



# 215

**PARK  
AVENUE  
SOUTH**

Overlooking  
Union Square

 **SL GREEN**  
REALTY CORP.

215  
PARK  
AVENUE  
SOUTH



UNION SQUARE

CLOSE PROXIMITY TO UNION SQUARE PARK

215  
PARK  
AVENUE  
SOUTH

2  
1  
5

LOBBY

215  
PARK  
AVENUE  
SOUTH



ELEVATOR CORRIDOR

# 215 PARK AVENUE SOUTH

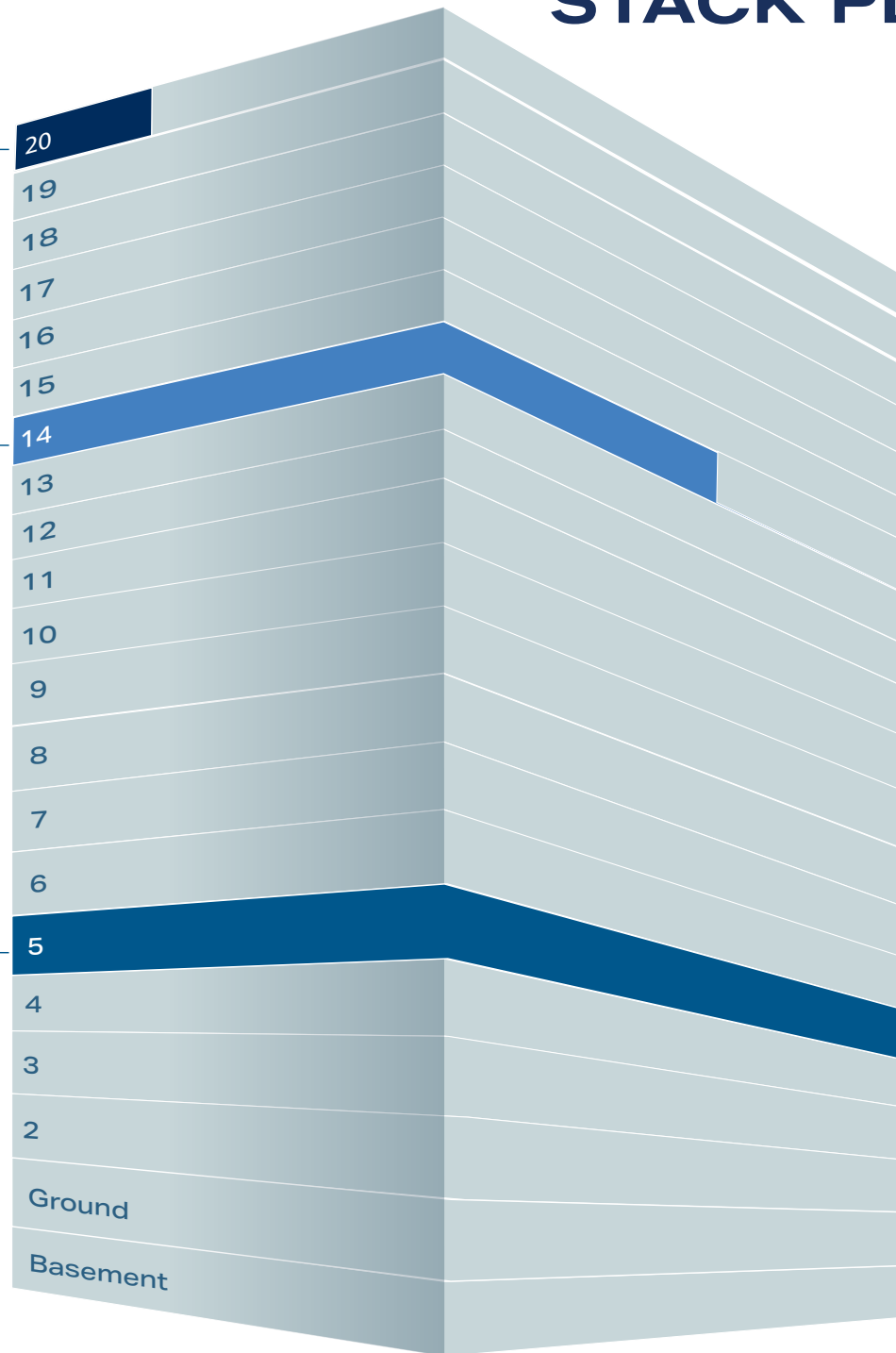
## STACK PLAN

1,978 RSF  
Now Through 8/30/2029

9,168 RSF

17,255 RSF  
Available 5/1/2026

- AVAILABLE
- MAY 2026
- SUBLEASE THROUGH AUGUST 2029



