

WELCOME TO
810SEVENTH



810SEVENTH

EXCEPTIONAL
VALUE

EASY
COMMUTE

Next Generation Furnished Pre-Built Units

Amazing Park and River Views

On-Site Conference Facility

New Destination Dispatch Elevators

210-Car On-Site Parking Garage

7 Minutes to Port Authority

8 Minutes to Penn Station

12 Minutes to Grand Central

BOMA International Award-Winner

Two-Time Pinnacle Award-Winner



WiredScore
PLATINUM

810SEVENTH



ELEGANT LOBBY



ICONIC PUBLIC ART

810SEVENTH

EVERYWHERE
FROM HERE

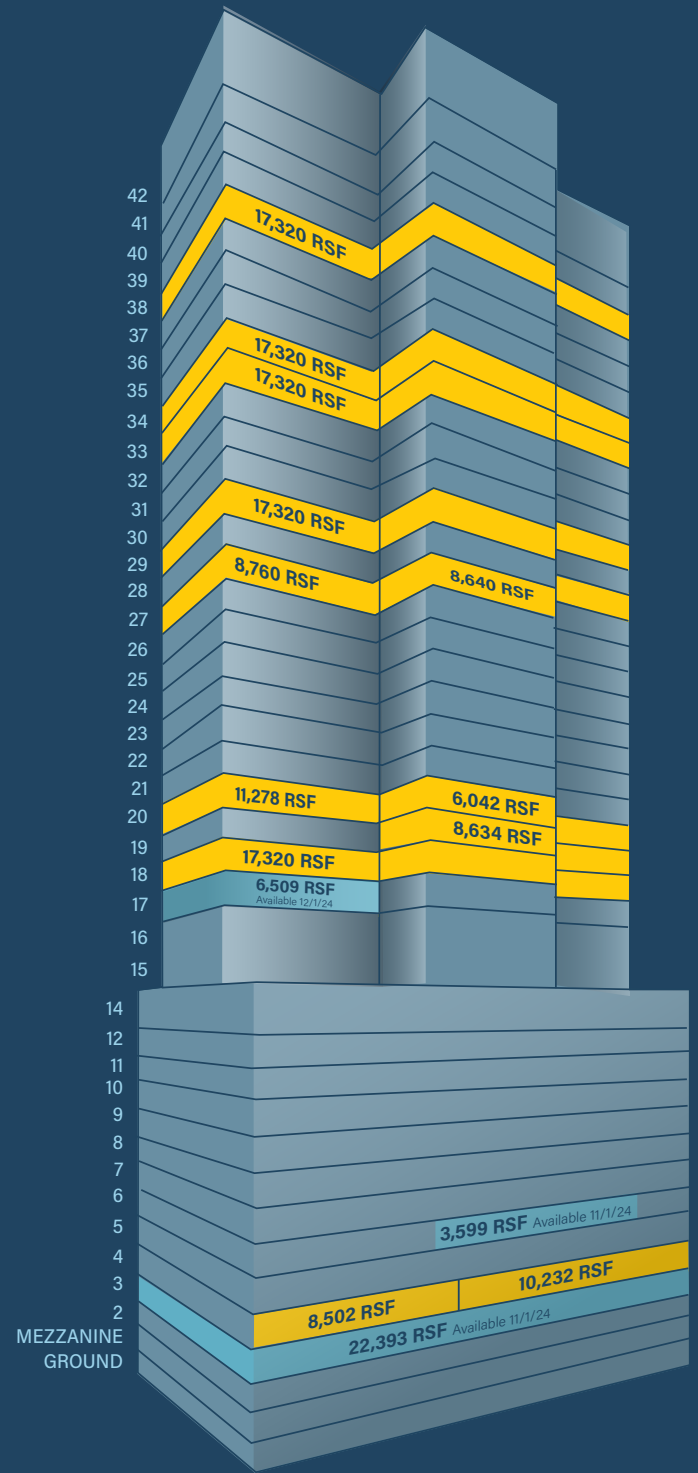
7 MINUTES TO PORT AUTHORITY
8 MINUTES TO PENN STATION
12 MINUTES TO GRAND CENTRAL

