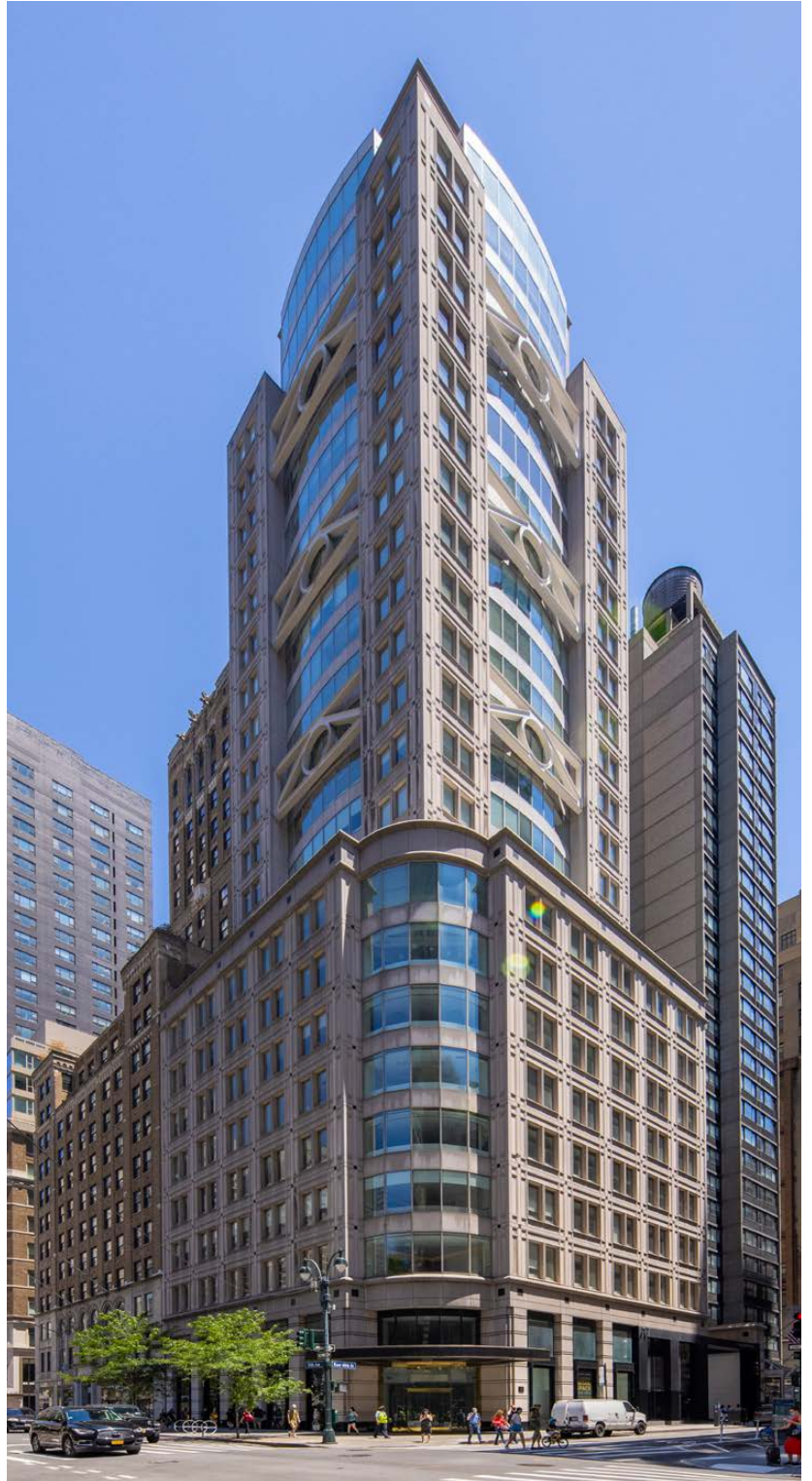
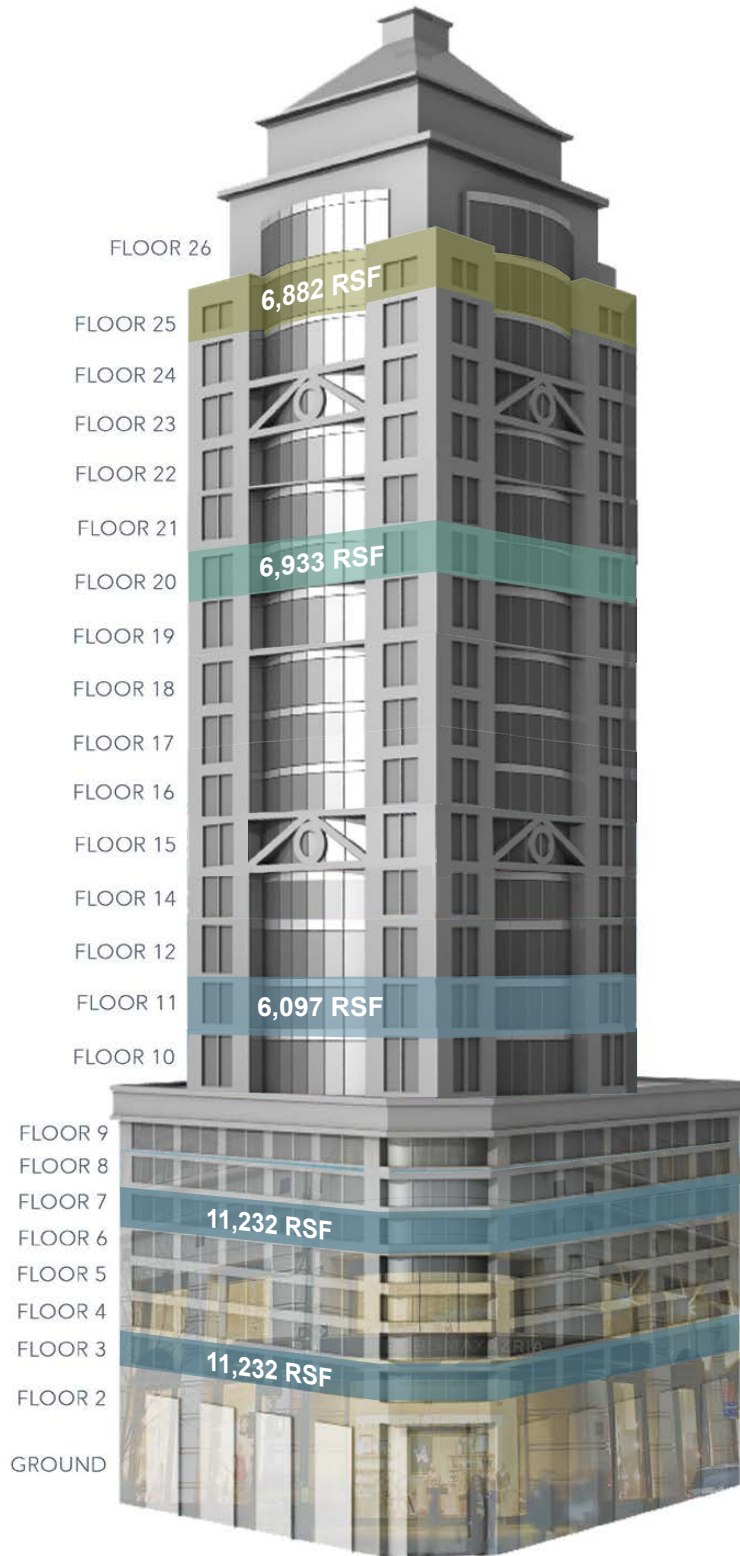