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SAMPLE FINISHES-MAIN AREA

**215**  
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**SAMPLE FINISHES-MAIN AREA**

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SAMPLE FINISHES-KITCHEN

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PRE-BUILT FINISHES- PANTRY

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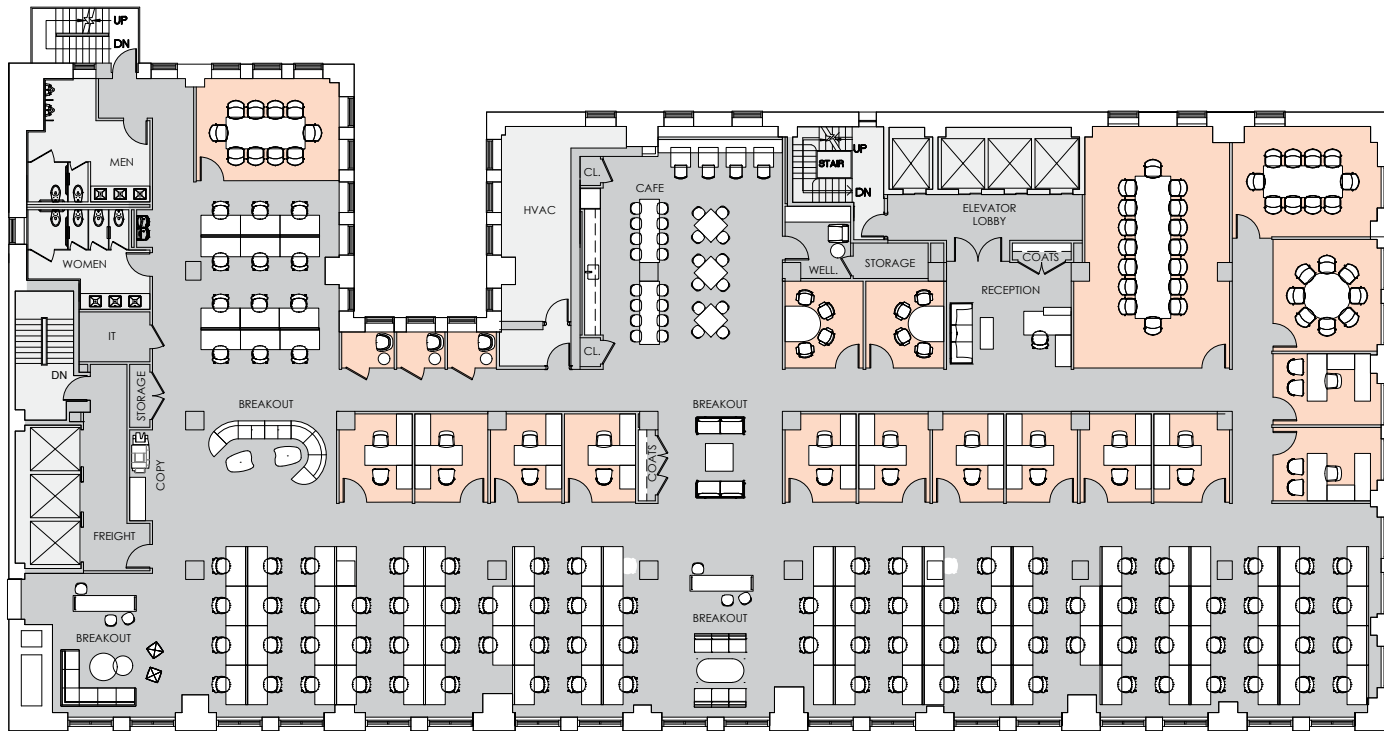


PRE-BUILT FINISHES - OPEN WORKSPACE

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PRE-BUILT FINISHES - GLASS FRONT OFFICES

