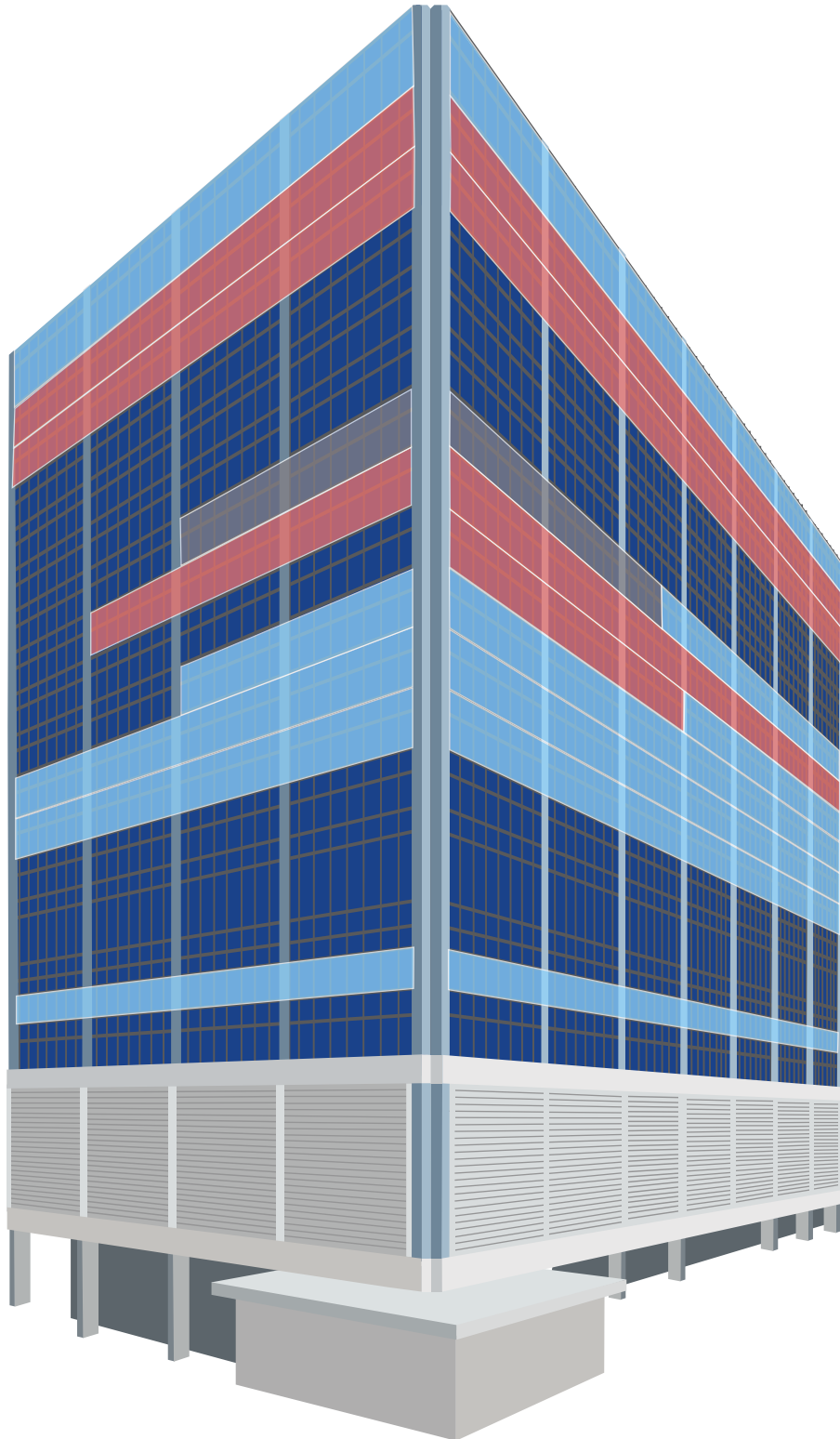


555W57

*The Signature Address
on the New West Side*





STACK PLAN

480,471 RSF
TOTAL AVAILABLE

Entire 19: 57,438 RSF
Entire 18: 57,438 RSF
Entire 17: 57,438 RSF

Part 13: 7,532 RSF / 36,177 RSF
Part 12: 48,056 RSF
Part 11: 13,221 RSF / 14,019 RSF
Part 10: 22,243 RSF
Entire 9: 54,693 RSF
Entire 8: 56,713 RSF

8TH - 13TH FLOOR BLOCK
252,654 RSF

Entire 5: 55,503 RSF

- IMMEDIATE
- NOV 2026
- AVAILABLE 2027



SOUTH WESTERN OFFICE VIEWS

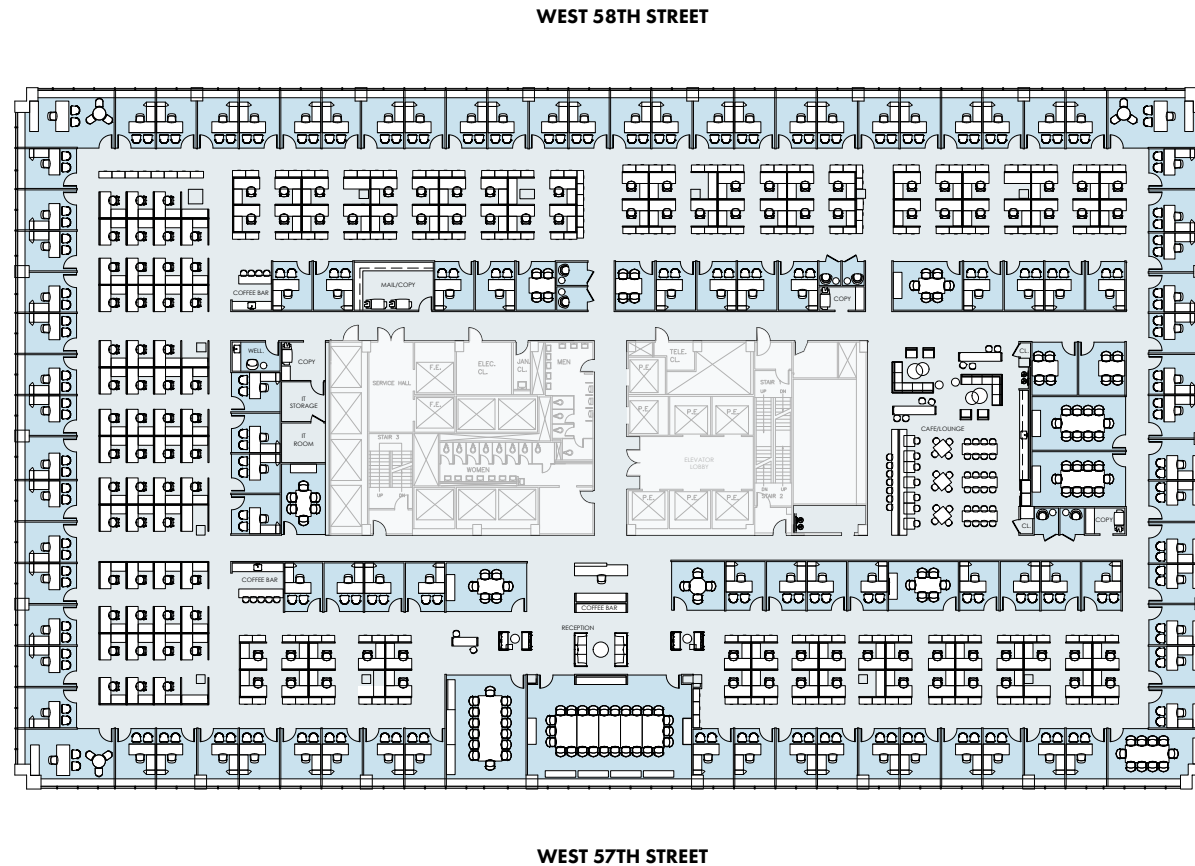
ARTIST RENDERING

ENTIRE 5TH FLOOR - 55,503 RSF

PROPOSED OFFICE LAYOUT

FLOOR KEY

Total Offices	101
Workstation	127
Conference Room	13
Board Room	1
Phone Room	6
Cafe/Lounge	1
Reception	1
Total Personnel	229

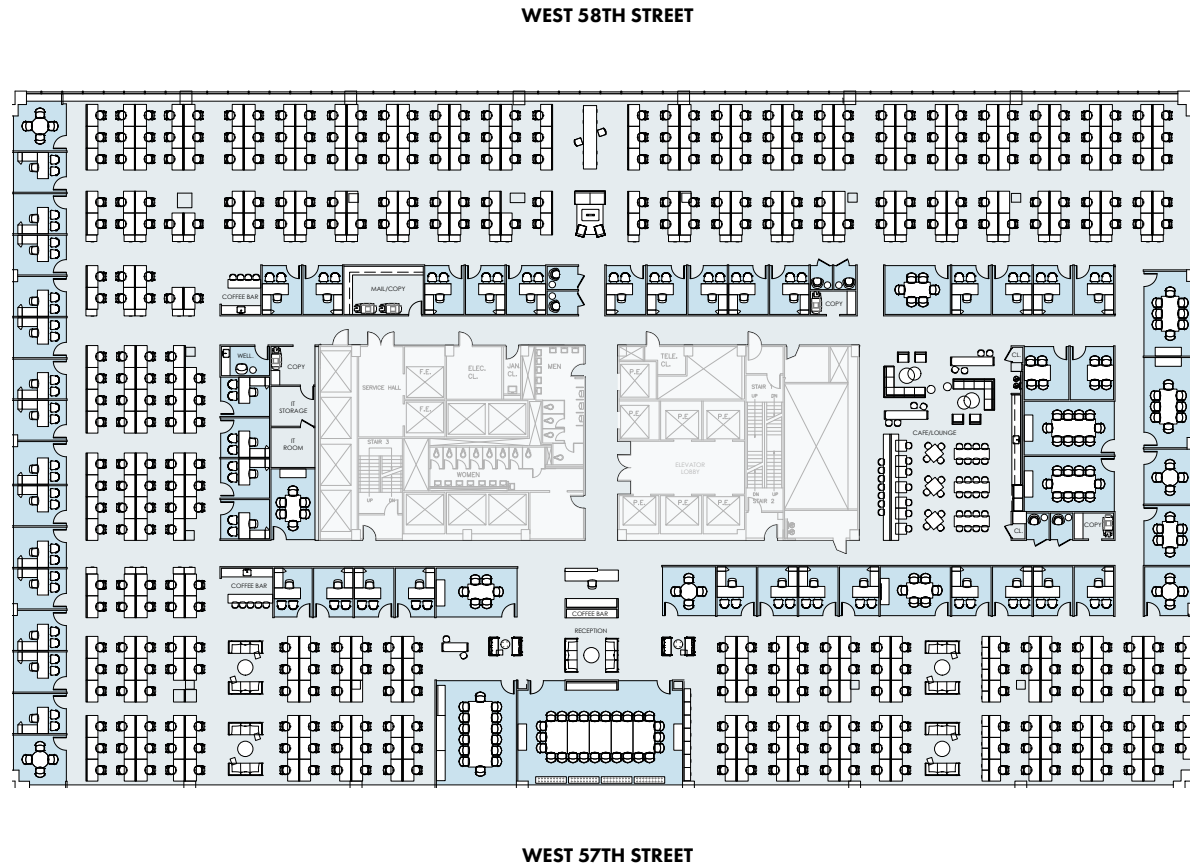


ENTIRE 5TH FLOOR - 55,503 RSF

PROPOSED OPEN LAYOUT

FLOOR KEY

Total Offices	44
Workstation	401
Conference Room	17
Board Room	1
Phone Room	6
Cafe/Lounge	1
Reception	1
Total Personnel	446