461  
FIFTH AVE





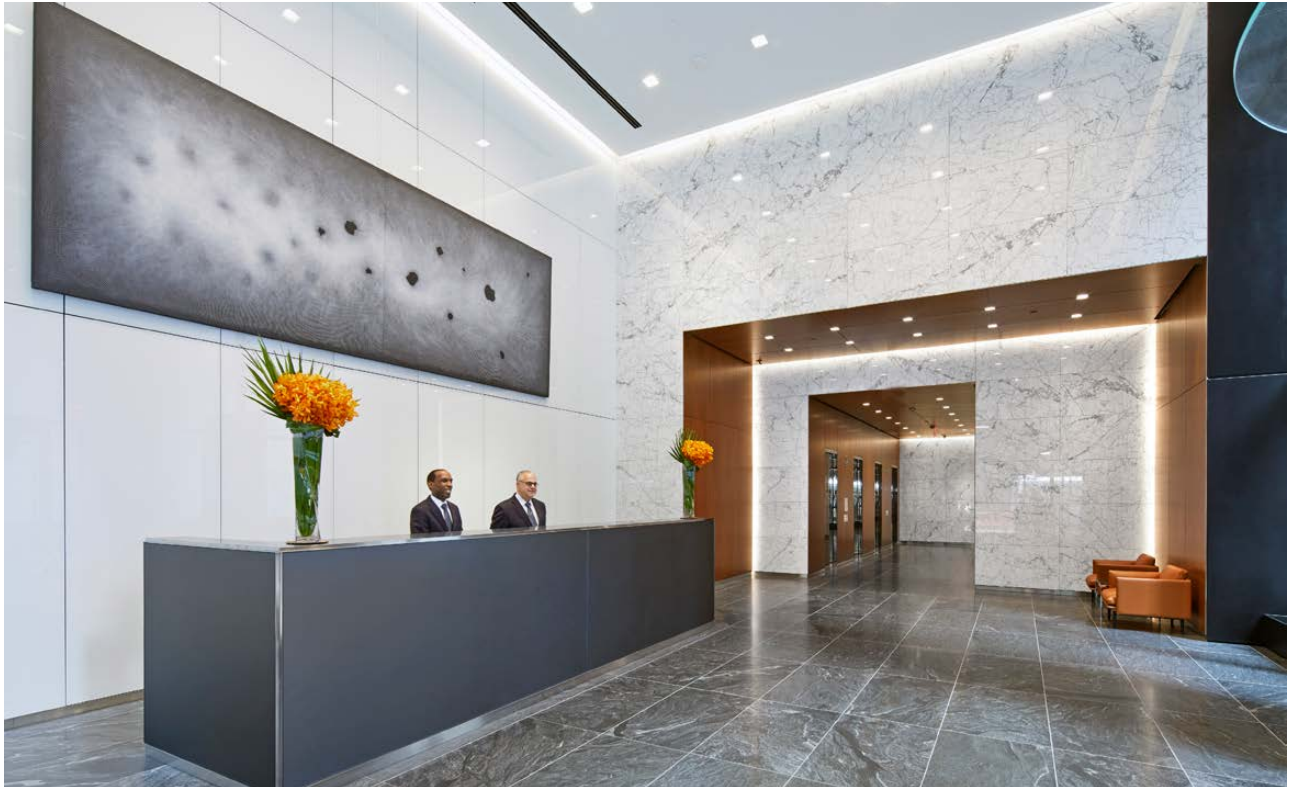
■ SEPTEMBER 2025

■ JULY 2026

■ MAY 2026





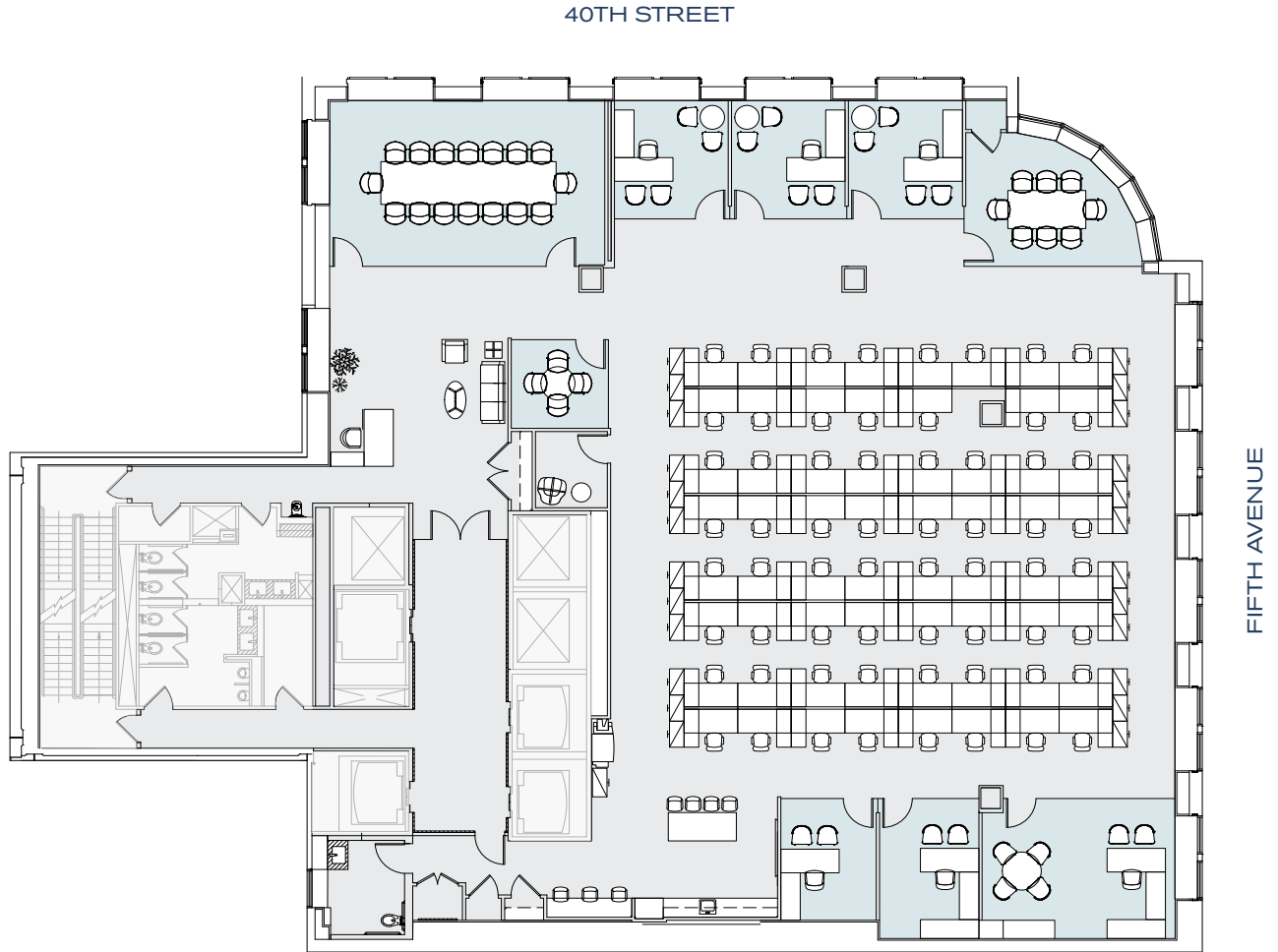