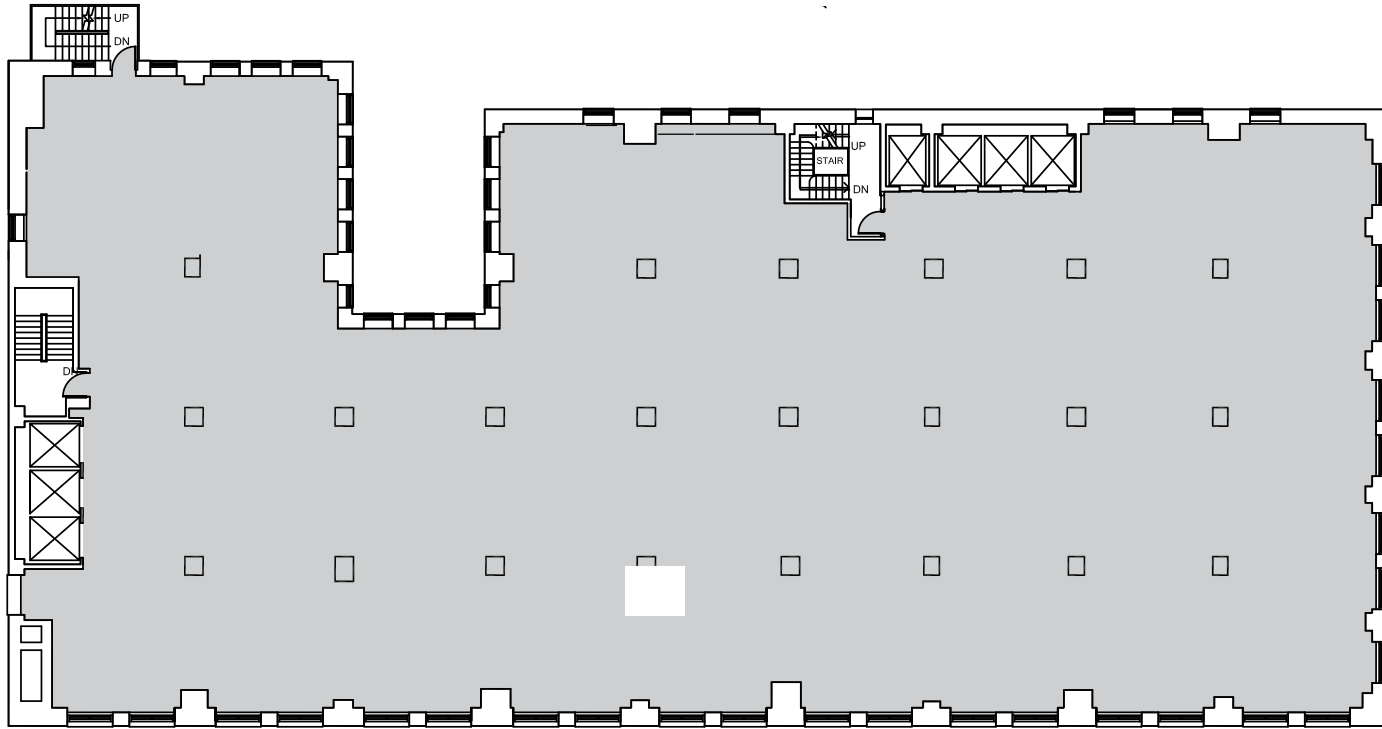


**PROPOSED LAYOUT  
 WITH SAMPL FURNITURE  
 5TH FLOOR – 17,225 RSF**

[Click here for more information](#)

