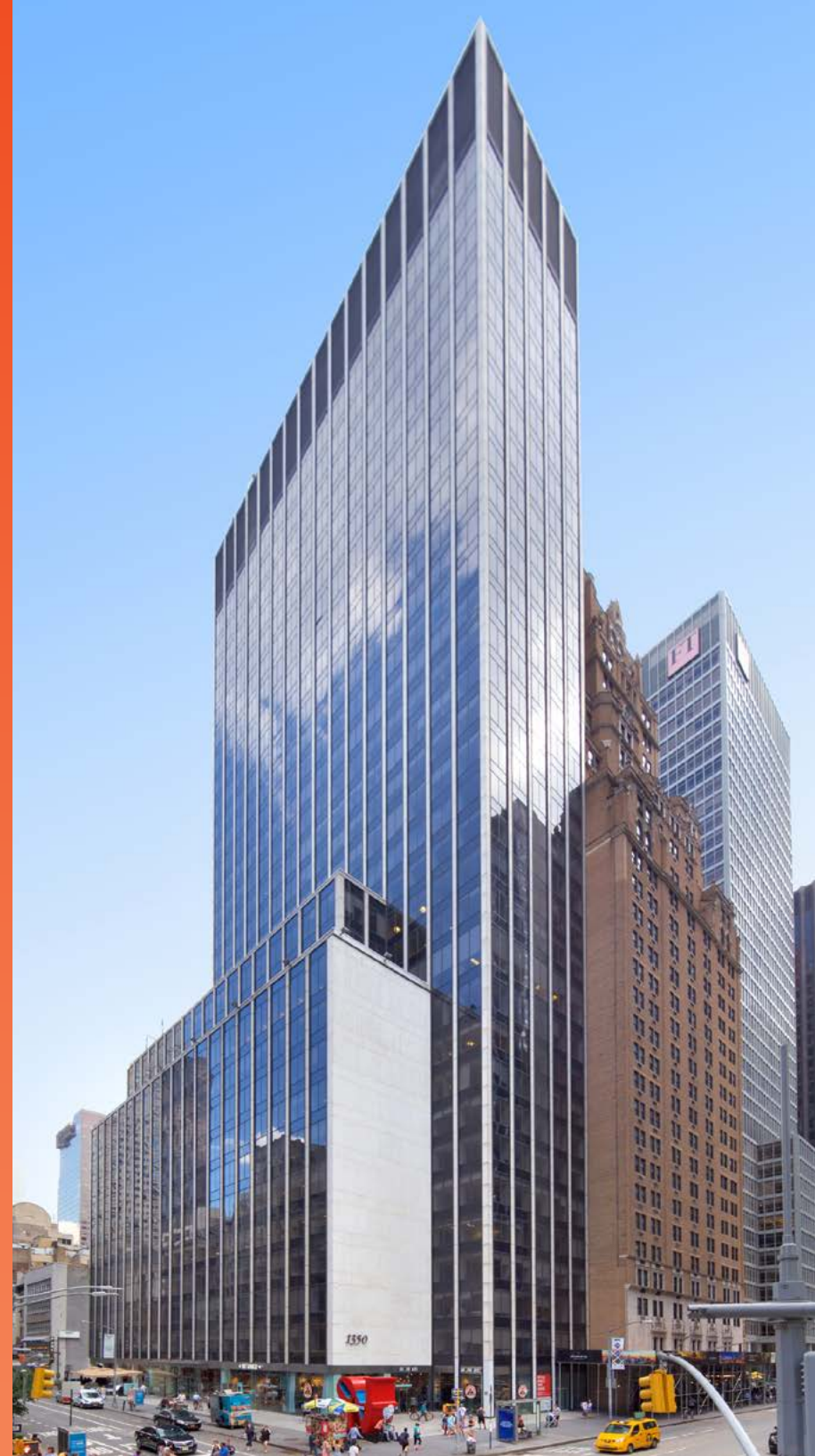


1350A0A

PLAZA DISTRICT
PRESTIGE





EXIT

350

EXIT

ENTRANCE



LOBBY

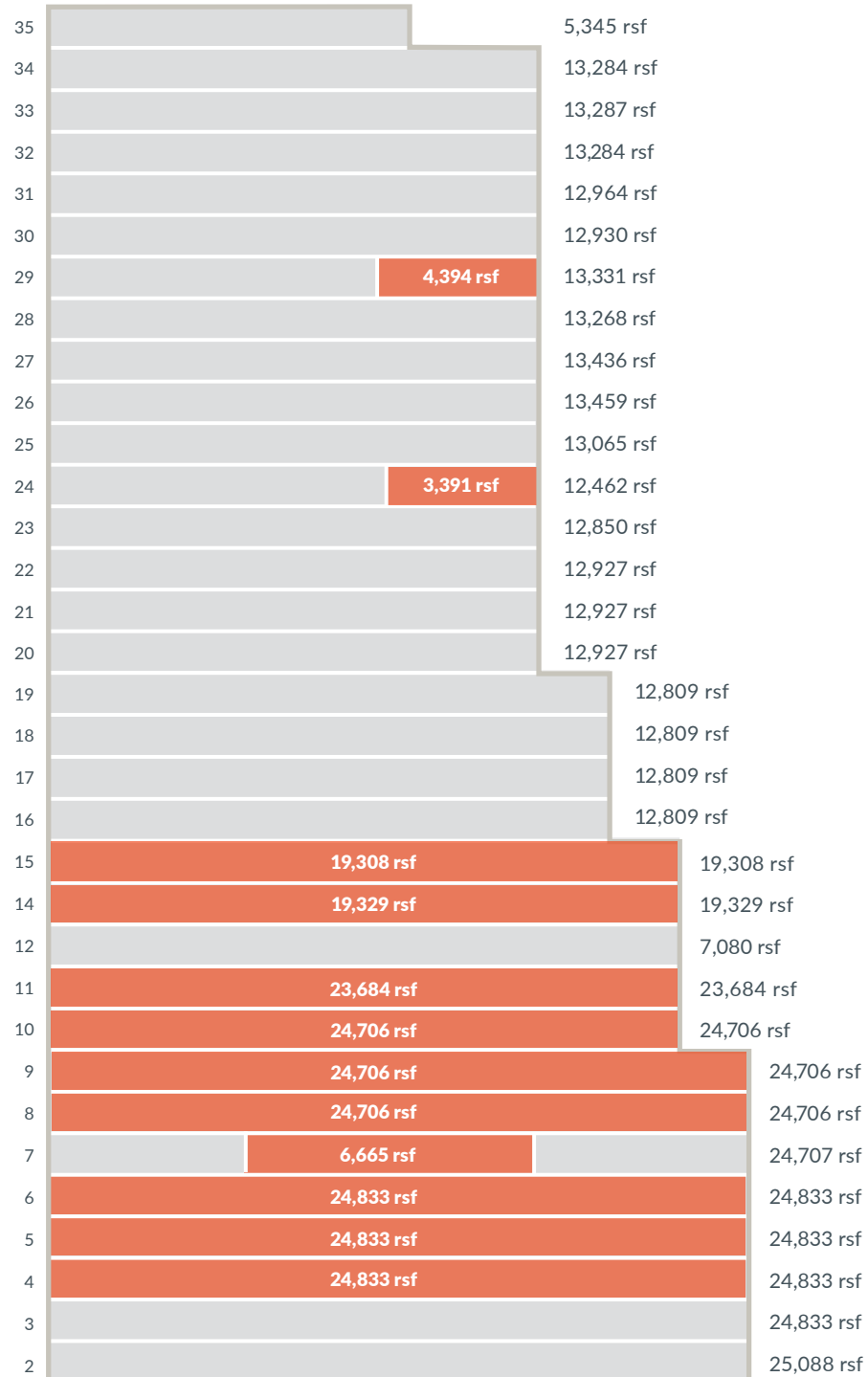


SIGNATURE ART INSTALLATION



NEW ELEVATOR CABS

AVAILABILITIES





SAMPLE INSTALLATION



SAMPLE INSTALLATION



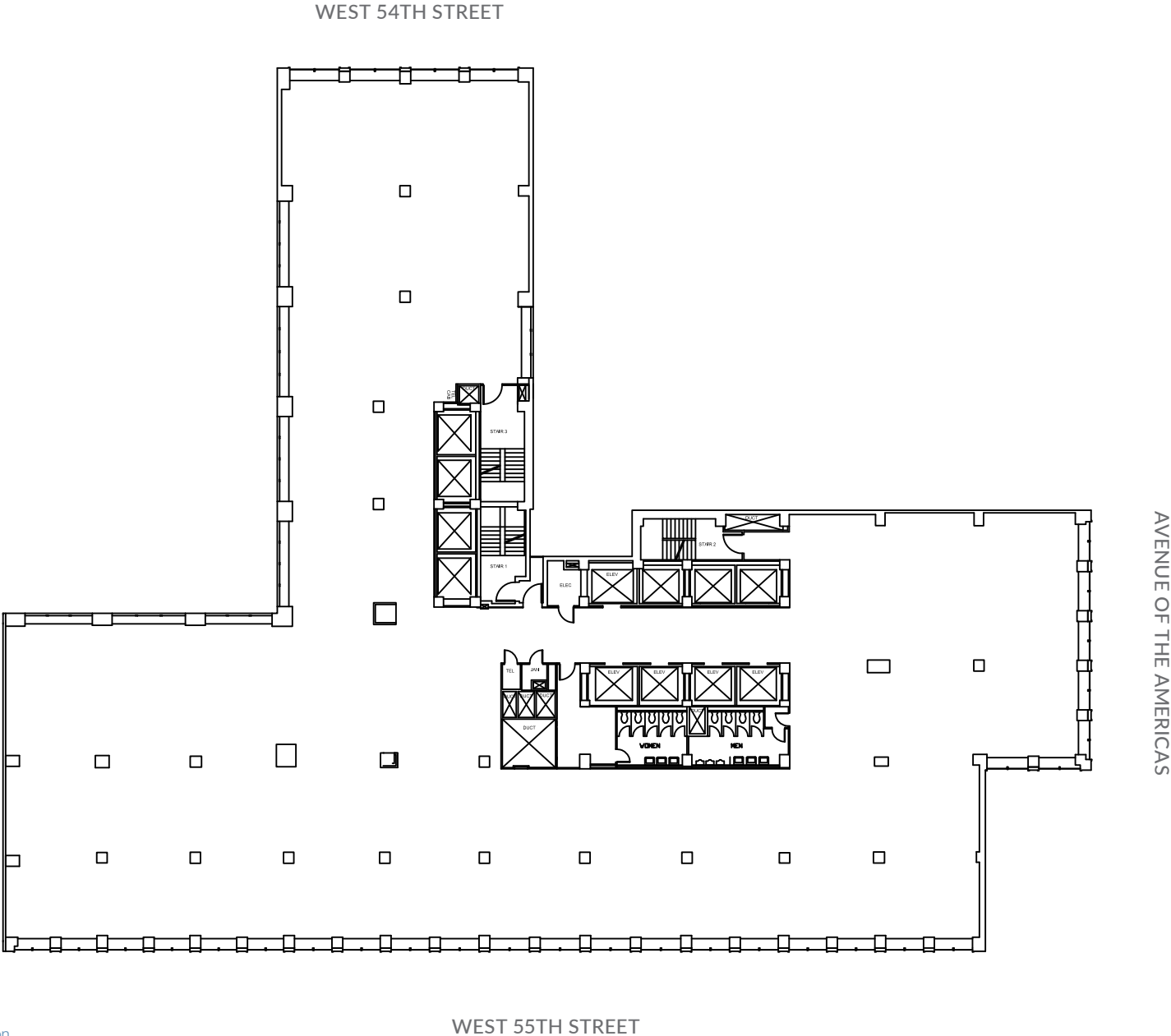
SAMPLE INSTALLATION



SAMPLE INSTALLATION

CORE AND SHELL

TYPICAL BASE FLOOR - 24,833 RSF



OFFICE INTENSIVE LAYOUT

