

The Lipstick Building has a new look



Full Floors
13,900-19,300 RSF

High-end Executive Pre-Builts
2,700 - 19,300 RSF



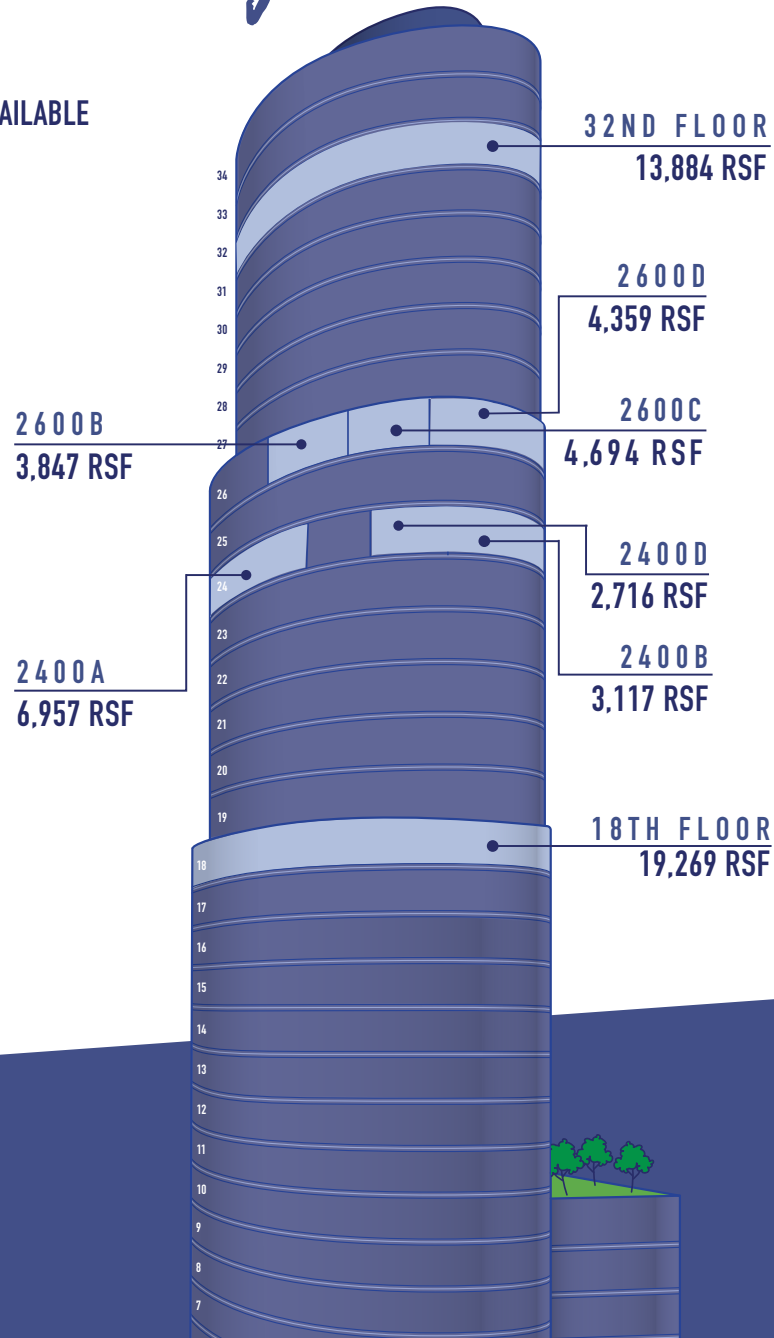
Opportunity Highlights

- High-end Executive Pre-Builts
2,700 - 19,300 RSF
 - Full Floors from 13,900-19,300 RSF
-
- New Lobby with Coffee Bar
 - New Elevator Cabs
 - Façade Restoration and Cleaning
 - Upgraded Landscaping
 - Wolfgang's Steakhouse On-Site
-

Immediate access to the **6** **E** and **M** trains
New institutional ownership

The Lipstick Building

AVAILABLE





Instantly Recognized Around the Globe

Designed by Philip Johnson and John Burgee, 885 Third Avenue is affectionately known as The Lipstick Building. Exemplifying the quintessential Manhattan trophy office building, its stunning elliptical silhouette is instantly recognizable against the New York City skyline and around the world.