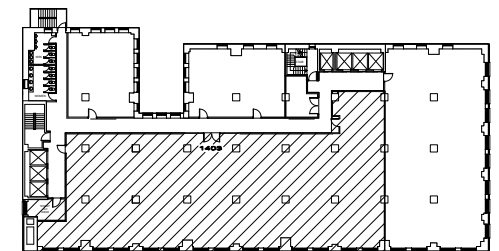
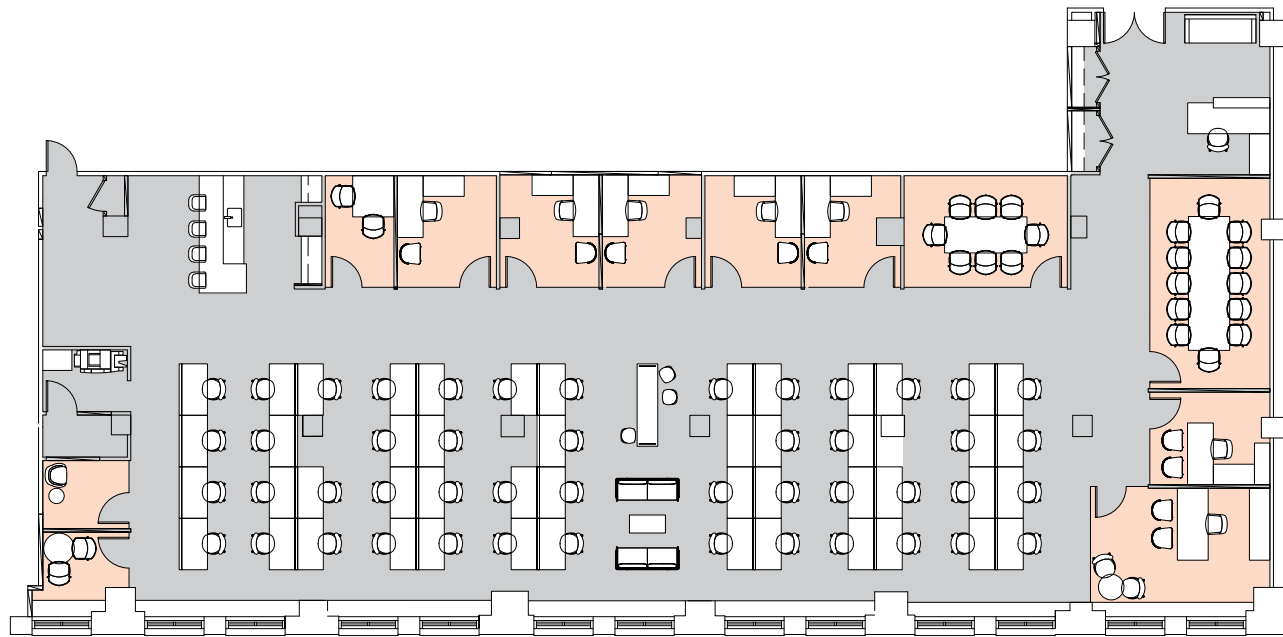
**FLOOR KEY**

|                 |    | Total Employees | 107 |
|-----------------|----|-----------------|-----|
| Office          | 12 | Reception       | 1   |
| Workstation     | 94 | Cafe            | 1   |
| Conference Room | 4  | Huddle Room     | 2   |
| Phone Room      | 3  | Breakout Area   | 4   |



**CORE AND SHELL**  
**ENTIRE 5TH FLOOR – 17,255 RSF**

[Click here for more information](#)



**PROPOSED PREBUILD  
 SUITE 1403 – 9,168 RSF**

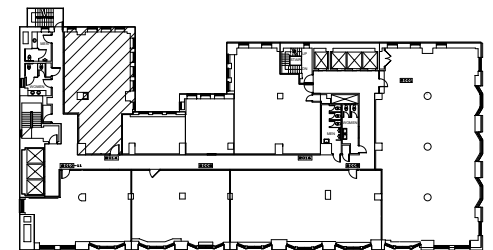
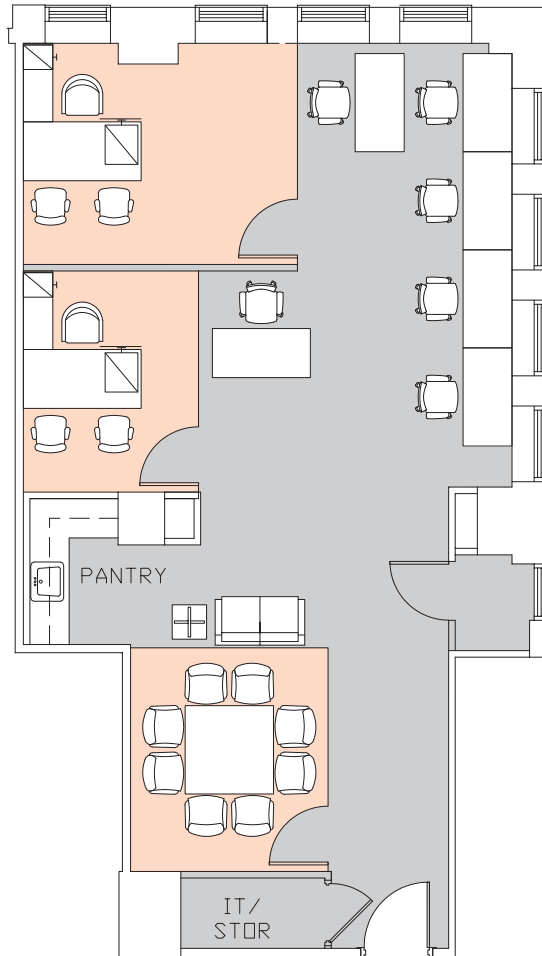
[Click here for more information](#)

