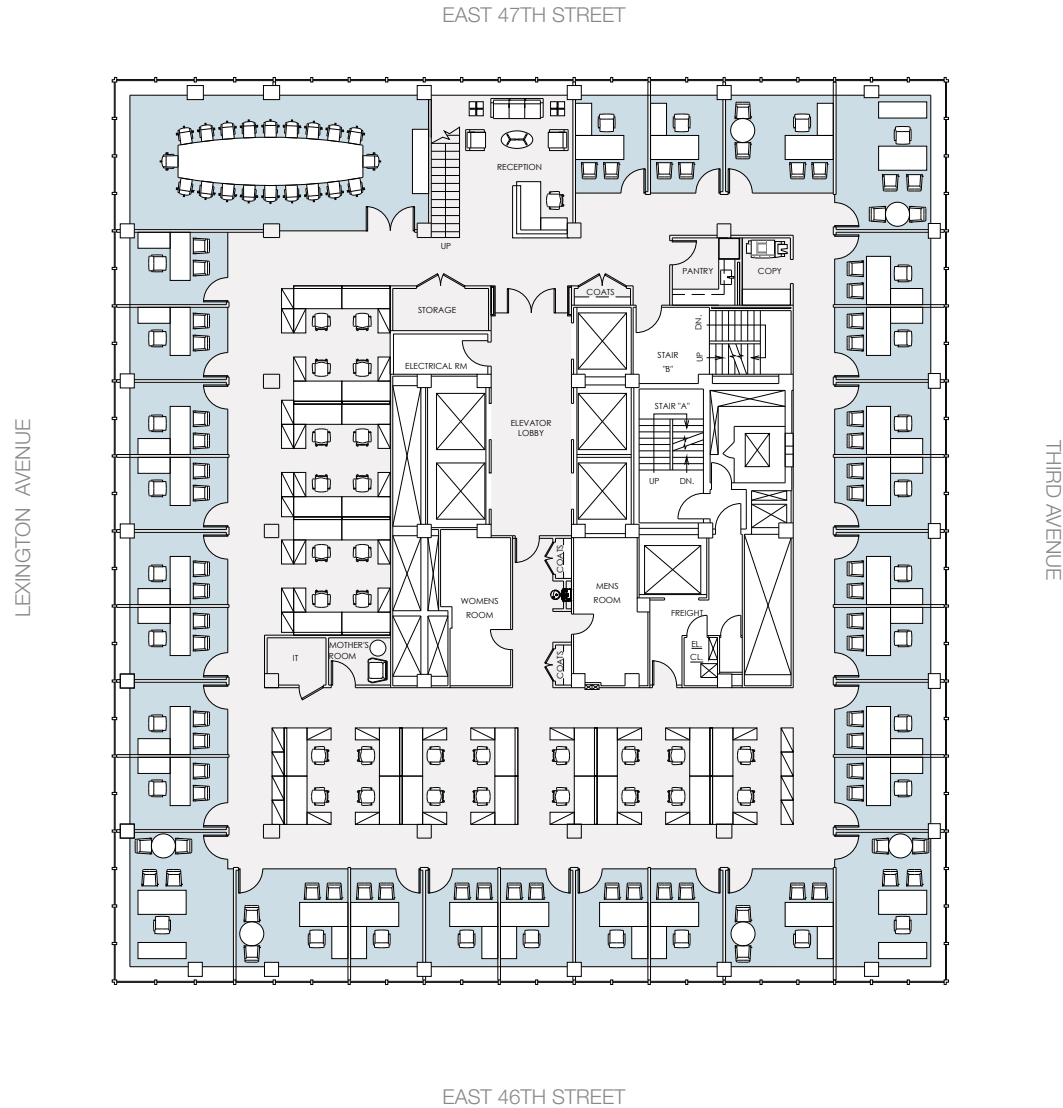


# ENTIRE 31ST FLOOR

PROPOSED LAYOUT | 14,078 RSF

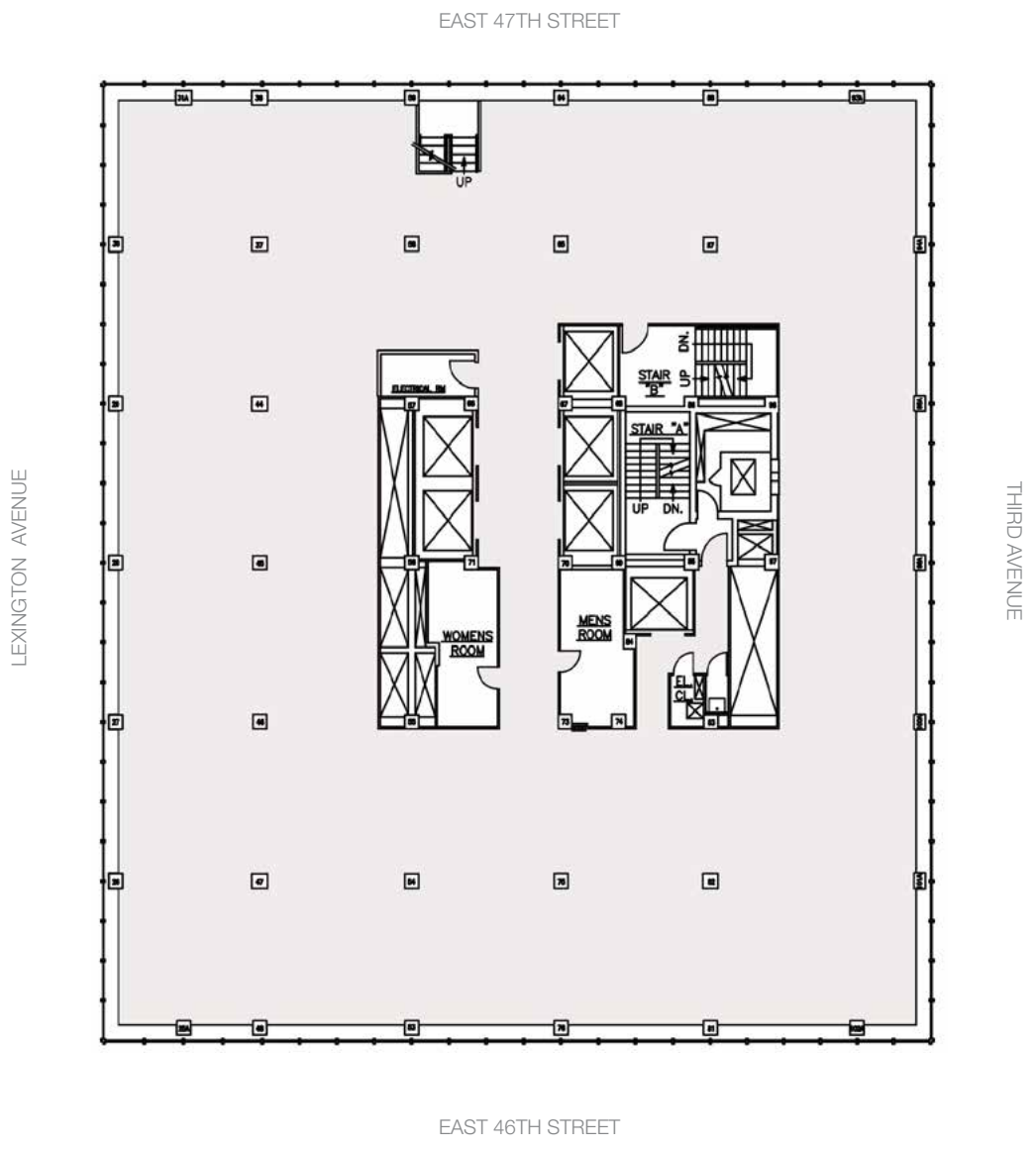
## FLOOR KEY

Office	29
Workstation	28
Reception	1
Conference Room	1
Storage Room	1
Mother's Room	1
Total Headcount	58
RSF Per Person	242