WALK TO

1 2 A C B D N Q R W

SUBWAYS











PREBUILT FINISHES

Artist Rendering



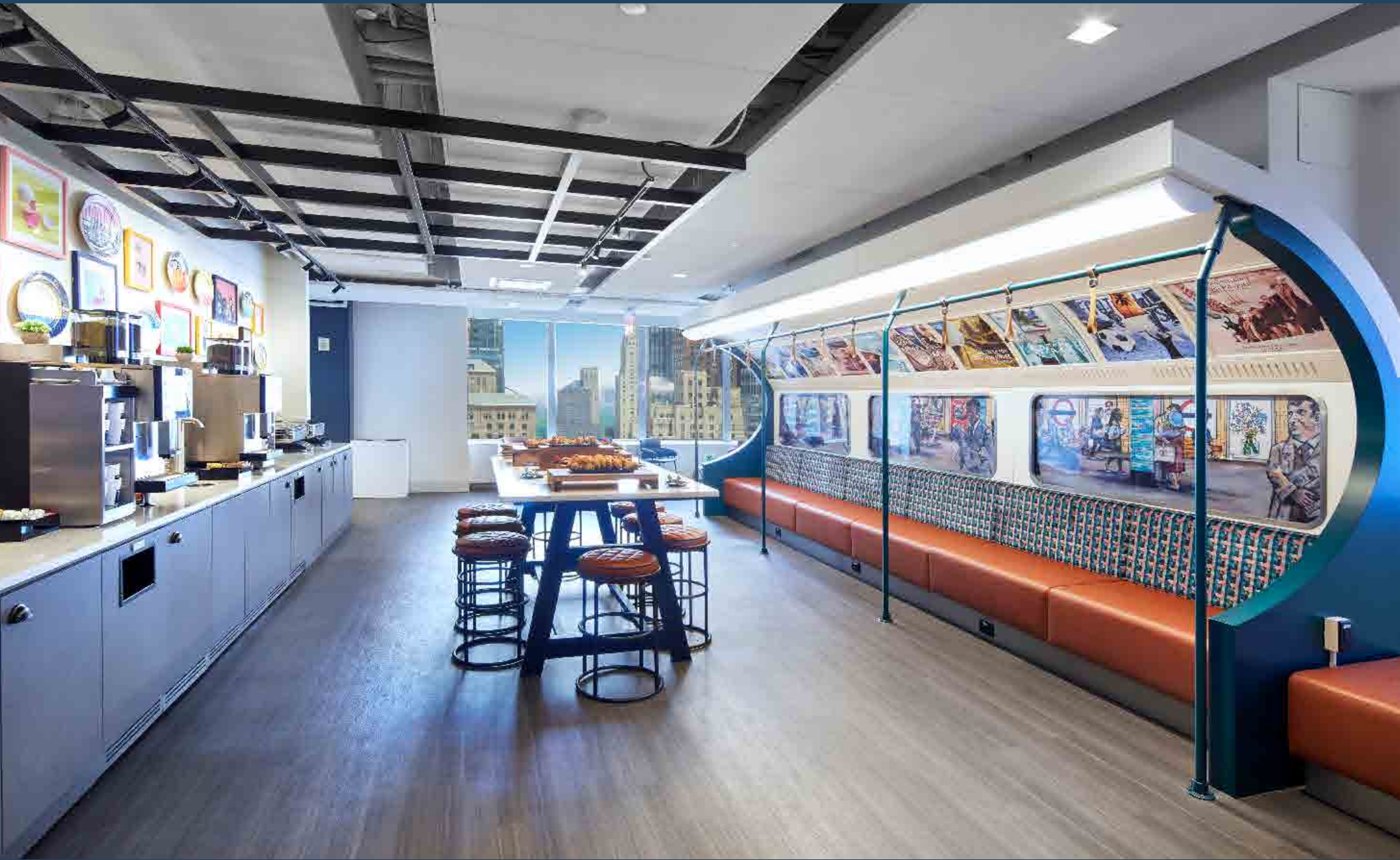




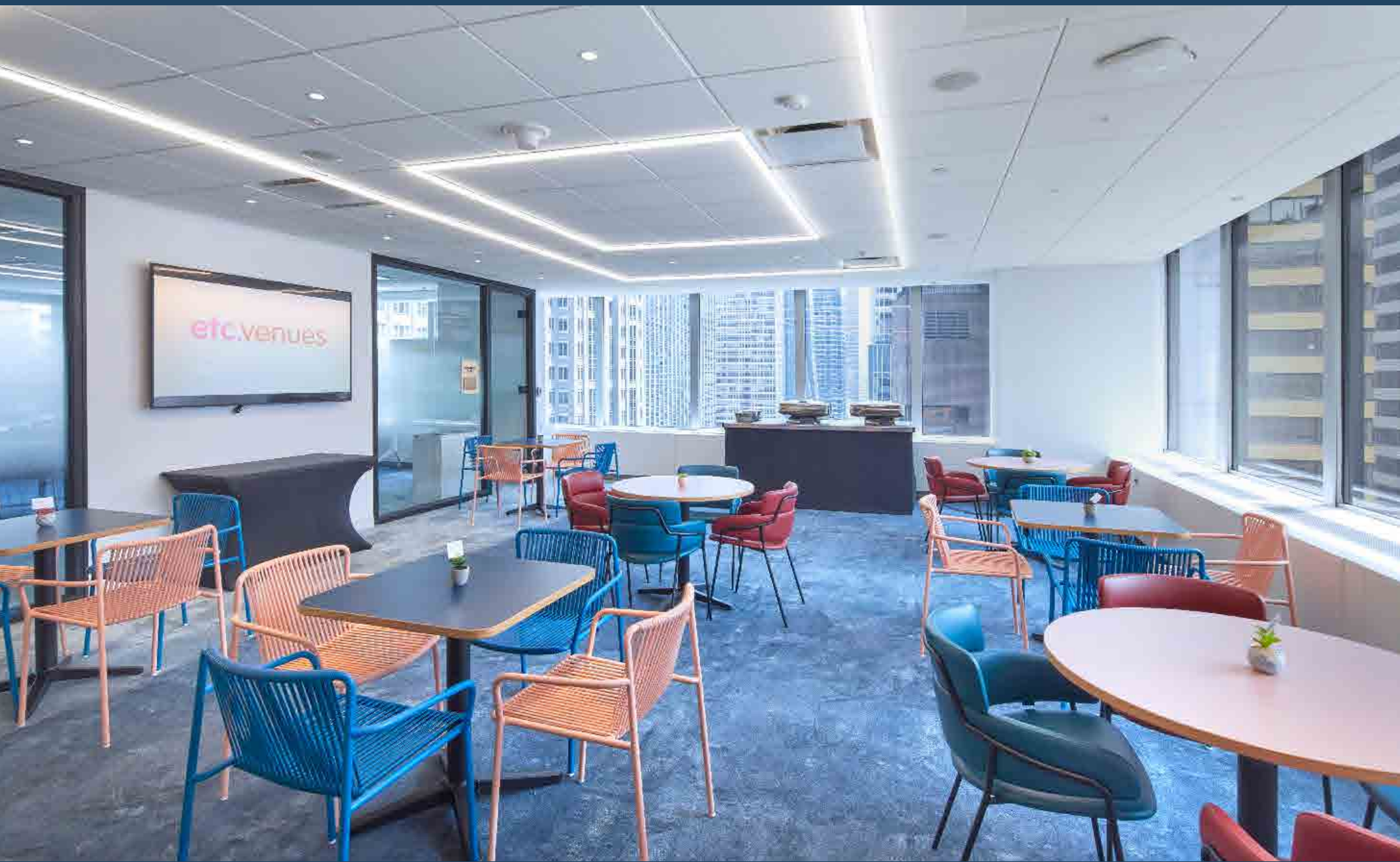
CONFERENCE CENTER

etc.venues









DISCOVER

Unrivalled expertise A breathtaking experience



22nd Floor

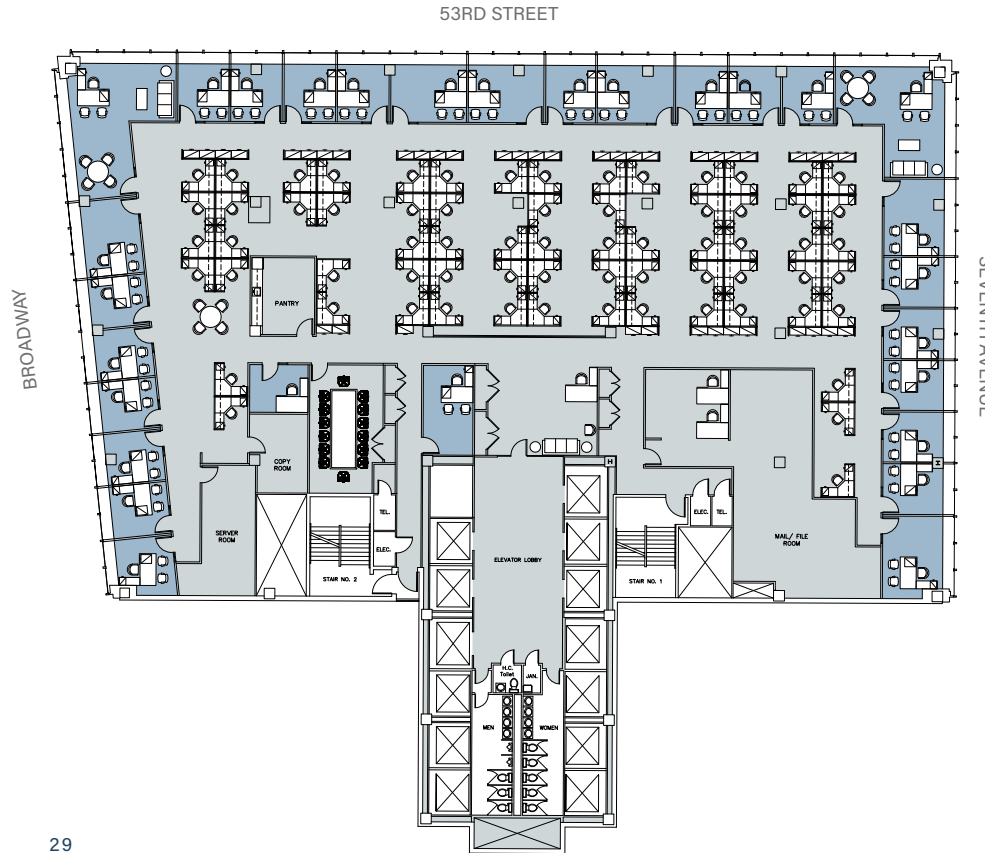


23rd Floor

810 SEVENTH

3RD FLOOR - 22,393 RSF

EXISTING CONDITIONS



FLOOR KEY

Offices	29
Workstations	68
Conference Rooms	1
Pantry	1
Reception	1
Mail Room	1
Total Personnel	98
RSF Per Person	228

