

# 500 PARK

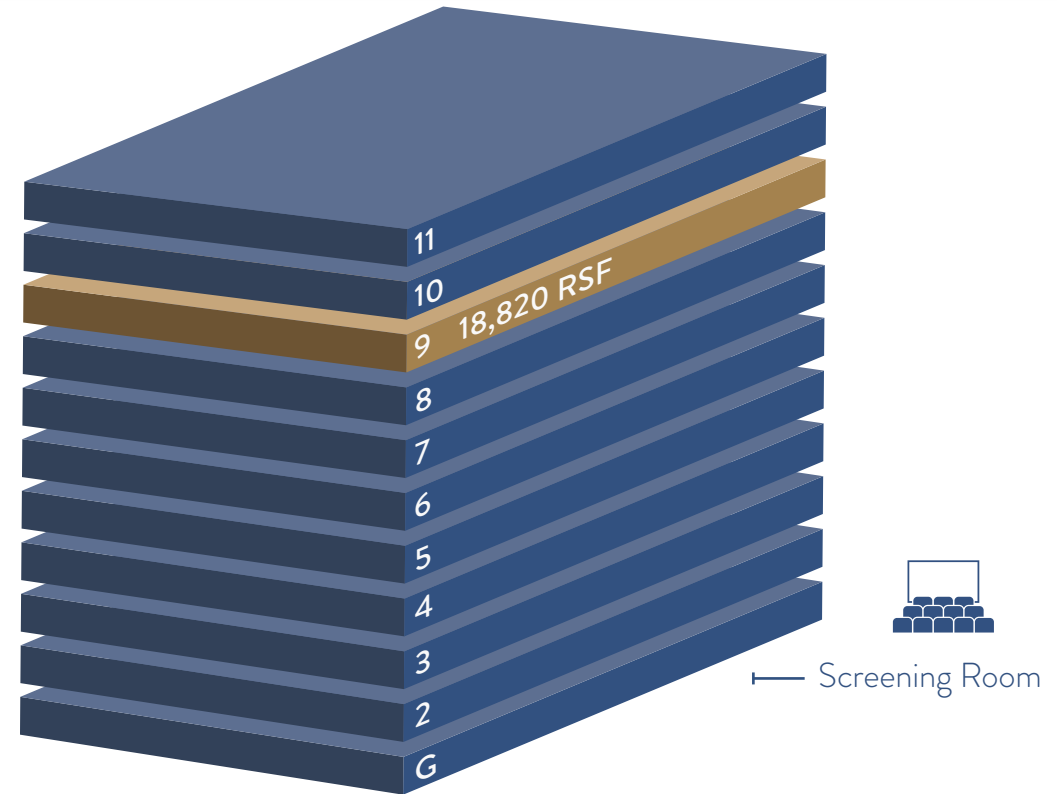
 SL GREEN  
REALTY CORP.



# OPPORTUNITY HIGHLIGHTS

## 18,820 RSF FULL FLOORS

- ◆ Building Upgrades in Development
- ◆ New Lobby Underway
- ◆ State of the Art Screening Room
- ◆ Ideal Location + Prestigious Address











## SCREENING ROOM

- ◆ 2,955 RSF - Seats 55 guests
- ◆ 4K HFR projector with ultra-bright 3D capability (XPAND system)
- ◆ 2.39 Aspect ratio – Maximum screen size: 13'8" W x 5'11" H
- ◆ 1.85 Aspect ratio – Maximum screen size: 12'11" W x 7'0" H
- ◆ 7.1 surround sound system
- ◆ Supports DCP, Blu-ray, DVD, and QuickTime file formats



# 9TH FLOOR 18,820 RSF

PRE-BUILT



## FLOOR KEY

Office	13	Coffee Bar	1
Workstation	89	Phone Room	2
Conference Room	3	Wellness Room	1
Reception	1	<b>Total Headcount</b>	<b>103</b>











# AREA MAP

- 1** Grand Central Terminal
- 2** Rockefeller Center
- 3** The Museum of Modern Art
- 4** Radio City Music Hall
- 5** Chrysler Building
- 6** Carnegie Hall
- 7** The Plaza
- 8** New York Hilton Midtown
- 9** Smith & Wollensky
- 10** The Lexington Hotel, Autograph Collection
- 11** Saks OFF 5TH
- 12** Whole Foods Market
- 13** The Smith
- 14** The St. Regis New York
- 15** Warwick New York
- 16** TAO Uptown
- 17** Nobu Fifty Seven
- 18** sweetgreen
- 19** Concorde Hotel New York
- 20** Izakaya Toribar
- 21** Mr Chow
- 22** Casa Lever
- 23** Blue Bottle Coffee
- 24** Draught 55