550 MADISON



885 THIRD AVENUE



SEAGRAM BUILDING

885 Third is prominent among
Philip Johnson's New York City masterpieces

And, a cornerstone in the
architecturally-distinct
53rd Street corridor

GRAND
CENTRAL

LIPSTICK
BUILDING



CITIGROUP
CENTER



SEAGRAM
BUILDING



LEVER
HOUSE



660 FIFTH



BLACK ROCK



SECOND AVE

3RD AVE

LEXINGTON AVE

PARK AVE

MADISON AVE

5TH AVE

6TH AVE

53RD ST



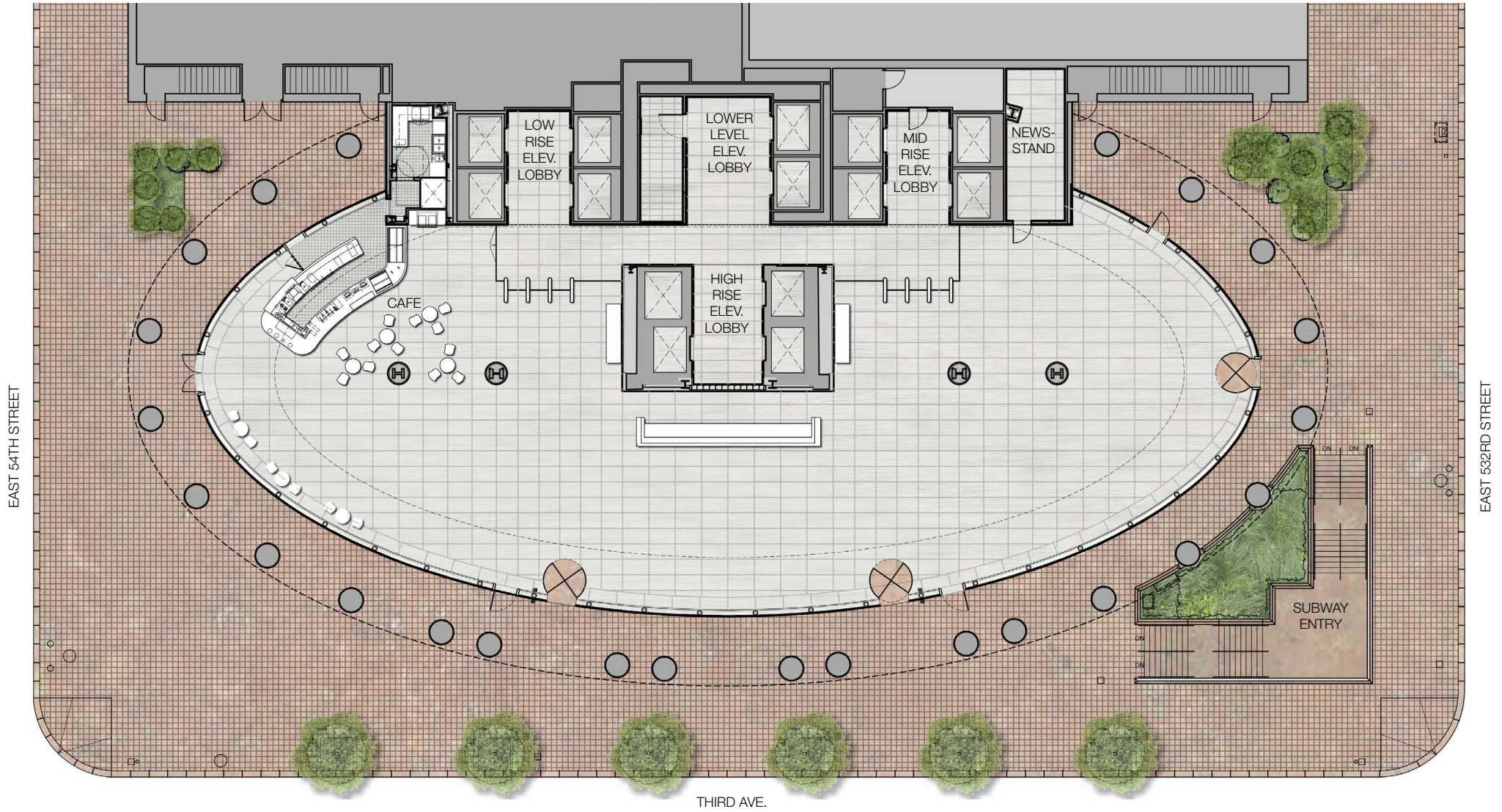
NEW LOBBY



NEW LOBBY COFFEE BAR

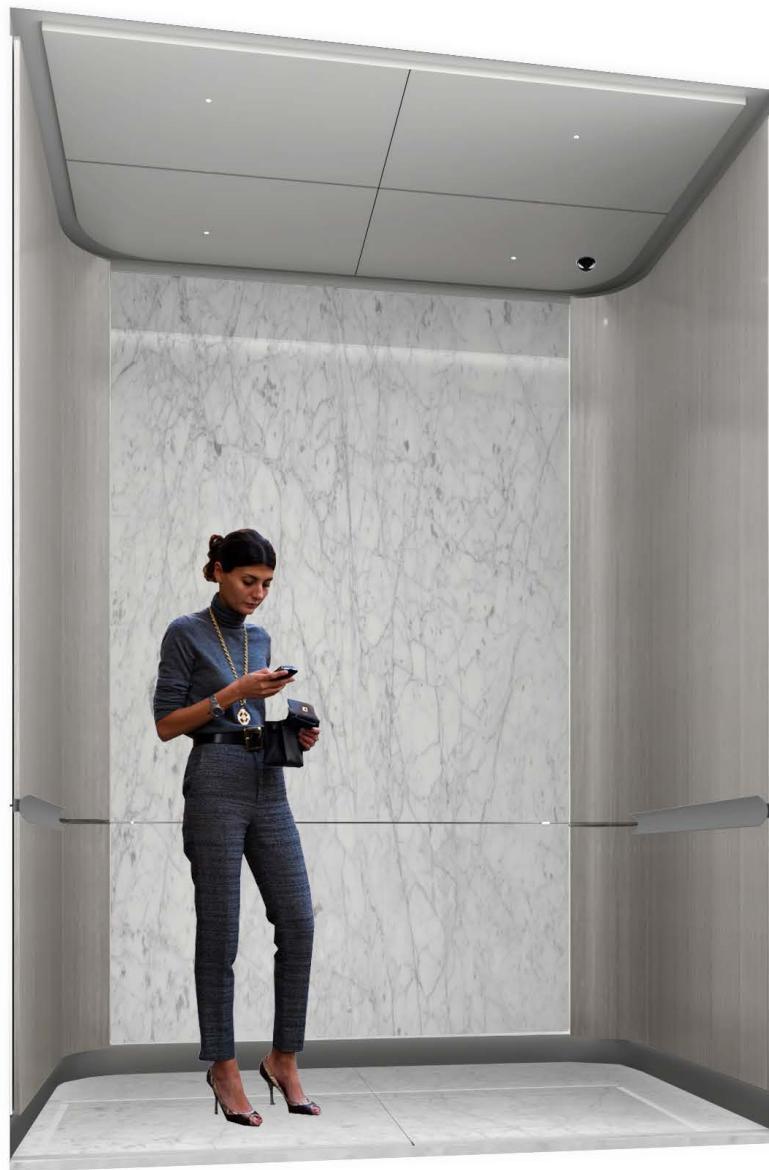


NEW LOBBY COFFEE BAR



NEW LOBBY PLAN

Artist rendering



NEW ELEVATOR CABS
Artist rendering



PRE-BUILT RECEPTION
Artist rendering



PRE-BUILT OFFICE
Artist rendering



NEW PANTRY

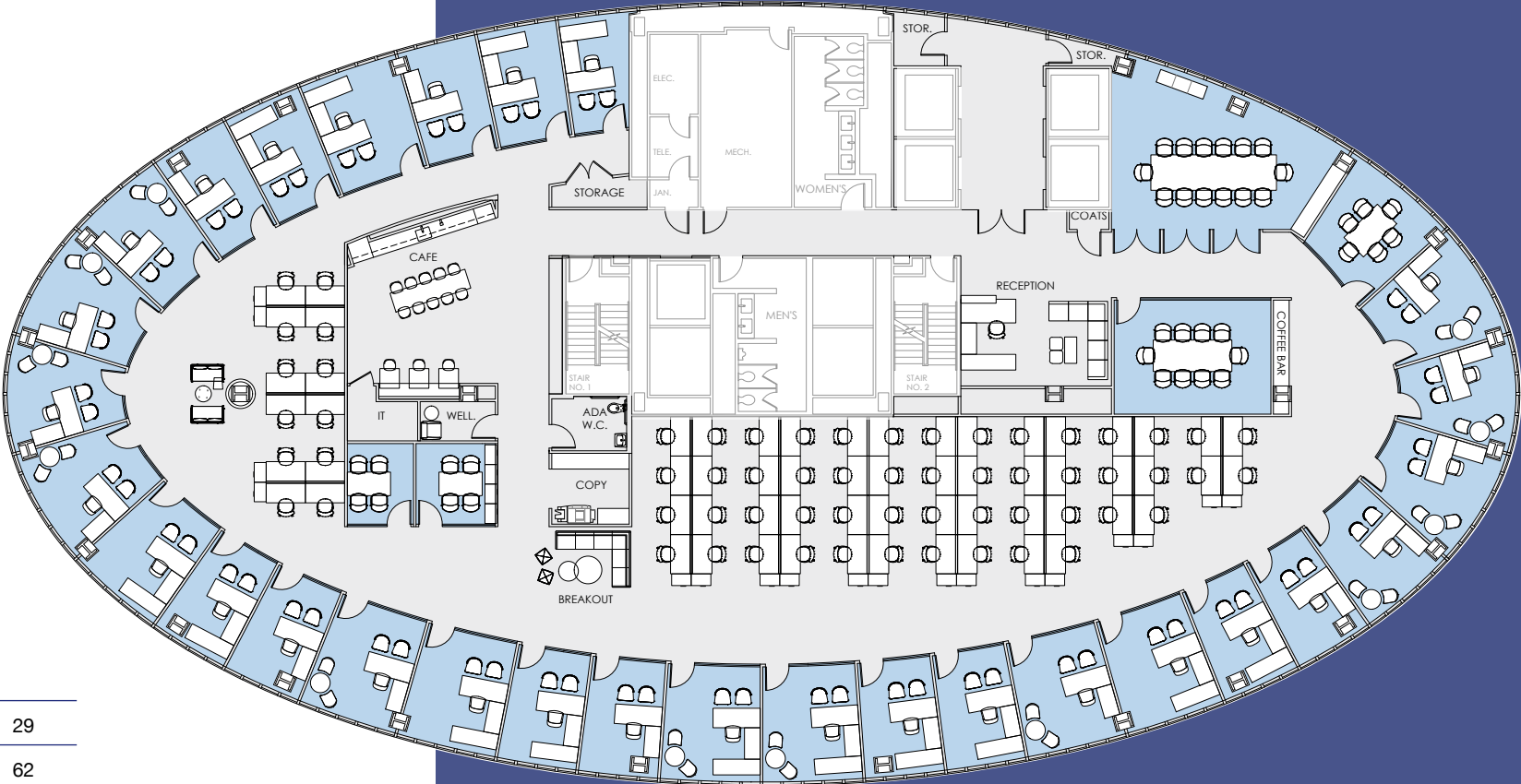


Stunning views
in every direction



18TH FLOOR 19,269 RSF

Prebuilt



Floor Key:

Offices	29
Workstations	62
Wellness Room	1
Phone Rooms	4
Cafe	1
Reception	1
Total Personnel	92

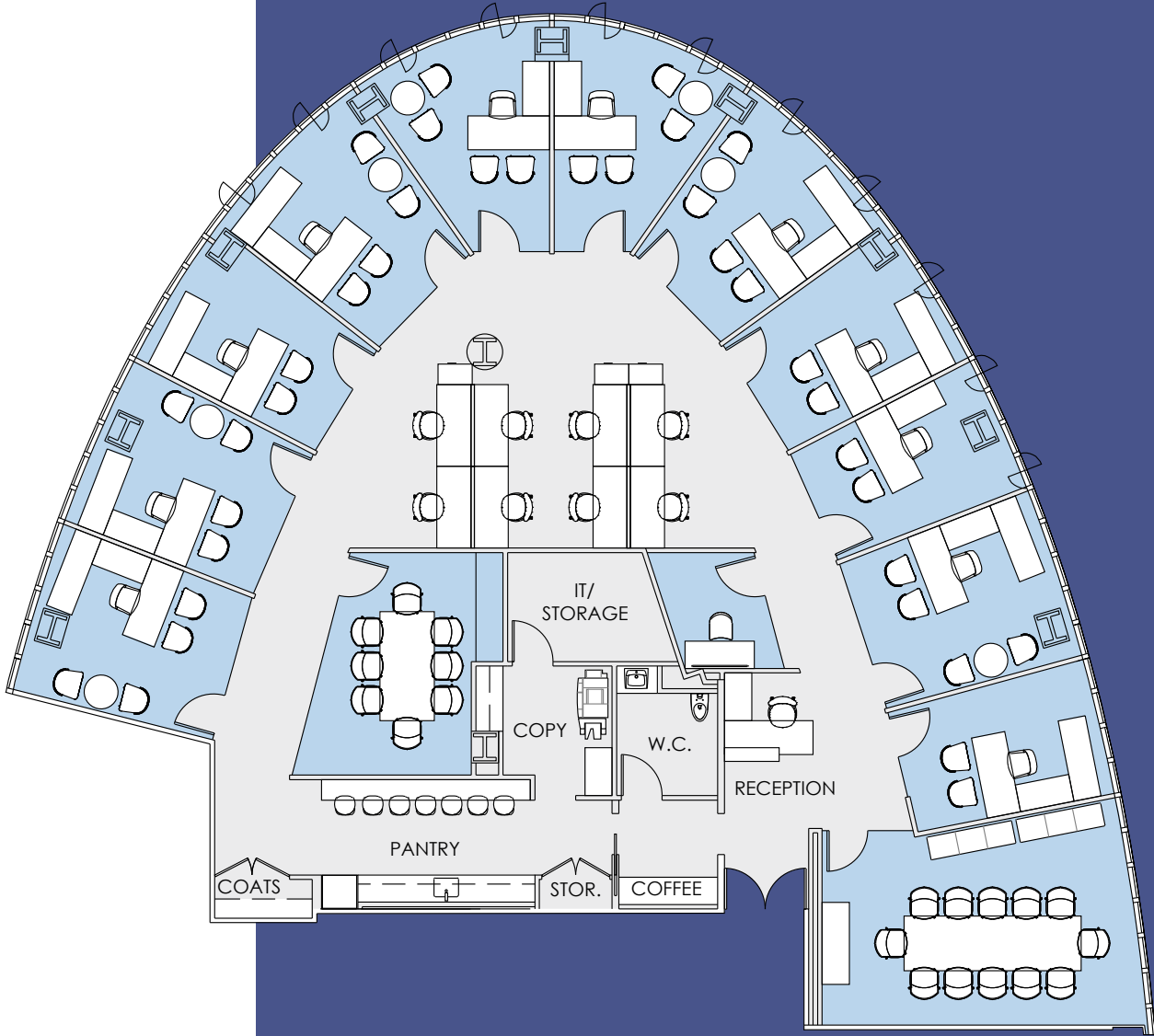
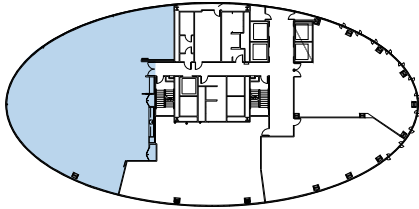
[Click here for more information](#)

2400A 6,957 RSF

Existing Conditions

Floor Key:

Offices	11
Workstations	8
Conference Rooms	2
Phone Room	1
Pantry	1
Receptionist	1
Total Personnel	20