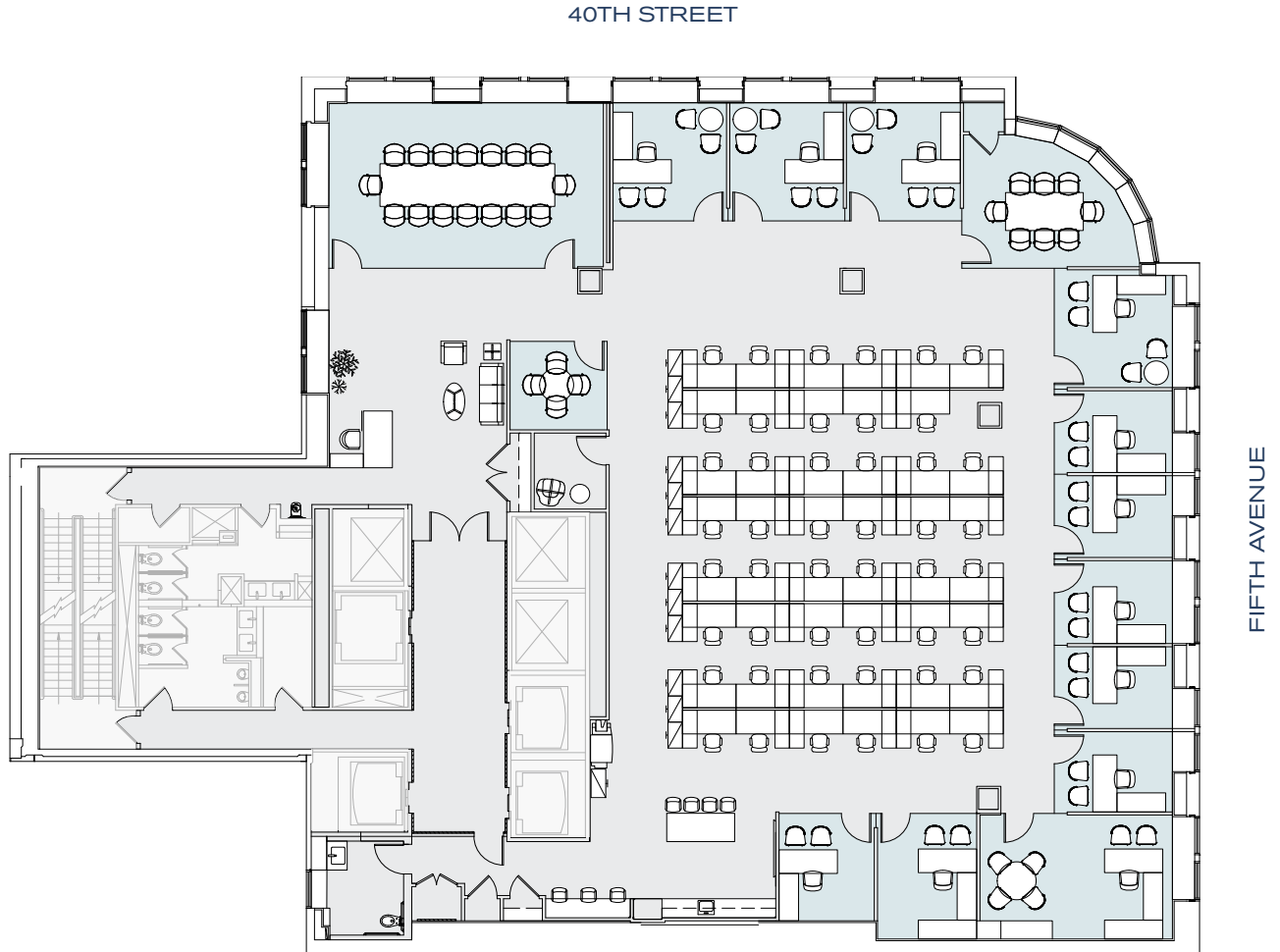




FLOOR COUNT	
Office	6
Conference Room	3
Workstation	63
Reception	1
Pantry	1
Phone Room	1
<b>Total Headcount</b>	<b>70</b>

