

WHERE FIDI MEETS TRIBECA

100 CHURCH

CONTIGUOUS
BLOCK

62,758 RSF



OPPORTUNITY HIGHLIGHTS

Total Available 62,758 RSF

Efficient center-core floor plates | Robust Infrastructure

Exceptional on-site amenities include members-only Nexus club, golf simulator, high-end sushi restaurant, wine retailer and event space



vivvi



NEW YORK VINTNERS

Immediate access to 14 subway lines

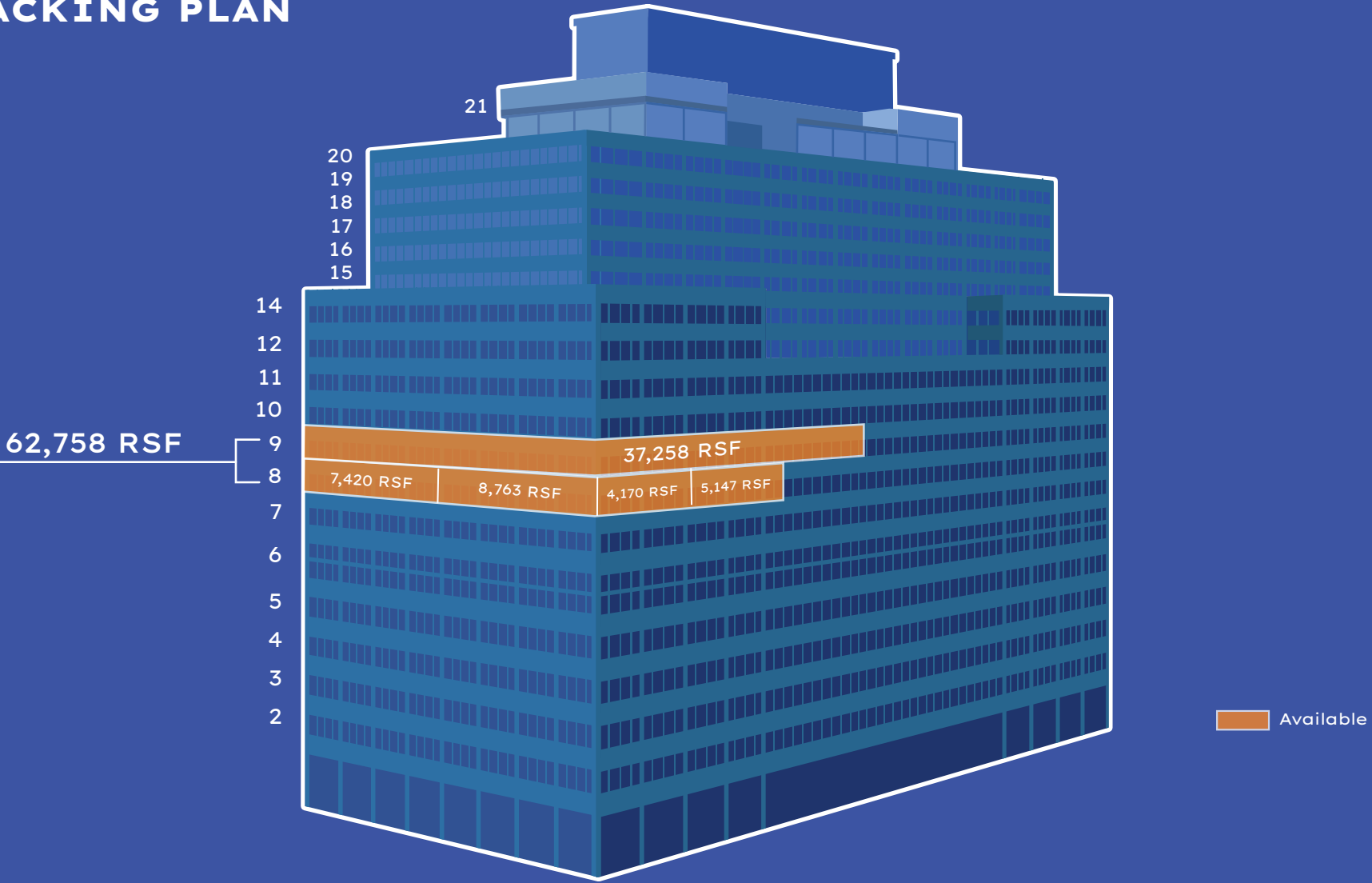
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and steps to NJ PATH trains and the Staten Island Ferry and at the crossroads of Tribeca and FiDi, surrounded by top hotels, restaurants and cultural amenities