TYPICAL BASE FLOOR - 24,833 RSF



AVENUE OF THE AMERICAS

FLOOR KEY	
Office	38
Workstation 6' x 8'	24
Workstation 6' x 6'	56
Conference Room	6
Pantry/Coffee Bar	2
Reception	1
Total Personnel	118

OPEN LAYOUT

TYPICAL BASE FLOOR - 24,833 RSF

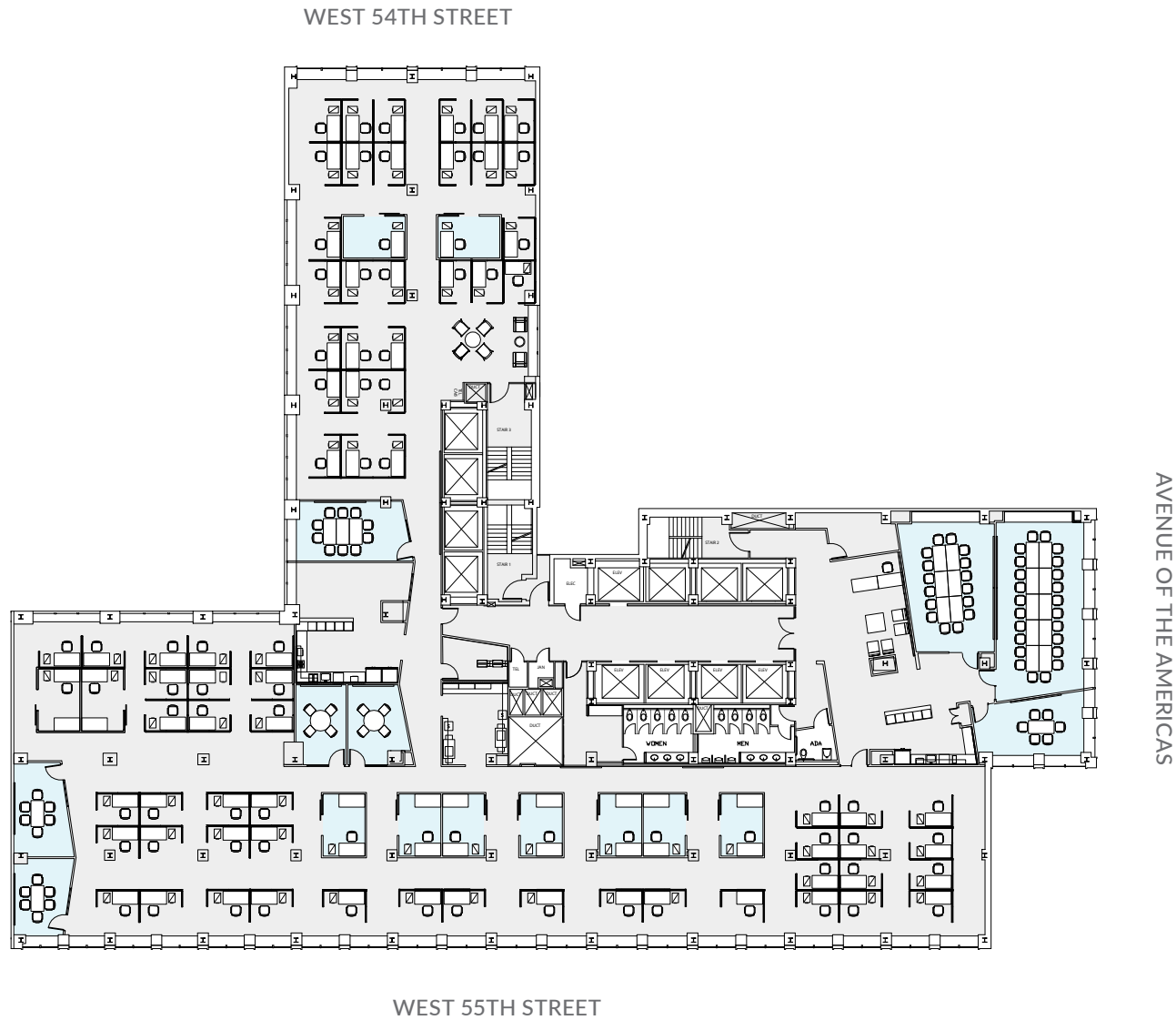


AVENUE OF THE AMERICAS

FLOOR KEY	
Office	21
Workstation 6' x 8'	12
Workstation 6' x 6'	84
Conference Room	6
Pantry/Coffee Bar	2
Breakout Area	4
Reception	1
Total Personnel	118