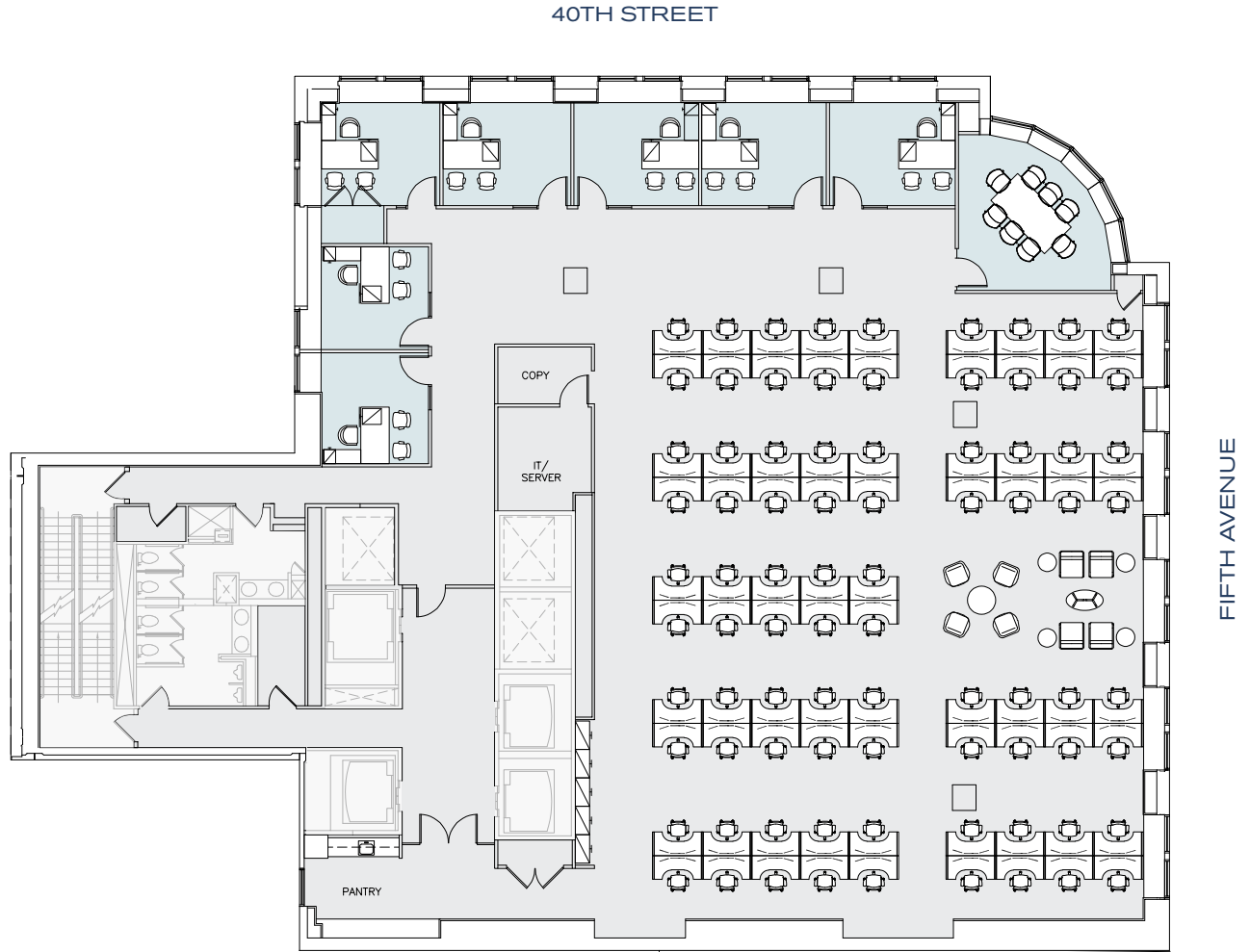
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FLOOR COUNT	
Office	12
Conference Room	3
Workstation	47
Reception	1
Pantry	1
Phone Room	1
<b>Total Headcount</b>	<b>60</b>

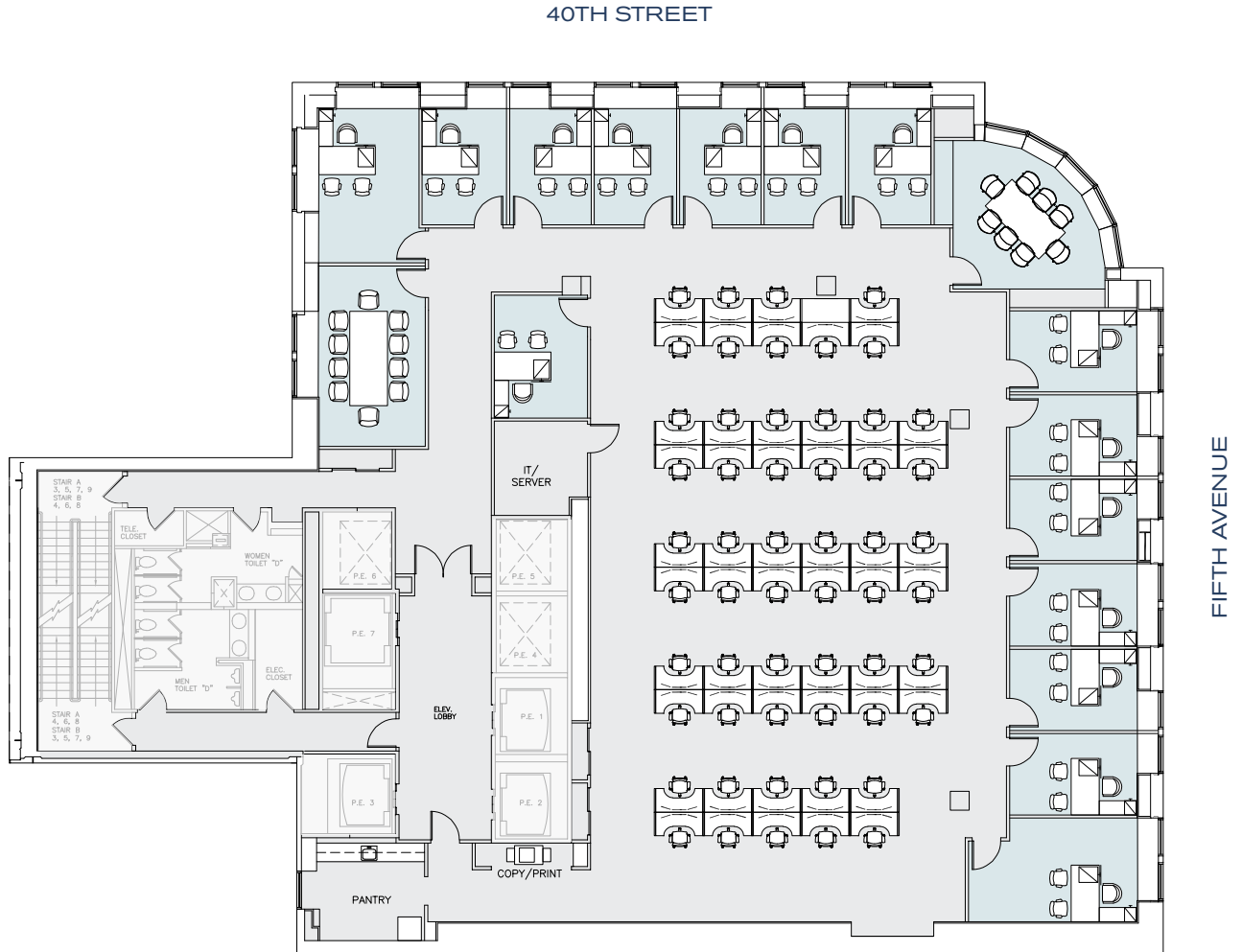
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FLOOR COUNT	
Office	7
Conference Room	2
Workstation	82
Pantry	1
IT Room	1
<b>Total Headcount</b>	<b>89</b>

