

THE PENTHOUSE @ 100 CHURCH



A NEW ROOFTOP HEADQUARTERS OPPORTUNITY

THE PENTHOUSE @ 100 CHURCH

OPPORTUNITY HIGHLIGHTS

- Unique Glass Box Duplex Penthouse
- New Construction
- Office Space:
 - 21st Floor 18,087 RSF
 - 22nd Floor 12,308 RSF
 - **Total 30,395 RSF**
- Outdoor Space:
 - 21st Floor 9,343 SF
 - 22nd Floor 11,401 SF
 - **Total 20,744 SF**
- 20' Ceiling Heights
- Panoramic Views of the Statue of Liberty, Hudson and East Rivers
- Luxury Amenities on Site: Golf Simulator, Omakase Sushi Restaurant, Wine Tasting & Event Space
- Neighborhood Highlights: World-class restaurants and hotels, steps to Fulton Street transportation hub and NJ PATH trains



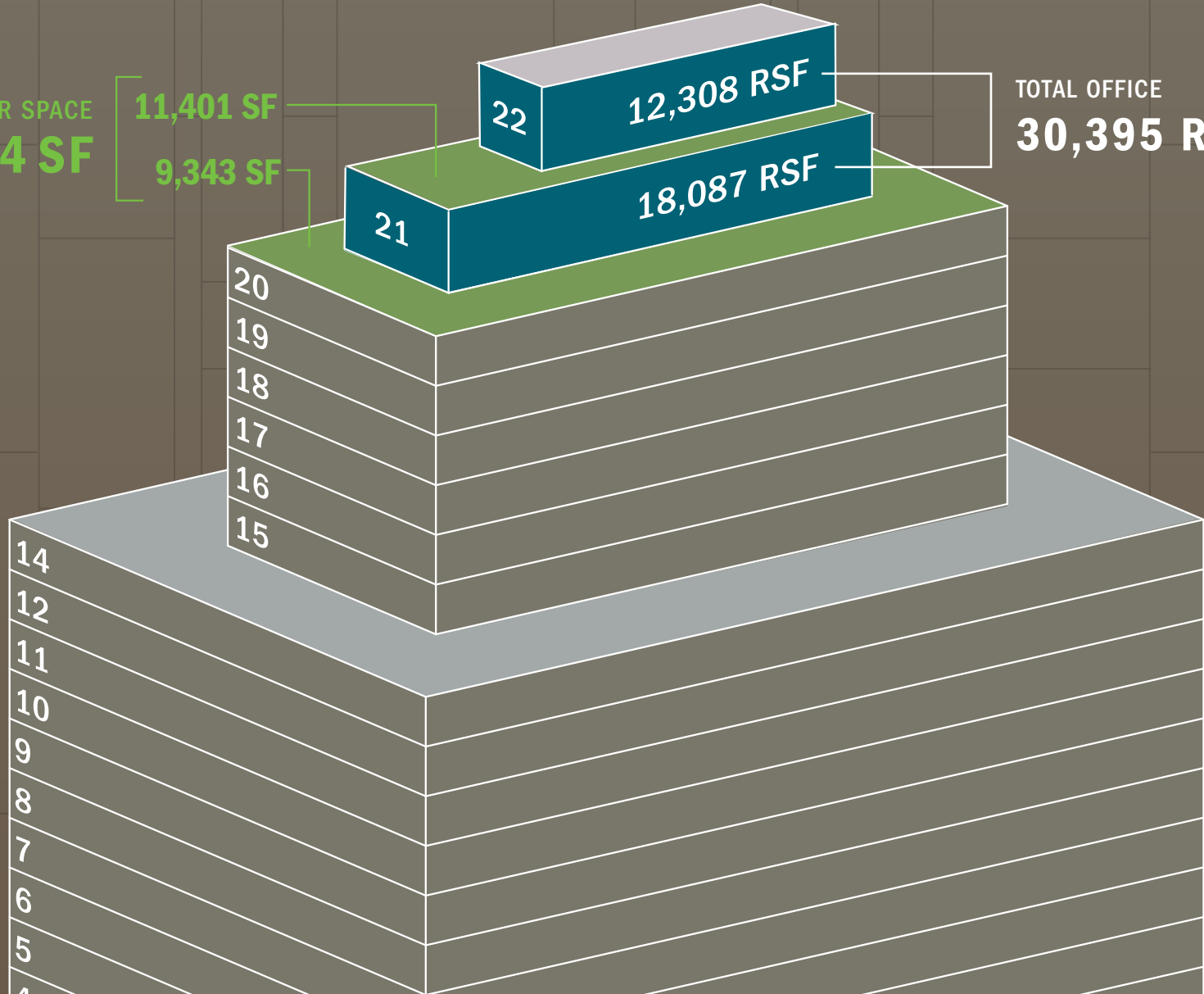
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STACKING PLAN