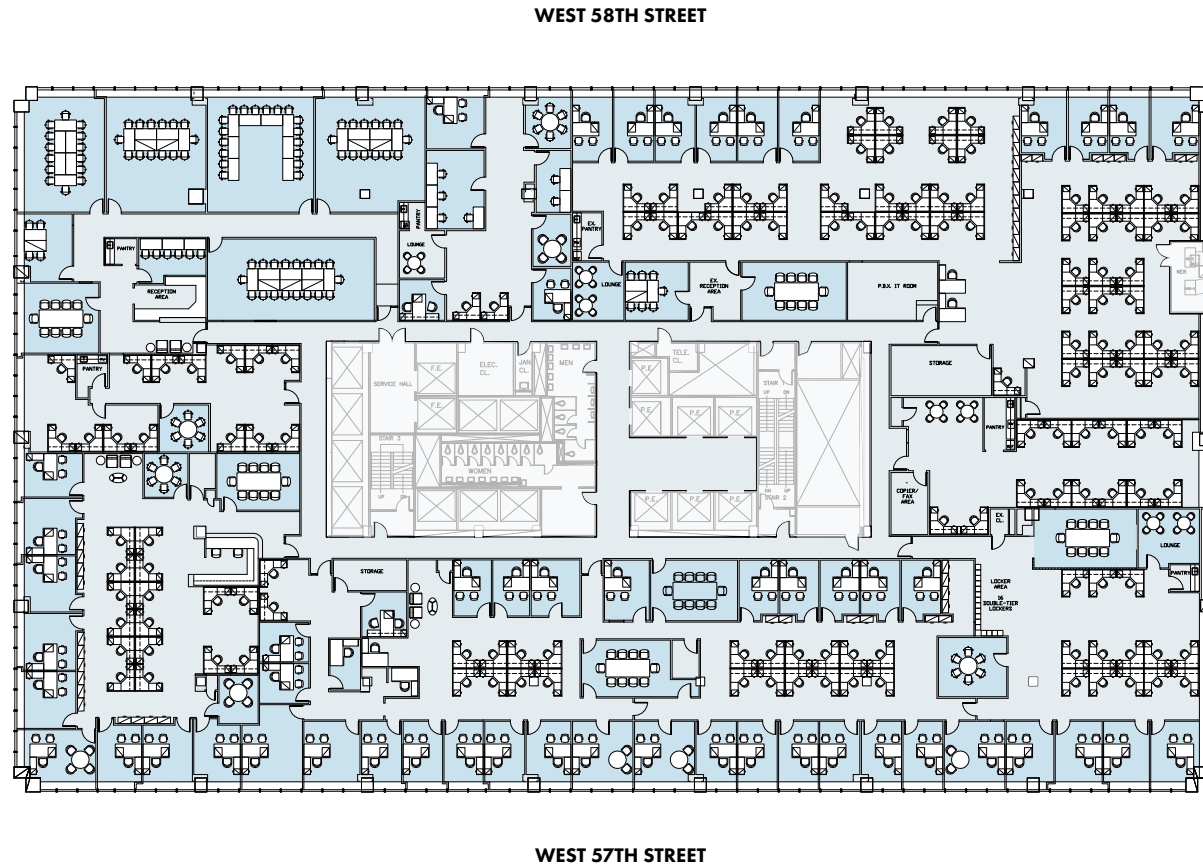


ENTIRE 5TH FLOOR - 55,503 RSF

EXISTING CONDITIONS

FLOOR KEY

Total Offices	55
Workstation	148
Conference Room	19
Pantry	5
Reception	3
Total Personnel	206

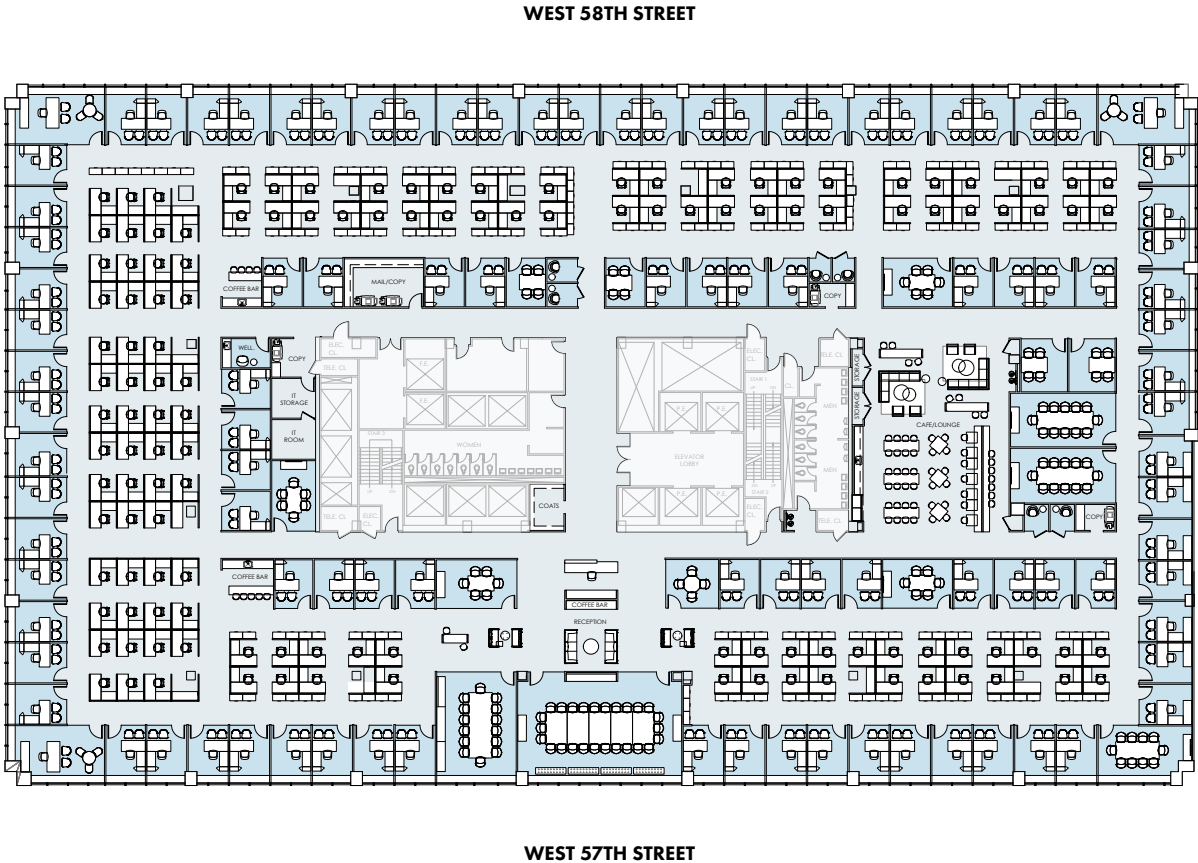


ENTIRE 8TH FLOOR - 56,713 RSF

PROPOSED OFFICE LAYOUT

FLOOR KEY

Total Offices	101
Workstation	128
Conference Room	13
Board Room	1
Phone Room	6
Cafe/Lounge	1
Reception	1
Total Personnel	230

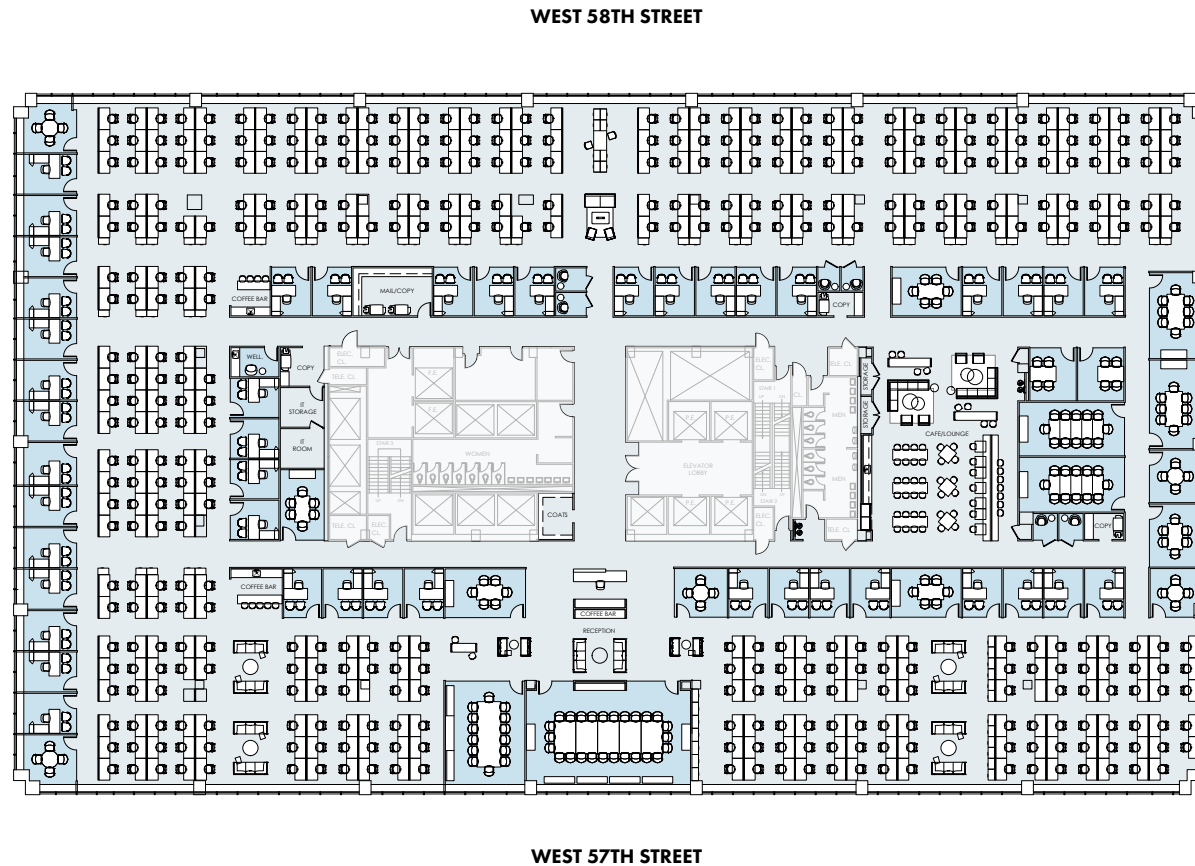


ENTIRE 8TH FLOOR - 56,713 RSF

PROPOSED OPEN LAYOUT

FLOOR KEY

Total Offices	44
Workstation	404
Conference Room	17
Board Room	1
Phone Room	12
Cafe/Lounge	1
Reception	1
Total Personnel	449