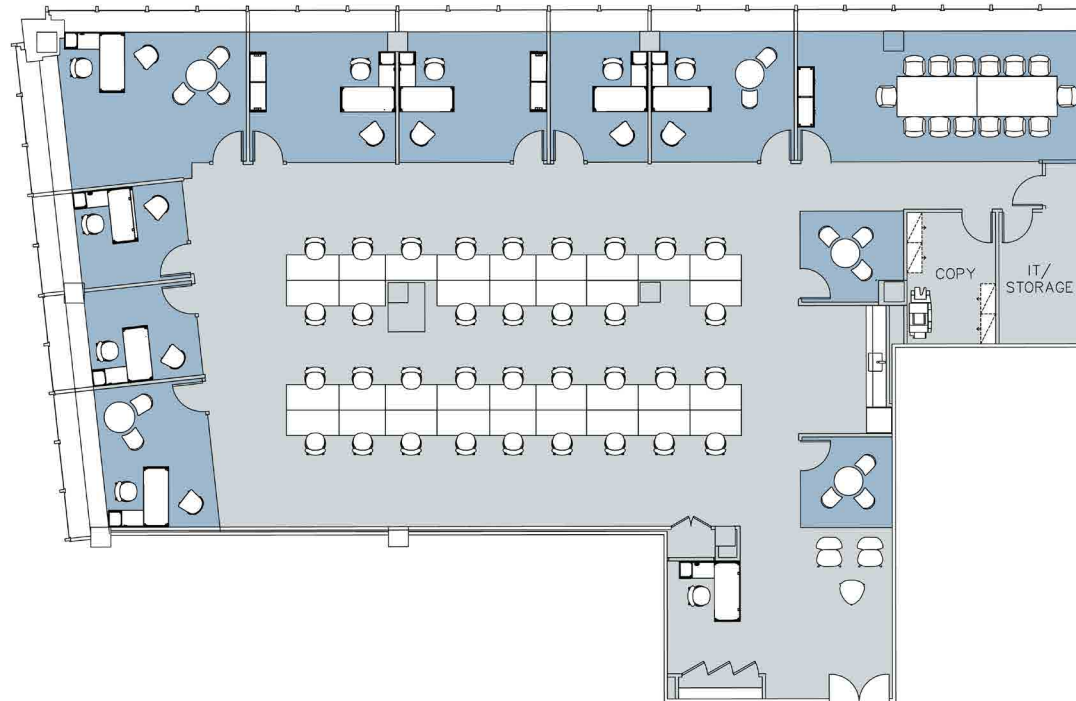
[CLICK FOR PROPERTY PAGE](#)

810 SEVENTH

SUITE 400 - 8,502 RSF

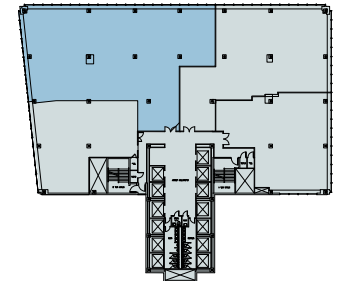
FURNISHED PREBUILT

53RD STREET



FLOOR KEY

Offices	8
Workstations	34
Conference Rooms	3
Pantry	1
Reception	1
Total Personnel	43



 **VTS**
VIRTUAL TOUR LINK
[CLICK FOR PROPERTY PAGE](#)

810 SEVENTH

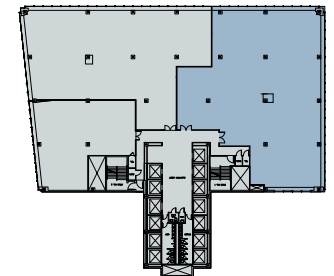
SUITE 401-405 - 10,232 RSF

EXISTING CONDITIONS

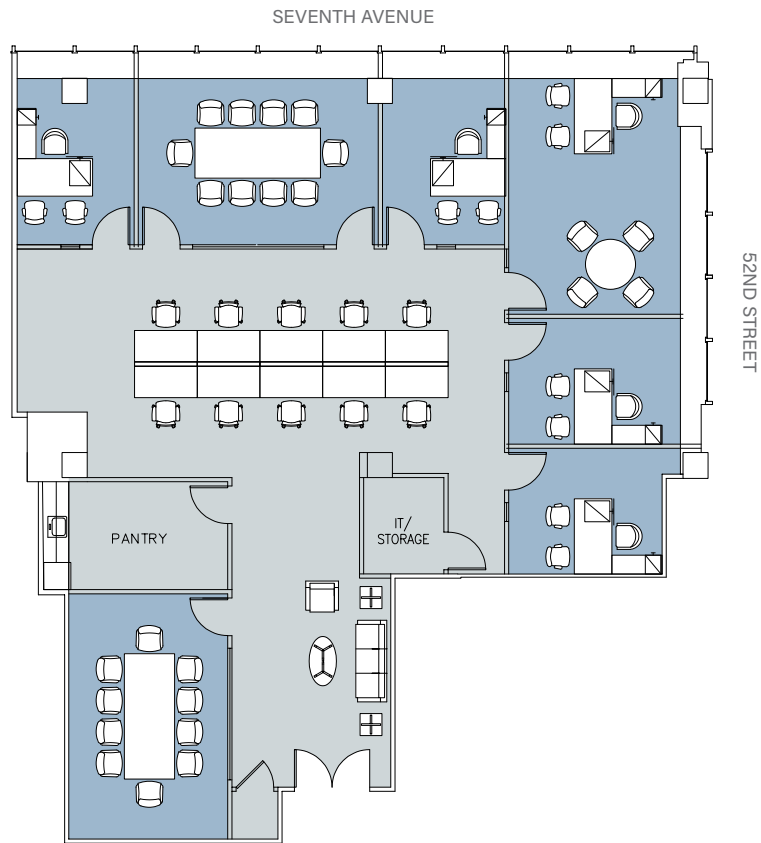


FLOOR KEY

Offices	14
Workstations	26
Conference Room	4
Pantry	2
Reception	1
Total Personnel	41

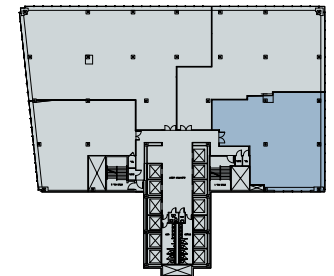


[CLICK FOR PROPERTY PAGE](#)



FLOOR KEY

Offices	5
Workstations	10
Conference Room	2
Pantry	1
Total Personnel	15

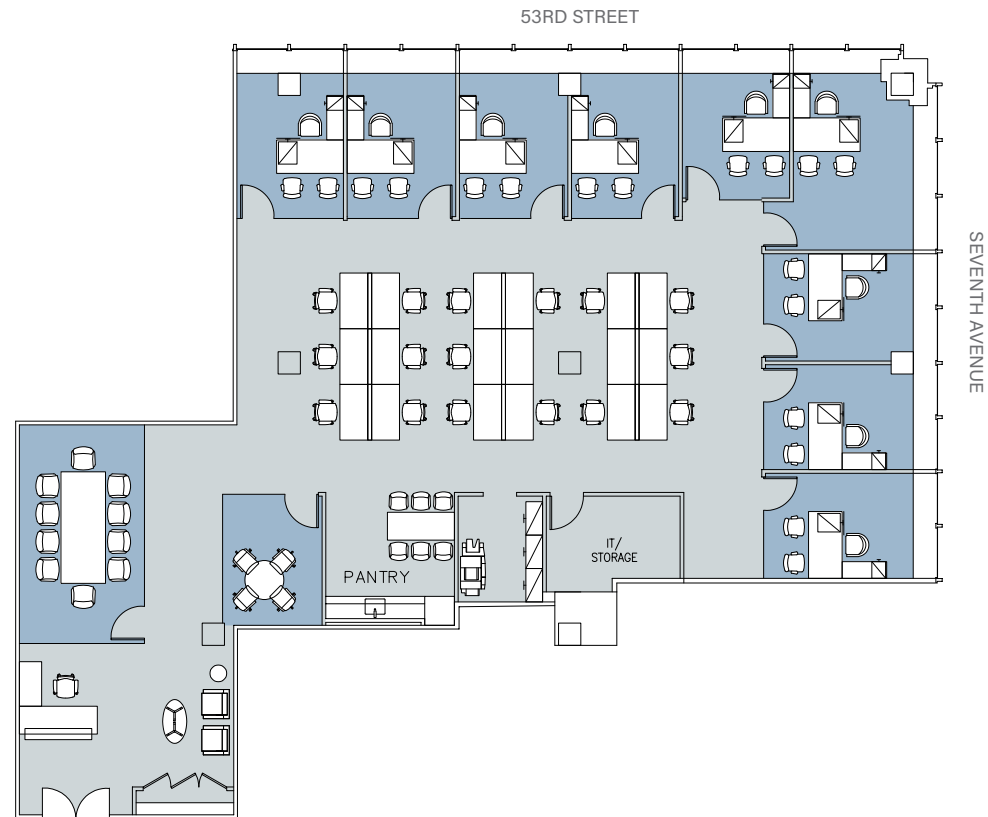


[CLICK FOR PROPERTY PAGE](#)