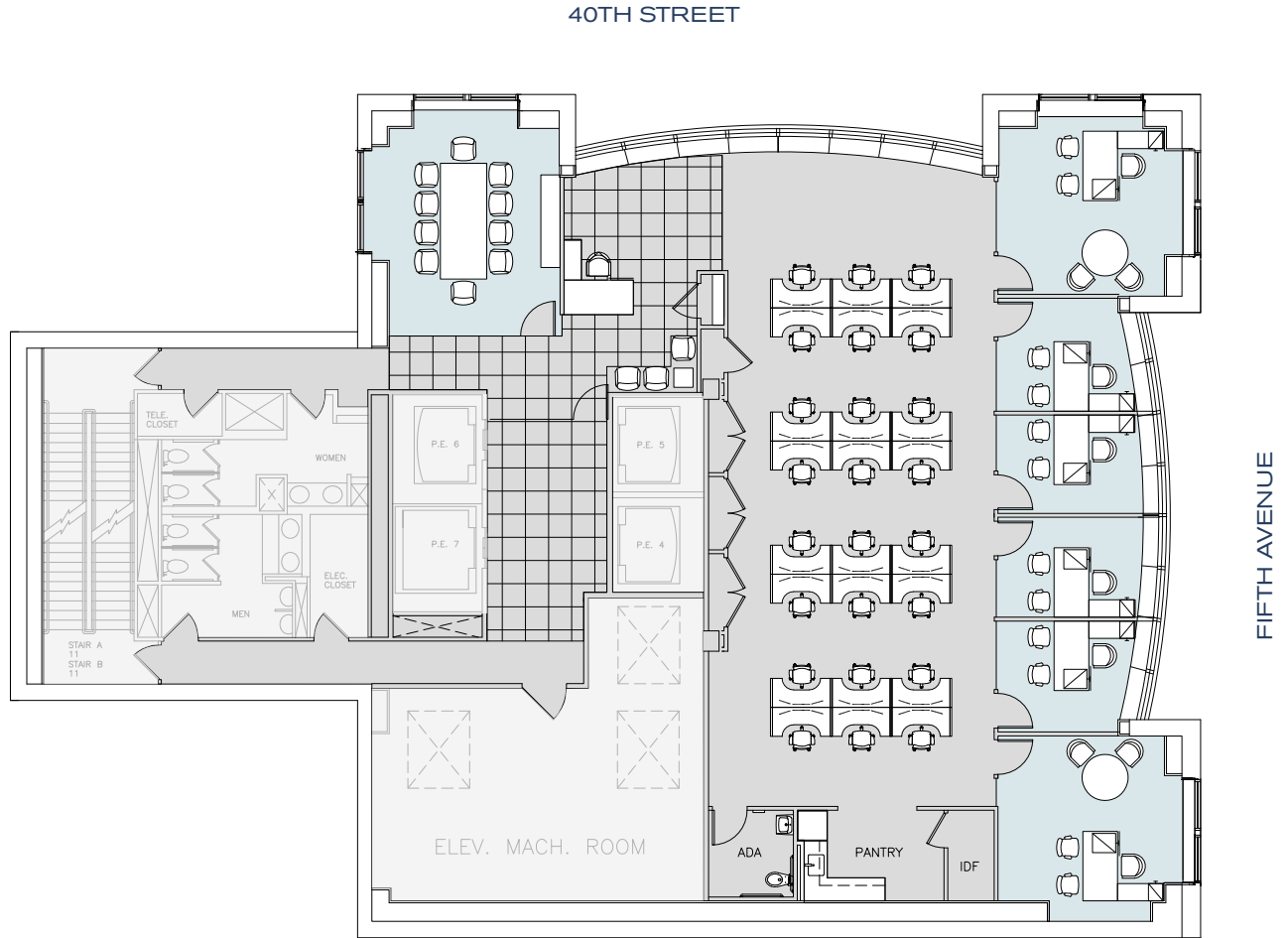
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FLOOR COUNT	
Office	15
Conference Room	2
Workstation	55
Pantry	1
IT Room	1
<b>Total Headcount</b>	<b>70</b>

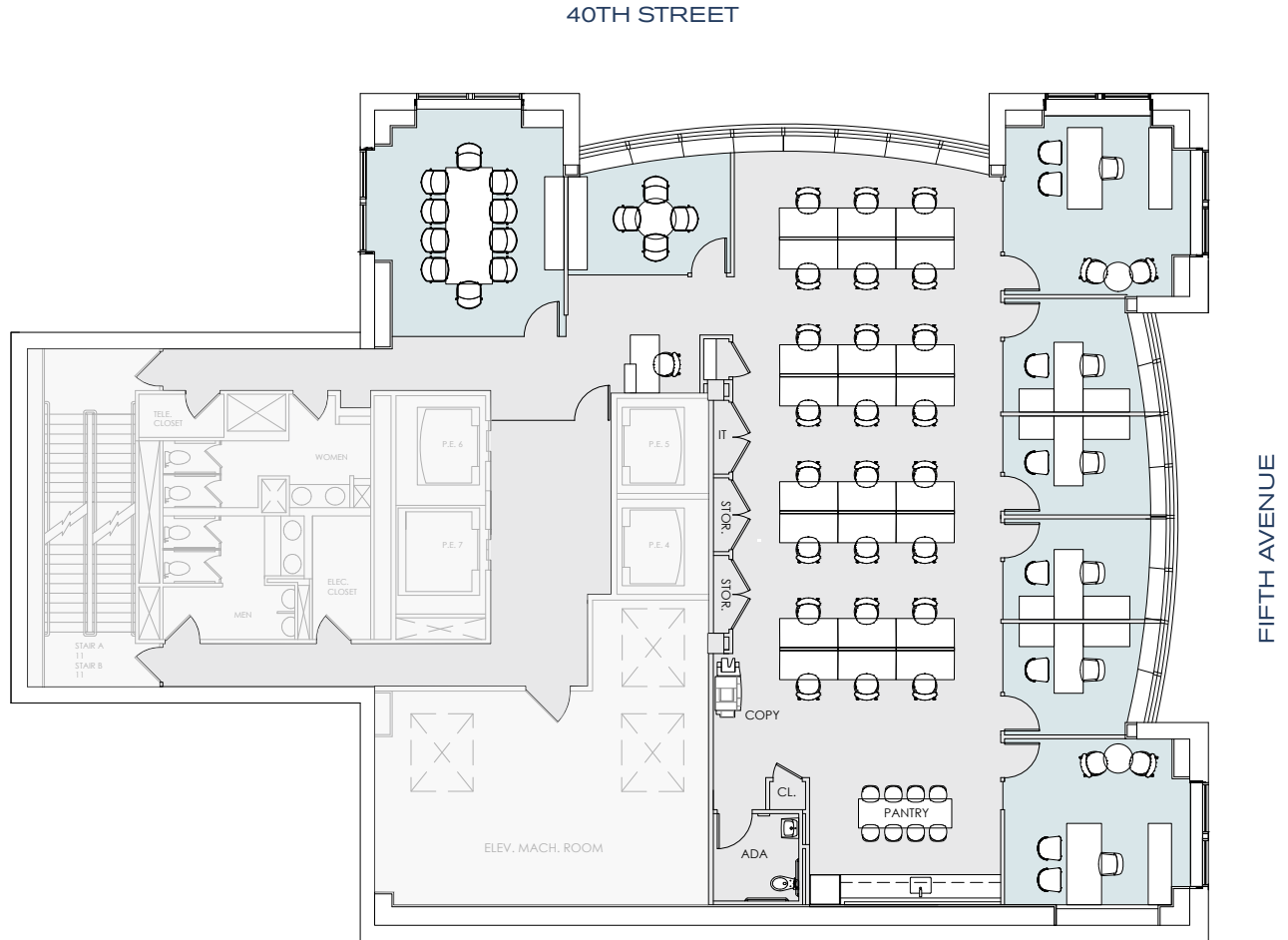
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FLOOR COUNT	
Office	6
Conference Room	1
Workstation	24
Pantry	1
Reception	1
IT Room	1
<b>Total Headcount</b>	<b>31</b>