100 CHURCH

STACKING PLAN



LUXURY ON-SITE AMENITIES



OMAKASE-STYLE SUSHI RESTAURANT



NEW YORK VINTNERS WINE EXPERIENCES & EVENTS



CHILDCARE & EARLY LEARNING



ON-SITE PRIVATE MEMBERSHIP CLUB

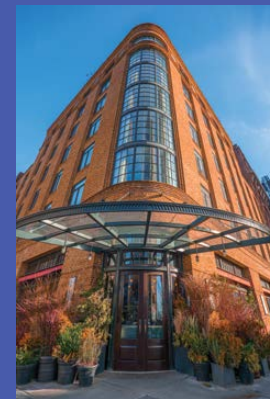


**AN EXCLUSIVE
MEMBERS-ONLY CLUB
OFFERING**

**SPA, DINING, FITNESS,
CHILDREN'S SPACES
& GOLF SIMULATORS**



WHERE **FIDI** MEETS **TRIBECA**





NEIGHBORHOOD AMENITIES

Located at the crossroads of Tribeca and the Financial District, 100 Church enjoys neighborhoods defined by dynamic architecture, open spaces, luxury hotels, fine dining, local merchants, art galleries and more. Commuter convenience is unsurpassed with immediate access to 14 subway lines



PATH Train's and the Staten Island Ferry.

STEPS TO



FOUR SEASONS

EQUINOX

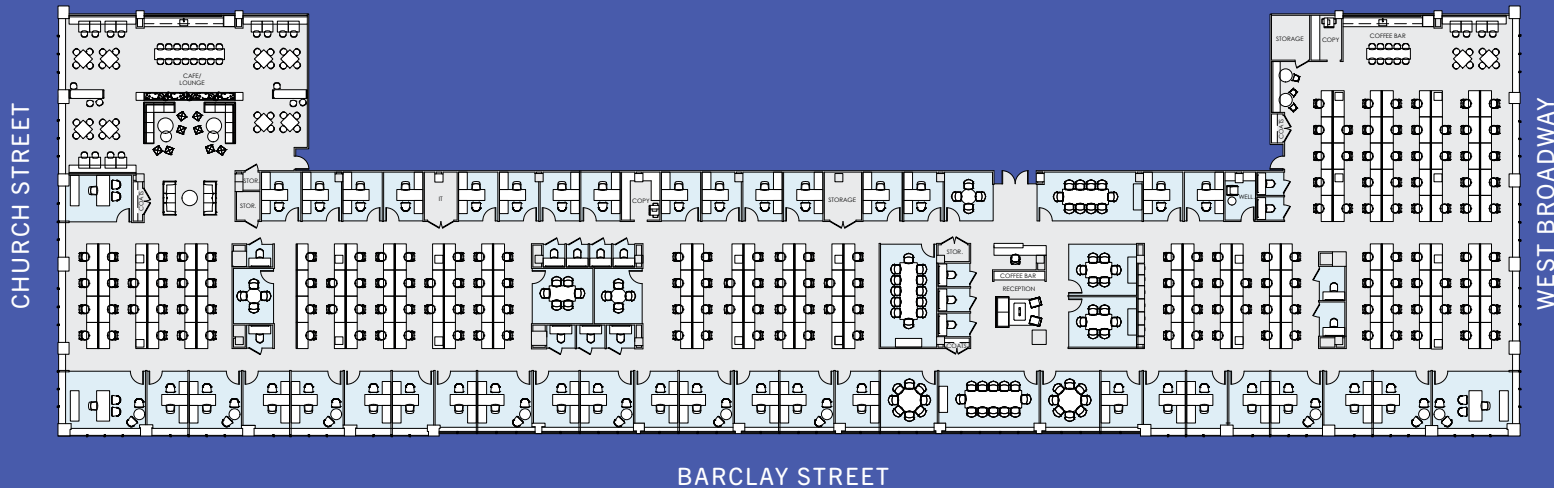
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kate spade
NEW YORK

