

ESRT: THE GREEN LEADER

BUILDING SPOTLIGHT

HEALTH AND WELLNESS FEATURES

WELL Health-Safety Rated
Fitwel Certified
Walk Score: **99**
Transit Score: **100**
Bike Score: **87**

OPERATING FEATURES

Operable Windows
Natural Light & Views
Recycling
Green Cleaning and Pest Control Products
WiredScore Certified Platinum

ENERGY REDUCTION

41% Energy Reduction Across Commercial Portfolio
Since 2007

SAVE UP TO \$1 PSF ON YOUR ENERGY BILL



DIFFERENTIATORS

- ✓ **LEADER IN SUSTAINABILITY & ENERGY EFFICIENCY**
- ✓ **FULLY AMENITIZED**
Increase employee recruitment, retention & productivity
- ✓ **LOCATIONS NEAR MASS TRANSIT**
- ✓ **FULLY MODERNIZED ASSETS**
Over **\$1B** spent
- ✓ **ESRT IEQ**
Bi-polar ionization neutralizes **99.92%** of viruses CO² sensors increase employee cognitive function by **50%**
- ✓ **ESRT TURNKEY SUITES**
Furnished, wired & move-in ready
- ✓ **SERVICE ORIENTED FIRM**
Over **302** tenant expansions totaling **3M RSF** since we went public
- ✓ **FINANCIAL STABILITY**
Publicly traded on the NYSE with a **best-in-class** balance sheet
\$0.8B of balance sheet liquidity as of 03/31/25

FOR MORE DETAILS, VISIT: [ESRT.NYC/PORTFOLIO](https://esrt.nyc/portfolio)