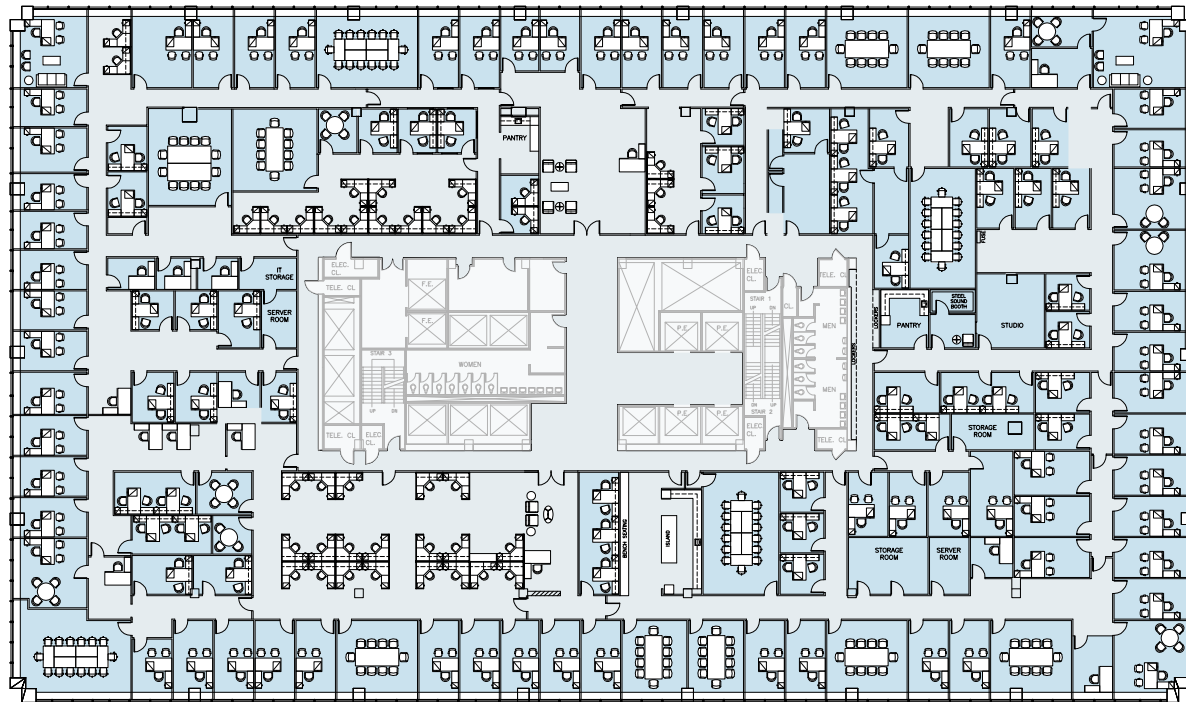
ENTIRE 8TH FLOOR - 56,713 RSF

EXISTING CONDITIONS

FLOOR KEY

Total Offices	109
Workstation	42
Conference Room	16
Pantry	2
Reception	3
Total Personnel	154

WEST 58TH STREET



WEST 57TH STREET

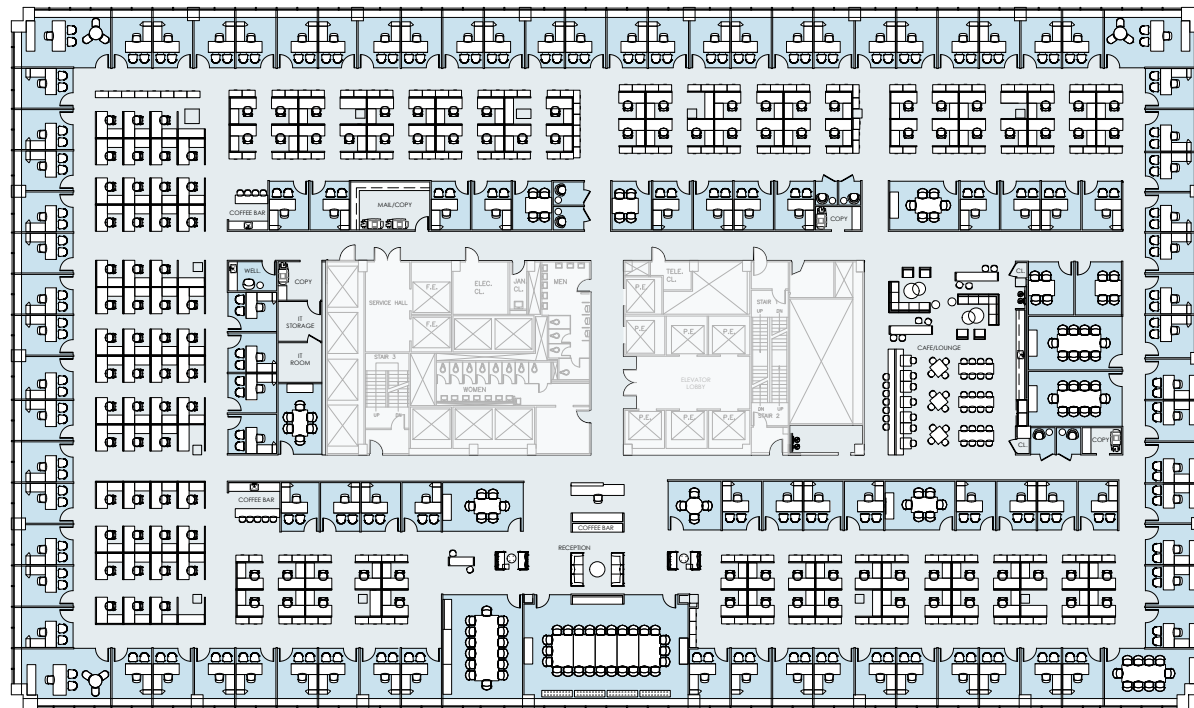
ENTIRE 9TH FLOOR - 56,713 RSF

PROPOSED OFFICE LAYOUT

FLOOR KEY

Total Offices	101
Workstation	127
Conference Room	13
Board Room	1
Phone Room	6
Cafe/Lounge	1
Reception	1
Total Personnel	229

WEST 58TH STREET



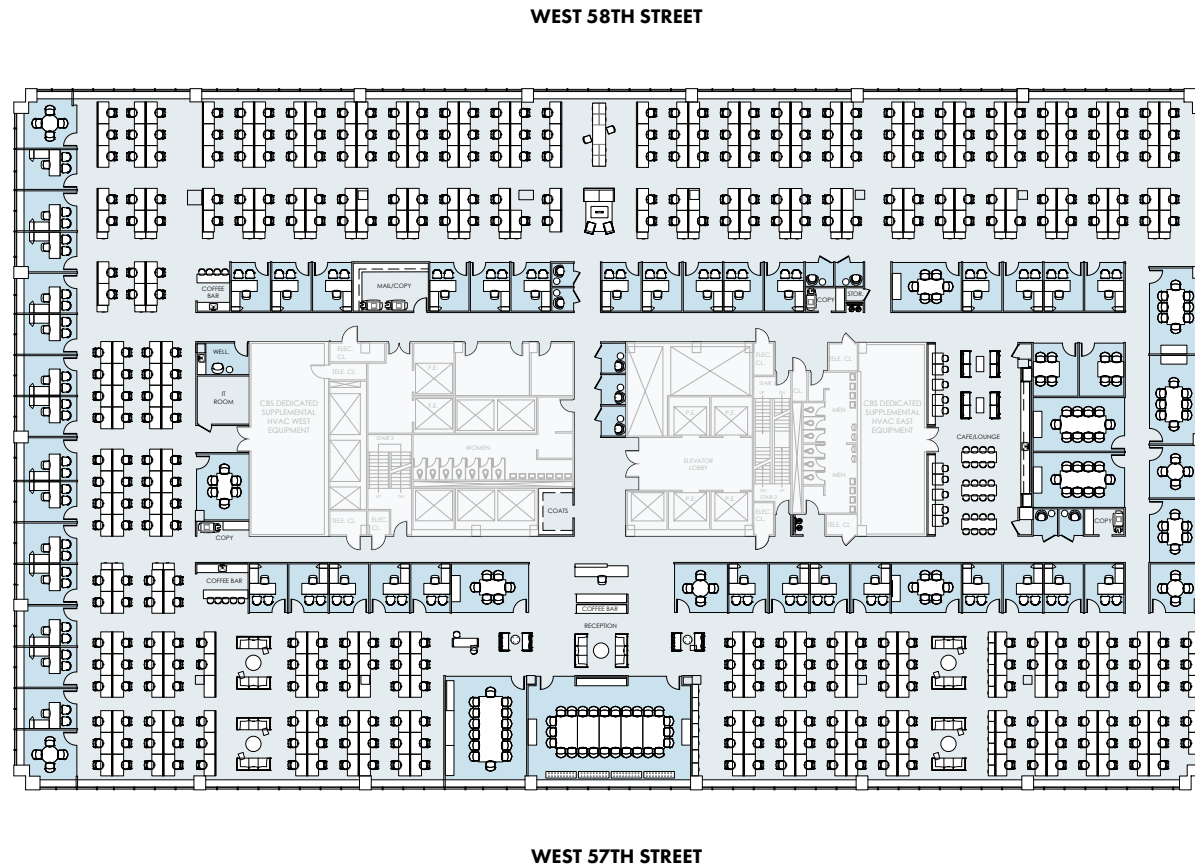
WEST 57TH STREET

ENTIRE 9TH FLOOR - 56,713 RSF

PROPOSED OPEN LAYOUT

FLOOR KEY

Total Offices	42
Workstation	388
Conference Room	17
Board Room	1
Breakout Room	3
Phone Room	9
Cafe/Lounge	1
Reception	1
Total Personnel	431