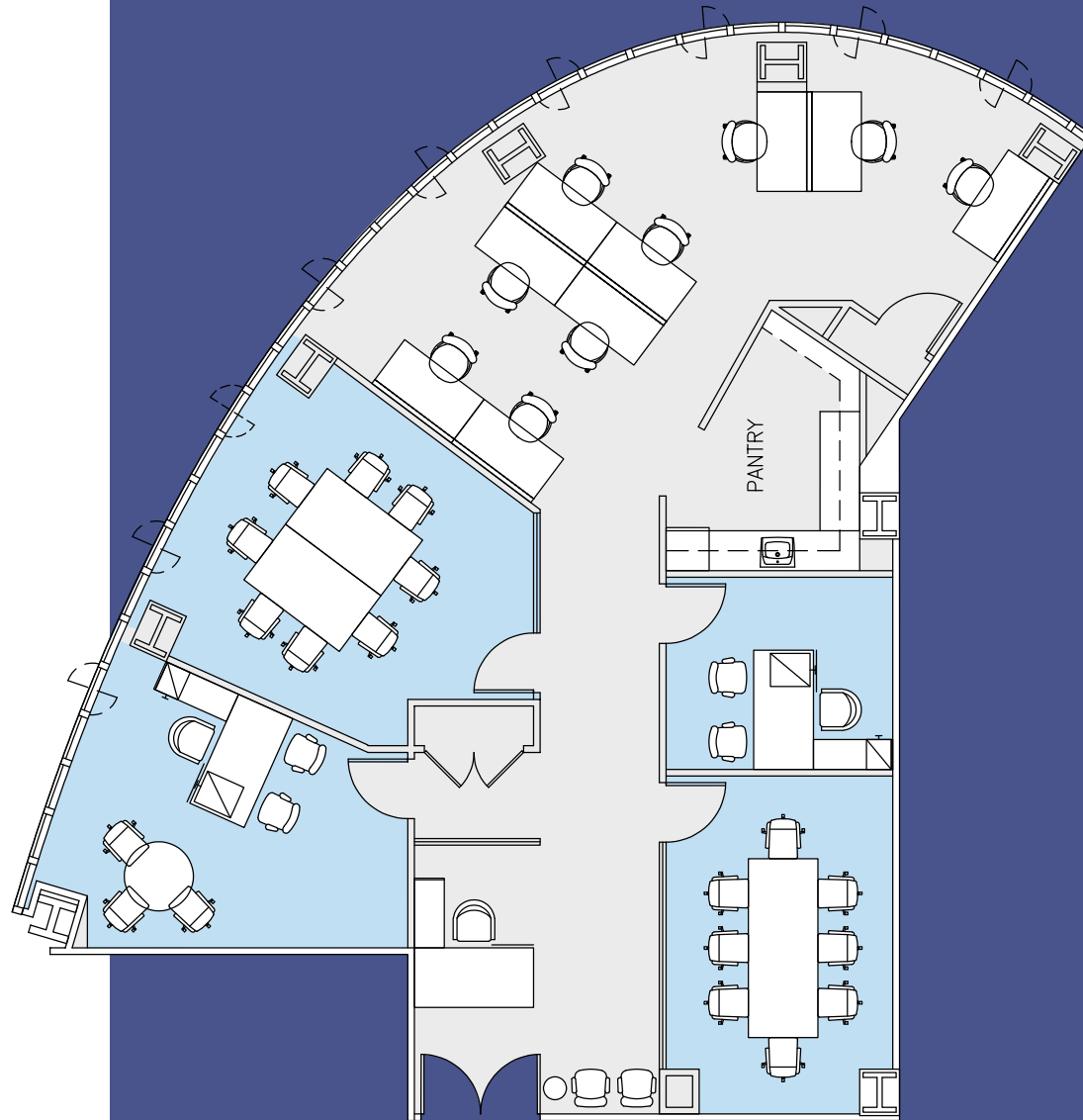
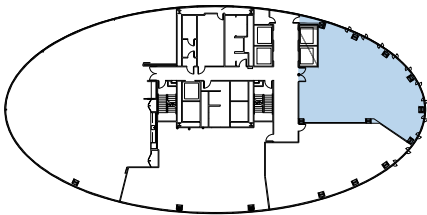
2400B

3,117 RSF

Existing Conditions

Floor Key:

Offices	2
Workstations	9
Conference Rooms	2
Receptionist	1
Total Personnel	12



[Click here for more information](#)

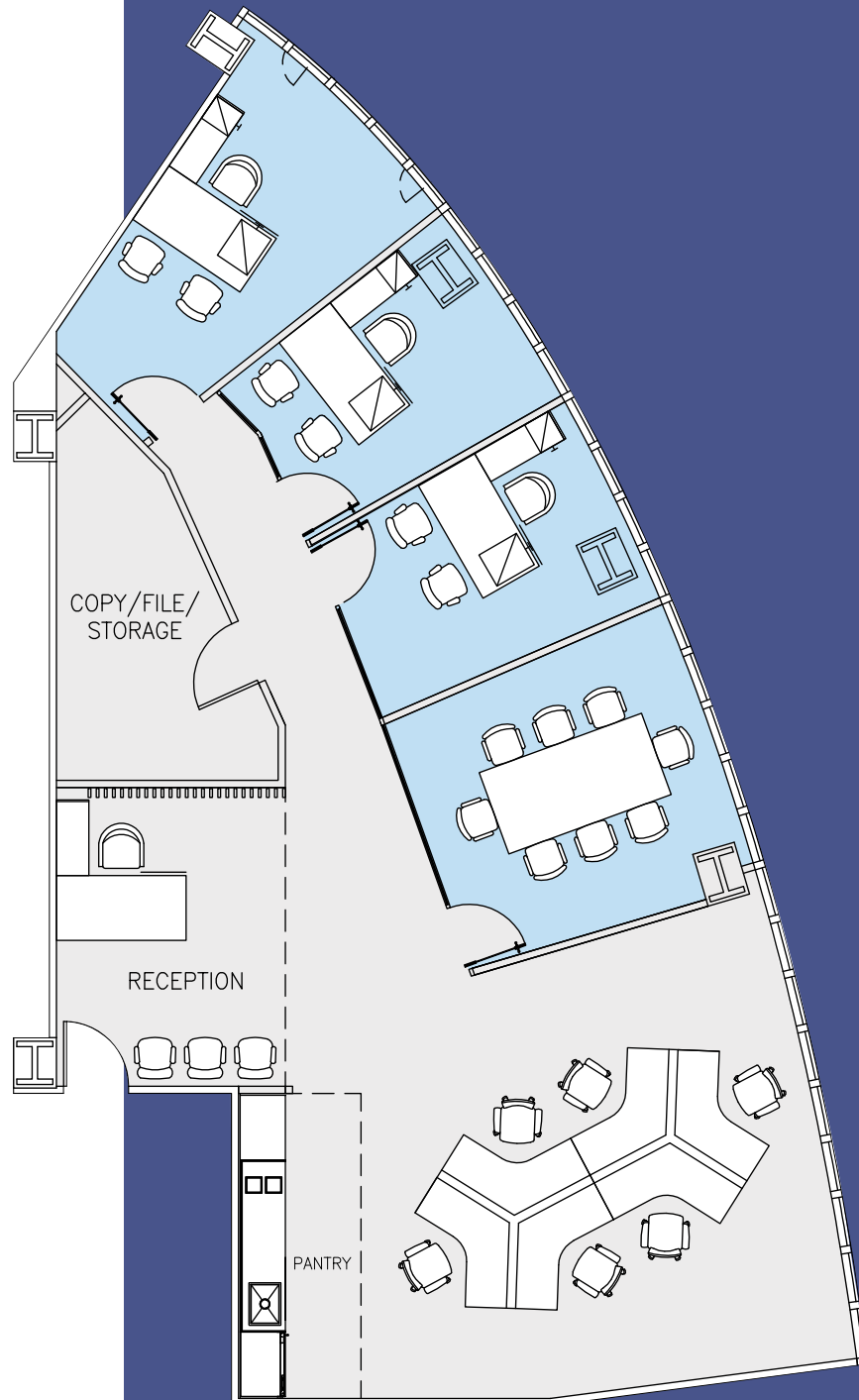
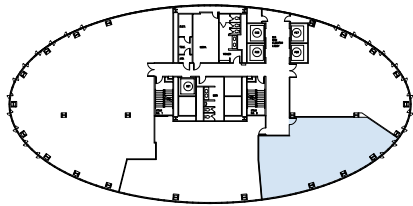
2400D

2,716 RSF

Prebuilt

Floor Key:

Offices	3
Workstations	6
Conference Rooms	1
Pantry	1
Receptionist	1
Total Personnel	10