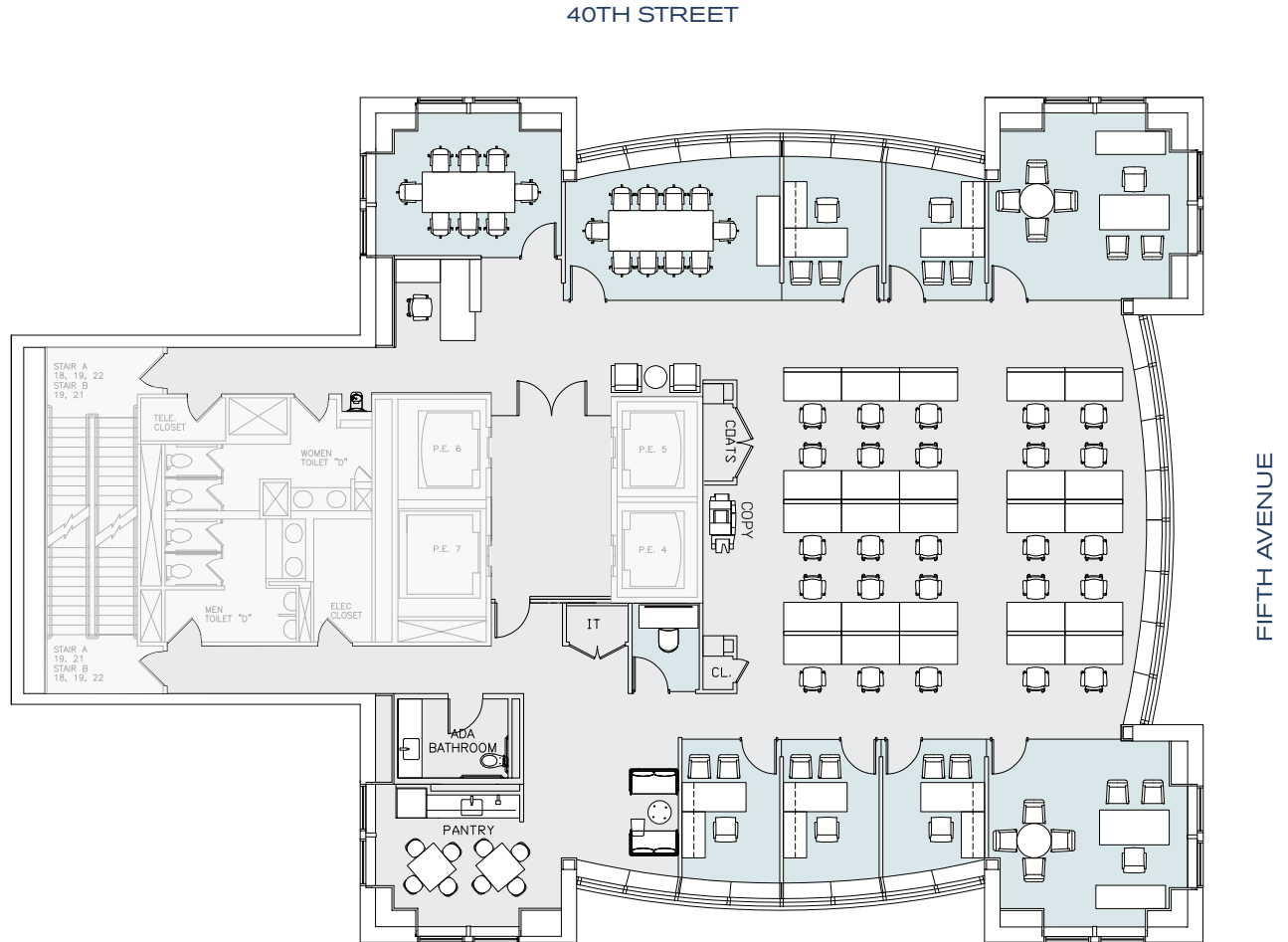
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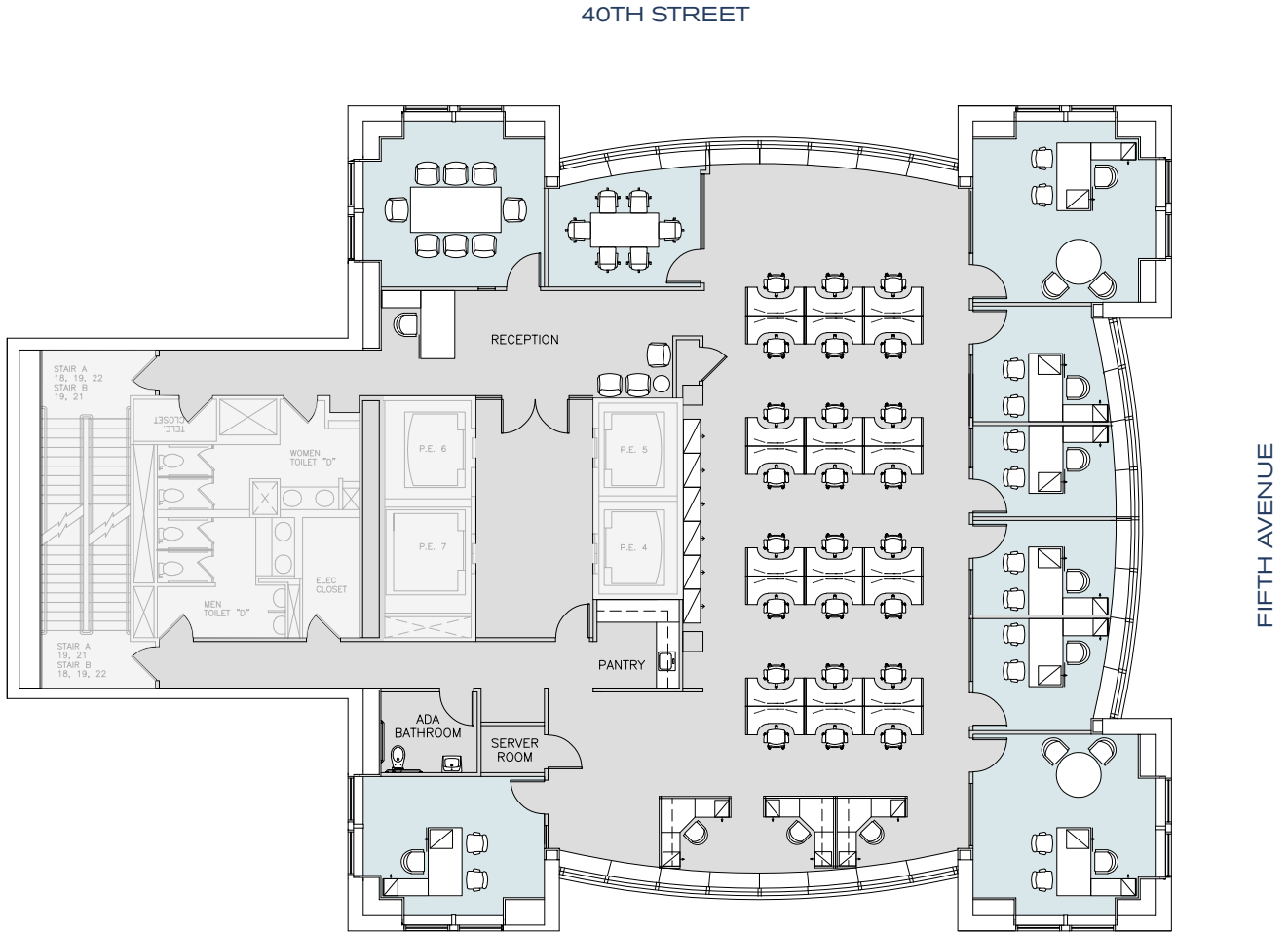
FLOOR COUNT	
Office	6
Conference Room	2
Workstation	24
Pantry	1
Reception	1
IT Room	1
<b>Total Headcount</b>	<b>31</b>