# ENTIRE 31ST FLOOR

CORE & SHELL | 14,078 RSF



# PROPOSED LAYOUT

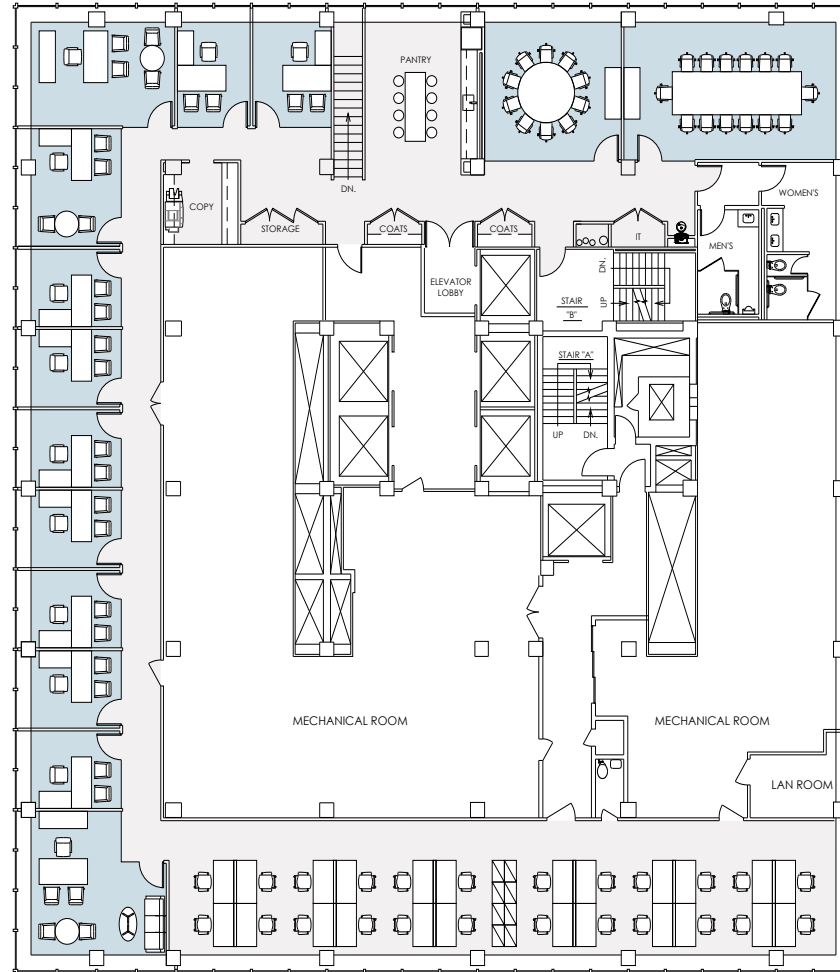
ENTIRE 32ND FLOOR - 8,811 RSF

EAST 47TH STREET

## FLOOR KEY

Perimeter Office	12
Workstation	24
Reception	1
Conference Room	2
Pantry	1
Total Headcount	36
RSF Per Person	391

LEXINGTON AVENUE



THIRD AVENUE

EAST 46TH STREET





# BUILDING SPECIFICATIONS

---

<b>LOCATION</b>	Lexington Avenue between 46th Street and 47th Street														
<b>YEAR BUILT</b>	1956														
<b>ARCHITECT</b>	Emery Roth & Sons														
<b>BUILDING SIZE</b>	941,897 rsf														
<b>BUILDING HEIGHT</b>	Thirty-two (32) Floors, plus Basement and Mezzanine														
<b>BUILDING CONSTRUCTION</b>	<p>Conventional reinforced concrete foundation system with steel columns and beams.</p> <p>Facade: Double-paned tinted glass vision panels with black</p> <p>Lobby: Two-story lobby atrium with LED lighting features, white marble floors, back-lit white glass panels and a gray granite lobby desk that leads to marble-clad elevator banks banned in steel.</p>														
<b>FLOOR SIZES</b>	<table><tr><td>Floors 2-4:</td><td>Approximately 55,000 rsf</td></tr><tr><td>Floors 5-11:</td><td>Approximately 45,000 rsf</td></tr><tr><td>Floors 12-14:</td><td>Approximately 38,000 rsf</td></tr><tr><td>Floor 15:</td><td>Approximately 33,000 rsf</td></tr><tr><td>Floors 16-19:</td><td>Approximately 28,000 rsf</td></tr><tr><td>Floors 20-31:</td><td>Approximately 14,000 rsf</td></tr><tr><td>Floor 32:</td><td>Approximately 9,000 rsf</td></tr></table>	Floors 2-4:	Approximately 55,000 rsf	Floors 5-11:	Approximately 45,000 rsf	Floors 12-14:	Approximately 38,000 rsf	Floor 15:	Approximately 33,000 rsf	Floors 16-19:	Approximately 28,000 rsf	Floors 20-31:	Approximately 14,000 rsf	Floor 32:	Approximately 9,000 rsf
Floors 2-4:	Approximately 55,000 rsf														
Floors 5-11:	Approximately 45,000 rsf														
Floors 12-14:	Approximately 38,000 rsf														
Floor 15:	Approximately 33,000 rsf														
Floors 16-19:	Approximately 28,000 rsf														
Floors 20-31:	Approximately 14,000 rsf														
Floor 32:	Approximately 9,000 rsf														
<b>TYPICAL SLAB HEIGHTS</b>	<table><tr><td>Floors 2-10:</td><td>11'</td></tr><tr><td>Floor 11:</td><td>11'6"</td></tr><tr><td>Floor 12&amp;14:</td><td>11'</td></tr><tr><td>Floor 15:</td><td>11'6"</td></tr><tr><td>Floors 16-18:</td><td>11'</td></tr><tr><td>Floors 19-31:</td><td>11'6"</td></tr><tr><td>Floor 32:</td><td>15'2"</td></tr></table>	Floors 2-10:	11'	Floor 11:	11'6"	Floor 12&14:	11'	Floor 15:	11'6"	Floors 16-18:	11'	Floors 19-31:	11'6"	Floor 32:	15'2"
Floors 2-10:	11'														
Floor 11:	11'6"														
Floor 12&14:	11'														
Floor 15:	11'6"														
Floors 16-18:	11'														
Floors 19-31:	11'6"														
Floor 32:	15'2"														
<b>COLUMN SPACING</b>	Typical column bays of 19' x 19'														
<b>ELEVATORS</b>	<p>Seventeen (17) passenger elevators, two (2) manually operated service elevators and one (1) loading dock elevator</p> <p>Elevator cabs and mechanicals were upgraded in 2018 and converted to destination dispatch</p>														