810 SEVENTH

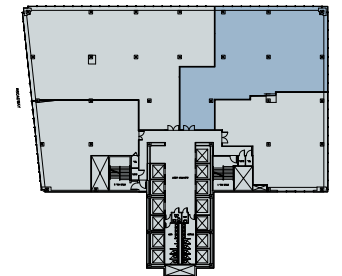
SUITE 405 - 5,908 RSF

PROPOSED DIVISION

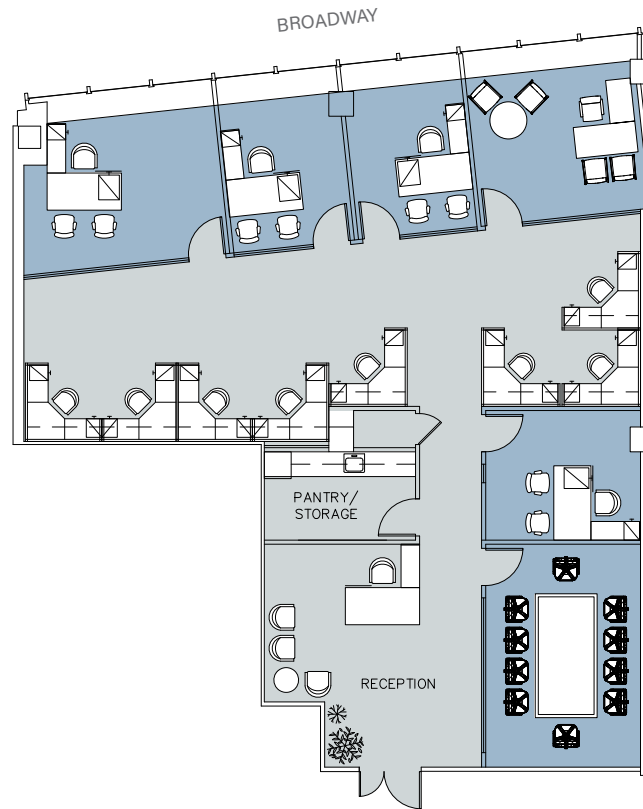


FLOOR KEY

Offices	9
Workstations	16
Conference Room	2
Pantry	1
Reception	1
Total Personnel	26

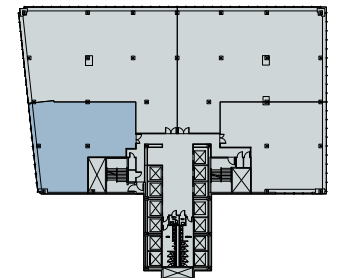


[CLICK FOR PROPERTY PAGE](#)

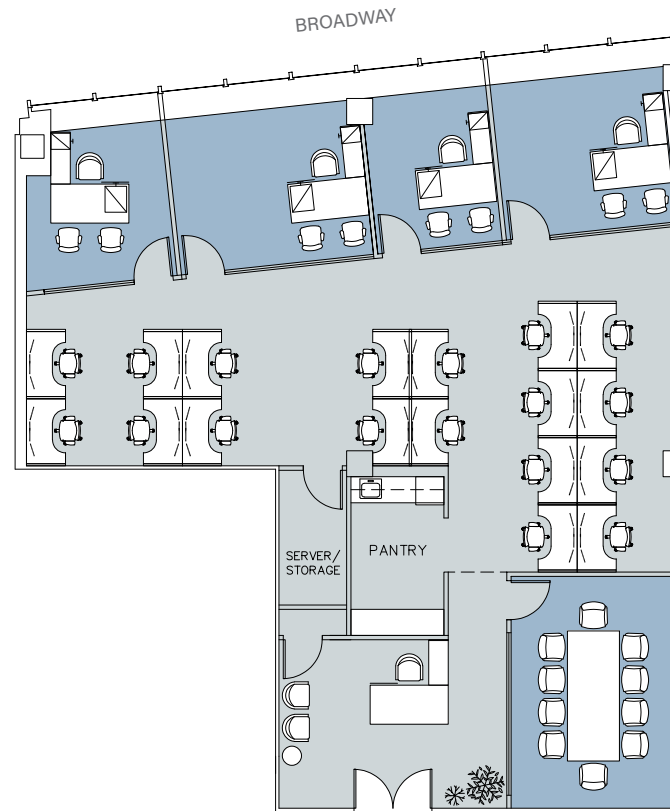


FLOOR KEY

Offices	5
Workstations	8
Conference Room	1
Pantry	1
Reception	1
Total Personnel	14

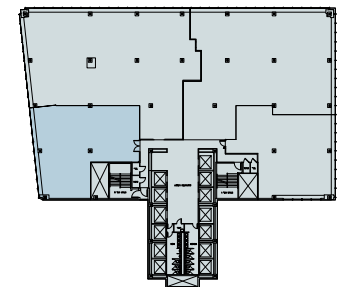


[CLICK FOR PROPERTY PAGE](#)



FLOOR KEY

Offices	4
Workstations	18
Conference Room	1
Pantry	1
Reception	1
Total Personnel	23



[CLICK FOR PROPERTY PAGE](#)

810 SEVENTH

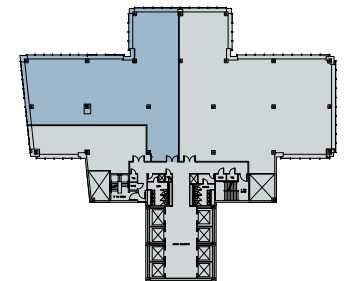
SUITE 1700 - 6,509 RSF

EXISTING CONDITIONS



FLOOR KEY

Offices	9
Workstations	18
Conference Room	3
Pantry	1
Reception	1
Total Personnel	28



[CLICK FOR PROPERTY PAGE](#)

810 SEVENTH

SUITE 1901 - 8,634 RSF

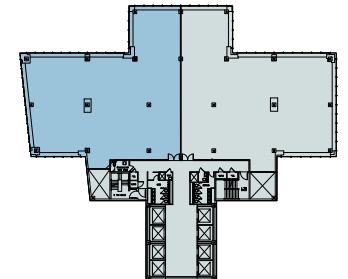
PREBUILT

53RD STREET



FLOOR KEY

Offices	10
Workstations	41
Conference Room	2
Pantry	1
Reception	1
Total Personnel	52



[CLICK FOR PROPERTY PAGE](#)

810 SEVENTH

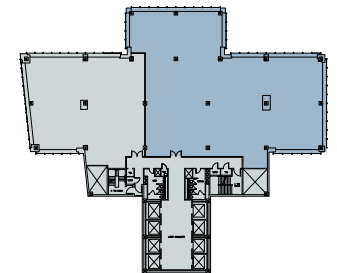
SUITE 2000 - 11,278 RSF

EXISTING CONDITIONS



FLOOR KEY

Offices	11
Workstations	37
Conference Rooms	2
Pantry	1
Reception	1
Total Personnel	49