[Click here for more information](#)



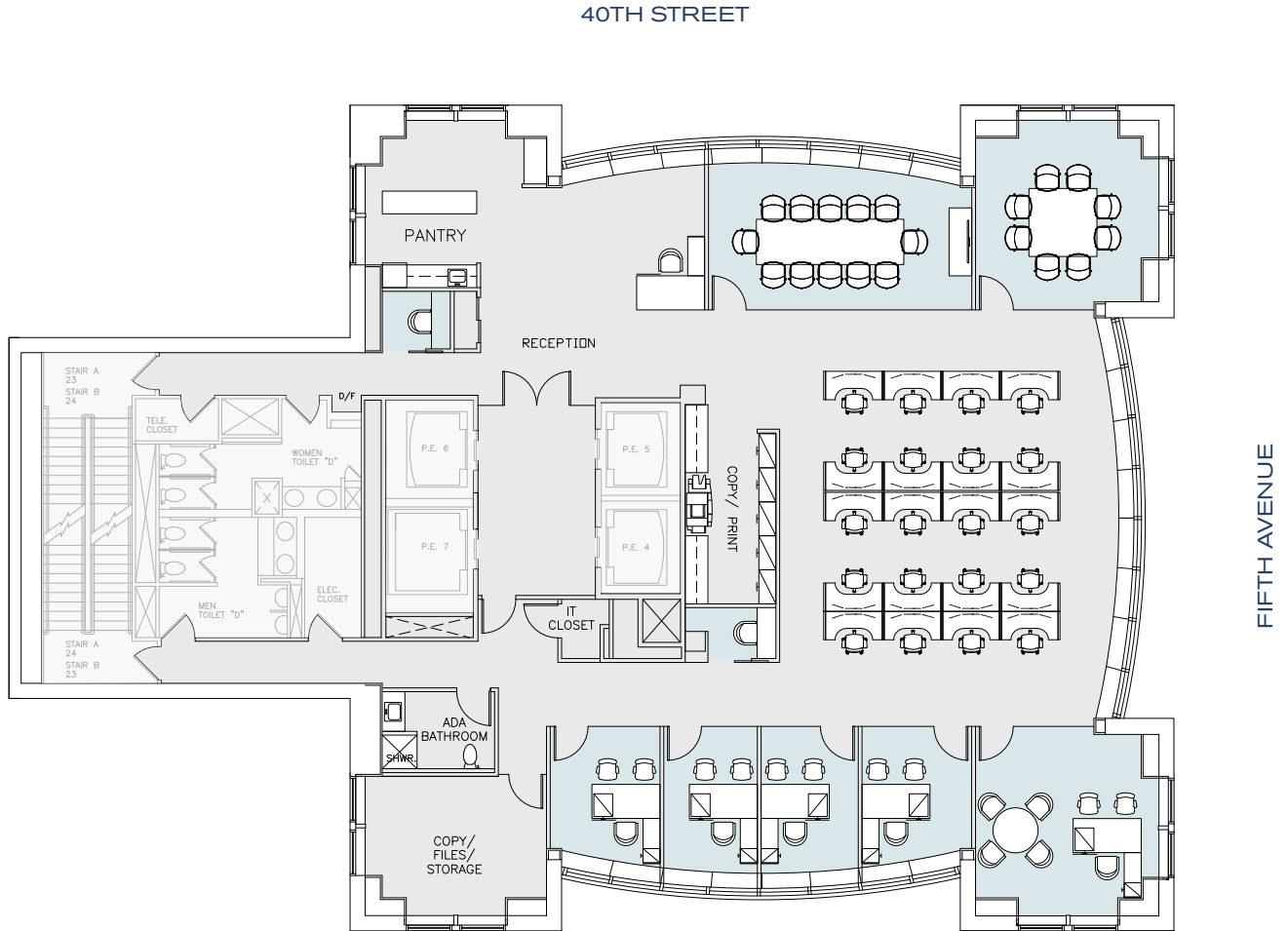
FLOOR COUNT	
Office	7
Conference Room	2
Workstation	25
Pantry	1
Reception	1
IT Phone Room	1
<b>Total Headcount</b>	<b>33</b>





FLOOR COUNT	
Office	7
Conference Room	2
Workstation	34
Pantry	1
Reception	1
IT Room	1
<b>Total Headcount</b>	<b>31</b>

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FLOOR COUNT	
Office	5
Conference Room	2
Workstation	20
Pantry	1
Reception	1
Phone Room	2
<b>Total Headcount</b>	<b>26</b>

[Click here for more information](#)