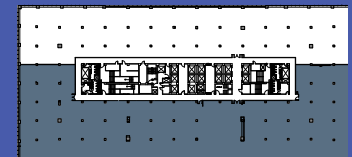


SUITE 910 PROPOSED PLAN 37,258 RSF



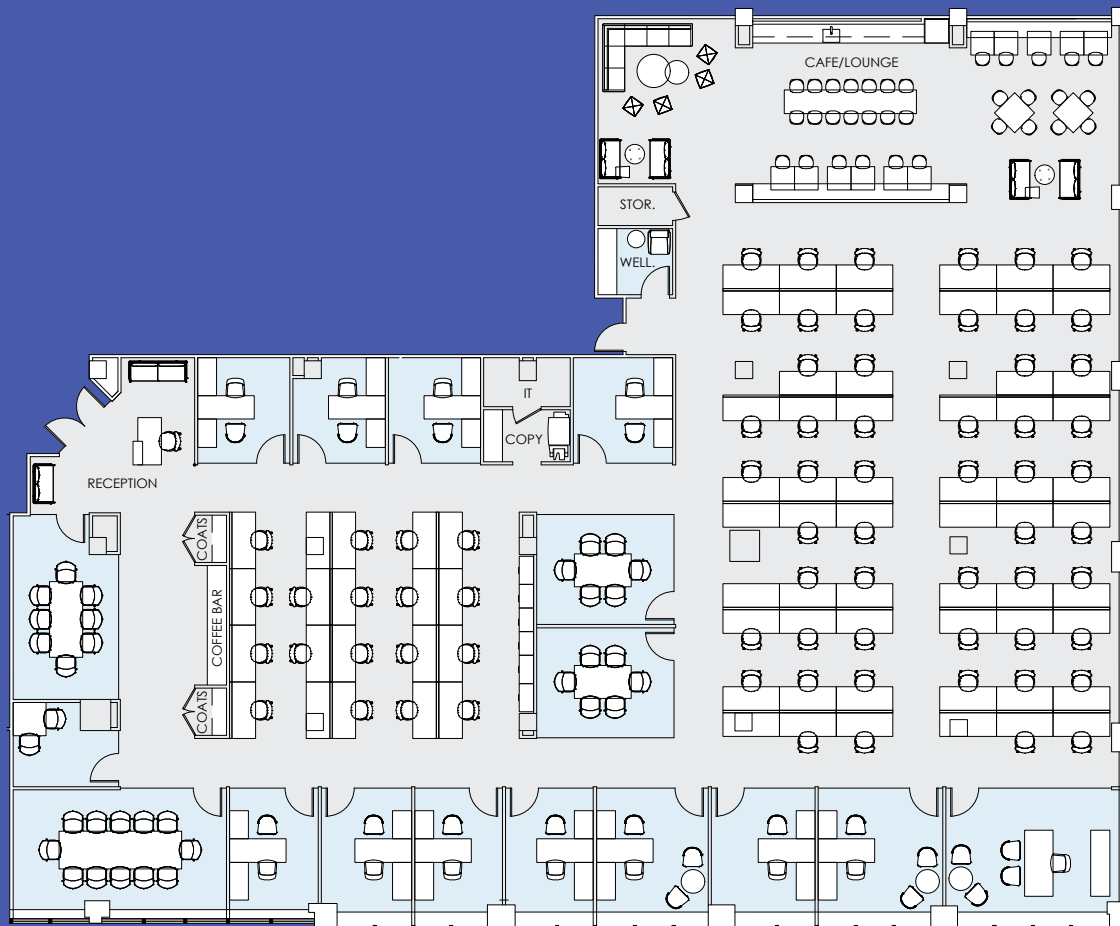
Floor Key:

Office	41
Workstation	162
Conference Room	11
Reception	1
Phone Room	16
Cafe/Lounge	1
Coffee Bar	2
Total Personnel	204
RSF Per Person	183



[Click here for more information](#)