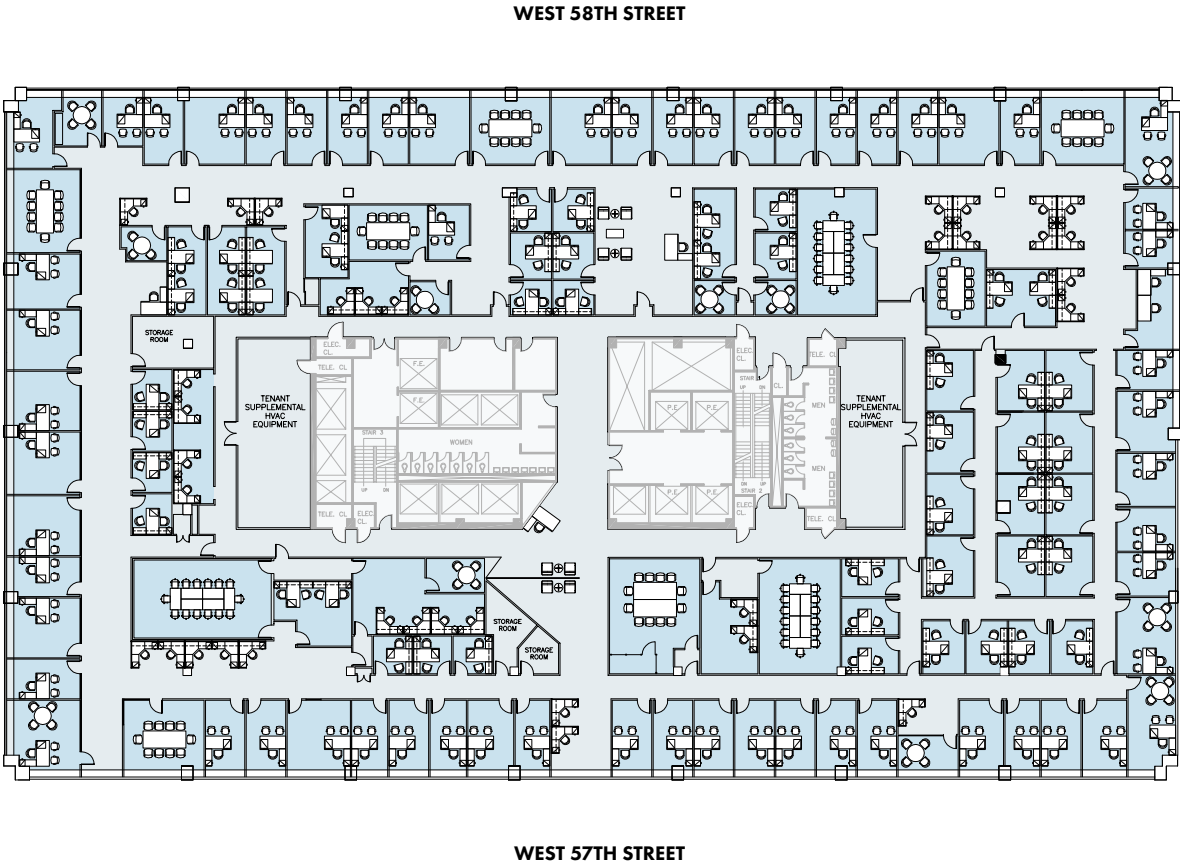


ENTIRE 9TH FLOOR - 56,713 RSF

EXISTING CONDITIONS

FLOOR KEY

Total Offices	103
Workstation	31
Conference Room	17
Reception	1
Total Personnel	135

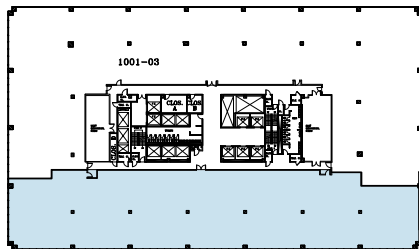
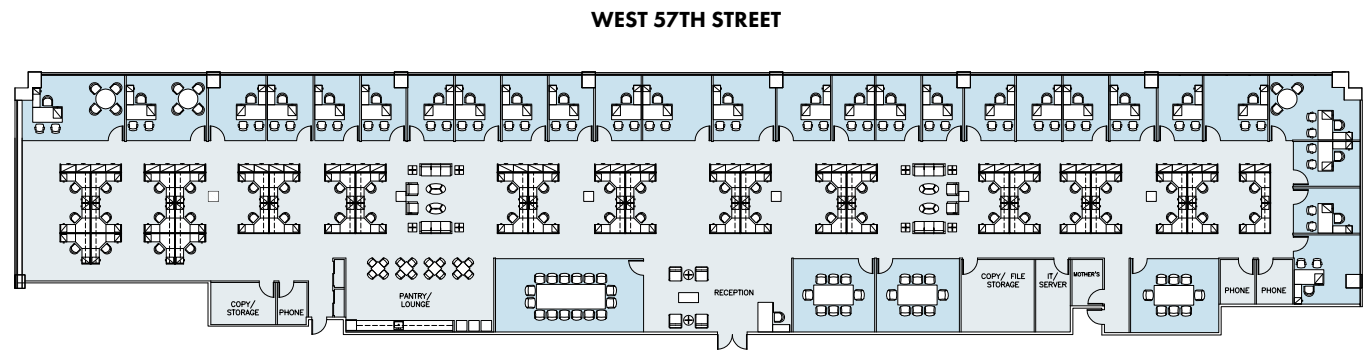


SUITE 1002 - 22,243 RSF

PROPOSED LAYOUT

FLOOR KEY

Total Offices	27
Workstation	50
Conference Room	4
Pantry	1
Phone Room	1
Reception	1
Total Personnel	78



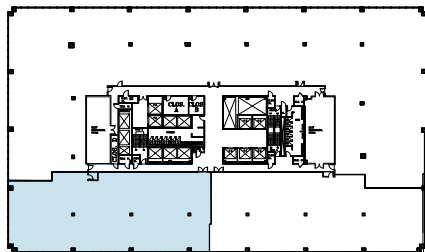
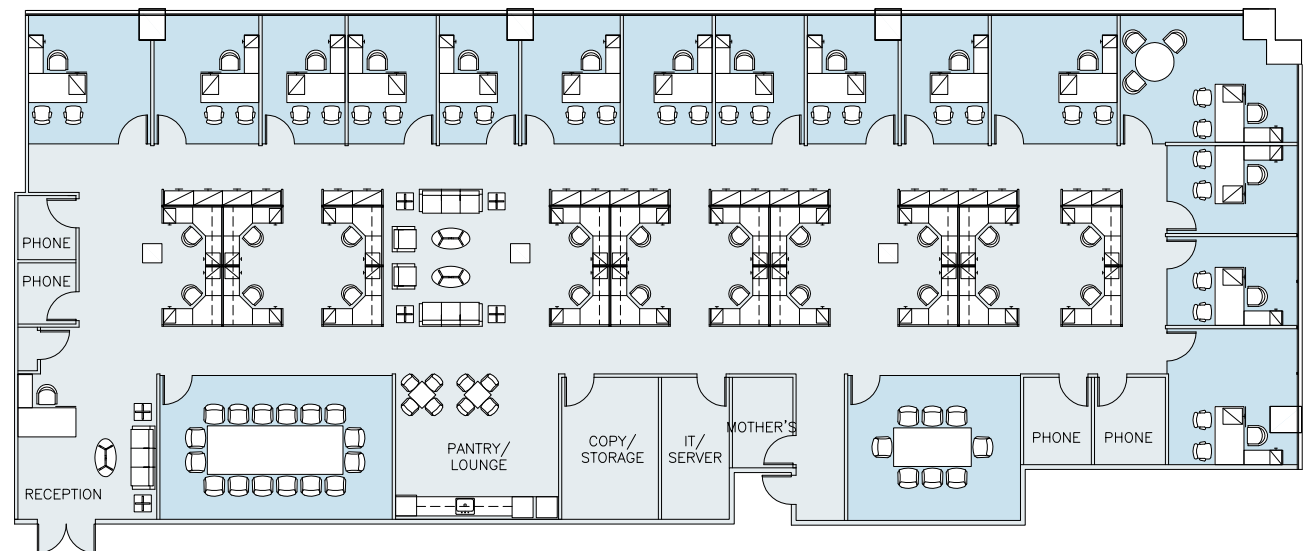
SUITE 1002 - 10,995 RSF

PROPOSED DIVISION

FLOOR KEY

Total Offices	15
Workstation	20
Conference Room	2
Pantry	1
Phone Room	4
Reception	1
Total Personnel	36

WEST 57TH STREET



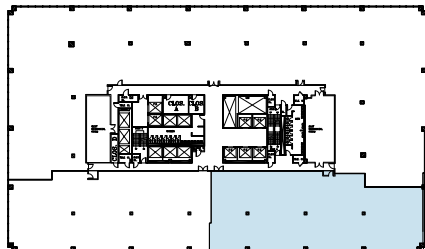
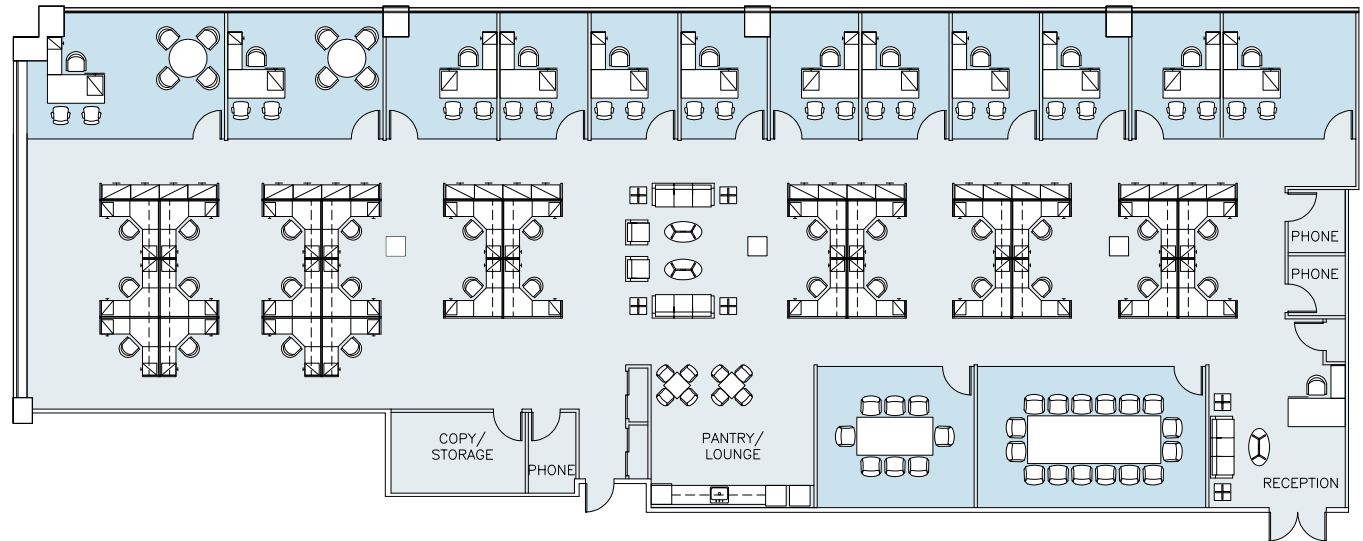
SUITE 1005 - 11,248 RSF