## HVAC/SUPPLEMENTAL COOLING

Hours of service: M-F 8am-8pm & Sat. 8am-1pm, air conditioning provided by two (2) 1,100-ton York steam turbine chillers, condenser water supplied to tenants,

Fresh air provided by air-handling units:

Floors 2-4:	3 AHU per floor
Floors 5-19:	2 AHU per floor
Floors 20-21:	1 AHU per floor
Floors 22-32:	2 AHU per floor

## ELECTRIC

Six (6) 4,000-amp services at 120/208 volts; 8.8 watts psf available for tenant use; separate electrical closets located on each floor

## LIFE/SAFETY

Pyrotechnics MXL Class E System; building fully sprinklered; emergency generator backs up all life safety systems

Generator: Location available for tenant back-up generator

## SECURITY/ACCESS

24/7 attended lobby; camera surveillance covers lobby, elevators, loading dock, entrance ways and other public areas; messenger center and attended loading dock

## TELECOM/CABLE

AT&T, CenturyLink, Cogent, Crown Castle Fiber, Pilot Fiber, Spectrum Business, Verizon, Verizon Enterprise Solutions and Zayo.

Wired Certified Platinum

## TRANSPORTATION

Easy access to all transportation including Grand Central Terminal and multiple subway lines including 4, 5, 6, 7, E, M & S

## AMENITIES

Two-level, in-building 100-car garage managed by Icon/QuikPark and an on-site 50-capacity bike room.

Other retail amenities include Duane Reade, 10000 Coffee, FORM50 Fitness, Bright Horizons, Just Salad

Parking: Two-level, in-building 100-car garage managed by Icon/QuikPark



# SUSTAINABILITY AT SL GREEN



## HIGHLIGHTS

### AIR

- HVAC systems are equipped with MERV-16 media filters that capture airborne particles, exceeding the requirements of New York City's Energy Code.
- Mechanical systems increase the supply of outdoor air and continuously cycle fresh, filtered air throughout the building.
- Base building air quality is assured by WellStat, a monitoring system that provides real-time air quality levels that measure indicators including carbon dioxide, particulate matter, VOCs, temperature, humidity, and more.
- Building staff are required to use low VOC emitting products including solvents, carpets, adhesives, paints, and coatings to maintain optimal indoor air quality.

### BUILDING HEALTH & SAFETY

- 485 Lexington Avenue is WELL Health-Safety Rated, under an evidence-based, third-party verification of the effectiveness of our operational and maintenance protocols.
- Janitorial staff conduct high frequency cleaning and sanitization using green cleaning products.
- Construction materials used at 485 Lexington Avenue are LEED-compliant, recycled, responsibly sourced, and non-toxic.
- SL Green provides training on emergency preparedness and workplace safety to building occupants and coordinates response drills quarterly.

### ENERGY

- 485 Lexington Avenue is equipped with automated control systems.
- LED lighting systems are installed throughout building common areas to increase energy efficiency.
- SL Green's Engineering team uses a real-time energy management platform (iES EnergyDesk) to monitor energy use in 15-minute intervals and respond to building conditions promptly.
- SL Green invests in capital upgrades and commissions building systems to ensure they are maximizing performance.

### RECYCLING

- 485 Lexington Avenue deploys a color-coordinated recycling procedure to minimize waste sent to landfills.
- We conduct annual waste audits to identify areas for waste diversion improvement and develop corrective action plans.
- We offer free recycling training sessions to tenants.
- Janitorial staff uses double-barrel waste bins to ensure waste streams remain separated and are trained annually to maintain recycling best practices.
- We offer complimentary e-waste pick-up to tenants to ensure materials are properly recycled.