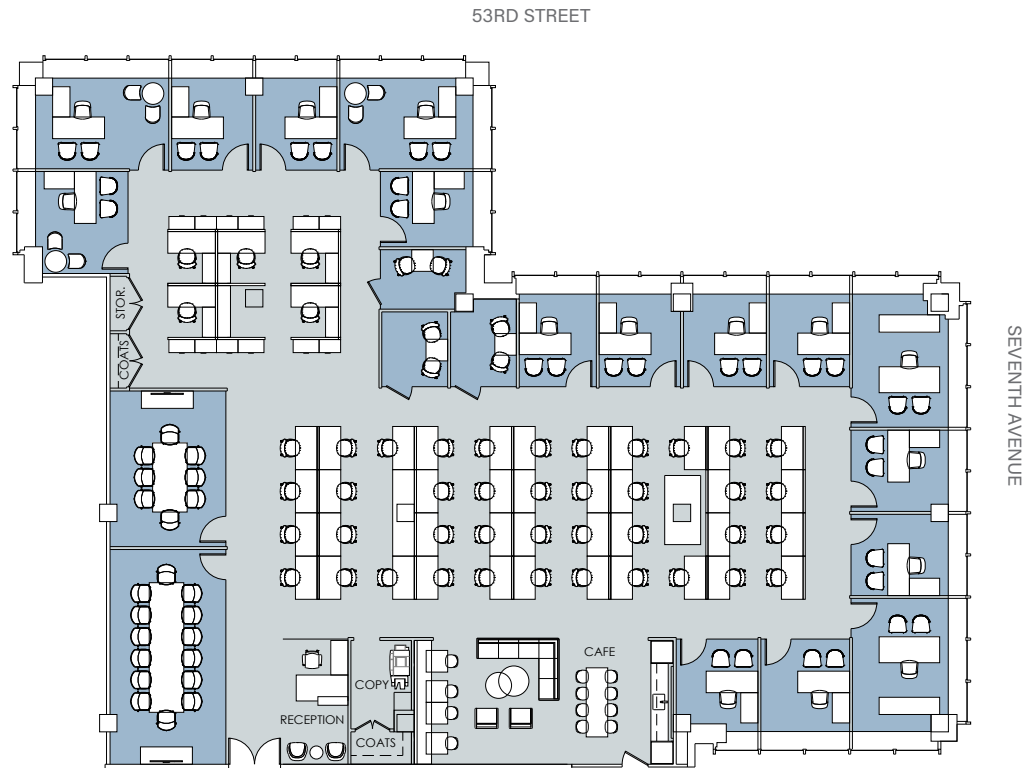


[CLICK FOR PROPERTY PAGE](#)

810 SEVENTH

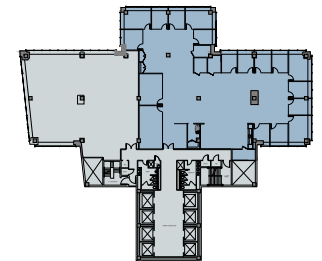
SUITE 2000 - 11,278 RSF

PROPOSED PREBUILT



FLOOR KEY

Offices	16
Workstations	45
Conference Rooms	2
Phone Rooms	3
Pantry	1
Reception	1
Total Personnel	62



[CLICK FOR PROPERTY PAGE](#)

810 SEVENTH

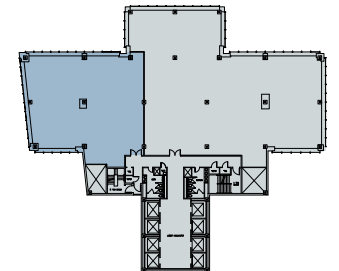
SUITE 2005 - 6,042 RSF

PROPOSED PREBUILT



FLOOR KEY

Offices	9
Workstations	12
Conference Rooms	2
Pantry	1
Reception	1
Total Personnel	22



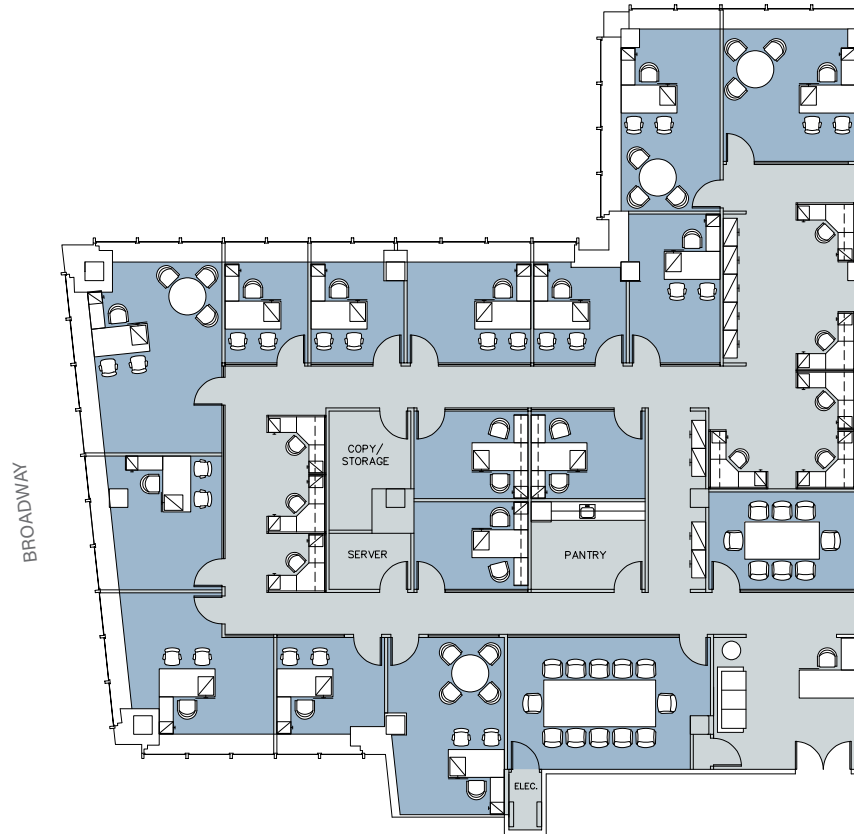
 **VTS**
VIRTUAL TOUR LINK
[CLICK FOR PROPERTY PAGE](#)

810SEVENTH

SUITE 2700 - 8,640 RSF

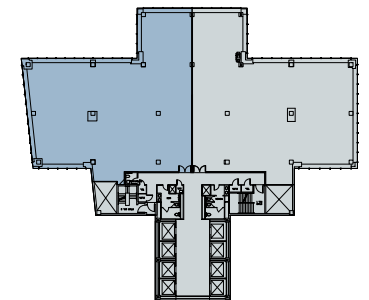
EXISTING CONDITIONS

53RD STREET



FLOOR KEY

Offices	15
Workstations	8
Conference Rooms	2
Reception	1
Pantry	1
Total Personnel	24



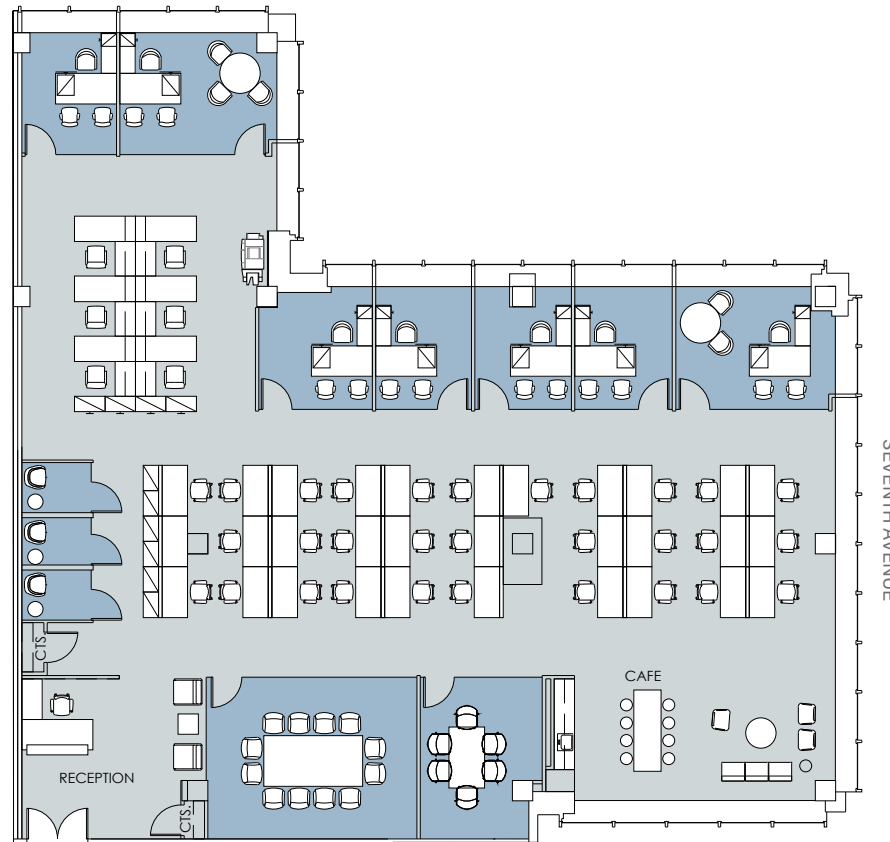
[CLICK FOR PROPERTY PAGE](#)