PROPOSED DIVISION

FLOOR KEY

Total Offices	12
Workstation	28
Conference Room	2
Pantry	1
Phone Room	3
Reception	1
Total Personnel	41

WEST 57TH STREET



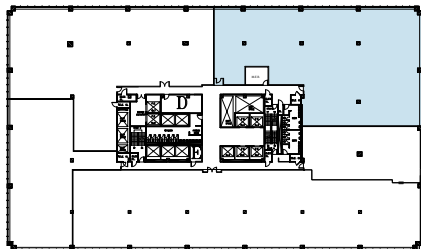
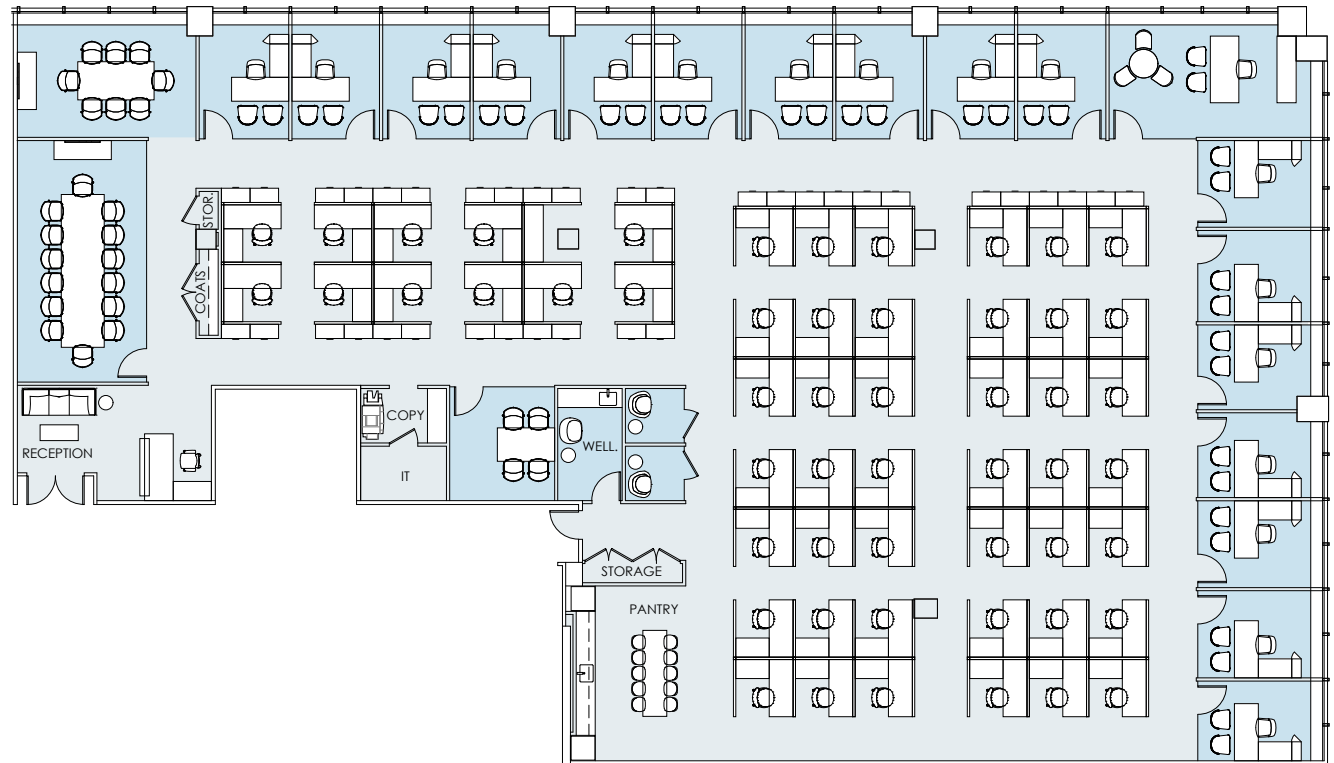
SUITE 1101A - 14,019 RSF

PROPOSED OFFICE LAYOUT

FLOOR KEY

Total Offices	18
Workstation	53
Conference Room	3
Reception	1
Pantry	1
Phone Room	2
Wellness Room	1
Total Personnel	72

WEST 58TH STREET



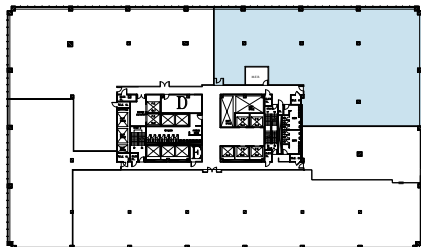
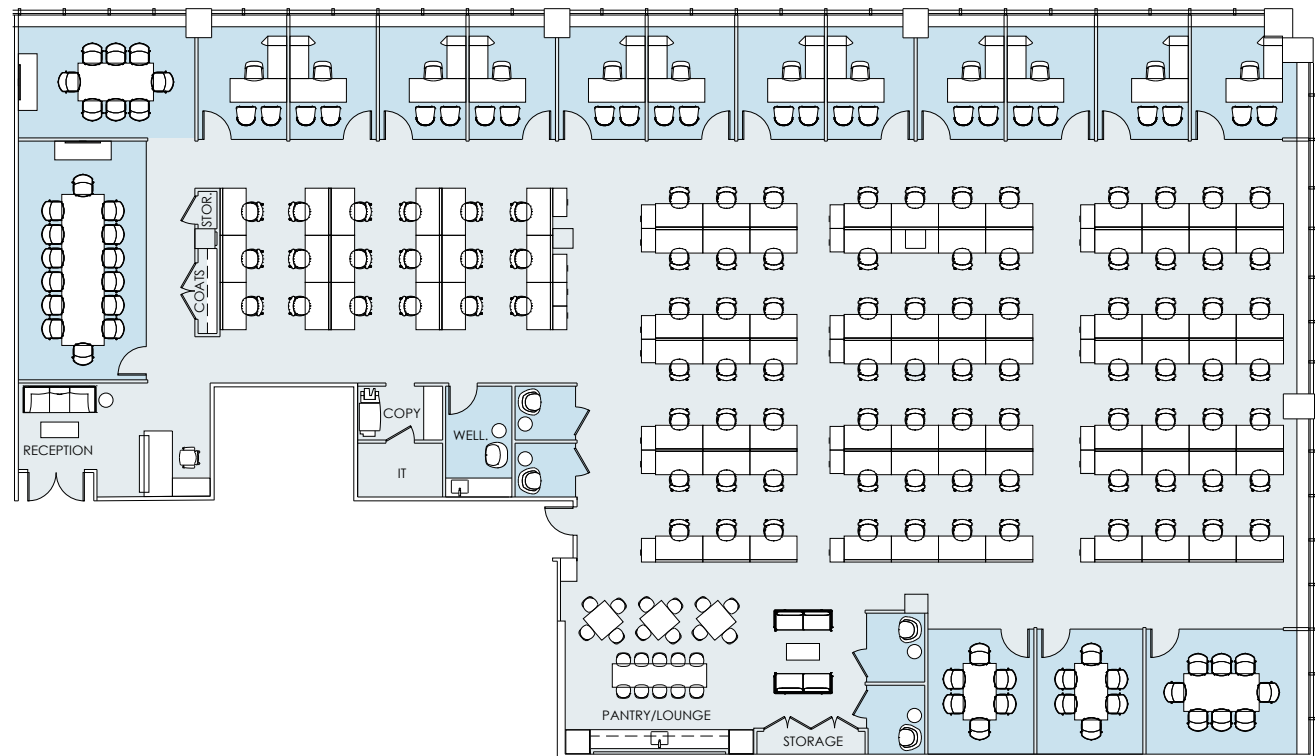
SUITE 1101A - 14,019 RSF

PROPOSED OPEN LAYOUT

FLOOR KEY

Total Offices	12
Workstation	94
Conference Room	5
Reception	1
Pantry	1
Phone Room	4
Wellness Room	1
Total Personnel	107

WEST 58TH STREET



SUITE 1101 - 13,731 RSF

PROPOSED DIVISIONS

FLOOR KEY

SUITE A 4,224 RSF

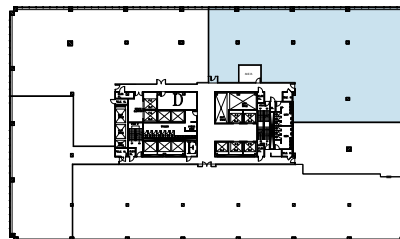
Total Offices	6
Workstation	20
Conference Room	1
Reception	1
Pantry	1
Total Personnel	27

SUITE B 5,608 RSF

Total Offices	8
Workstation	31
Conference Room	2
Reception	1
Phone Room	1
Pantry	1
Total Personnel	40

SUITE C 3,899 RSF

Total Offices	4
Workstation	31
Conference Room	1
Reception	1
Phone Room	1
Pantry	1
Total Personnel	36