EXISTING CONDITIONS

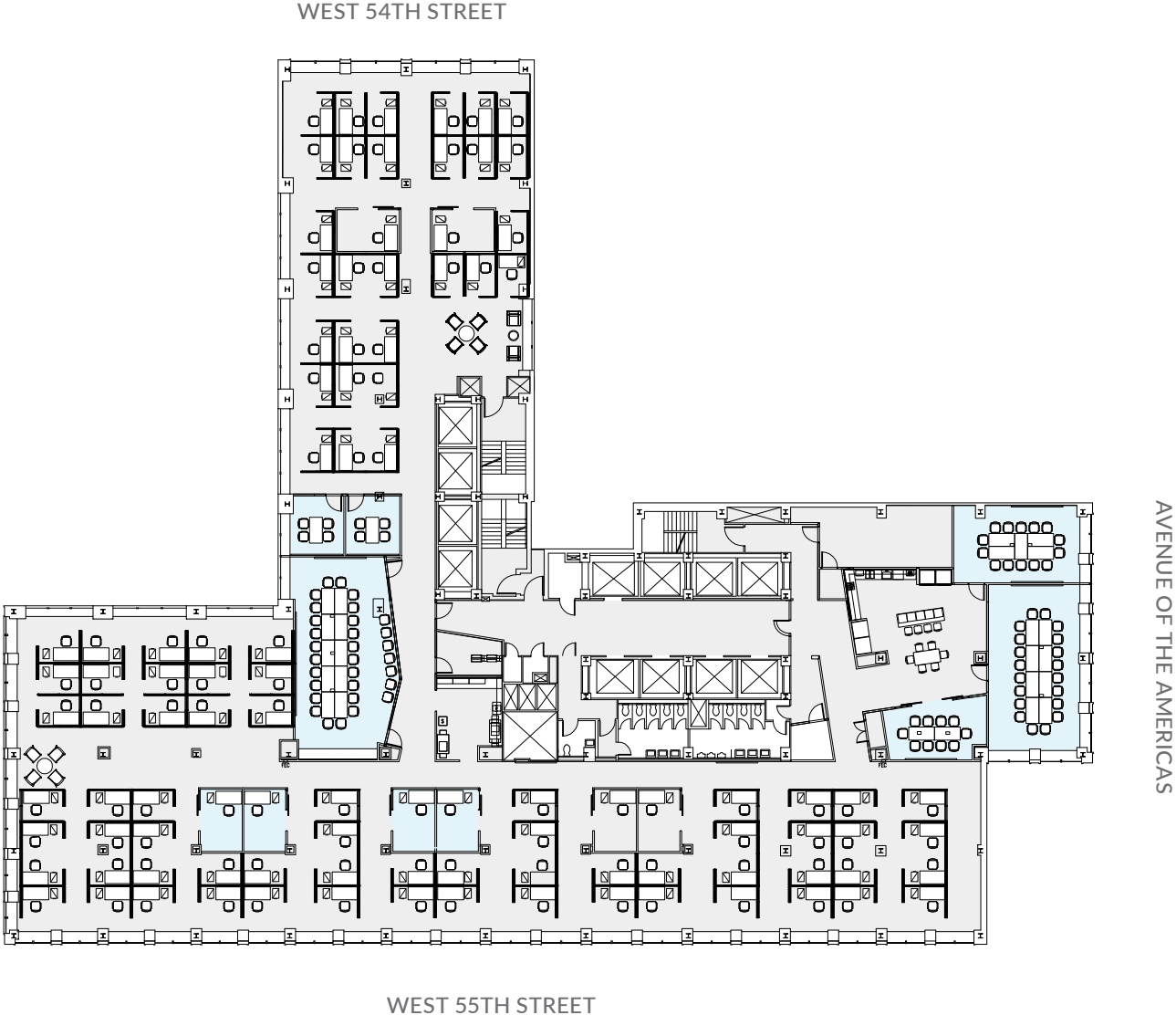
ENTIRE 5TH FLOOR - 24,833 RSF



FLOOR KEY	
Office	11
Workstation	71
Conference Room	8
Pantry	1
Reception	1
Total Personnel	83

EXISTING CONDITIONS

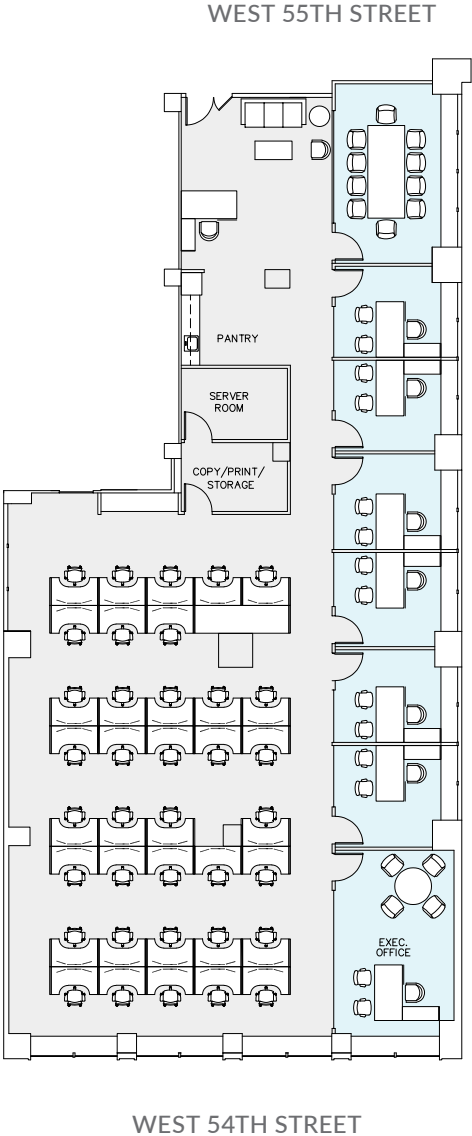
ENTIRE 6TH FLOOR - 24,833 RSF



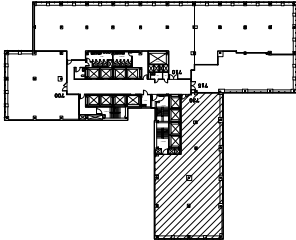
FLOOR KEY	
Office	8
Workstation	92
Conference Room	6
Pantry	1
Reception	1
Total Personnel	101

EXISTING CONDITIONS

SUITE 730 - 6,665 RSF



AVENUE OF THE AMERICAS



FLOOR KEY	
Office	7
Workstation	37
Conference Room	1
Pantry	1
Reception	1
Total Personnel	45

NEW PRE-BUILT ENTIRE 8TH FLOOR - 24,706 RSF



FLOOR KEY	
Office	18
Workstation	163
Conference Room	7
Cafe	1
Phone Room	2
Reception	1
Total Personnel	182