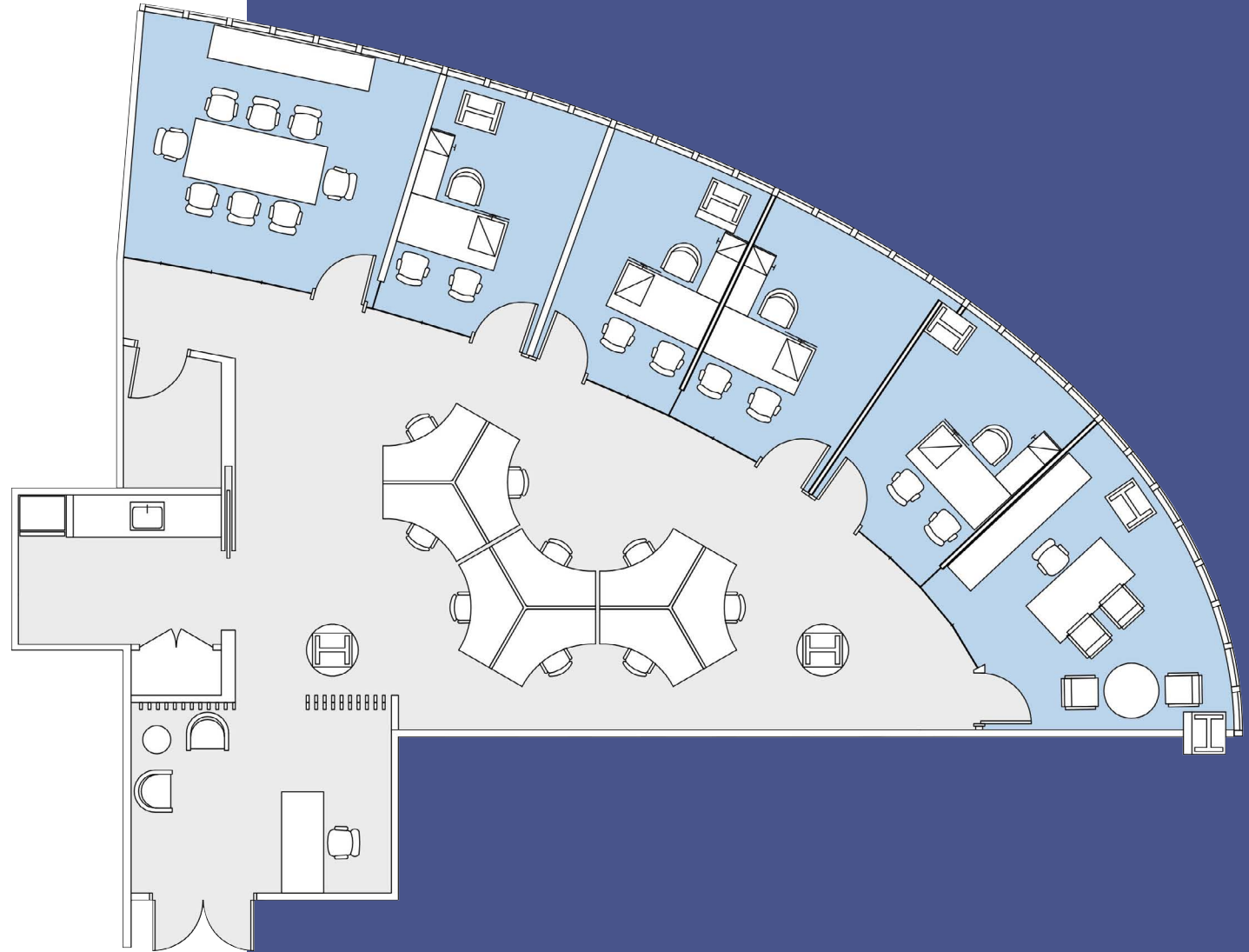
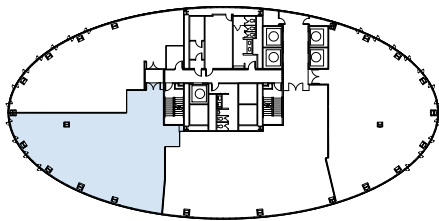
2600B

3,847 RSF

Prebuilt

Floor Key:

Offices	5
Workstations	9
Conference Rooms	1
Pantry	1
Receptionist	1
Total Personnel	15



[Click here for more information](#)

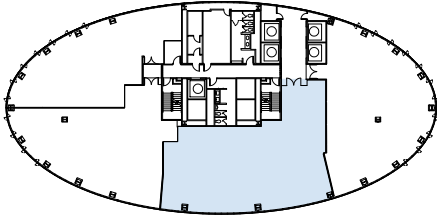
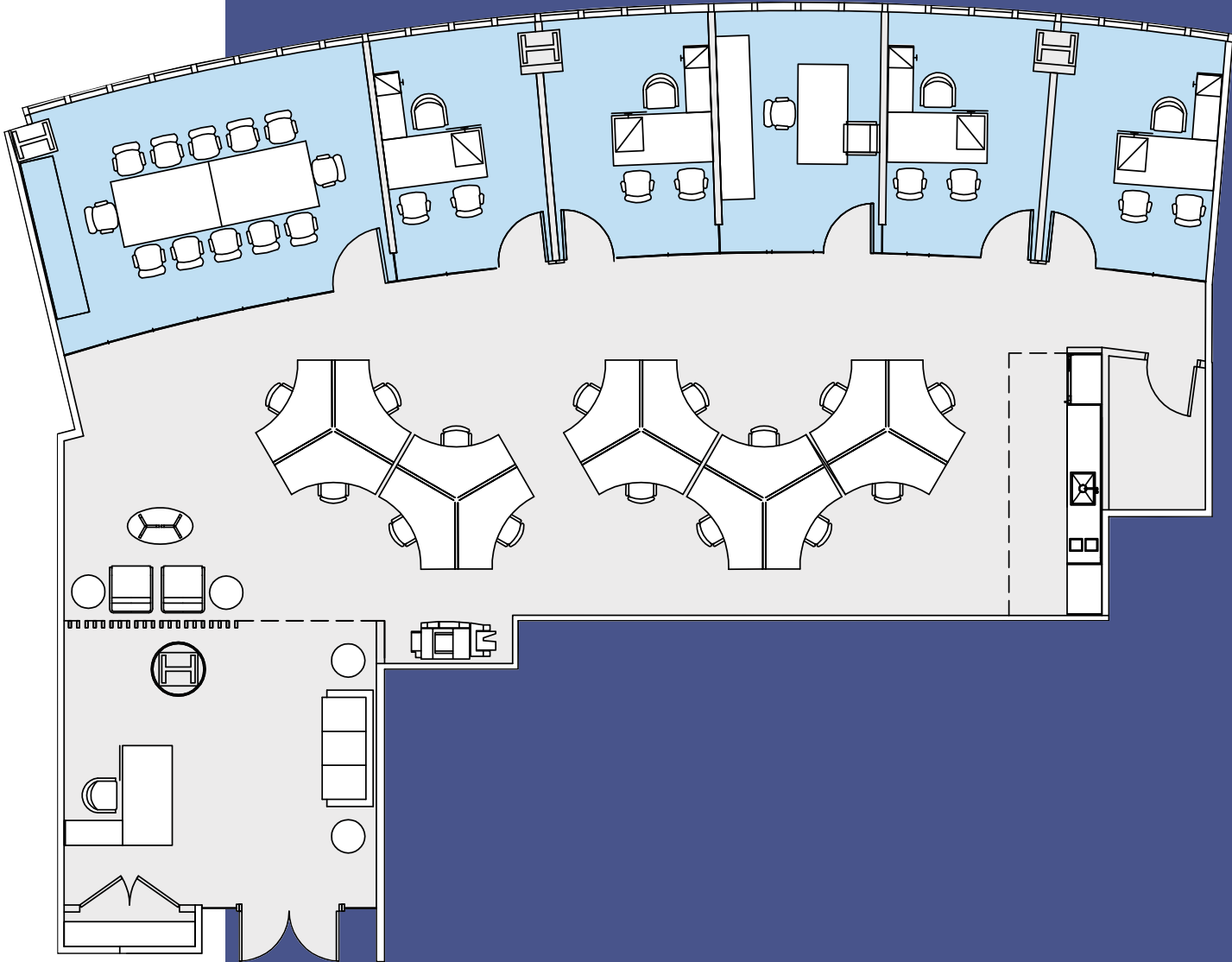
2600C