810 SEVENTH

SUITE 2705 - 8,760 RSF

PREBUILT

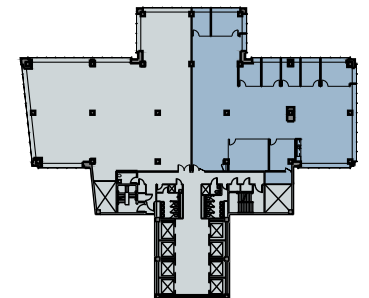
53RD STREET



SEVENTH AVENUE

FLOOR KEY

Offices	7
Workstations	36
Conference Rooms	2
Phone Rooms	3
Pantry	1
Reception	1
Total Personnel	44

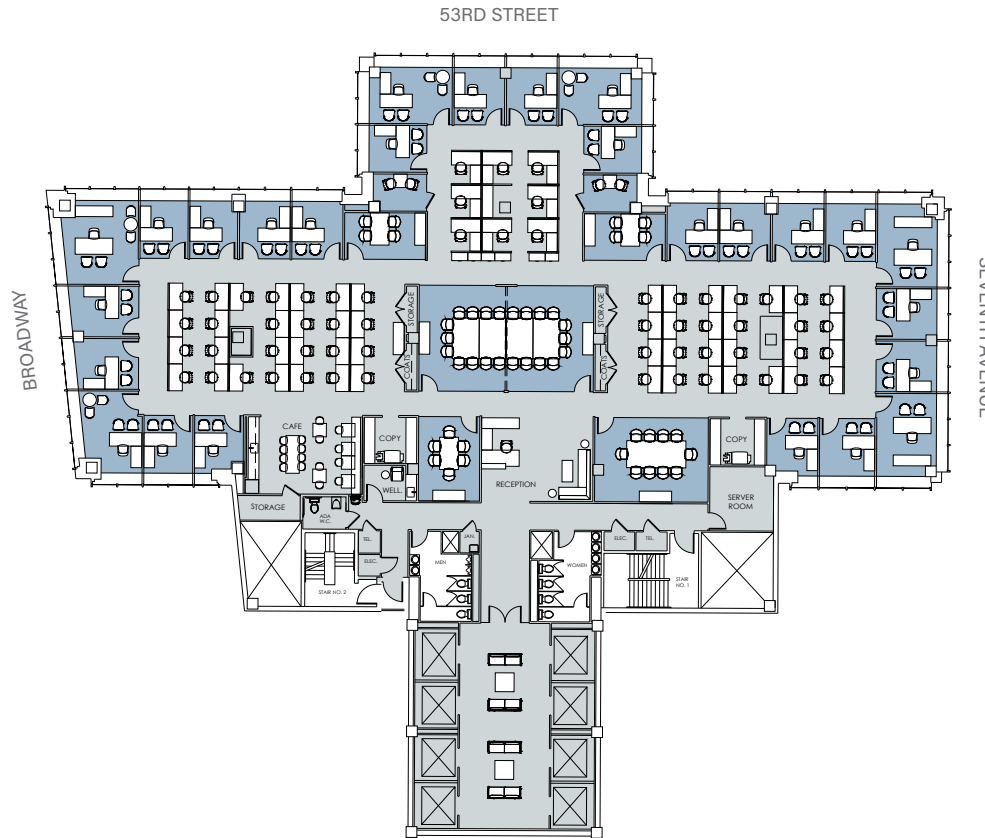


VTS
VIRTUAL TOUR LINK
[CLICK FOR PROPERTY PAGE](#)

810 SEVENTH

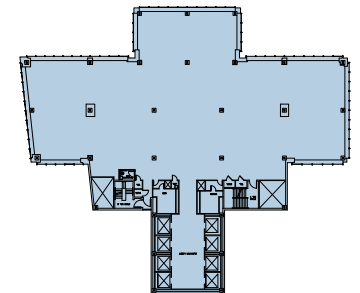
TOWER FLOOR - 17,320 RSF

PROPOSED LAYOUT



FLOOR KEY

Offices	26
Workstations	60
Conference Rooms	5
Pantry	1
Reception	1
Phone Rooms	2
Total Personnel	87
RSF Per Person	199

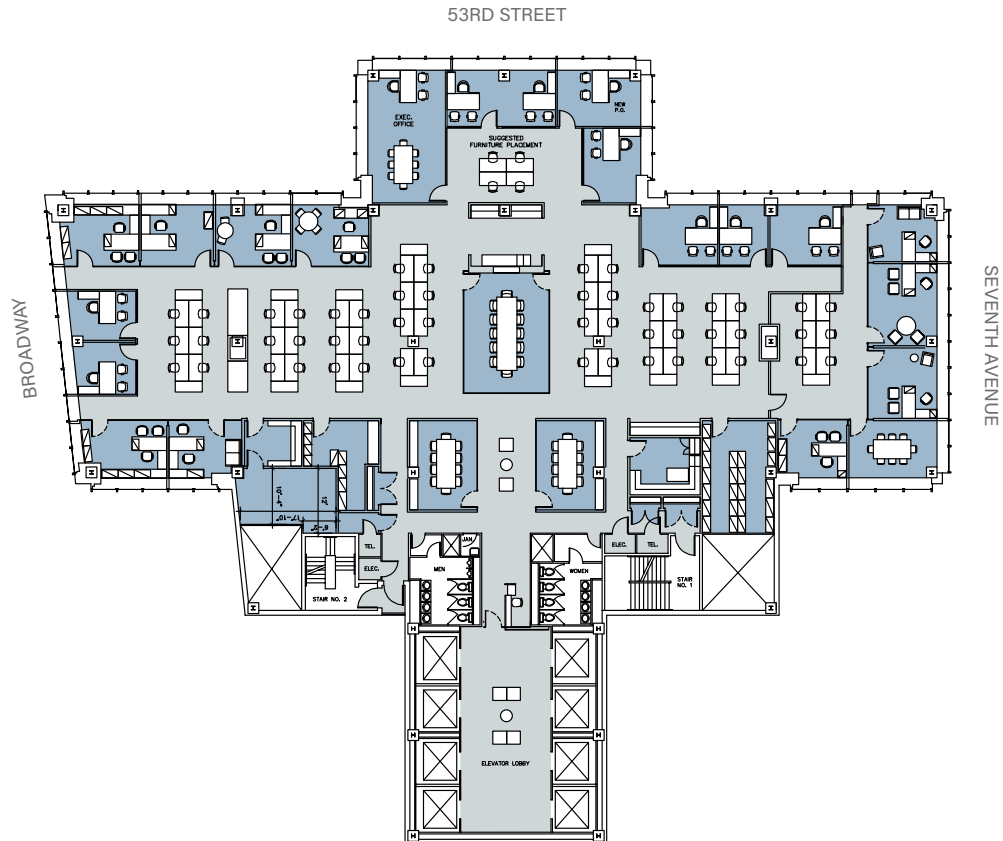


[CLICK FOR PROPERTY PAGE](#)

810 SEVENTH

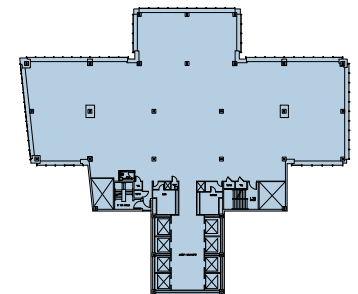
33RD FLOOR - 17,320 RSF

EXISTING CONDITIONS



FLOOR KEY

Offices	19
Workstations	56
Conference Rooms	4
Pantry	1
Reception	1
Total Personnel	76
RSF Per Person	227