8TH FLOOR



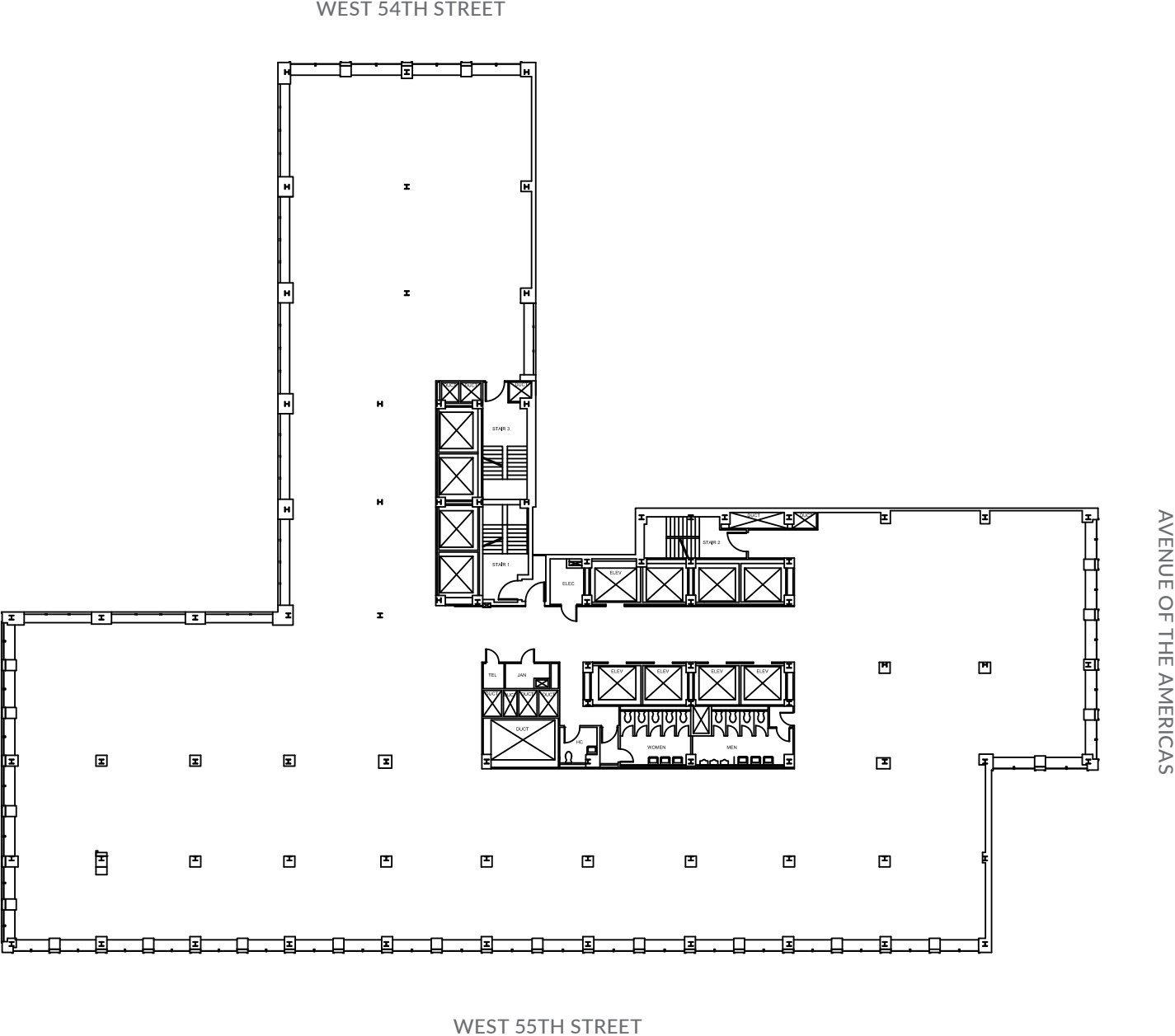
8TH FLOOR



8TH FLOOR

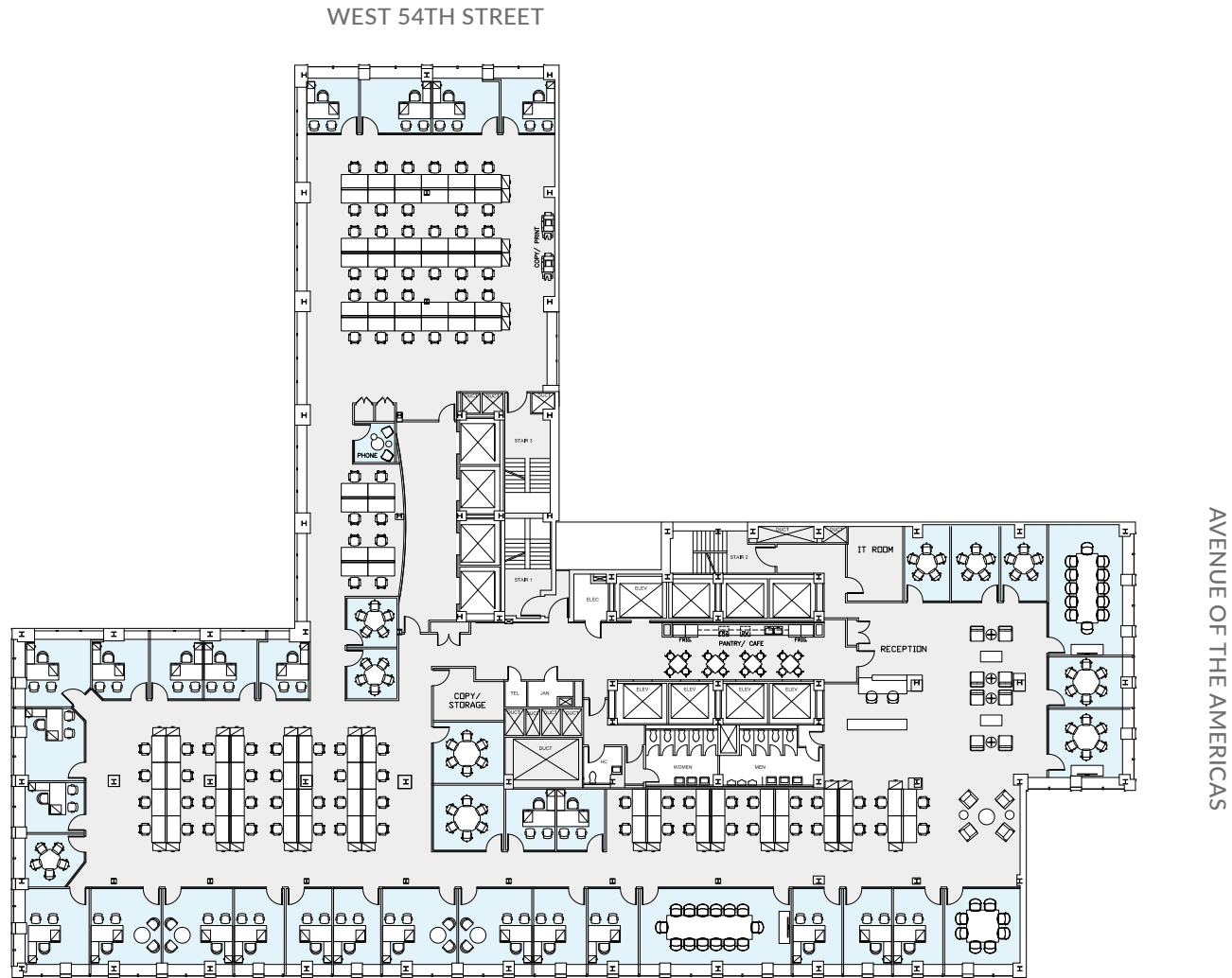
CORE AND SHELL

ENTIRE 9TH - 10TH FLOOR - 24,706 RSF



EXISTING CONDITIONS WITH SAMPLE FURITURE

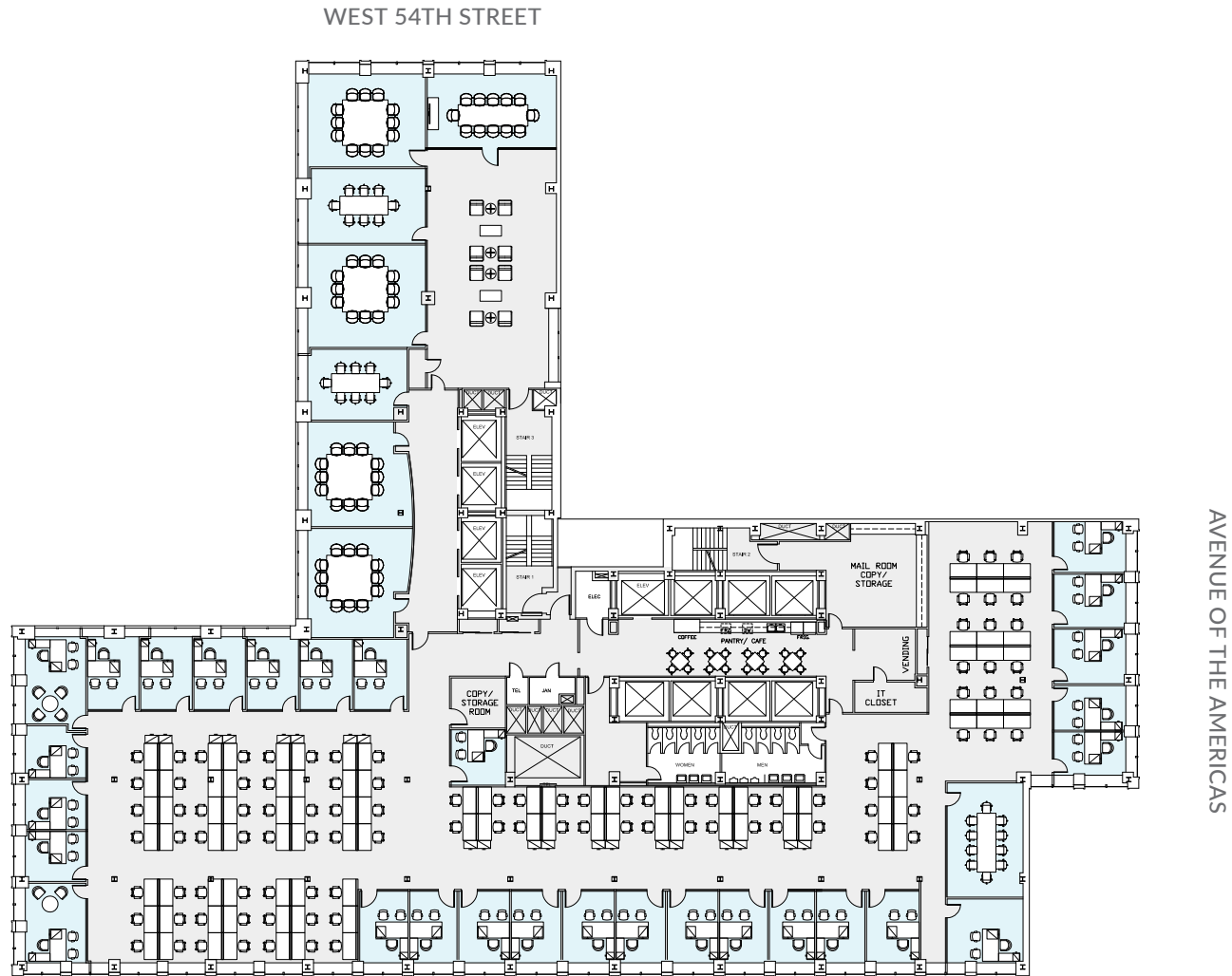
ENTIRE 9TH FLOOR - 24,706 RSF



FLOOR KEY	
Office	23