TOTAL OUTDOOR SPACE
20,744 SF

11,401 SF

9,343 SF



**ALL NEW GLASS-BOX
CONSTRUCTION**

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EXPANSIVE OUTDOOR SPACES

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SOARING CEILING HEIGHTS AND FLOOR TO CEILING GLASS

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WORKPLACE RETREAT

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VINTAGE MEETS MODERN

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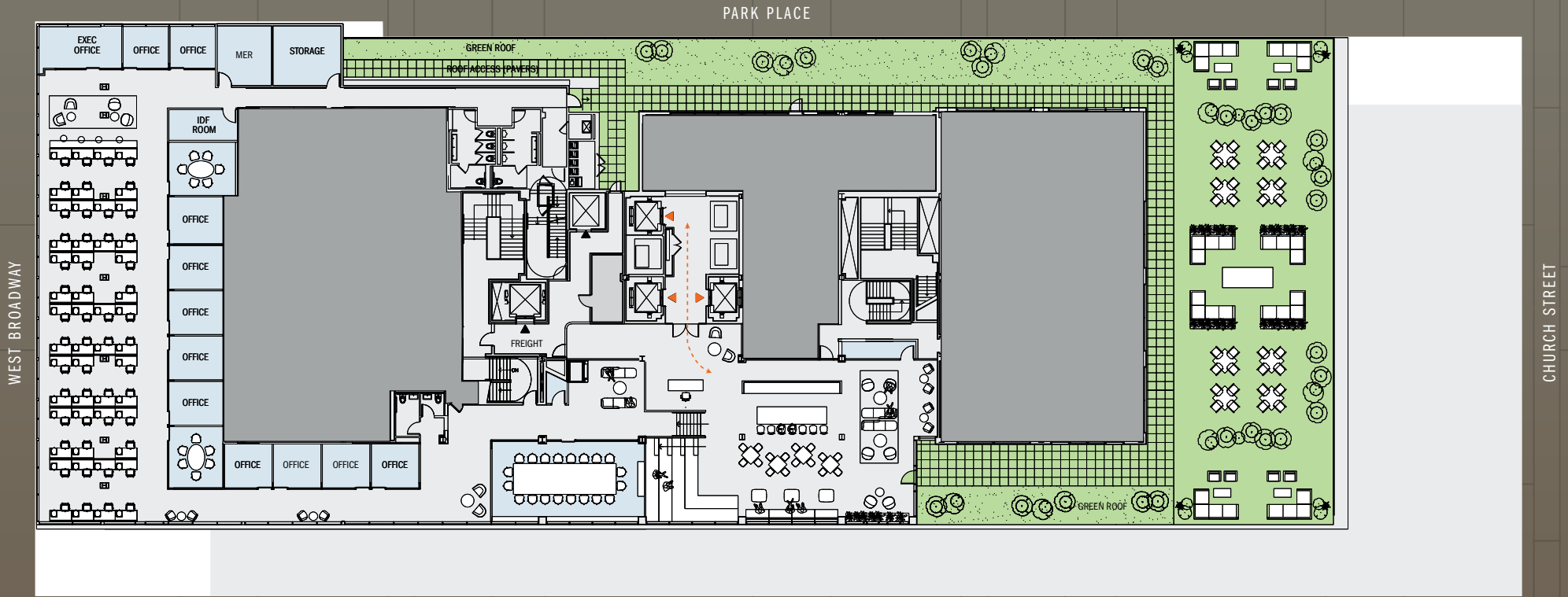