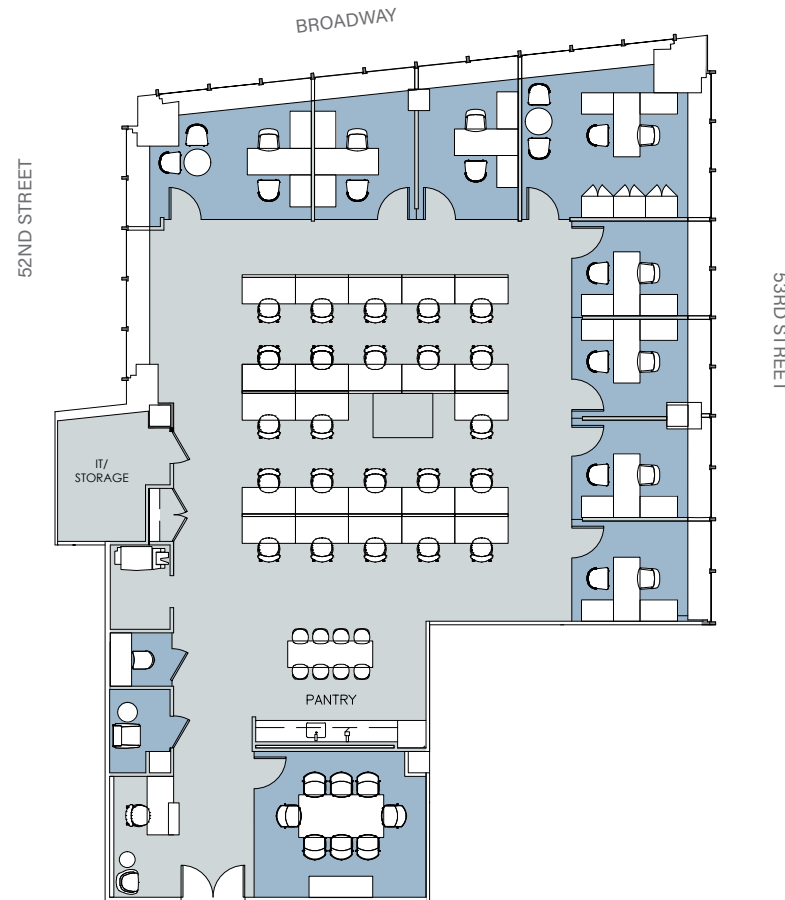


 **VTS**
VIRTUAL TOUR LINK
[CLICK FOR PROPERTY PAGE](#)

810 SEVENTH

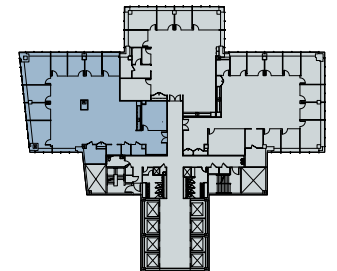
SUITE 3400 - 6,196 RSF

PROPOSED PREBUILT

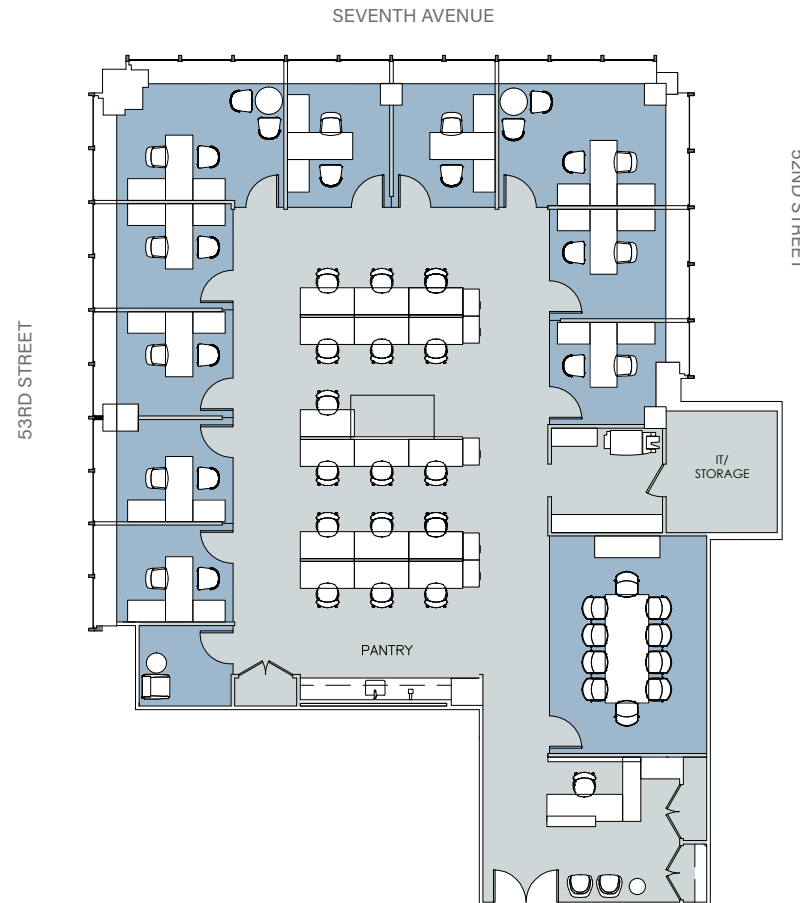


FLOOR KEY

Offices	8
Workstations	23
Conference Rooms	1
Pantry	1
Phone Room	1
Wellness Room	1
Reception	1
Total Personnel	32

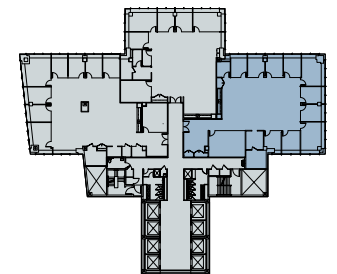


 **VTS**
VIRTUAL TOUR LINK
[CLICK FOR PROPERTY PAGE](#)

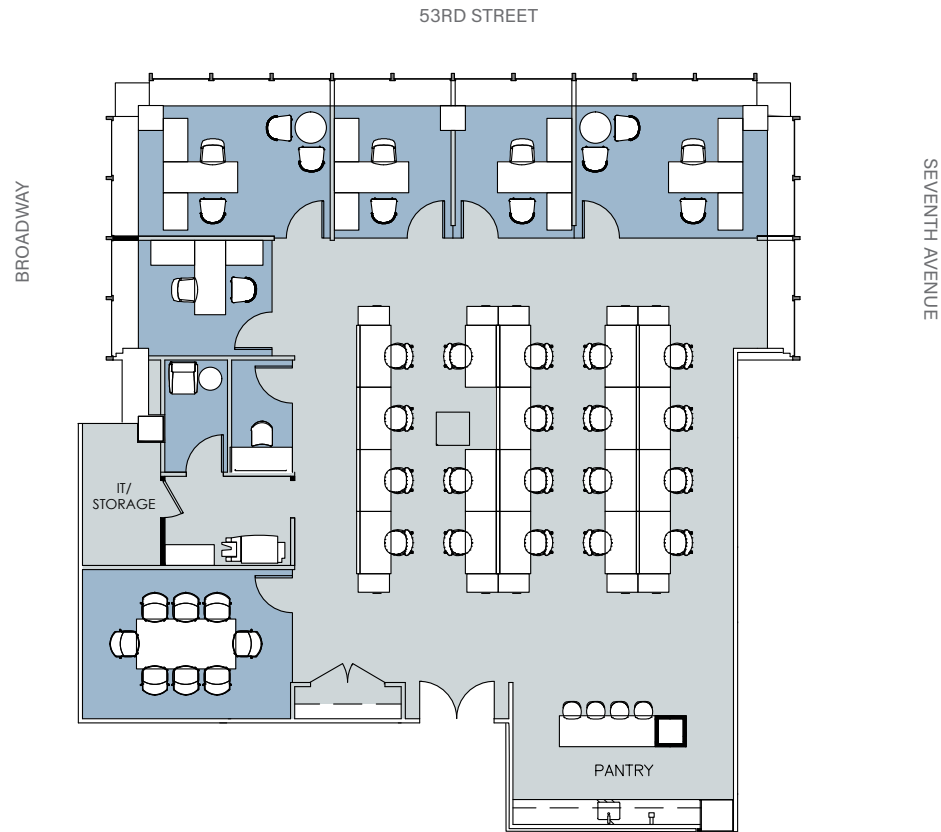


FLOOR KEY

Offices	10
Workstations	16
Conference Room	2
Wellness Room	1
Reception	1
Total Personnel	27