**FLOOR KEY**

|                 |    | Total Employees | 56 |
|-----------------|----|-----------------|----|
| Office          | 7  | Huddle Room     | 1  |
| Workstation     | 48 | Reception       | 1  |
| Conference Room | 2  | Phone Room      | 1  |

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PARK AVENUE SOUTH



## EXISTING CONDITIONS WITH SAMPLE FURNITURE SUITE 2014 – 1,978 RSF



[Click here for more information](#)

### FLOOR KEY

|                 |   | Total Employees  | 8 |
|-----------------|---|------------------|---|
| Office          | 2 | Pantry           | 1 |
| Workstation     | 6 | IT/ Storage Room | 1 |
| Conference Room | 1 |                  |   |

# 215 PARK AVENUE SOUTH

|                              |  |            |
|------------------------------|--|------------|
| <b>LOCATION</b>              | Northeast corner of 18th Street and Park Avenue South  |            |
| <b>YEAR BUILT</b>            | 1914 (Renovated 2018)  |            |
| <b>ARCHITECT</b>             | Maynicke & Franke  |            |
| <b>BUILDING SIZE</b>         | 338,636 RSF  |            |
| <b>BUILDING HEIGHT</b>       | Twenty (20) Floors   |            |
| <b>BUILDING CONSTRUCTION</b> | Steel and Brick<br>Double-hung insulated operable windows<br>Facade: Brick and Masonry<br>Lobby under renovation   |            |
| <b>FLOOR SIZES</b>           | <b>Floors 2-15</b>   | 17,255 RSF |
|                              | <b>Floors 16-17</b>  | 16,612 RSF |
|                              | <b>Floor 18</b>  | 16,686 RSF |
|                              | <b>Floors 19-20</b>  | 16,679 RSF |
| <b>TYPICAL SLAB HEIGHTS</b>  | <b>Retail</b>  | 19' 6"     |
|                              | <b>2-3</b>   | 13' 3"     |
|                              | <b>4-20</b>  | 11' 6"     |
| <b>COLUMN SPACING</b>        | 18'6"  |            |
| <b>ELEVATORS</b>             | <ul style="list-style-type: none"> <li>• Four (4) passenger elevators, three (3) freight</li> <li>• Full modernization of the passenger and freight cabs with new motors, hoists, controls and interiors</li> <li>• Loading dock located on 18th Street</li> </ul> |            |

## HVAC/SUPPLEMENTAL COOLING

Air cooled tenant controlled A/C units; Steam heating supplied by Con Edison

## ELECTRIC

Up to six (6) Watts per square foot exclusive of A/C available for tenant use

## LIFE/SAFETY

Fully sprinkled; addressable Class E System

## SECURITY/ACCESS

- The building security desk is manned 24 hours a day, 7 days a week
- Turnstiles with access cards for tenants in the lobby
- CCTV surveillance in public areas and all elevators