ONE-OF-A-KIND OPPORTUNITY

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21ST FLOOR PROPOSED LAYOUT | 18,087 RSF OFFICE | 9,343 SF TERRACE

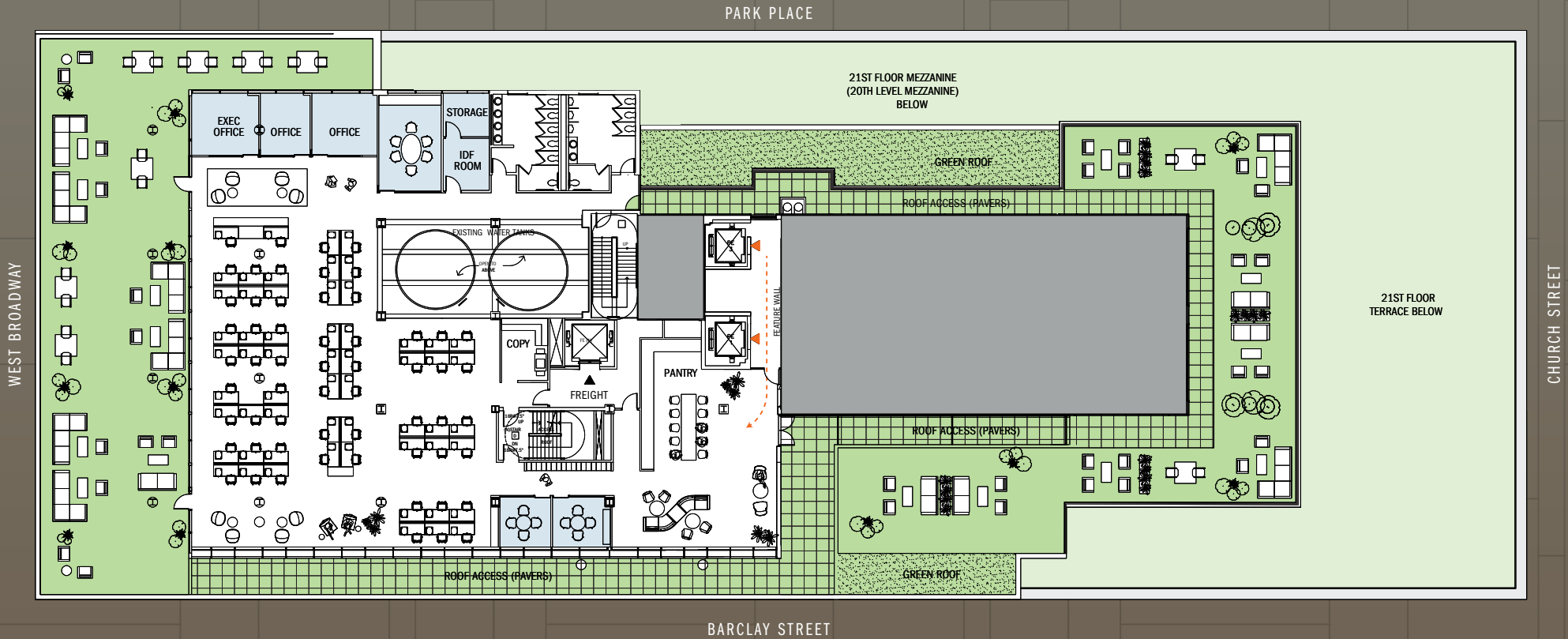


Floor Key:

Offices	12
Workstations	51
Conference Rooms	3
Reception	1
Pantry/Café	1
Total Personnel	64

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22ND FLOOR PROPOSED LAYOUT | 12,308 RSF OFFICE | 11,401 SF TERRACE



Floor Key:

Offices	3
Workstations	59
Conference Rooms	3
Pantry/Café	1
Total Personnel	62

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ON-SITE

Exceptional on-site luxury amenities include the members-only Nexus Club New York, owned by Justin Timberlake, Joe Lewis and Tiger Woods, among others. Occupying a full floor at 100 Church, the Nexus Club features a curated collection of dining experiences, event spaces, health and wellness facilities and child-friendly activities and services.