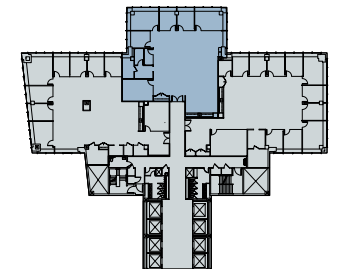


[CLICK FOR PROPERTY PAGE](#)



FLOOR KEY

Offices	5
Workstations	19
Conference Room	1
Pantry	1
Phone Room	1
Wellness Room	1
Total Personnel	24

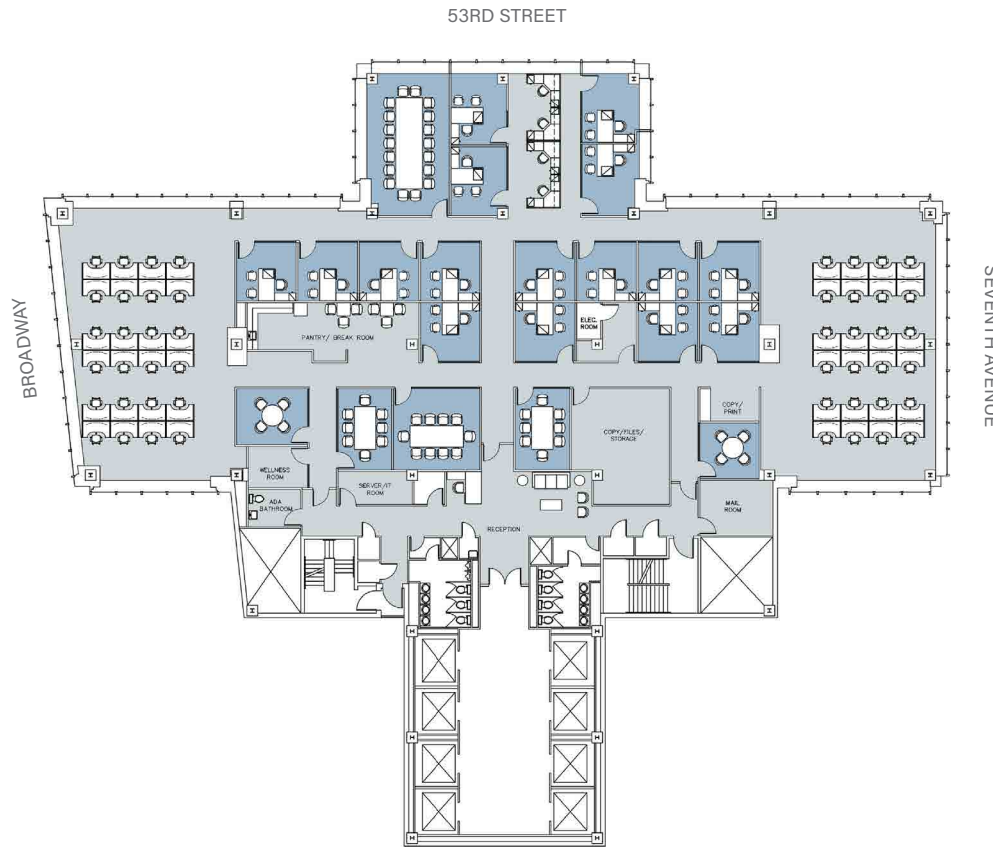


[CLICK FOR PROPERTY PAGE](#)

810 SEVENTH

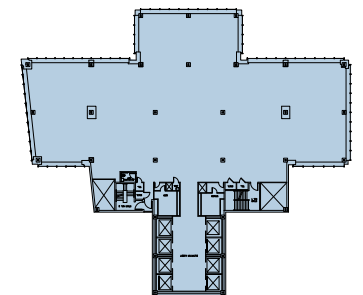
38TH FLOOR - 17,320 RSF

EXISTING CONDITIONS



FLOOR KEY

Offices	16
Workstations	52
Conference Rooms	6
Pantry	1
Reception	1
Total Personnel	69
RSF Per Person	251



VTS
VIRTUAL TOUR LINK
[CLICK FOR PROPERTY PAGE](#)

810SEVENTH

BUILDING SPECIFICATIONS

LOCATION	Bounded by Seventh Avenue & Broadway between 52nd and 53rd Streets	HVAC/SUPPLEMENTAL COOLING	Air-conditioning provided by two (2) 1,200-ton York steam turbine chillers Currently 800 ton condenser water loop for tenant supplemental air of which approx. 400 tons are available Perimeter induction units and interior zone air-handling units HVAC hours operating hours are Monday - Friday 8:00am - 6:00pm
BUILDING SIZE	765,000 rsf	ELECTRIC	Three (3) 3,000 amp services at 480 volts; two (2) separate electric closets located on each floor Up to six (6) watts per sqft for tenant use
BUILDING HEIGHT	Forty-one (41) Floors	LIFE/SAFETY	Addressable Class E System; Building is fully sprinklered Emergency generator backs up all life-safety systems
BUILDING CONSTRUCTION	Conventional reinforced concrete foundation system with steel columns and beams Facade: Glass vision panels with gray mortar aluminum spandrel panels; south facade is brick veneer Lobby: Lobby features travertine walls, floors with chocolate marble inserts, dark bamboo ceiling and wall panel accents and new elevator cabs with matching materials	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 and messenger service CCTV surveillance in public areas and turnstile entry controls/ground floor elevator lobby
ARCHITECT	Kahn & Jacobs	TELECOM/CABLE	Verizon, AT&T, Broadview, Cogent, Crown Castle/Lighttower, Zayo, Spectrum Wired Certified Platinum DAS for enhanced cell phone service
FLOOR LAYOUT	Side core	TRANSPORTATION	Easy access to 1, 2, A, B, C, D, N, Q, R, W subway lines and bus stops
FLOOR SIZES	Floors 2-14 22,437 rsf Floors 17-41 17,320 rsf	AMENITIES	Conference Center 200-car garage located in building Direct access to on-site parking garage
FLOOR LOADS	50-100 lbs per sf	BUILDING PERFORMANCE	LEED Silver
TYPICAL SLAB HEIGHTS	11'8"		
COLUMN SPACING	21' to 26'		
ELEVATORS	Twelve (12) Destination dispatch passenger elevators Freight Elevators: One (1) manually operated freight elevator Freight entrance on 52nd Street Five (5) elevators serve floors 1 - 14 Seven (7) elevators serve floors 17 - 41 One (1) freight elevator serves floors C - 42		



WiredScore
PLATINUM

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

- 810 Seventh 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 810 Seventh 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

- 810 Seventh 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

- 810 Seventh 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.

810SEVENTH



Tara I. Stacom, Executive Vice Chairman
212-841-7843, tara.stacom@cushwake.com

Barry J. Zeller, Executive Managing Director
212-841-5913, barry.zeller@cushwake.com

Harry F. Blair, Executive Managing Director
212-841-5996, harry.blair@cushwake.com

Justin Royce, Executive Director
212-841-7764, justin.royce@cushwake.com

Pierce Hance, Senior Director
212-841-7641, pierce.hance@cushwake.com



Larry Swiger, Senior Vice President
212-216-1628, larry.swiger@slgreen.com

Jeremy Bier, Vice President
212-216-1722, jeremy.bier@slgreen.com

Rebecca Tuteur, Associate
212-356-4106, rebecca.tuteur@slgreen.com