## TELECOM/CABLE

Crown Castle Fiber, Skywire Networks, Spectrum, Verizon, Pilot Fiber

Wired Certified Platinum

## TRANSPORTATION

Close proximity to subway lines: 4, 5, 6, L, N, Q, R

## AMENITIES

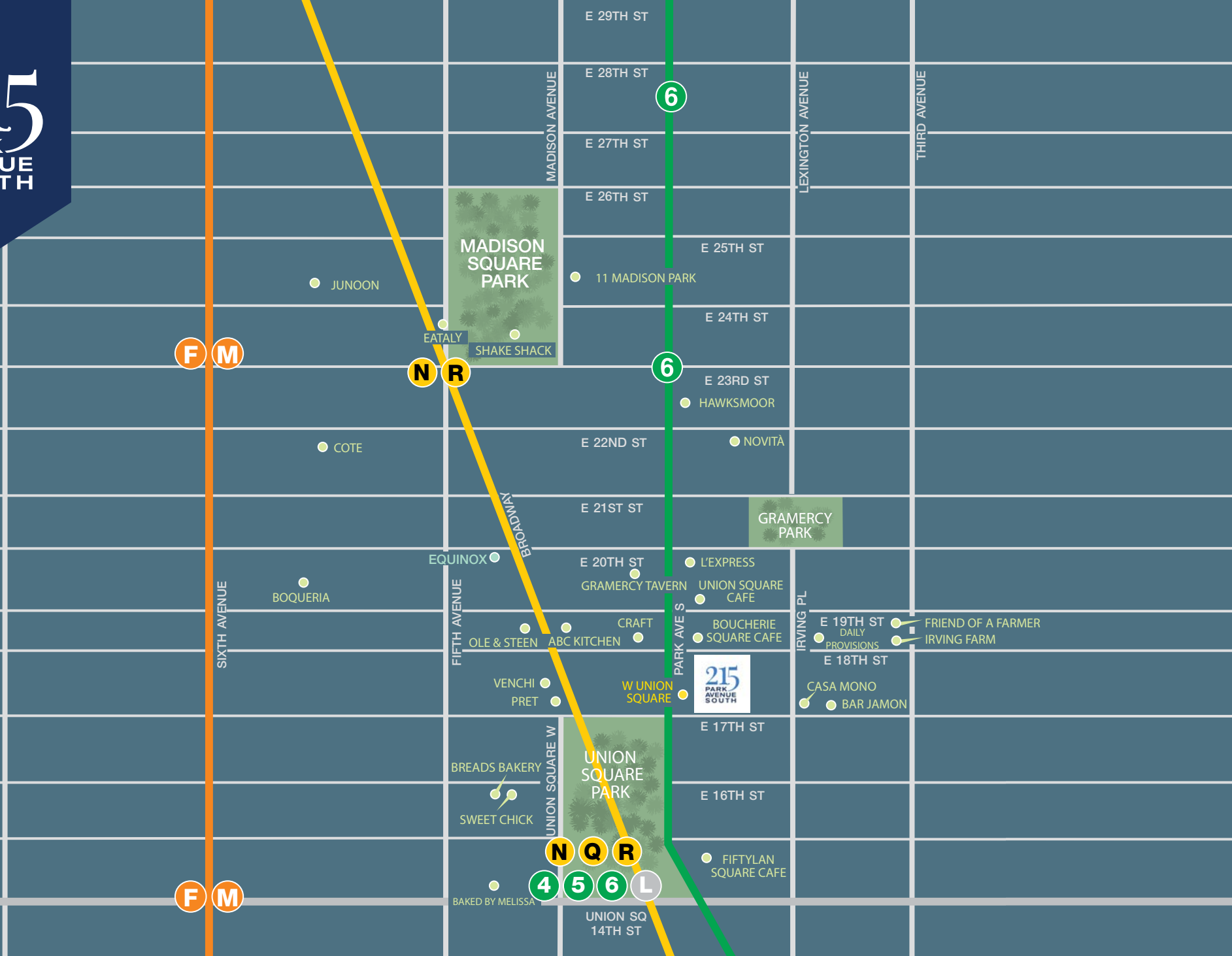
Near Union Square, The W Hotel and fine dining restaurants

## ENERGY PERFORMANCE

Energy Star rated

## BUILDING SPECIFICATIONS

# 215 PARK AVENUE SOUTH



NEIGHBORHOOD MAP

# SUSTAINABILITY AT SL GREEN



## HIGHLIGHTS

### AIR

- HVAC systems are equipped with MERV-10 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.
- 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

- 215 Park Ave South 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 215 Park Ave South 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