4,694 RSF

Prebuilt

Floor Key:

Offices	5
Workstations	15
Conference Rooms	1
Pantry	1
Receptionist	1
Total Personnel	21



VIRTUAL TOUR LINK

[Click here for more information](#)

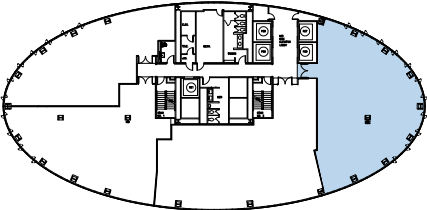
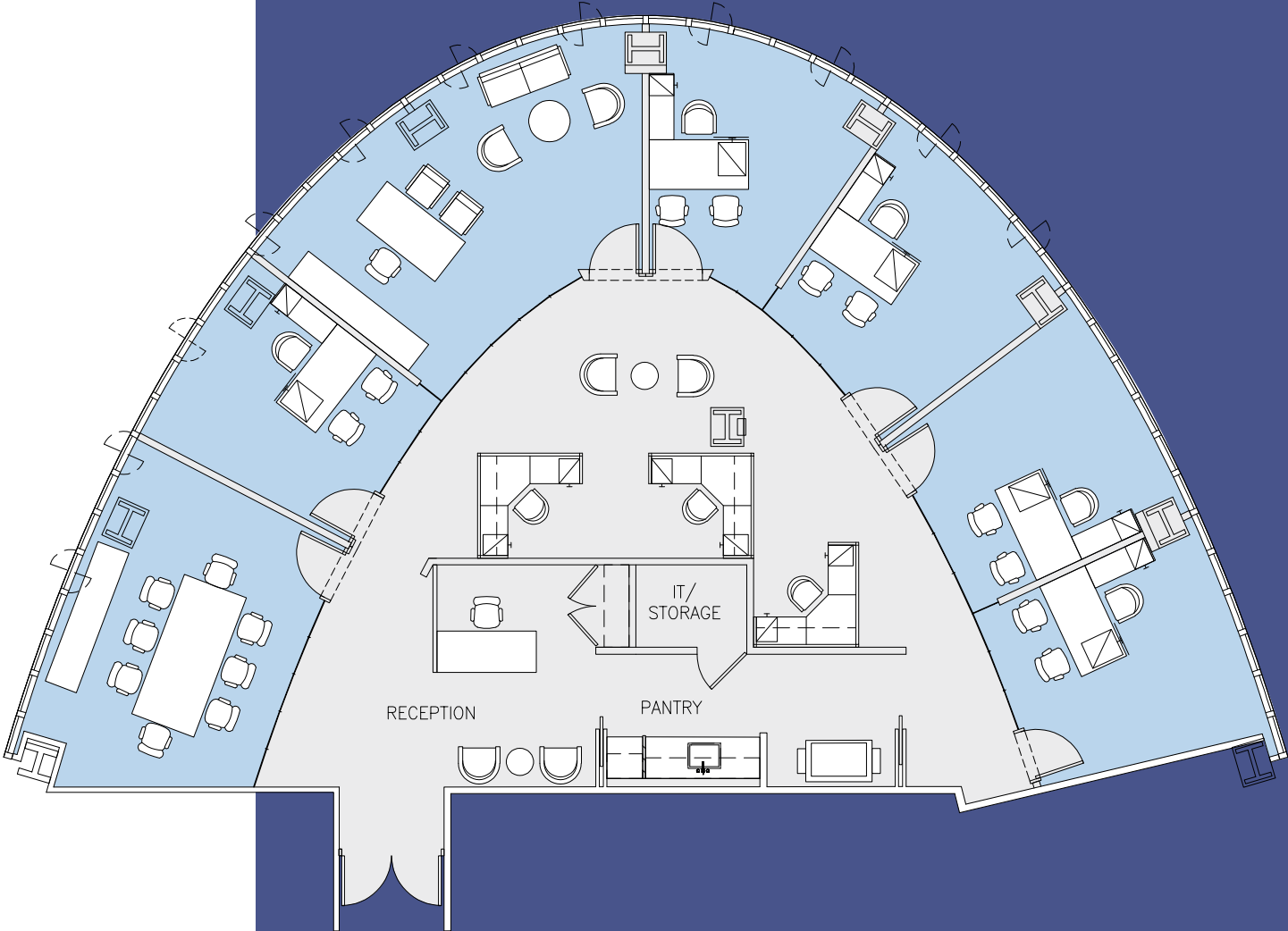
2600D

4,359 RSF

Existing Conditions

Floor Key:

Offices	6
Workstations	3
Conference Rooms	1
Pantry	1
Receptionist	1
Total Personnel	10



[Click here for more information](#)