<b>LOCATION</b>	Northeast corner of Fifth Avenue and 40th Street
<b>YEAR BUILT</b>	1988   Renovated 2018
<b>ARCHITECT</b>	Skidmore Owings & Merrill
<b>BUILDING SIZE</b>	210,000 rsf
<b>BUILDING HEIGHT</b>	Twenty-six (26) Floors plus basement and sub-basement
<b>BUILDING CONSTRUCTION</b>	<ul style="list-style-type: none"> <li>· A new contemporary lobby and new elevator cabs were completed in 2018</li> <li>· The building is entered through an open-air plaza on 40th street, into a light filled, two-story atrium lobby</li> </ul>
<b>FLOOR LAYOUT</b>	Side Core
<b>FLOOR SIZES</b>	7,000 - 11,000 square feet
<b>FLOOR LOAD</b>	50 lbs. per square feet
<b>TYPICAL SLAB HEIGHT</b>	13'
<b>COLUMNS</b>	<ul style="list-style-type: none"> <li>· Column free on tower floors</li> <li>· Only four (4) columns on base floors</li> </ul>
<b>ELEVATORS</b>	<p><b>Eight (8) elevators:</b></p> <ul style="list-style-type: none"> <li>· Three (3) elevators serve floors 3-9</li> <li>· Two (2) elevators serve floors 10-26</li> <li>· Two (2) elevators serve floors 10-25 (includes Freight car)</li> <li>· One (1) elevator serves lobby – sub basement (Hydraulic car)</li> </ul> <p>Freight entrance on 40th Street</p>
<b>HVAC/SUPPLEMENTAL COOLING</b>	<p>Closed two-pipe, water-source heat pump units</p> <p>Heat pump in each perimeter office with individual control; one (1) interior zone</p>
<b>ELECTRIC</b>	<p>Two (2) 6,000 amp services at 120/208 volts</p> <p>Each office floor is provided with a direct meter to Con Edison</p>
<b>LIFE/SAFETY</b>	Addressable, Class E System
<b>SECURITY/ACCESS</b>	The lobby is attended 24/7 and security features include an advanced CCTV security system
<b>TELECOM/CABLE</b>	<ul style="list-style-type: none"> <li>· Altice, CenturyLink, Crown Castle, Spectrum, Verizon, Zayo</li> <li>· DAS for enhanced cell phone service</li> <li>· Wired Certified Gold</li> </ul>
<b>TRANSPORTATION</b>	<ul style="list-style-type: none"> <li>· Close Proximity: Grand Central Terminal, the Port Authority Bus Terminal, and Penn Station</li> <li>· Subway Lines: 4, 5, 6, 7, S</li> <li>· Rail: Metro-North Railroad and LIRR</li> </ul>
<b>ENERGY PERFORMANCE</b>	Energy Star rated, LEED Gold



# SUSTAINABILITY AT SL GREEN



## HIGHLIGHTS

### AIR

- HVAC systems are equipped with MERV 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

- 461 Fifth 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 461 Fifth 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

- 461 Fifth 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

- 461 Fifth 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

- 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).

# 10 GRAYBAR

at 420 Lexington Avenue

18,000 SQUARE-FOOT  
LUXURY CONFERENCE CENTER

EXCLUSIVELY AVAILABLE TO  
SL GREEN REALTY TENANTS



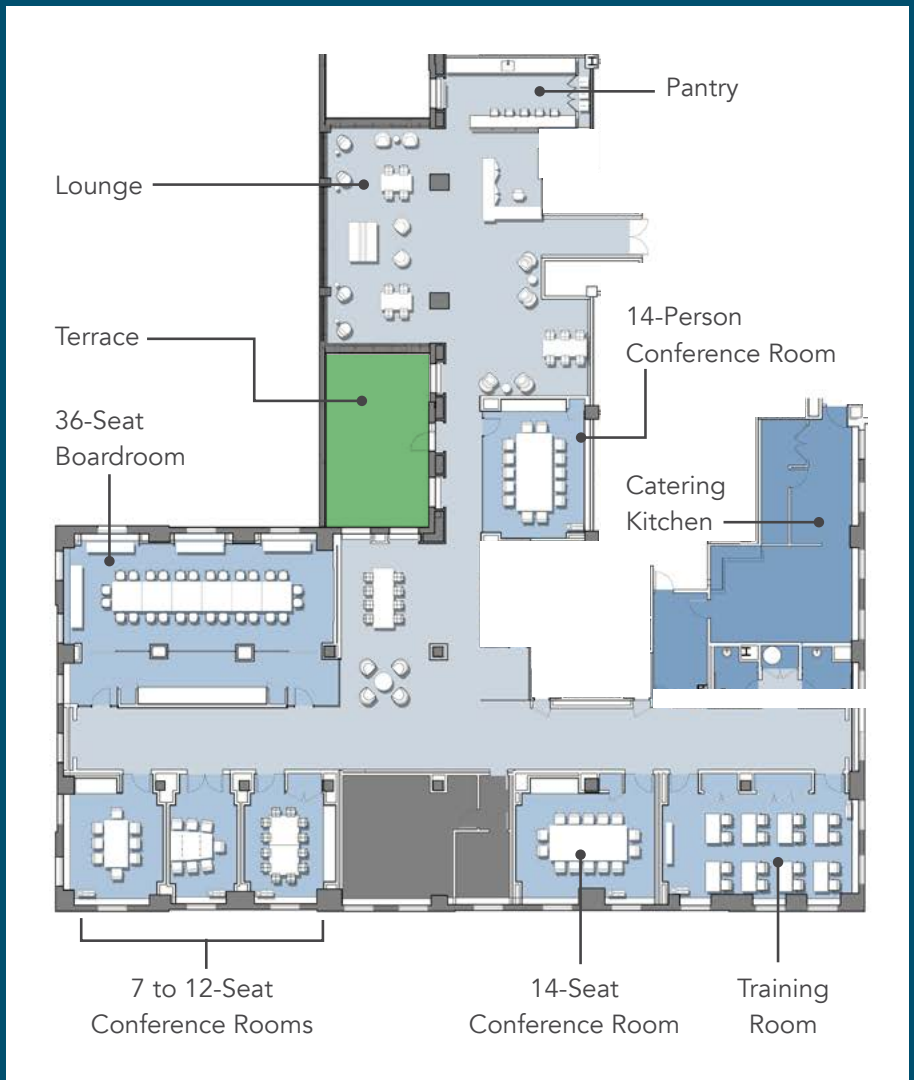
- Meeting Rooms for 4 to 36 People
- On-site Staff Assists with Catering, IT and Logistics
- Landscaped Terrace
- Catering Kitchen
- State-of-the-Art Audio/Video





# 10 GRAYBAR

at 420 Lexington Avenue



SCAN OR CLICK  
TO TOUR







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, 2025, SL Green held interests in **55 buildings** totaling **30.8 million square feet**. This included ownership interests in **27.2 million square feet** of Manhattan buildings and **2.8 million square feet** securing debt and preferred equity investments.

# 461

FIFTH AVE

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