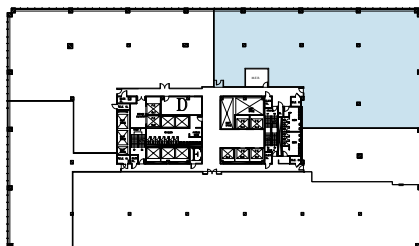
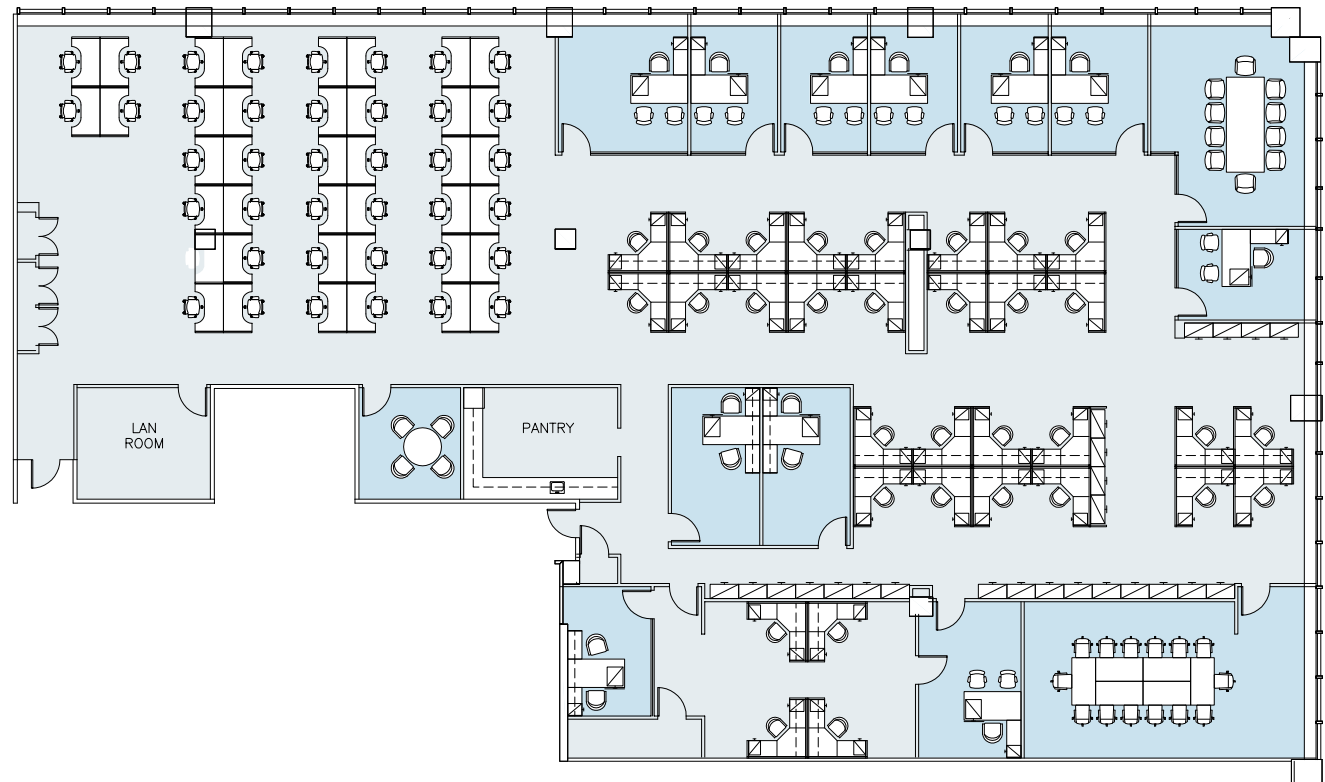
SUITE 1101A - 14,019 RSF

EXISTING CONDITIONS

FLOOR KEY

Total Offices	11
Workstation	71
Conference Room	3
Pantry	1
Total Personnel	82

WEST 58TH STREET

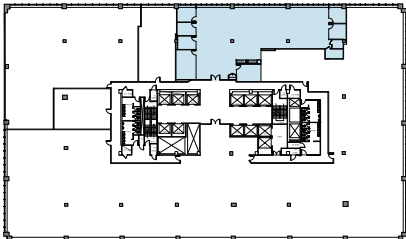
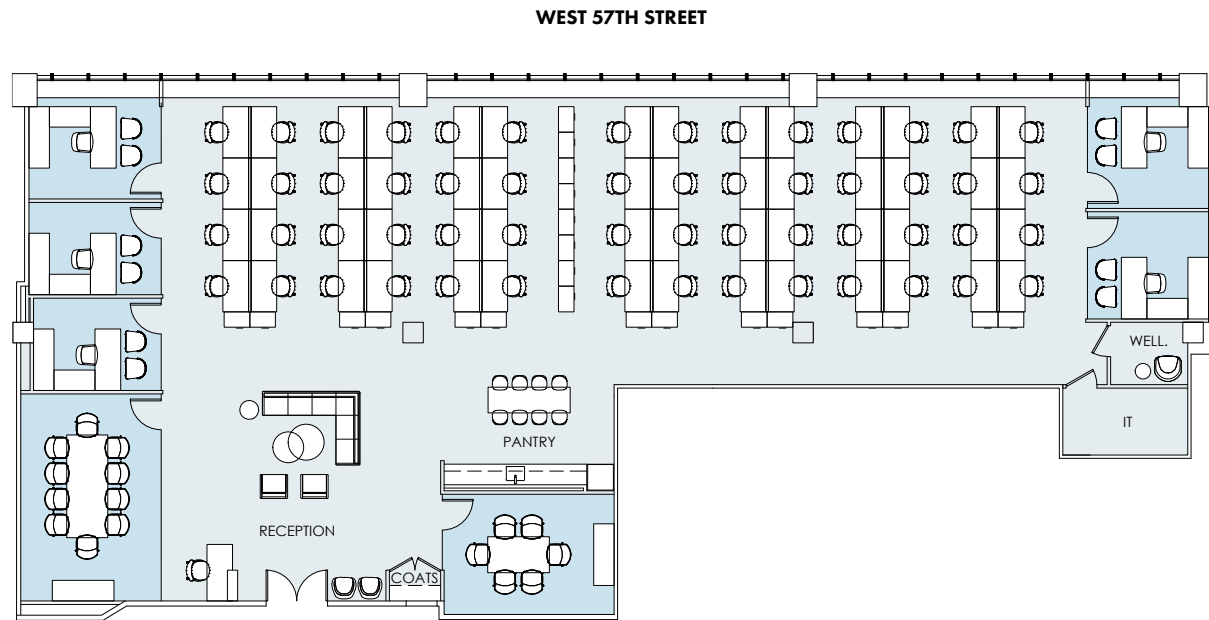


SUITE 1327 - 7,532 RSF

PROPOSED LAYOUT

FLOOR KEY

Total Offices	5
Workstation	56
Conference Room	2
Pantry	1
Reception	1
Wellness Room	1
Total Personnel	62



SUITE 1327 - 7,532 RSF

PROPOSED DIVISIONS

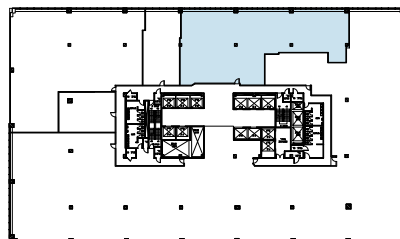
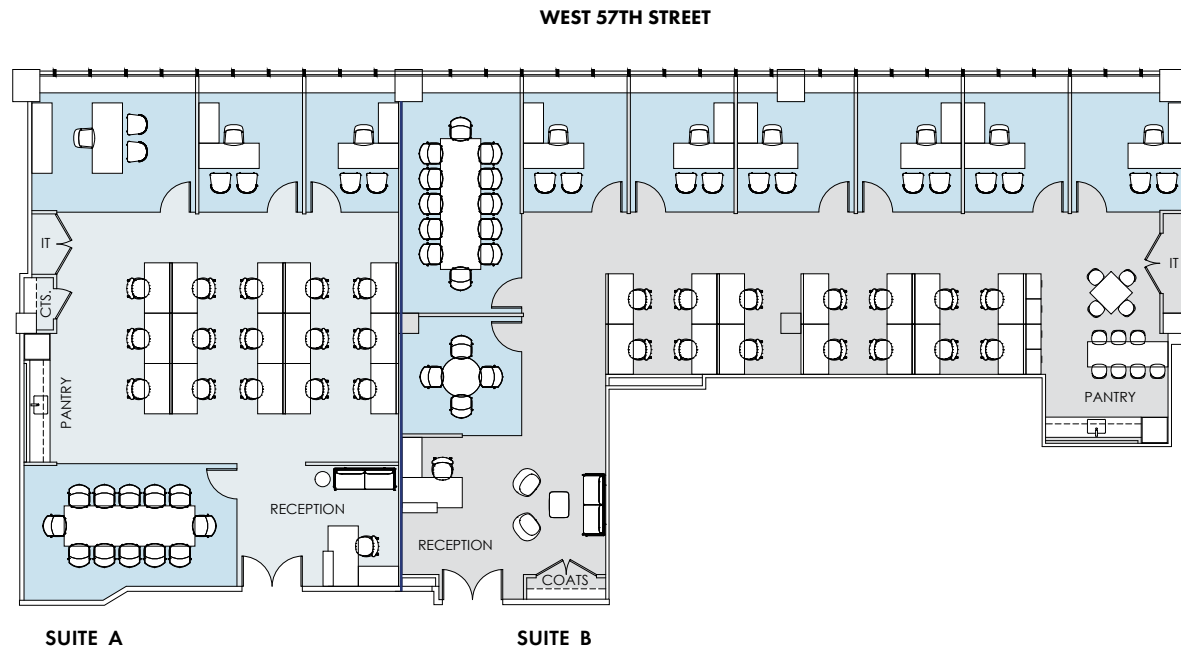
FLOOR KEY

SUITE A 3,000 RSF

Total Offices	3
Workstation	15
Conference Room	1
Reception	1
Pantry	1
Total Personnel	19

SUITE B 4,532 RSF

Total Offices	6
Workstation	14
Conference Room	2
Reception	1
Pantry	1
Total Personnel	21



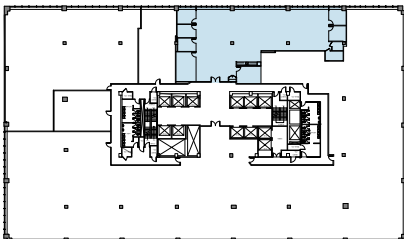
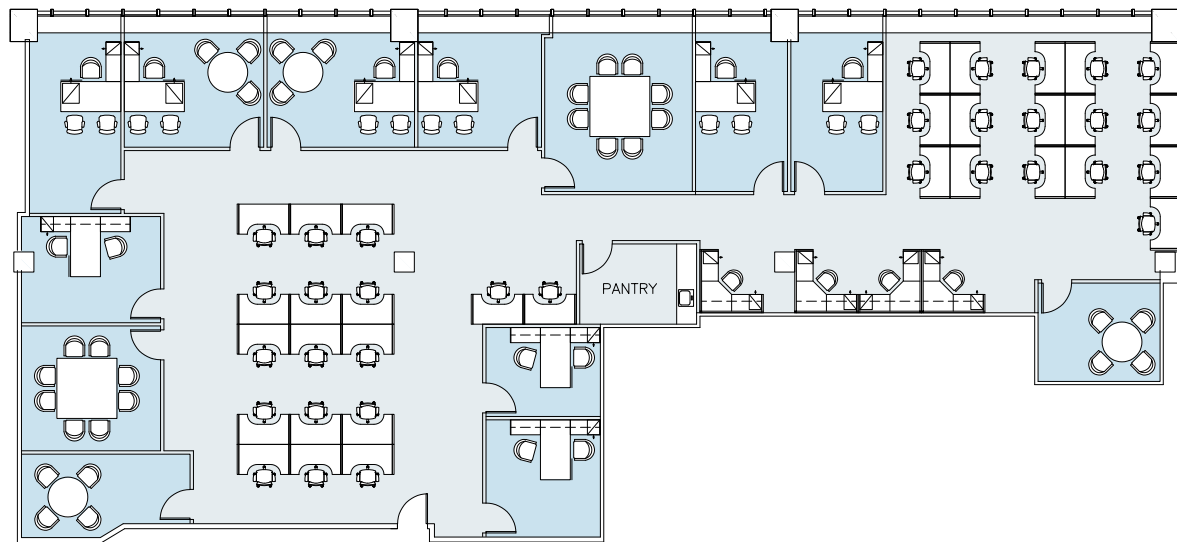
SUITE 1327 - 7,532 RSF