Workstation	92
Conference Room	13
Cafe	1
Phone Room	2
Total Personnel	115

EXISTING CONDITIONS WITH SAMPLE FURITURE

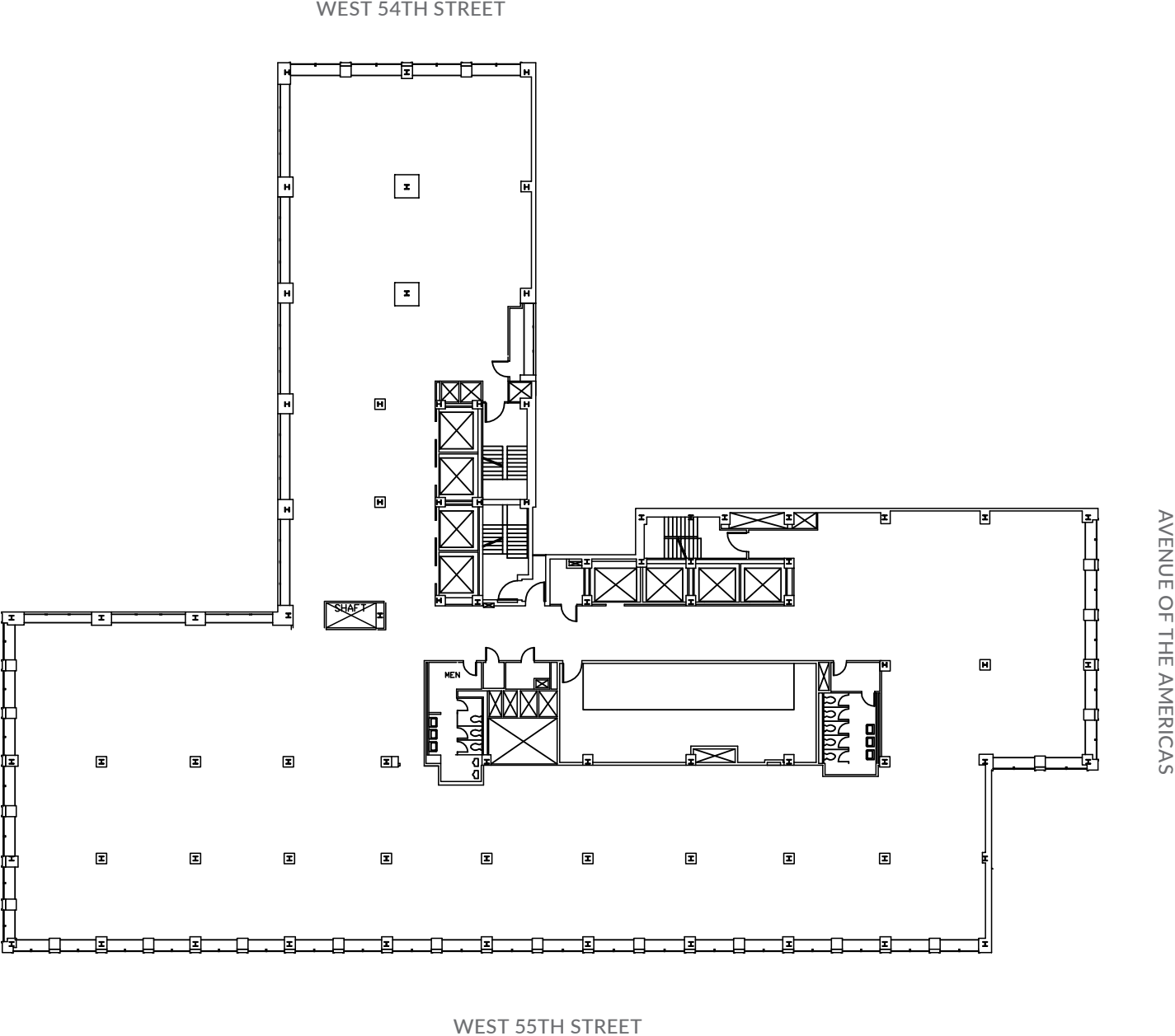
ENTIRE 10TH FLOOR - 24,706 RSF



FLOOR KEY	
Office	28
Workstation	90
Conference Room	8
Cafe	1
Copy/ Storage Room	2
Mail Room	1
Total Personnel	118