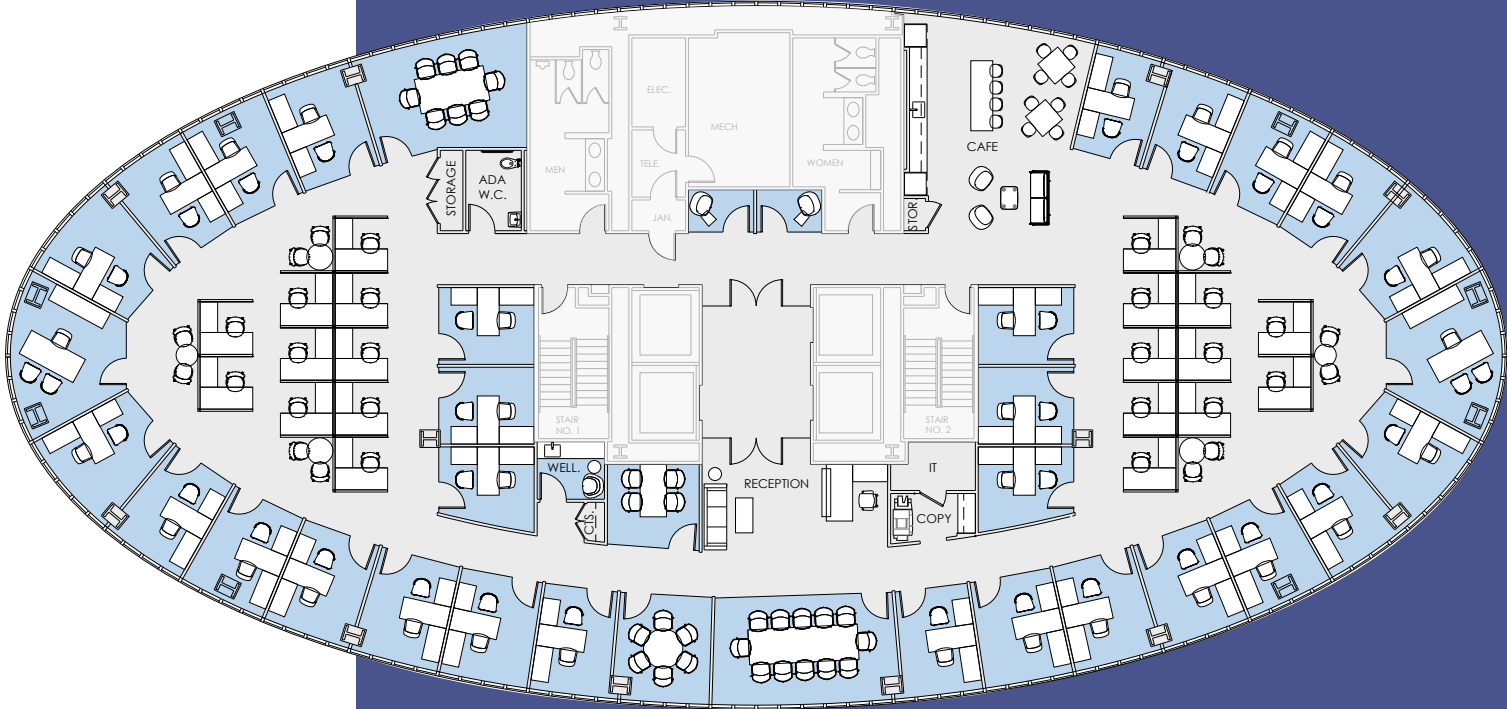
32ND FLOOR

13,884 RSF

Proposed Office Layout

Floor Key:

Offices	31
Workstations	20
Conference Rooms	4
Phone Rooms	2
Pantry	1
Receptionist	1
Total Personnel	52



[Click here for more information](#)

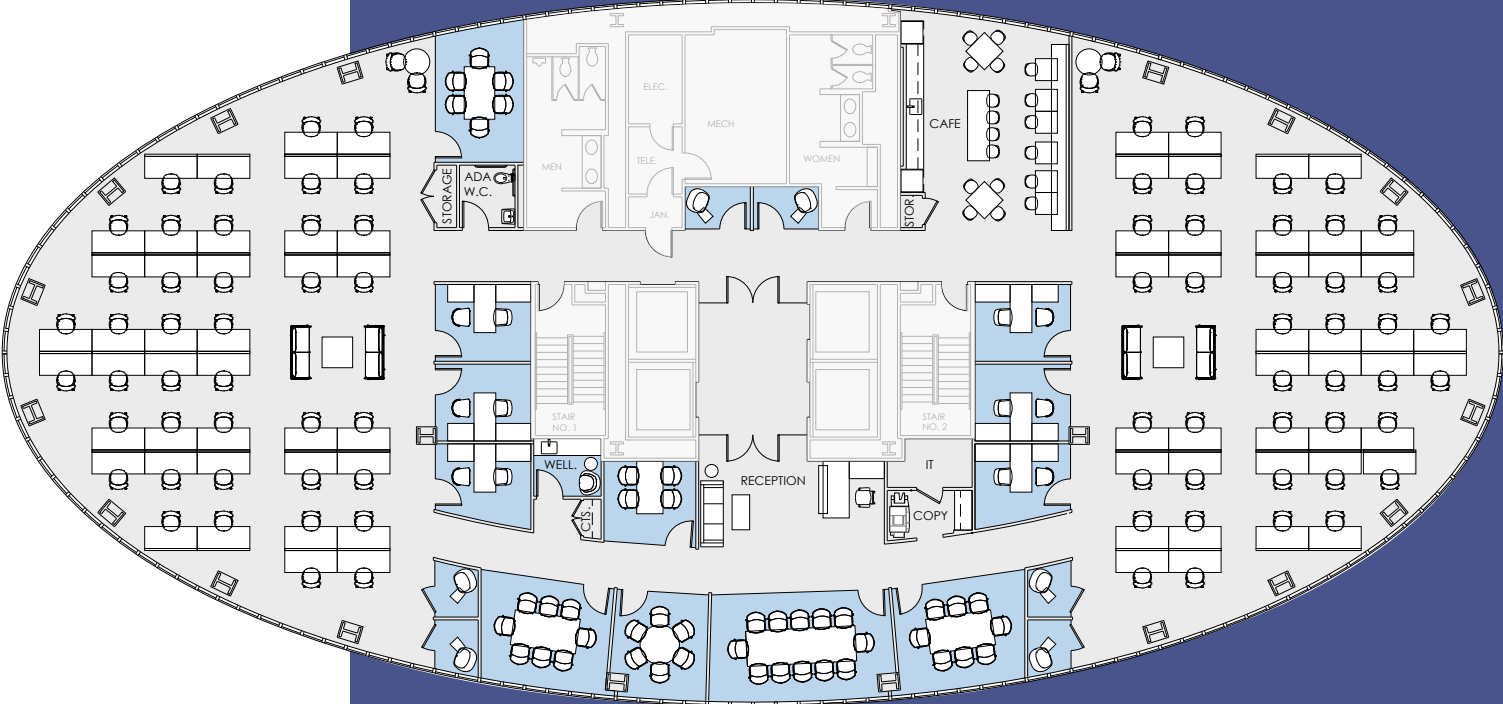
32ND FLOOR

13,884 RSF

Proposed Open Layout

Floor Key:

Offices	6
Workstations	80
Conference Rooms	6
Phone Rooms	6
Pantry	1
Receptionist	1
Total Personnel	87



[Click here for more information](#)