- 215 Park Ave South 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

- 215 Park Ave South 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

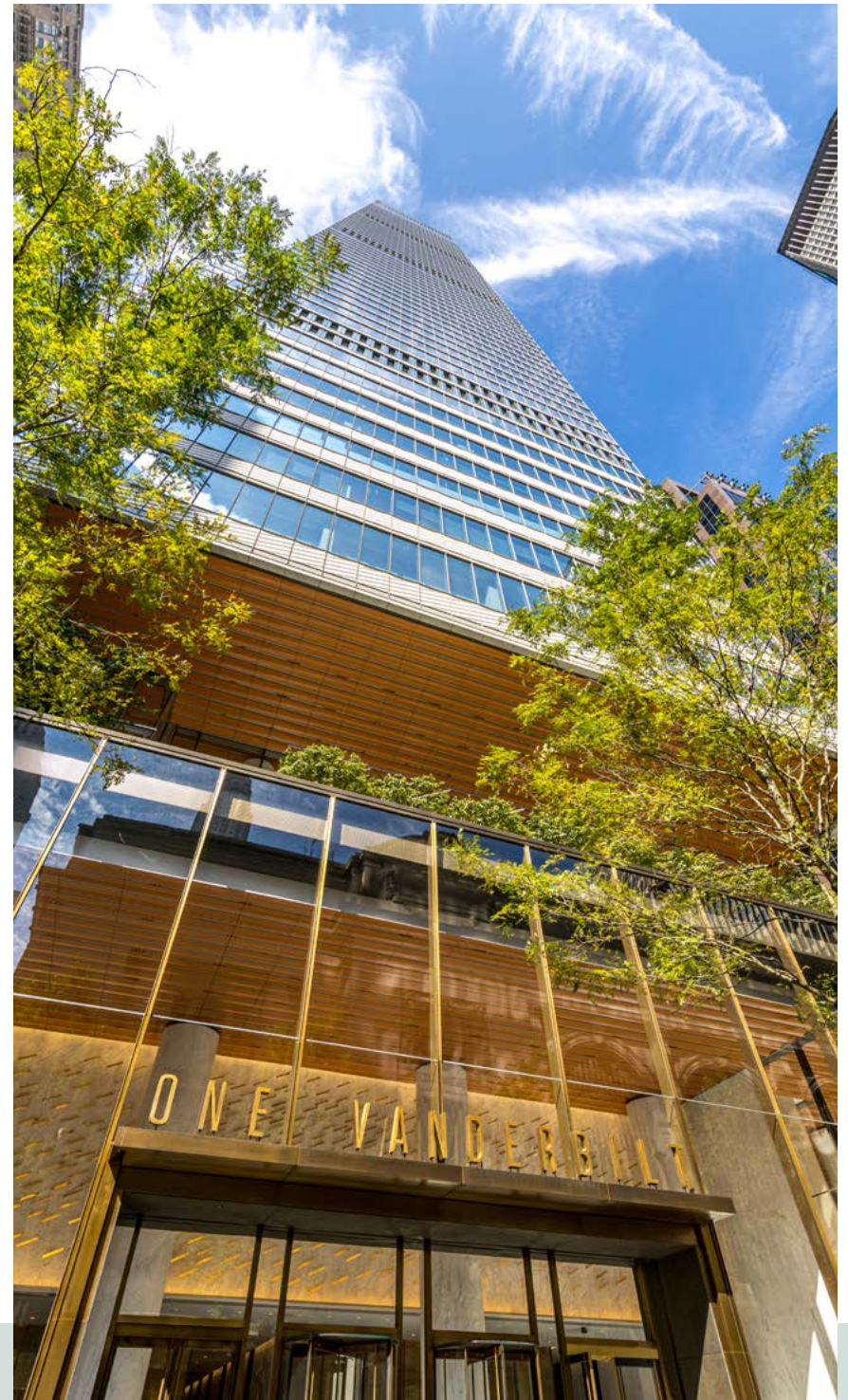
- Green Lease Leaders Platinum Award (2023-2026)
- S&P Global Sustainability Yearbook members (2022-2025)
- USA Today Recognition – America’s Climate Leaders 2025
- Validated our Scope 1, 2, & 3 emissions reduction targets with the SBTi in 2023

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



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 the 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.



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**GARY ROSEN,**  
Senior Managing Director  
212.216.1687  
gary.rosen@slgreen.com

**HOWARD TENENBAUM,**  
Executive Vice President  
212.216.1685  
howard.tenenbaum@slgreen.com

**SIENA GREEN,**  
Associate  
212.356.4120  
siena.green@slgreen.com