9TH FLOOR PROPOSED DIVISION 14,099 RSF

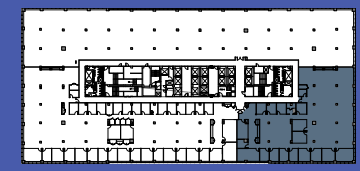


CHURCH STREET

BARCLAY STREET

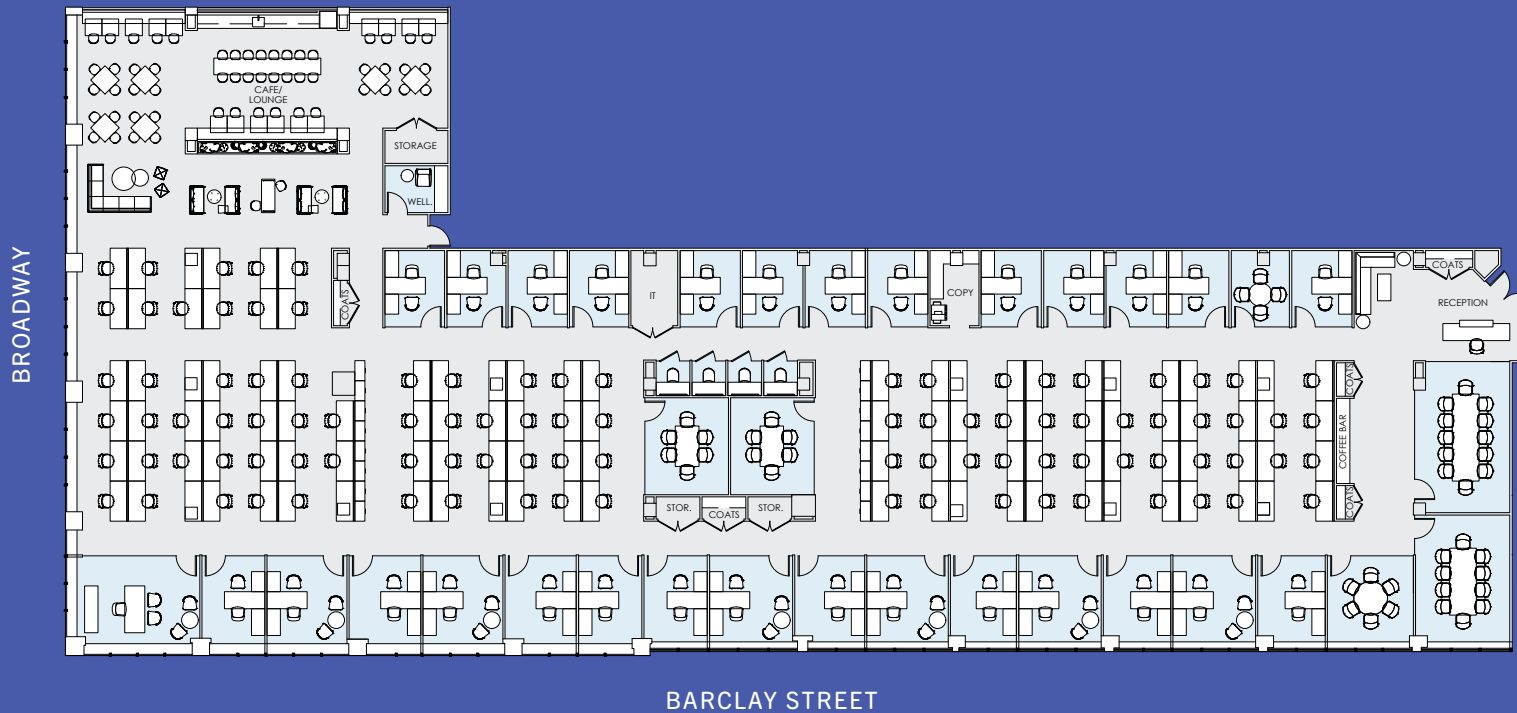
Floor Key:

Office	12
Workstation	71
Conference Room	4
Reception	1
Pantry	1
Cafe/Lounge	1
Coffee Bar	1
Phone Room	1
Total Personnel	84
RSF Per Person	168