# BUILDING SPECIFICATIONS

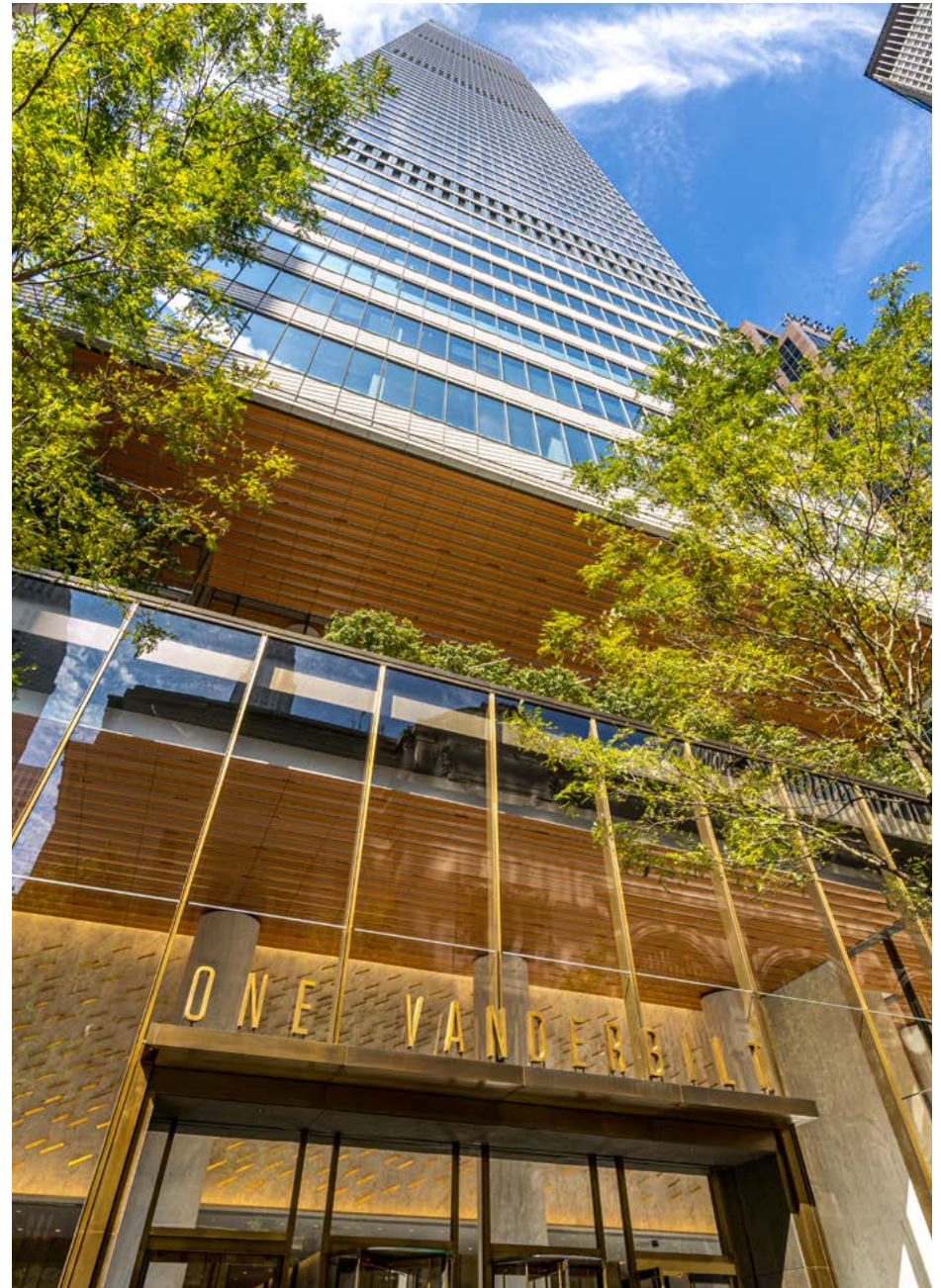
<b>LOCATION</b>	Southwest corner of the intersection of Park Avenue and East 59th Street
<b>YEAR BUILT</b>	1960 / Renovated 2016
<b>ARCHITECT</b>	Skidmore, Owings and Merrill
<b>BUILDING SIZE</b>	201,411 RSF
<b>BUILDING HEIGHT</b>	182'7"; 11 Stories
<b>BUILDING CONSTRUCTION</b>	Framing reinforced concrete. Façade single pane glass in aluminum metal framing
<b>FLOOR SIZES</b>	Typical Square Footage* Floor 11                      14,800 Floors 7-10                    18,800 Floors 2 - 6                    19,700 Ground                         8,400 Basement                      4,700
<b>CEILING HEIGHTS</b>	Typical: 8'6" to 9'2" (finished ceiling) Ground: 12 Feet Slab to Slab
<b>FLOOR LOADS</b>	<ul style="list-style-type: none"><li>• Sub-Cellar: 100PSF</li><li>• Sub-Cellar: 100PSF</li><li>• 1st Floor: 100PSF</li><li>• Floors: 2-11: 50PSF</li><li>• Floors: 12-14 100PSF</li><li>• Typical tenant: 50PSF</li></ul>

<b>ELEVATORS</b>	Three (3) passenger cars, Two (2) freight elevator car
<b>HVAC</b>	Two 250 ton chillers operated on refrigerant R-134a; 5 air handlers; Con Edison steam heating.  Operation hours are from 8:00 AM – 6:00 PM
<b>SUPPLEMENTAL COOLING</b>	Condenser water available for tenant supplemental air conditioning.
<b>ELECTRIC</b>	Con Edison services both buildings with (2) 4000-amp service switches and (1) 2500-amp service switch. Power is 208 volts 3 phase. There are (2) electric closets on each floor, one on the east side and one on the west side.
<b>LIFE/ SAFETY</b>	Fully sprinklered; addressable Class E system
<b>TELECOM</b>	<ul style="list-style-type: none"><li>• Verizon</li><li>• Spectrum</li><li>• Pilot Fiber (coming soon)</li></ul>
<b>SECURITY/ACCESS</b>	Building has no turnstiles

## ABOUT SL GREEN

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, 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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