EXISTING CONDITIONS

FLOOR KEY

Total Offices	9
Workstation	37
Conference Room	4
Pantry	1
Total Personnel	46

WEST 57TH STREET



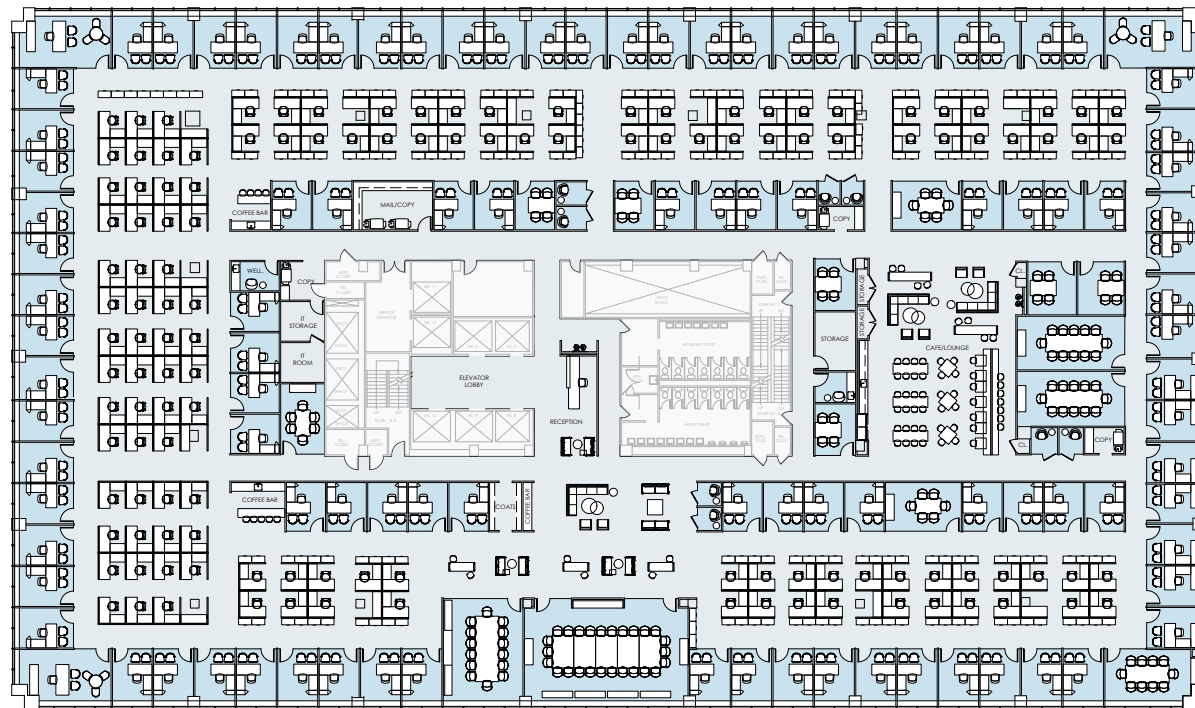
ENTIRE 19TH FLOOR - 57,438 RSF

PROPOSED OFFICE LAYOUT

FLOOR KEY

Total Offices	102
Workstation	127
Conference Room	14
Board Room	1
Phone Room	8
Cafe/Lounge	1
Reception	1
Total Personnel	230

WEST 58TH STREET



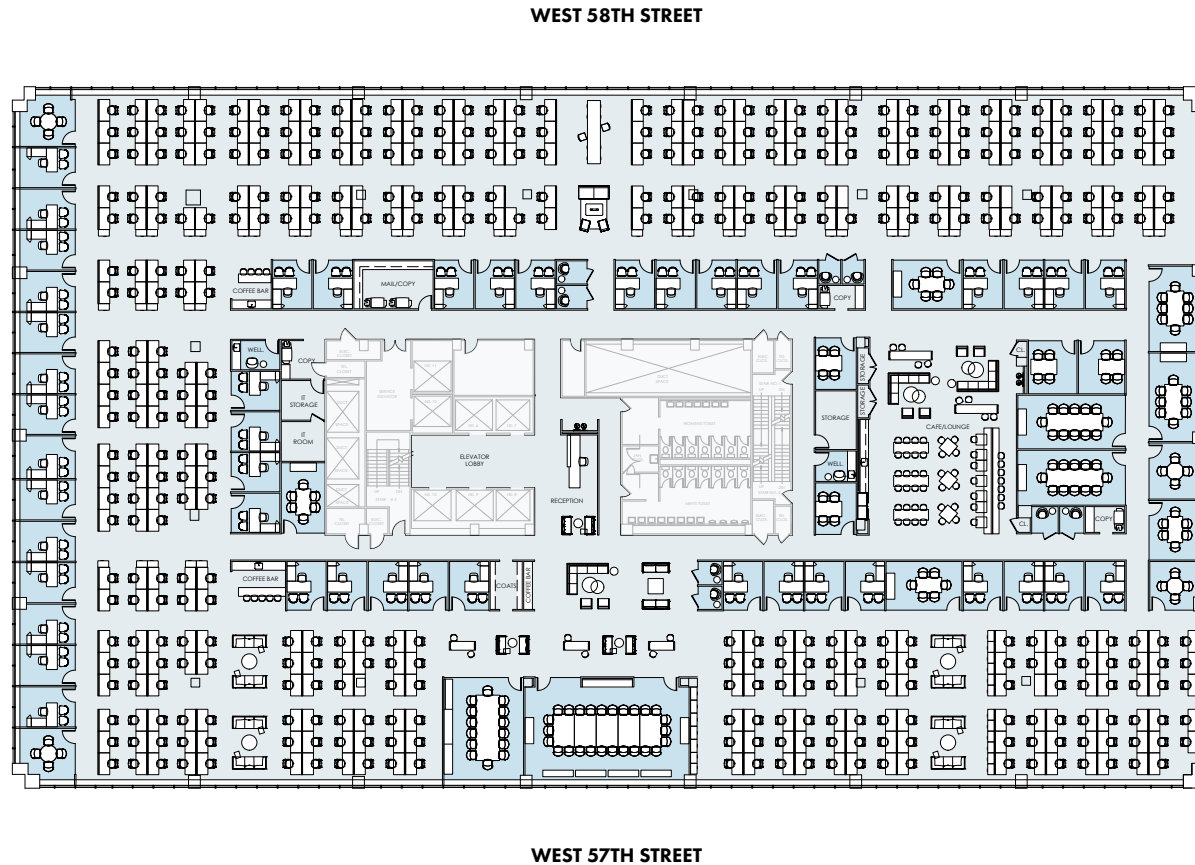
WEST 57TH STREET

ENTIRE 19TH FLOOR - 57,438 RSF

PROPOSED OPEN LAYOUT

FLOOR KEY

Total Offices	45
Workstation	401
Conference Room	17
Board Room	1
Phone Room	8
Cafe/Lounge	1
Reception	1
Total Personnel	447





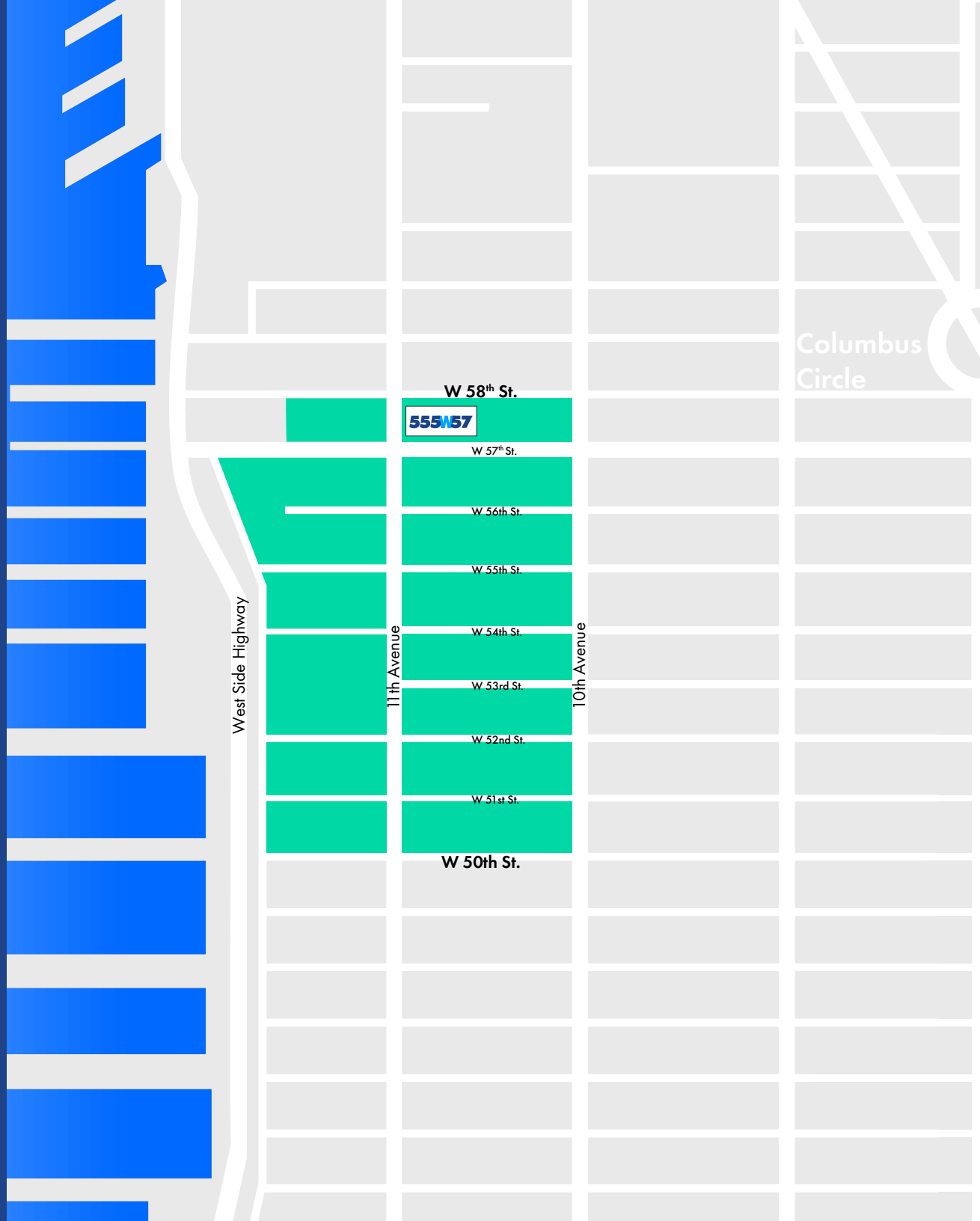
19TH FLOOR



19TH FLOOR - OFFICE VIEWS

OPPORTUNITY ZONE (OZ) MIDTOWN

The Opportunity Zone runs from West 50th to West 58th Street and from 10th Avenue to the Hudson River, and is the **only OZ** located in Midtown Manhattan.