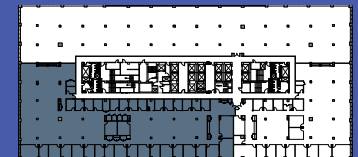
[Click here for more information](#)

9TH FLOOR PROPOSED DIVISION 23,159 RSF



Floor Key:

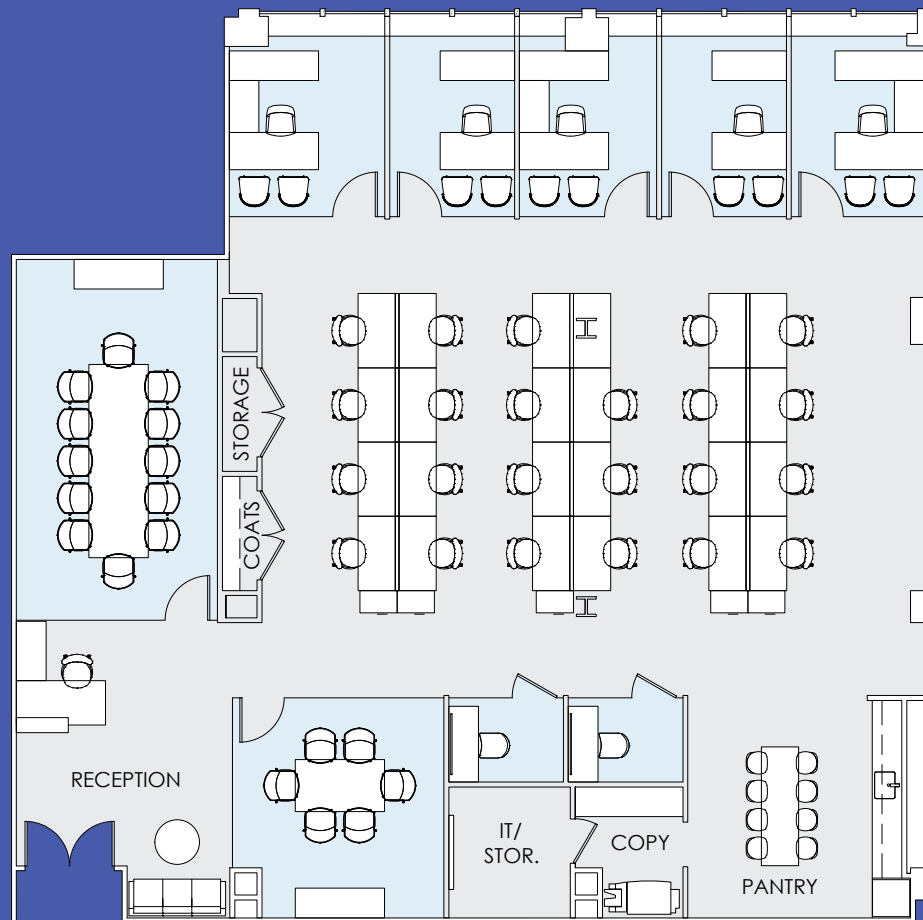
Office	29
Workstation	99
Conference Room	7
Reception	1
Cafe/Lounge	1
Coffee Bar	1
Phone Room	4
Total Personnel	129
RSF Per Person	180



[Click here for more information](#)

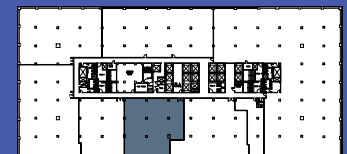
SUITE 815 **PREBUILT** 5,147 RSF

BARCLAY STREET



Floor Key:

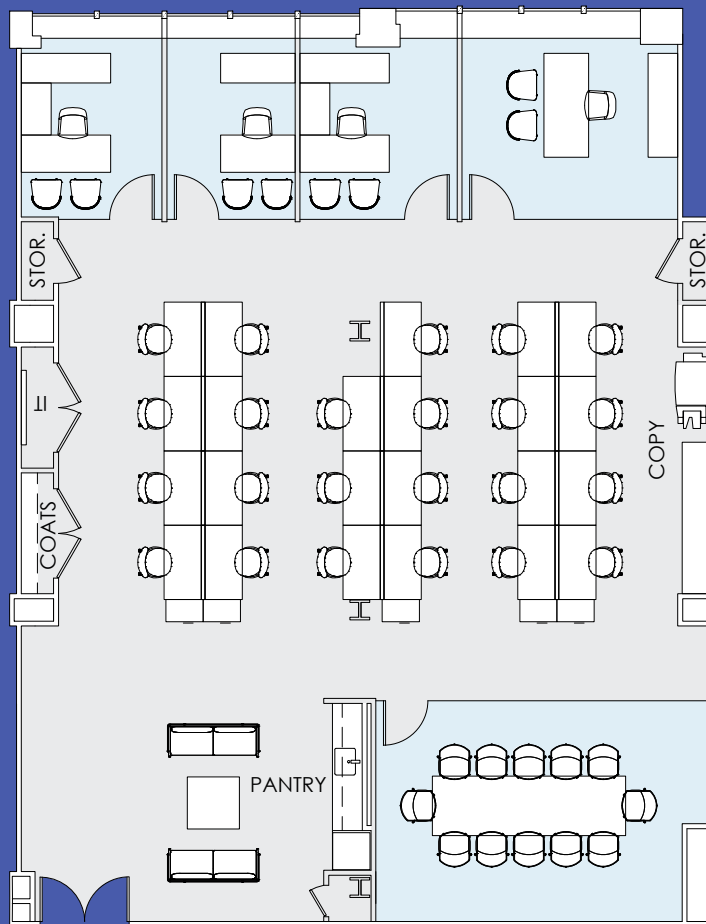
Office	5
Workstation	23
Conference Room	2
Reception	1
Pantry	1
Phone Room	2
Total Personnel	29
RSF Per Person	177



[Click here for more information](#)

SUITE 820 **PREBUILT** 4,170 RSF

BARCLAY STREET



Floor Key:

Office	4
Workstation	23
Conference Room	1
Pantry	1
Total Personnel	27
RSF Per Person	154



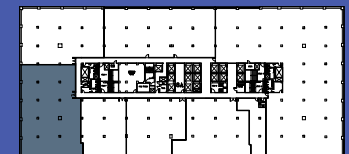
[Click here for more information](#)

SUITE 825 **PREBUILT** 8,763 RSF



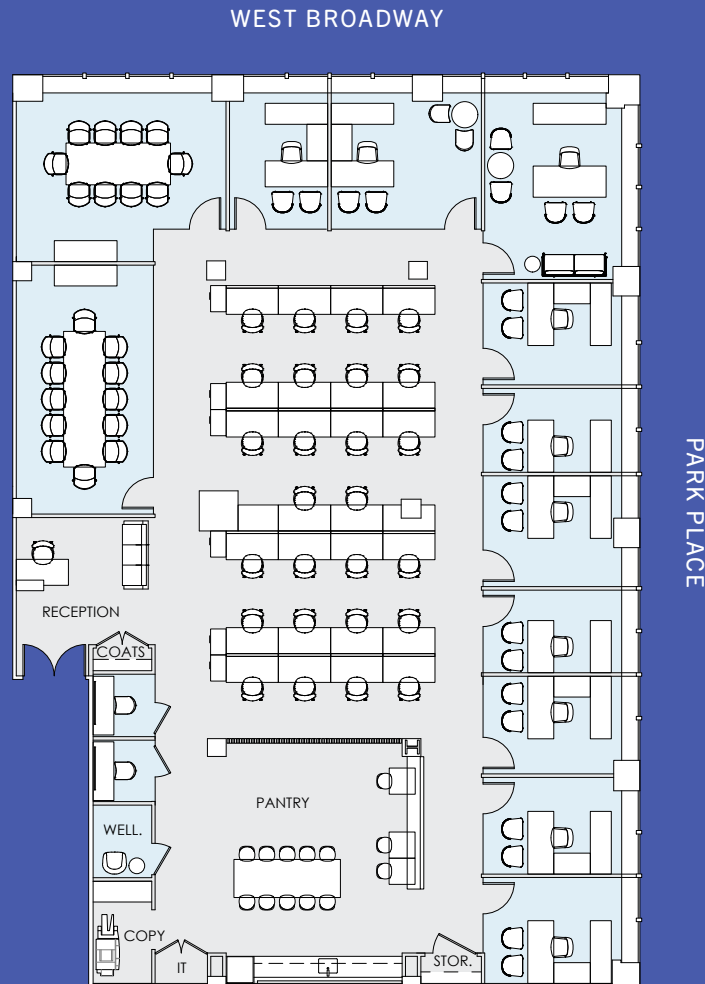
Floor Key:

Office	11
Workstation	40
Conference Room	2
Reception	1
Pantry	1
Phone Room	2
Total Personnel	52
RSF Per Person	168



[Click here for more information](#)

SUITE 830 **PREBUILT** 7,420 RSF



Floor Key:

Office	10
Workstation	33
Conference Room	2
Reception	1
Pantry	1
Phone Room	1
Total Personnel	44
RSF Per Person	168



[Click here for more information](#)



RECEPTION



PANTRY



OPEN AREA



OFFICE / CONFERENCE ROOM FRONT

PREBUILT STANDARDS



PROPOSED INTERIOR WORKSPACE

PROPOSED INTERIOR WORKSPACE





HIGHLY FLEXIBLE DESIGN OPTIONS

COMMON AREA UPGRADES

ARTIST RENDERINGS



TENANT ENTRANCE



BATHROOM



ELEVATOR LOBBY

BUILDING SPECIFICATIONS



Owner:	SL Green Realty Corp.
Location:	Church Street bound between Park Place, Barclay Street and West Broadway
Architect:	Emery Roth & Sons
Year Built:	1958
Building Height:	Twenty-one (21) floors
Building Size:	1,116,326 rentable square feet
Floorload:	Typical floors have a floor load of 50 lbs. per square foot
Floor Layout:	Center core with windows on all four exposures
Construction:	Steel frame construction, fireproofed columns and poured concrete slabs
Windows:	New thermo-pane windows
Column Spacing:	Typical column bay spacing is approximately 23'x 19' on-center
Typical Slab Height:	11'2"
Security:	24-hour / 7-day attended lobby, turnstile access, CCTV and messenger center

Passenger Elevators:	Nineteen (20) Cabs Low Rise (Floors L-6) 5 Cabs Lower Mid Rise (L, 2,4,7-9) 4 Cabs Mid Rise (L, 10-14) 4 Cabs High Rise (L, 15-21) 6 Cabs
Freight Elevators:	1 Cab (additional freight cab in design with ability to service L, I, 7, 20-23)
Electrical:	Two (2) rated 4,000-amp and one (1) 3,000-amp
Distribution:	2,277/480-volt, 3-phase, 4-wire main switchgear panels provide approximately 6 watts per useable square foot exclusive of building HVAC. Floors 2-15 have two electrical closets per floor and floors 16-21 have one electrical closet per floor.
HVAC:	Two-pipe perimeter induction units and central air handler units, with chilled water and hot water heating coils, provide heating and cooling for the building. The system includes two 1,550-ton steam turbine chillers and a four-cell, 4,000-ton cooling tower. The building is divided into two zones with the 7th floor mechanical room serving floors 1-15 and the roof mechanical room serving floors 16-20. Overtime HVAC and supplemental condenser water are available for tenant use.
Telecom/CATV:	Altice, AT&T, Crown Castle Fiber, Spectrum, Verizon
Life Safety:	Addressable Class E System
Loading Dock:	Enclosed loading dock area located off Park Place
Energy Performance:	Energy Star Rated since 2011 and LEED Gold certified.

Protecting the wellbeing of all building occupants is at the core of SL Green's business. Through stringent protocols and operational strategies, SL Green ensures the collective health and safety of our building communities. We are focused on both prevention and preparedness, and are dedicated to supporting the health and wellness of our tenants and visitors.

SUSTAINABILITY AT SL GREEN



HIGHLIGHTS

AIR

- HVAC systems are equipped with MERV-15 & 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

- 100 Church Street 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 100 Church Street 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

- 100 Church Street 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

- 100 Church Street 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 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 June 30, 2025, SL Green held interests in **53 buildings** totaling **30.7 million square feet**. This included ownership interests in **27.2 million square feet** of Manhattan buildings and **2.7 million square feet** securing debt and preferred equity investments.

100 CHURCH

NEWMARK

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