Steps to Luxury
Neighborhood
Amenities





URBANSPACE



JOEL RUBUCHON'S LE JARDINIER



FOOD COURT AT CITICORP CENTER



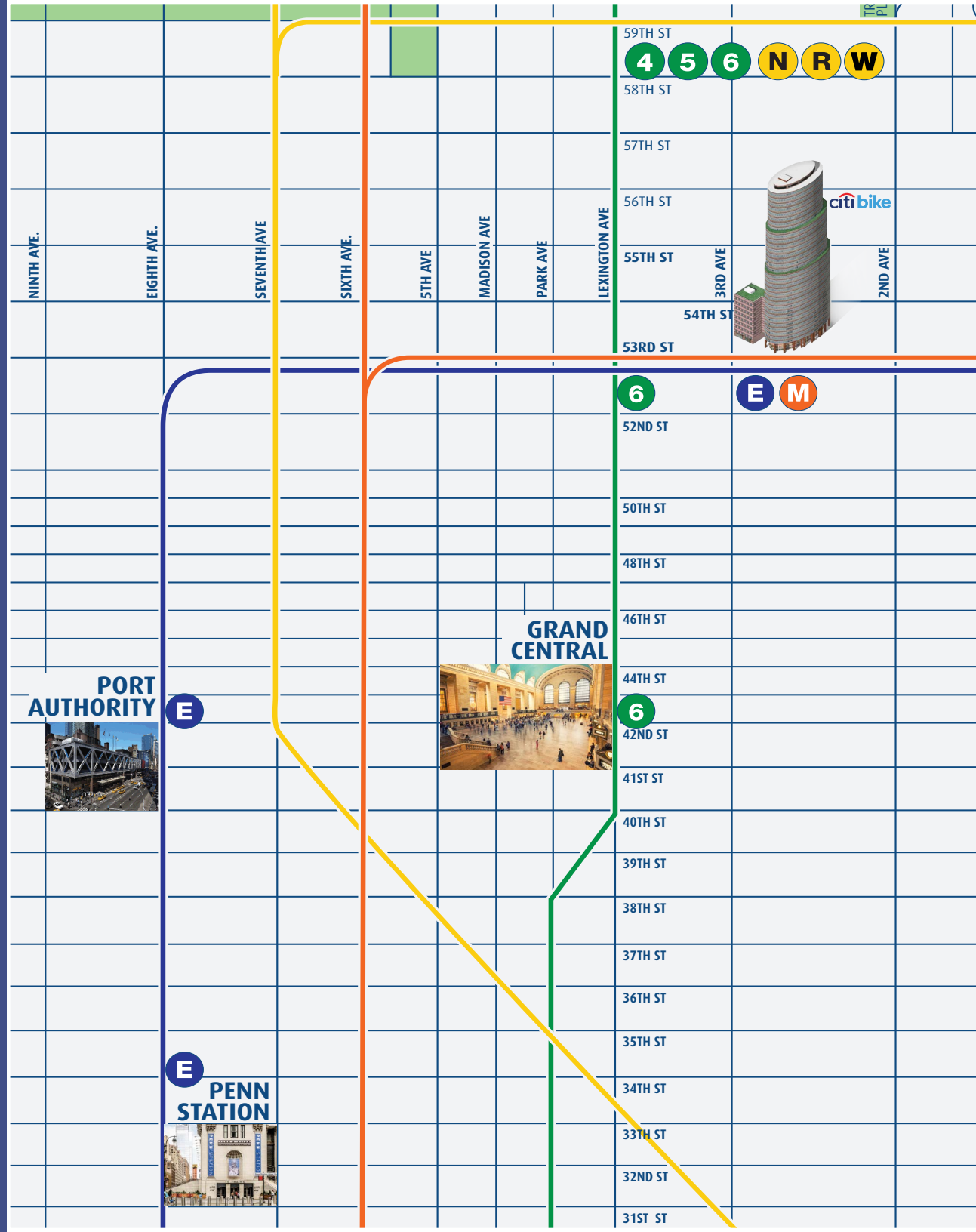
LOBSTER CLUB



THE GRILL

Exceptional Transit-Centric Location

885 Third sits on top of an entrance to Lexington Ave/53rd Street Station, providing direct access to the E, M, and 6 trains



BUILDING SPECIFICATIONS

Owner	SL Green Realty Corp.
Location	53rd to 54th Streets on the east side of Third Avenue
Architect	Philip Johnson & John Burgee
Year Built	1986
Year Renovated	Lobby redevelopment underway.
Building Size	635,800 RSF
Building Height	34 stories
Floor Layout	Modified Side Core
Construction	The building's foundation consists of spread footings on 20-ton rock, poured concrete foundation walls and a structural steel frame with spray on fireproofing per code (non-ACM). The floor slabs are 2 1/2" concrete over 3" Q decking. The building's exterior is comprised of faceted, alternating horizontal bands of polished and flame finished Imperial Red granite from Sweden, stainless steel and glass. All window framing is off-white aluminum, both internally and externally.
Floor Plates	Floors 3-9: 25,000 +/- RSF Floors 10-18: 19,000 +/- RSF Floors 19-26: 16,000 +/- RSF Floors 27-34: 14,000 +/- RSF
Slab Height	12' 2" Slab-to-slab
Elevators	Installation of new destination dispatch elevator mechanical systems and new elevator cabs is in progress. 4 Low Rise: L - 13 4 Mid Rise: L, 12, 14 - 26 3 High Rise: L, 27 - 34 Freight 1: Lower Levels 1 & 2 and 3 - 34 Freight 2: Lower Levels 1, Loading Dock, 2

Loading Dock	One dock located on 54th Street can accommodate delivery vehicles of up to 20 feet.
Windows	Windows throughout the Building are 3/4' insulating glass units with an outer pane of solar gray glass and an inner pane of clear glass.
Floor Load	50 lbs psf
HVAC: Air Handling System	The basic air handling system consists of horizontal draw - through type air handling units with replaceable media filter banks, chilled water cooling coils, air distribution devices and constant air volume (CAV) fan-powered terminal devices. Heating for exterior zones is provided by hot water heating coils mounted in the CAV fan-powered terminal devices. Individual room thermostats - which are located in every CAV zone - control each terminal device.
Distribution System	Each office floor is separated into a particular number of air conditioning zones, each served by a separate CAV fan-powered terminal device. The number of temperature zones per floor varies according to floor size; this system has the capability to provide a tenant with additional zones by adding or rearranging the fan-powered devices on that floor.
Chilled Water	There are 3 Trane Centravac centrifugal refrigeration machines, two 600-ton units and one 300-ton unit provide the air handlers with chilled water. Temperatures and pressures are controlled through the Building Management System (BMS). Condenser water is available at the riser in each air handling unit room for the tenant's use.

BUILDING SPECIFICATIONS CONTINUED

Electric	The electric service is supplied through individual primary circuits from Con Ed's electrical network to vault type transformers located in the basement transformer vault. Bus ducts from the transformers service the main switchboards with 277/480 volt, three-phase, 4-wire electrical power. The main switchgear includes fusible power switches with high capacity current limiting fuses, single-phase protection and ground fault protection on the bus riser system.	Security/Access	A 24 hours, 7 days a week, staffed lobby security console provides closed circuit television surveillance systems. There are two security turnstiles in each of the three elevator banks.
Generator	One Emergency Diesel Generator is located Lower Level 1. The generator is a Caterpillar SR4 model rated at 500Kw with a fuel capacity of 275 gallons. The generator powers a variety of building systems in the event of power loss, including emergency lighting, one elevator in each bank in addition to the freight, water pumps, the BMS and the PMO telephone system.	Telecom/Cable	Verizon, Cogent, Level 3, Cablevision & Lightpath
Life Safety	A new Class E System will be installed commencing in 2021. The building is full sprinklered and equipped with a computer-controlled emergency life safety system that monitors smoke detectors, water flow devices and manual pull stations. Fully-addressable BRD - Firecom Class E system.	Transportation	Direct subway access from just outside the building provides connections to Grand Central Terminal, Penn Station and Port Authority Bus Terminal.
		Amenities	Bike room, Coffee bar pending, Wolfgang's Steakhouse on-site.

SUSTAINABILITY AT SL GREEN



HIGHLIGHTS

AIR

- HVAC systems are equipped with MERV-13 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

- 885 Third 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 885 Third 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

- 885 Third 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

- 885 Third 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 or email 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 value of Manhattan commercial properties.

As of March 31, 2024, the Company held interests in **57 buildings** totaling **32.4 million square feet**. This included ownership interests in **28.7 million square feet** of Manhattan buildings and **2.8 million square feet** securing debt and preferred equity investments.



The Lipstick Building

NEWMARK

BRIAN WATERMAN, Executive Vice Chairman & Principal
t 212.372.2299 | brian.waterman@nmrk.com

SCOTT KLAU, Vice Chairman
t 212.372.2244 | scott.klau@nmrk.com

ERIK HARRIS, Executive Managing Director
t 212.372.2105 | erik.harris@nmrk.com

KEVIN SULLIVAN, Director
t 212.850.5462 | kevin.sullivan@nmrk.com

DAVID WATERMAN, Associate
t 212.372.2216 | david.waterman@nmrk.com



LARRY SWIGER, Senior Vice President
t 212.216.1628 | larry.swiger@slgreen.com

JEREMY BIER, Vice President
t 212.216.1722 | jeremy.bier@slgreen.com

REBECCA TUTEUR, Associate
t 212.346.4106 | rebecca.tuteur@slgreen.com