OZ Overview

OZ

555 W 57th Street is one of **only two buildings** in Manhattan to offer a **large block of commercial space for lease in an Opportunity Zone.**

1. Business types

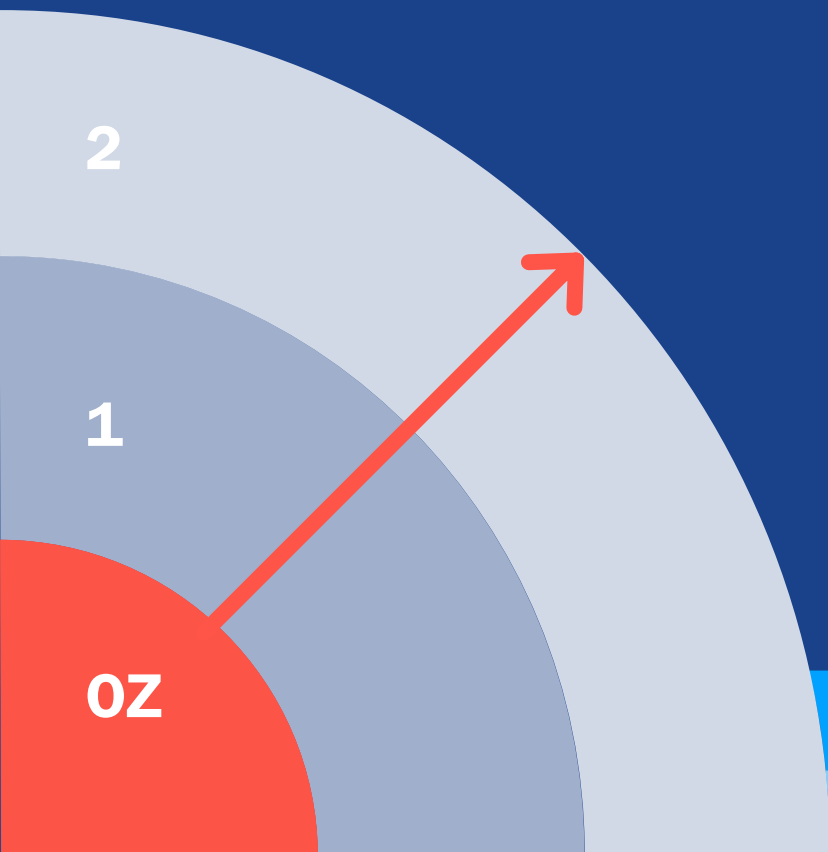
A variety of tenants, such as the types outlined below, may qualify for tremendous tax benefits by taking space in a property within an Opportunity Zone, such as 555 W 57th Street.

- An investor, private equity fund, venture capital firm or parent company looking to defer and/or eliminate a realized capital gain.
- A start-up business or new subsidiary of a parent company seeking to eliminate any tax gain on the appreciation of the business.

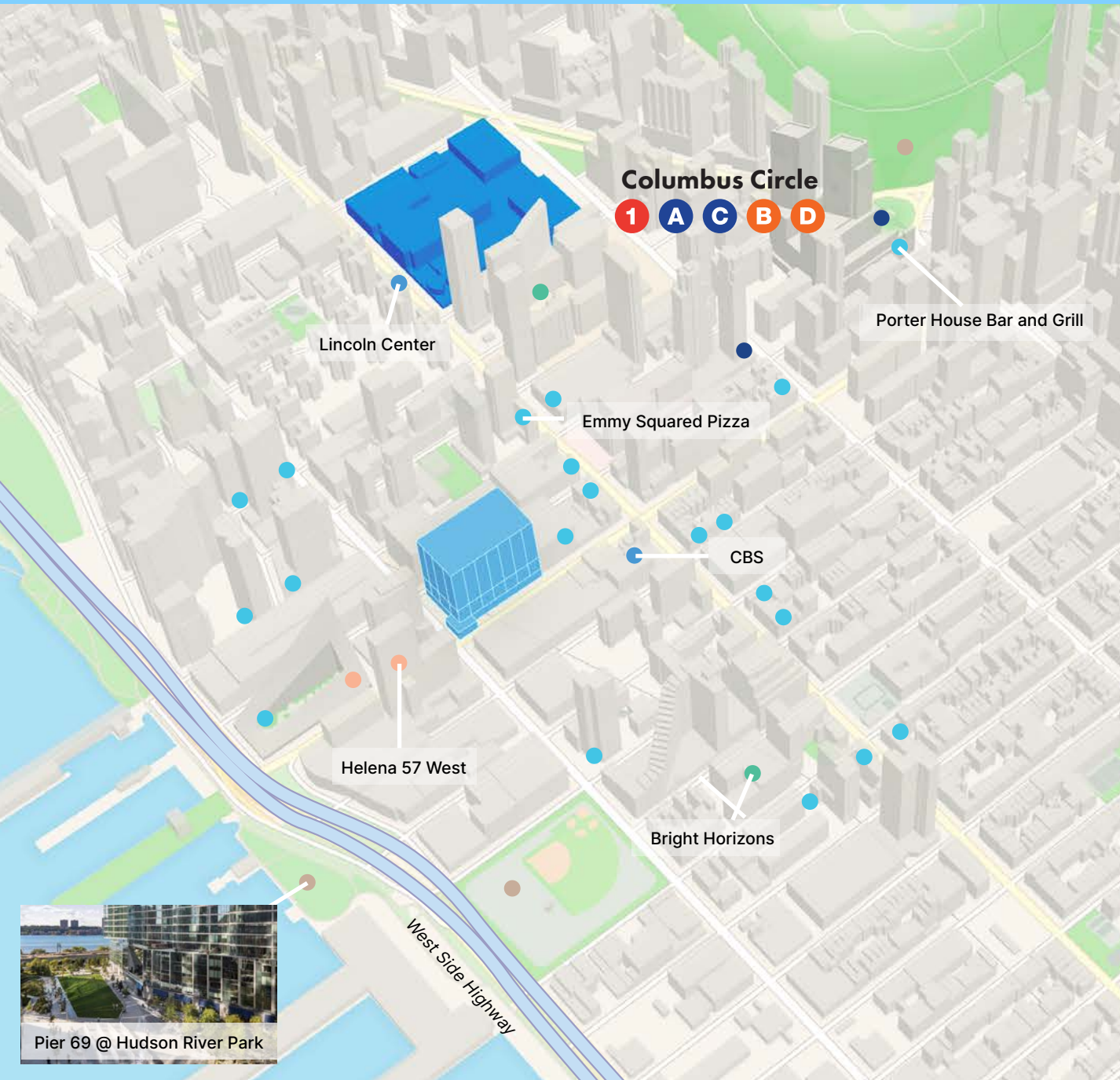
2. Tax incentives

If your company falls within one of these business types it is important to be aware of the enormous tax incentives that are available to your company, or a new subsidiary, by becoming a tenant of 555 W 57th Street. A tenant leasing space in an Opportunity Zone may enjoy three major tax benefits:

- **Tax Exemption** (on appreciation) at Sale of your business
- **Deferral** of Capital Gains
- **Reduction** of Capital Gains



AT THE VERY CENTER OF THIS VIBRANT, FAST-GROWING NEIGHBORHOOD



- Shopping
- Entertainment
- Dining
- School
- Park
- Residential



BUILDING SPECIFICATIONS



OWNER	Green W 57th St LLC
YEAR BUILT	1969
LOCATION	Corner of 57th Street and 11th Avenue
ARCHITECTS	Edgers & Higgins
BUILDING SIZE	1,109,061 rsf
FLOOR SIZES	2nd - 19th 55,000 - 57,000 rsf
BUILDING CONSTRUCTION	<p>Entries on the 57th and 58th streets featuring picture window glass with a large revolving door flanked on each side by handicapped accessible swing doors.</p> <p>The lobby itself is finished in marble with a terrazzo tile floor.</p> <p>Conventional steel frame of beams and columns with reinforced concrete floor slabs.</p> <p>Floor layout center core</p> <p>Aluminum and glass</p>
CEILING HEIGHT	Slab to slab 13'
WINDOWS	39.5" to 54.25"
COLUMN SPACING	38' center to center of the columns

SECURITY	24/7- uniformed security guards; Closed Circuit Television (CCTV) monitoring at all entrance/exit points
ELEVATORS FREIGHT ELEVATORS	<p>5 high-rise passenger elevators, 3,500 lbs capacity each;</p> <p>5 low-rise passenger elevators, 3,500 lbs capacity each;</p> <p>2 service elevators, 4,500 lbs capacity each;</p> <p>1 service elevator, 10,000 lbs capacity;</p> <p>1 tenant elevator, 2,500 lbs capacity;</p> <p>2 tenant elevators, 3,500 lbs capacity each;</p> <p>1 parking garage hydro elevator, 2,500 lbs capacity.</p> <p>3 freight elevators:</p> <p>(2) bldg: Loading dock-20th FL</p> <p>(1) tenant truck elevator: B3-4th FL</p>
ELECTRIC CAPACITY	Four (4) 4,000 amp, 480 volt switchboards each; 16,000 amps total service to the building.
HVAC	Central plant with two (2) 1,300 ton centrifugal chillers & one (1) 800 ton electric drive chiller.
LIFE SAFETY	Addressable Class E fire alarm system; self-contained emergency generator for Life Safety systems; fully sprinklered
TRANSPORTATION	Walking distance to subways at Columbus Circle (including the A, B, C, D & 1); and M10, M20, M31, M57 & M104 buses; Convenient access to the West Side Highway
TELECOM	AT&T, Cablevision Lightpath, Charter Communications, Crown Castle Fiber, and Verizon

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

- 555 West 57th Street 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 555 West 57th Street 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

- 555 West 57th Street 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

- 555 West 57th Street 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

- 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 or email 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.



555W57

NEWMARK

BRIAN WATERMAN

Executive Vice Chairman

(212) 372-2299

brian.waterman@nmrk.com

JONATHAN FANUZZI

Executive Managing Director

(212) 372-2036

jonathan.fanuzzi@nmrk.com

KEVIN SULLIVAN

Managing Director

(212) 850-5462

kevin.sullivan@nmrk.com

DAVID WATERMAN

Director

(212) 372-2216

david.waterman@nmrk.com



LARRY SWIGER

Senior Vice President

(212) 216-1628

larry.swiger@slgreen.com

ELAINE ANAZAGASTY

Vice President

(212) 216-1751

elaine.anazagasty@slgreen.com

REBECCA TUTEUR

Associate

(212) 356-4106

rebecca.tuteur@slgreen.com