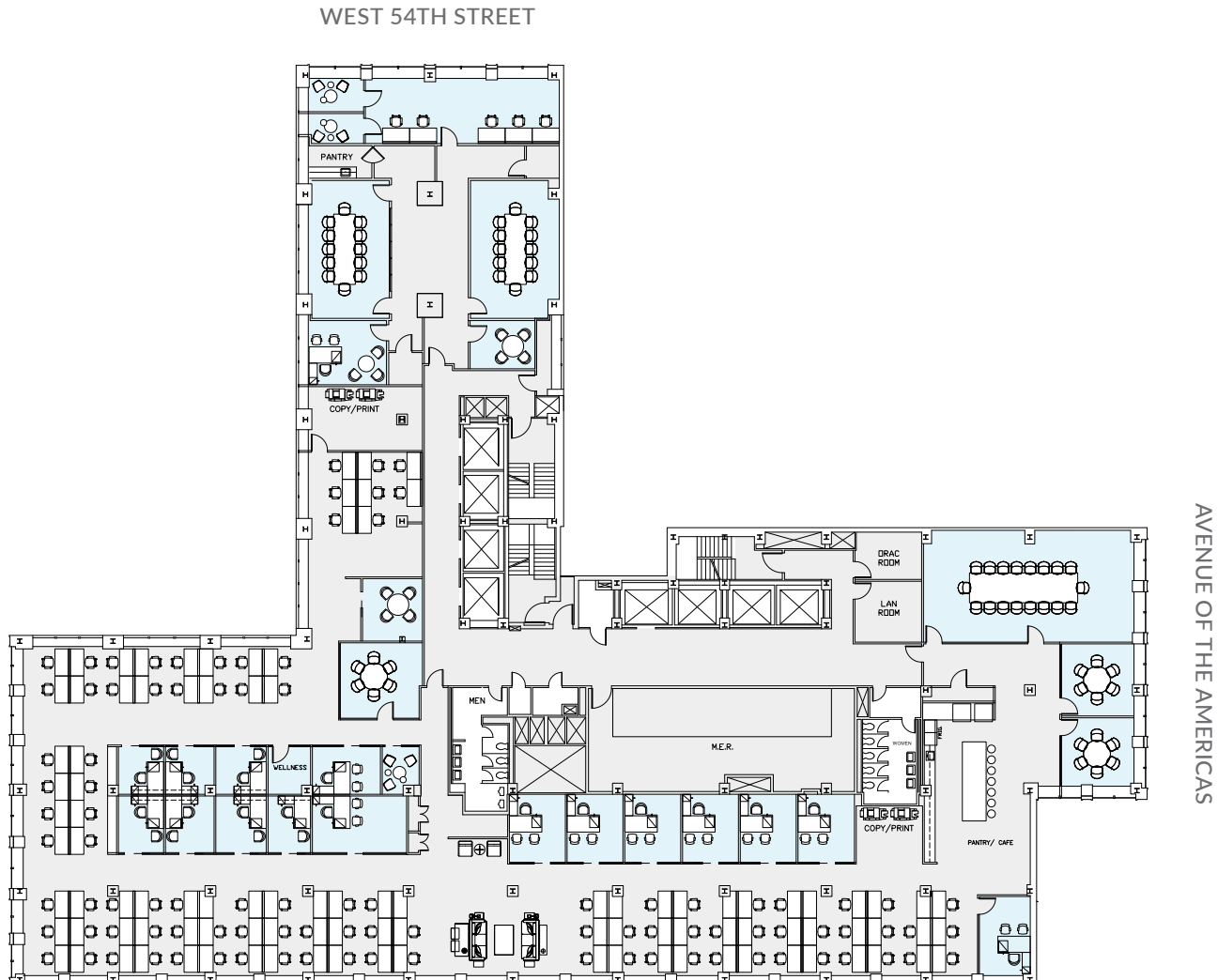
CORE AND SHELL

ENTIRE 11TH FLOOR - 23,684 RSF



EXISTING CONDITIONS WITH SAMPLE FURITURE

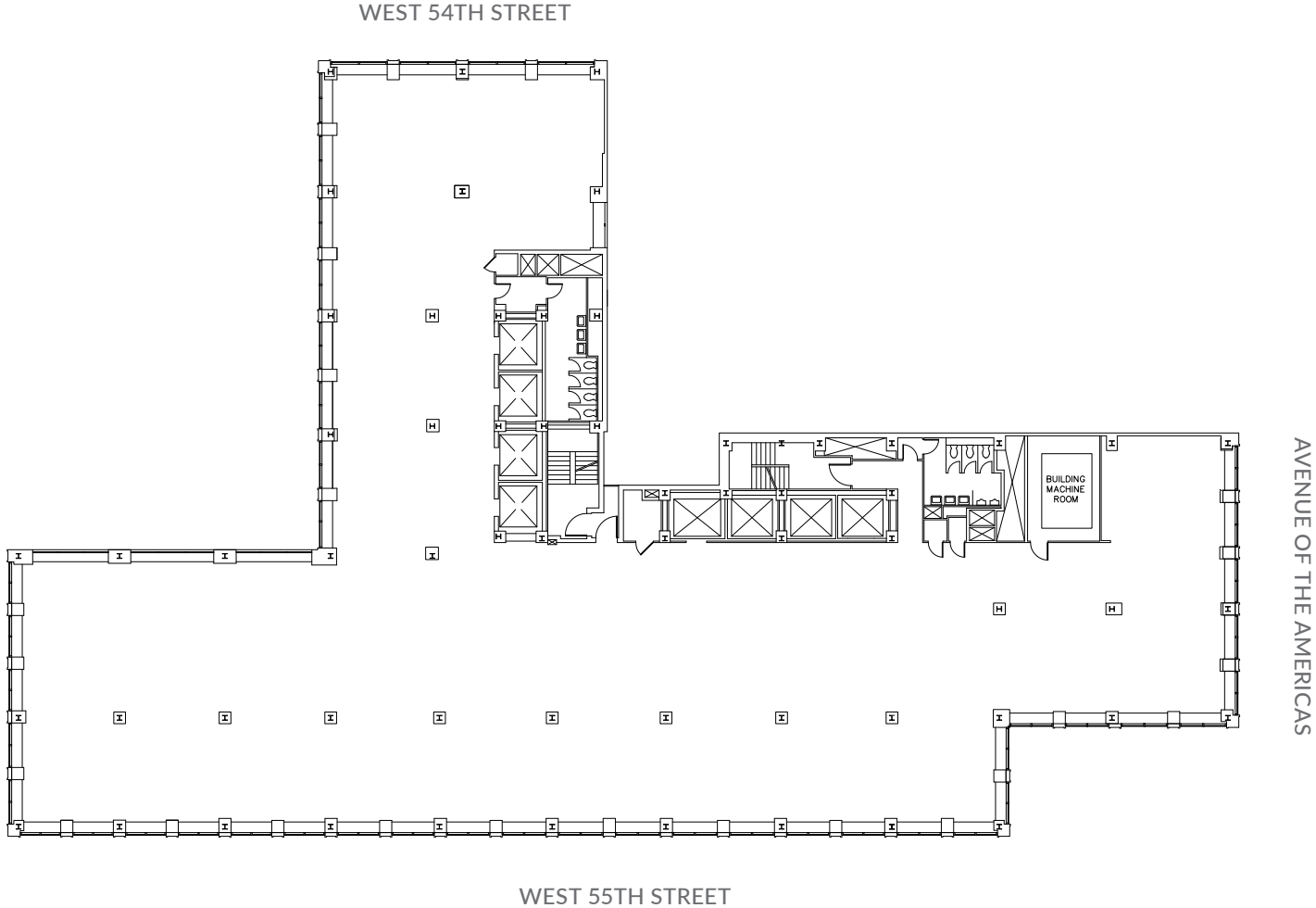
ENTIRE 11TH FLOOR - 23,684 RSF



FLOOR KEY	
Office	16
Workstation	102
Conference Room	8
Cafe/ Pantry	2
Wellness Room	1
Total Personnel	118