### WATER

- Existing toilets, urinals, faucets, and showers have been upgraded with low-flow fixtures, performing 20% above code requirements for water conservation.
- Building engineers review water logs daily to compare trends and identify potential water loss.
- SL Green disinfects cooling towers twice a year and conducts testing for legionella bacteria every 90 days.

# SUSTAINABILITY AT SL GREEN



## BUILDING ACHIEVEMENTS



## TENANT PARTNERSHIPS

- SL Green partners with tenants to pursue incentives such as the NYSERDA RTEM + Tenant Program, which provides funding to install software in tenant spaces that gives real-time insights on energy usage. The software can help tenants identify measures to reduce their energy usage.
- We promote recognition of tenant sustainability practices through the Tenant ENERGY STAR program.
- If interested in additional partnership opportunities, please contact the SL Green sustainability team.

## ORGANIZATIONAL SOCIAL RESPONSIBILITY

### Company-wide ESG Initiatives

- Bloomberg ESG Disclosure score among “Top 10” of all REITs listed on the Russell 1000 Index
- Top Quartile on Refinitiv (formerly Thomson Reuters) ESG performance among all Commercial REITs globally in ESG Performance
- MSCI’s Environment Category Top 15% Ranking (Opportunities in Green Buildings) in 2022
- Achieved a “5 Star” rating on GRESB, the organization’s highest accolade
- S&P Global Sustainability Yearbook members (2022, 2023)
- Green Lease Leaders Platinum Award (2023-2026)
- CDP’s Climate Change Questionnaire score of “B” for 2020, 2021, and 2022
- State Street’s R-Factor Score “Leader” ranking for top 10% performance in Real Estate Industry
- ENERGY STAR Partner of the Year – Sustained Excellence (2018, 2019, 2020, 2021, 2022, 2023)
- Annual voluntary ESG disclosures through leading frameworks SASB, GRI, CDP, S&P CSA (DJSI)
- Seeded Food1st Foundation, a not-for-profit organization with a \$1.5M investment, which has resulted in over one million meals donated to food-insecure New Yorkers and first responders
- Sustainalytics’ 2023 Top-Rated ESG Companies List
- Top 10% in ISS Corporate ESG Performance
- Named to Newsweek’s list of America’s Most Responsible Companies 2023
- Validated our Scope 1, 2, & 3 emissions reduction targets aligned with the SBTi’s 1.5-degree Celsius scenario

For more information, visit [sustainability.slgreen.com](https://sustainability.slgreen.com) or email [sustainability@slgreen.com](mailto:sustainability@slgreen.com).

# ABOUT SL GREEN

---

SL Green Realty Corp., Manhattan's largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties.

As of **December 31, 2025**, SL Green held interests in **56 buildings** totaling **31.4 million square feet**. This included ownership interests in **28.0 million square feet** of Manhattan buildings and **2.7 million square feet** securing debt and preferred equity investments.



# 485 Lex



**Liza Schwartz, Associate**  
212.216.1741 | [liza.schwartz@slgreen.com](mailto:liza.schwartz@slgreen.com)

**Zach Freeman, Vice President**  
212.216.1748 | [zach.freeman@slgreen.com](mailto:zach.freeman@slgreen.com)

**David Kaufman, Senior Vice President**  
212.356.4104 | [david.kaufman@slgreen.com](mailto:david.kaufman@slgreen.com)



**Kate Roush, Vice President**  
212.812.5714 | [kate.roush@am.jll.com](mailto:kate.roush@am.jll.com)

**Diana Biasotti, Sr. Vice President**  
212.812.5751 | [diana.biasotti@am.jll.com](mailto:diana.biasotti@am.jll.com)

**Alex Chudnoff, Vice Chairman**  
212.418.2622 | [alex.chudnoff@am.jll.com](mailto:alex.chudnoff@am.jll.com)

**Christine Colley, Executive Managing Director**  
212.915.2962 | [christine.colley@am.ill.com](mailto:christine.colley@am.ill.com)

**Kristen Morgan, Executive Vice President**  
212.812.6043 | [kristen.morgan@am.jll.com](mailto:kristen.morgan@am.jll.com)

**Paul Glickman, Vice Chairman**  
212.418.2646 | [paul.glickman@am.jll.com](mailto:paul.glickman@am.jll.com)



SLGREEN.COM