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Other on-site amenities include a golf simulator with customized fittings, high-end sushi restaurant, Ito, and New York Vinters wine retailer and event space.



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NEIGHBORHOOD AMENITIES

Located at the crossroads of Tribeca and the Financial District, 100 Church enjoys neighborhoods defined by dynamic architecture, open spaces, luxury hotels, fine dining, local merchants, art galleries and more. Commuter convenience is unsurpassed with immediate access to 14 subway lines

A C E 2 3 J Z
4 5 N Q R W

PATH Train's and the
Staten Island Ferry.



THE PENTHOUSE @ 100 CHURCH

STEPS TO



FOUR SEASONS

NYSC

EQUINOX

NOBU



SL GREEN FORWARD

PRESS PLAY ON YOUR DAY-TO-DAY











SL Green Forward is our ongoing effort to ensure maximum safety, cleanliness, and wellness programs for our tenants. It is an extension of our best-in-class strategy to provide a healthy environment throughout our portfolio. Your safety and well-being are SL Green's number one priority.

We are taking extra precautions to ensure we are doing our part. **Be on the lookout for friendly reminders and guidelines posted throughout the building.** These small adjustments will help us all press play on our daily routines.


WE ARE READY TO WELCOME OUR TENANTS BACK TO THE OFFICE

CLEANING PRIORITIES

— SL Green cleaning staff will target frequently touched building surfaces in:


<p>1 Building Lobbies</p> 	<p>2 Common Area Doorways</p> 
<p>3 Passenger Elevator Cabs</p> 	<p>4 Freight Elevators</p> 
<p>5 Multi-tenant Restrooms</p> 	<p>6 Shared Amenity Spaces</p> 
<p>7 Common Corridors</p> 	<p>8 Mailroom / Message Center</p> 
<p>9 Visitor Center</p> 	<p>10 Common Area Floors</p> 

ENTRY EXPERIENCE



- Maintain recommended distancing (6 feet) in all public spaces.
- Frontline security personnel and concierge staff trained to enforce new policies and protocols.
- Face coverings are required in public areas, lobby, elevators, bathrooms on multi-tenant floors, amenity spaces, and other shared spaces.
- Protective glass barriers positioned at lobby desks.
- SL Green has invested in state-of-the-art, non-invasive thermal temperature imaging.
- Contact-free turnstiles.
- Floor decals placed in all elevators to promote distancing, one person per decal.
- Digital Captivate elevator screens feature latest building procedures.
- Signs and handouts detailing new protocols and hands-free practices posted throughout SL Green properties.
- Unitary path of travel using floor markers will direct foot traffic and maintain distancing where possible.
- Hand sanitizer stations strategically installed throughout common areas.

BUILDING ENHANCEMENTS & PROTOCOLS



- SL Green follows strict disinfection protocols and provides staff with all necessary supplies and training.
- SL Green cleaning staff will target frequently touched building surfaces in tenant accessible common areas and shared spaces.
- Optional cleaning services offered using highly rated disinfection and protection solutions, such as BioProtect.
- SL Green will establish designated space in lobby areas for personal food deliveries.
- Delivery personnel using the freight elevator will be scanned for temperature with handheld thermal imager.
- We follow REBNY and the NY State Department of Health guidelines for construction activities during a public health emergency.
- Increase ventilation and earlier up start times to circulate outside air prior to occupancy.
- When replacing air filters, air handling units should use the highest efficiency MERV rated filters recommended and allowed by the manufacturer.
- Use air cleaners in all lobbies with 9-stage VOC HEPA filters to capture 99.99% of particles.
- Where possible we implemented passive doors for multi-tenant bathrooms and hands-free restroom fixtures.
- All operations, facility decisions, and policies of our portfolio, including annual testing for incoming water quality, are aligned with the WELL Building Standard.
- SL Green should be informed immediately of possible exposure and/or a confirmed case in order to respond appropriately.



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, 2022, SL Green held interests in **61 buildings** totaling **33.1 million square feet**. This included ownership interests in **28.9 million square feet** of Manhattan buildings and **3.4 million square feet** securing debt and preferred equity investments.

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NEWMARK

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