CORE AND SHELL

ENTIRE 14TH FLOOR - 19,329 RSF



EXISTING CONDITIONS WITH SAMPLE FURITURE

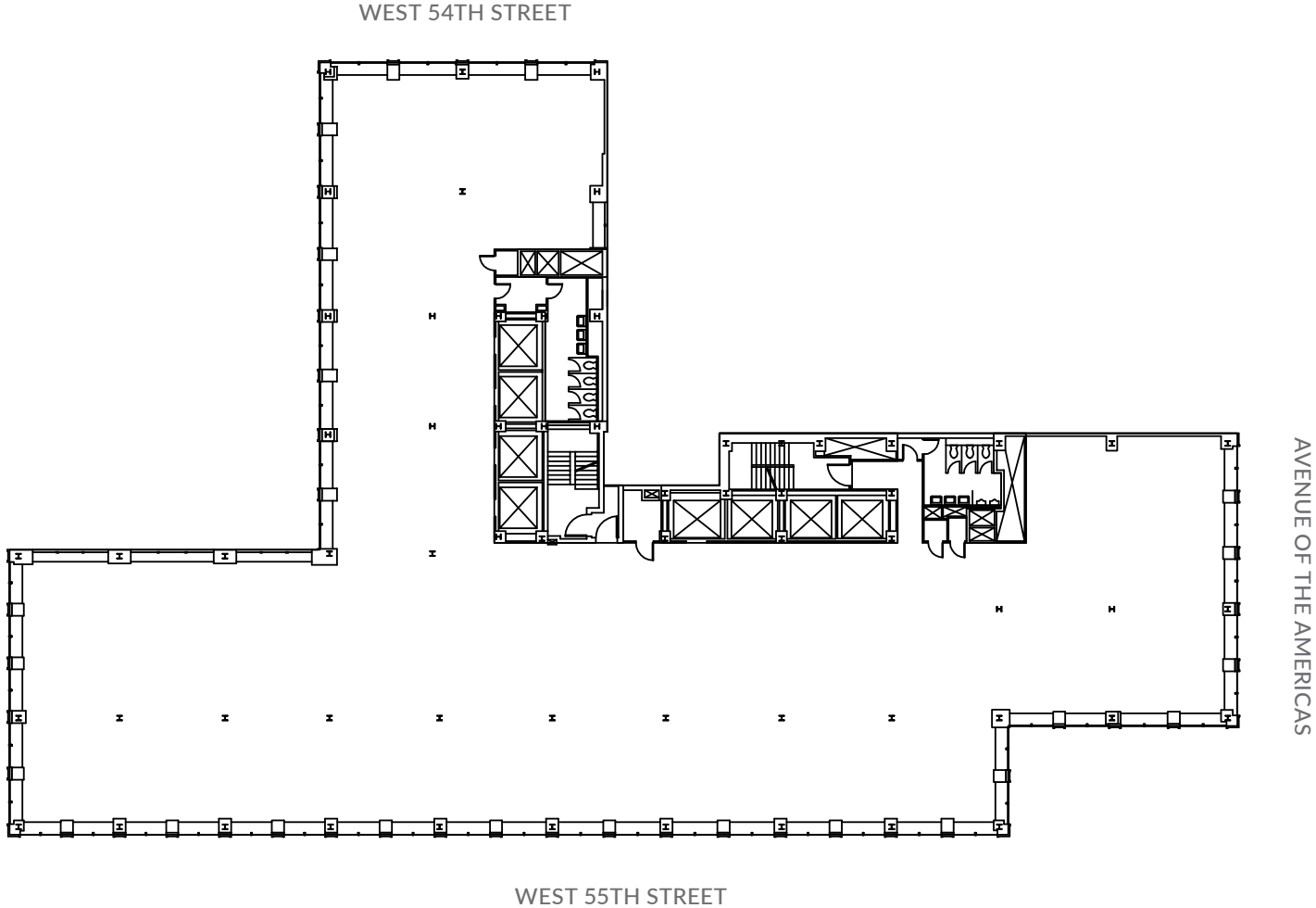
ENTIRE 14TH FLOOR - 19,329 RSF



FLOOR KEY	
Office	24
Workstation	84
Conference Room	2
Cafe/ Pantry	1
Storage Room	2
Total Personnel	108

CORE AND SHELL

ENTIRE 15TH FLOOR - 19,308 RSF



EXISTING CONDITIONS WITH SAMPLE FURITURE

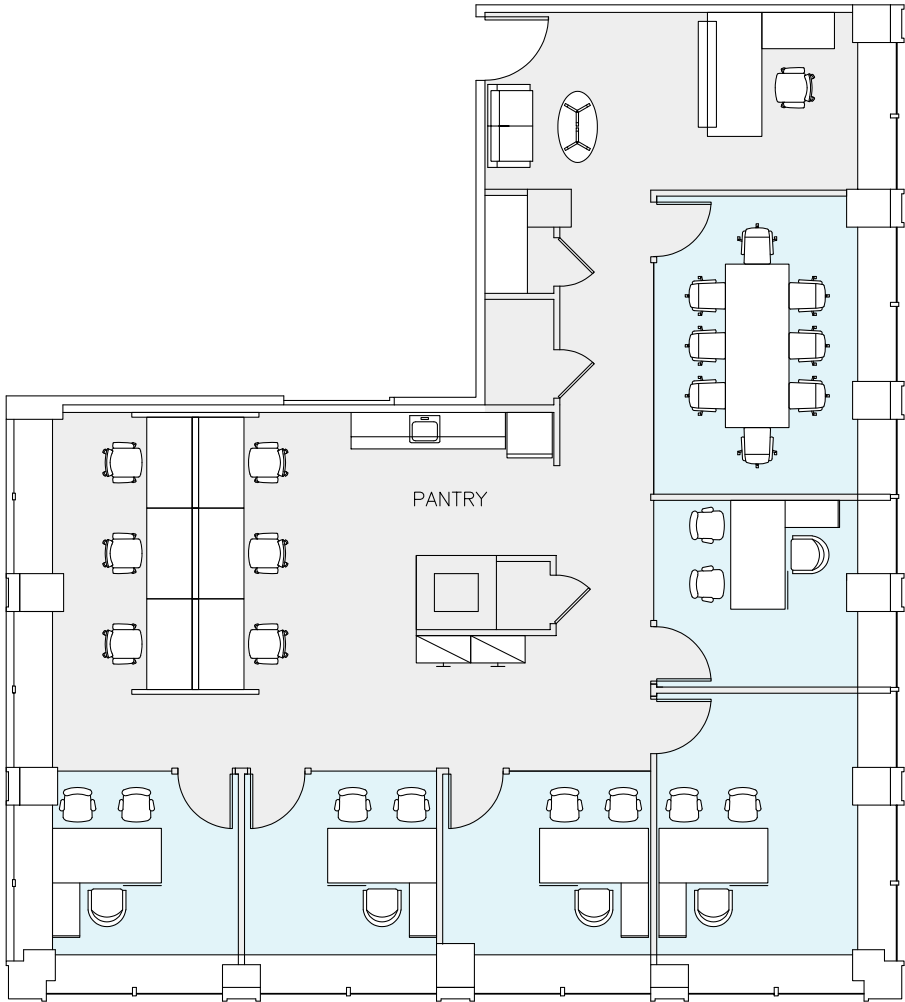
ENTIRE 15TH FLOOR - 19,308 RSF



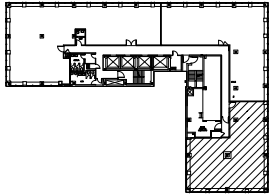
FLOOR KEY	
Office	26
Workstation	60
Conference Room	5
Pantry	2
Copy Room	2
Total Personnel	86

EXISTING CONDITIONS

SUITE 2410 - 3,391 RSF



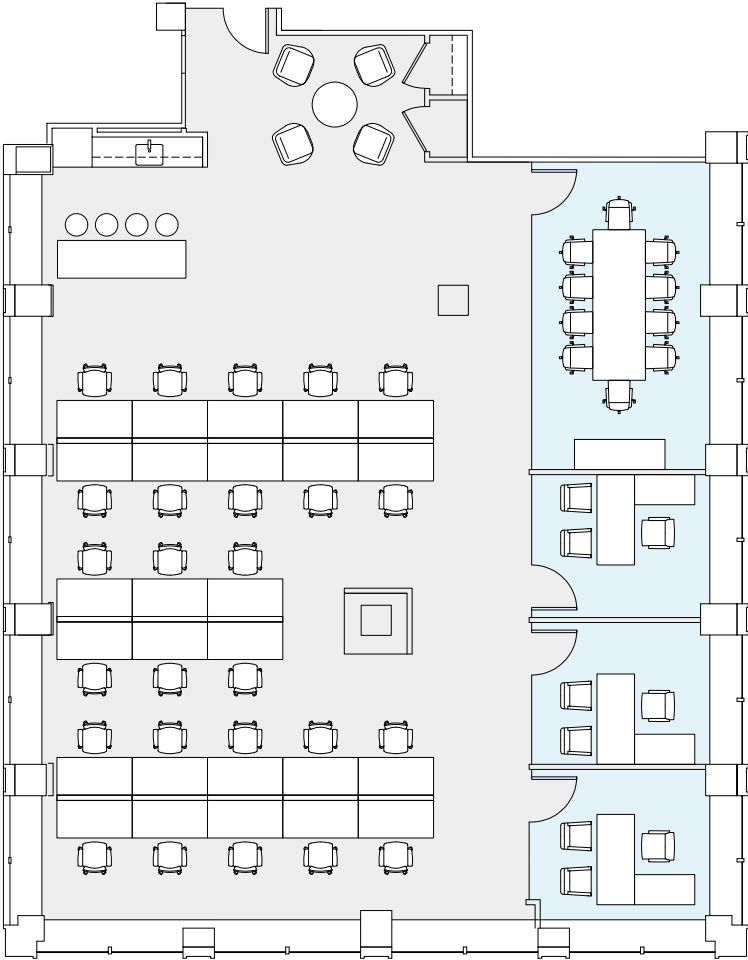
WEST 54TH STREET



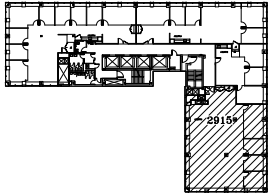
FLOOR KEY	
Total Office	5
Workstation	6
Conference Room	1
Pantry	1
Reception	1
Total Personnel	6

NEW PRE-BUILT

SUITE 2915 - 4,394 RSF



WEST 54TH STREET



FLOOR KEY	
Total Office	3
Workstation	26
Conference Room	1
Pantry	1
Reception	1
Total Personnel	30



PRE-BUILD CORNER OFFICE
ARTIST RENDERING



PRE-BUILD PANTRY
ARTIST RENDERING



WORKSPACE
ARTIST RENDERING



PRE-BUILD PANTRY ■



TOWER FLOOR VIEWS



TOWER FLOOR VIEWS





TOWER FLOOR VIEWS EAST

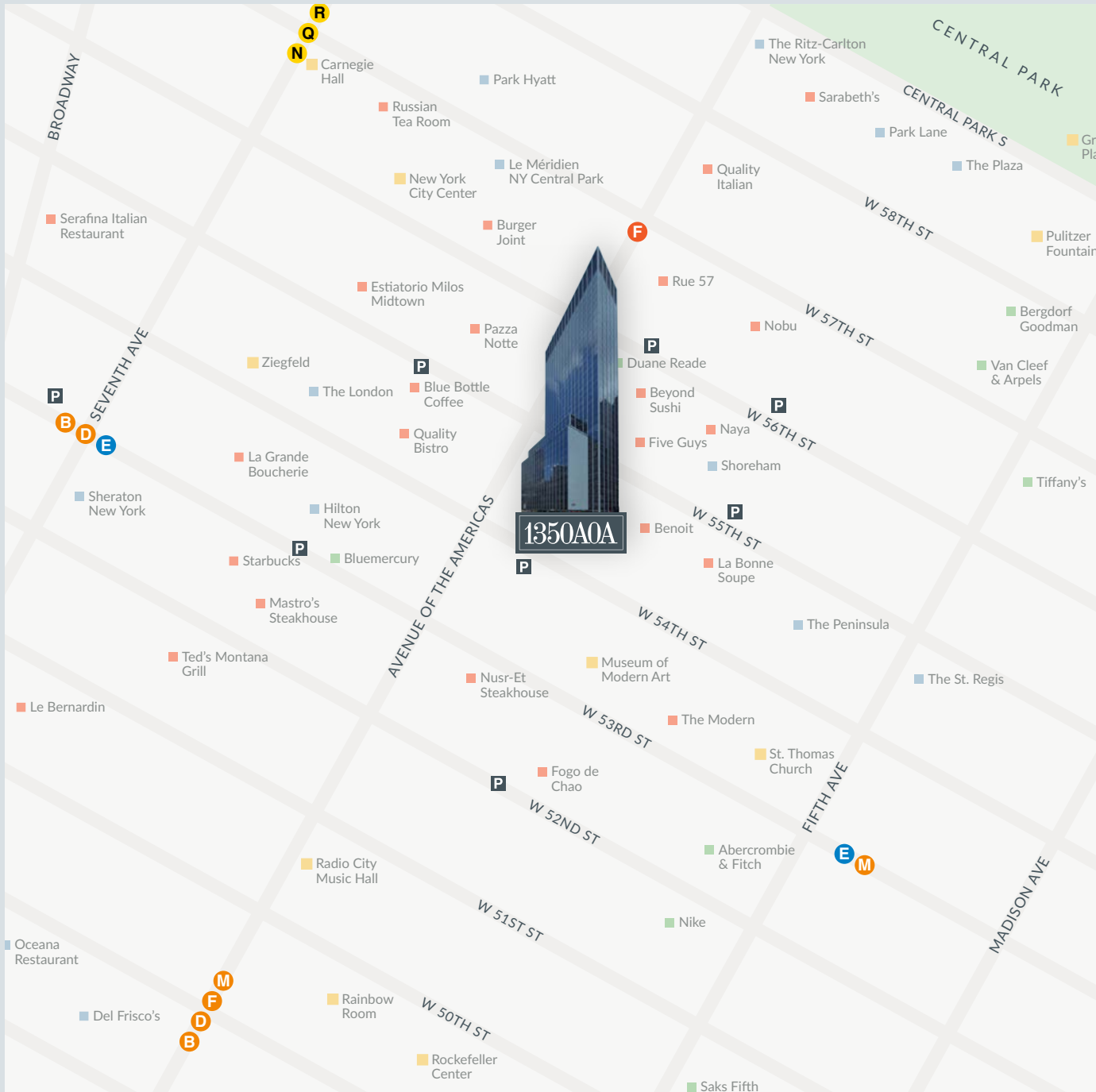


BUILDING SPECIFICATIONS

LOCATION	South Eastern corner of Sixth Avenue on 55th Street
YEAR BUILT RENOVATED	1966 2017-2018
ARCHITECT	Emery Roth & Sons
BUILDING SIZE	599,695 rsf
BUILDING HEIGHTS	Thirty-five (35) floors, plus basement & sub-basement
BUILDING CONSTRUCTION	Glass and steel Facade: Glass, marble and aluminum Plaza: Renovated in February 2000
FLOOR LAYOUT	Center Core - Base Floors, Size Core - Twenty (20) Floors
FLOOR SIZES	Floors 2 25,088 rsf Floors 3-6 24,833 rsf Floors 7-10 24,706 rsf Floor 11 23,861 rsf Floor 12 8,418 rsf Floor 14 19,329 rsf Floor 15 19,308 rsf Floors 16-18 12,809 rsf Floors 19-23 12,927 rsf Floor 24 24,462 rsf Floor 25 13,065 rsf Floor 26 13,459 rsf Floors 27-28 13,436 rsf Floors 29 13,331 rsf Floors 30-34 13,284 rsf Floor 35 5,345 rsf
TYPICAL SLAB HEIGHTS	11' 6"

COLUMN SPACING	19' to 22'
ELEVATORS	Newly renovated cabs and mechanicals Eleven (11) passenger elevator, one (1) freight elevator Loading dock located on 54th Street
HVAC/SUPPLEMENTAL COOLING	Two (2) 850-ton Trane Horizon absorption chillers; BMS coupled with VFDs
ELECTRIC	277/480 volt, 12,000 amps and six (6) watts per usf
LIFE/SAFETY	Up to six (6) watts per sq. ft. available for tenant use 600 kw emergency generator for life safety; fully addressable Class E System, fully sprinkled
SECURITY/ACCESS	<ul style="list-style-type: none">• Coordinated program of controlled electronic access• Electronic surveillance and uniformed security guards on a 24/7 basis• Electronic turnstiles and messenger service
TELECOM/CABLE	AT&T, Cogent, Crown Castle Fiber, Natural Wireless, Pilot Fiber, Verizon & Windstream Wired Certified Platinum, DAS
TRANSPORTATION	Close proximity N, Q, R, B, D, E, F, M Subway lines
AMENITIES	99 car in-building garage with 54th and 55th Street entrances In building restaurant, lobby screening room

NEIGHBORHOOD MAP



SUSTAINABILITY AT SL GREEN



HIGHLIGHTS

AIR

- HVAC systems are equipped with MERV- 15 and 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

- 1350 Avenue of the Americas 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 1350 Avenue of the Americas 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

- 1350 Avenue of the Americas 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

- 1350 Avenue of the Americas 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 September 30, 2025, SL Green held interests in **53 buildings** totaling **30.7 million square feet**. This included ownership interests in **27.1 million square feet** of Manhattan buildings and **2.7 million square feet** securing debt and preferred equity investments.

1350A0A



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