

THE PENTHOUSE @ 100 CHURCH

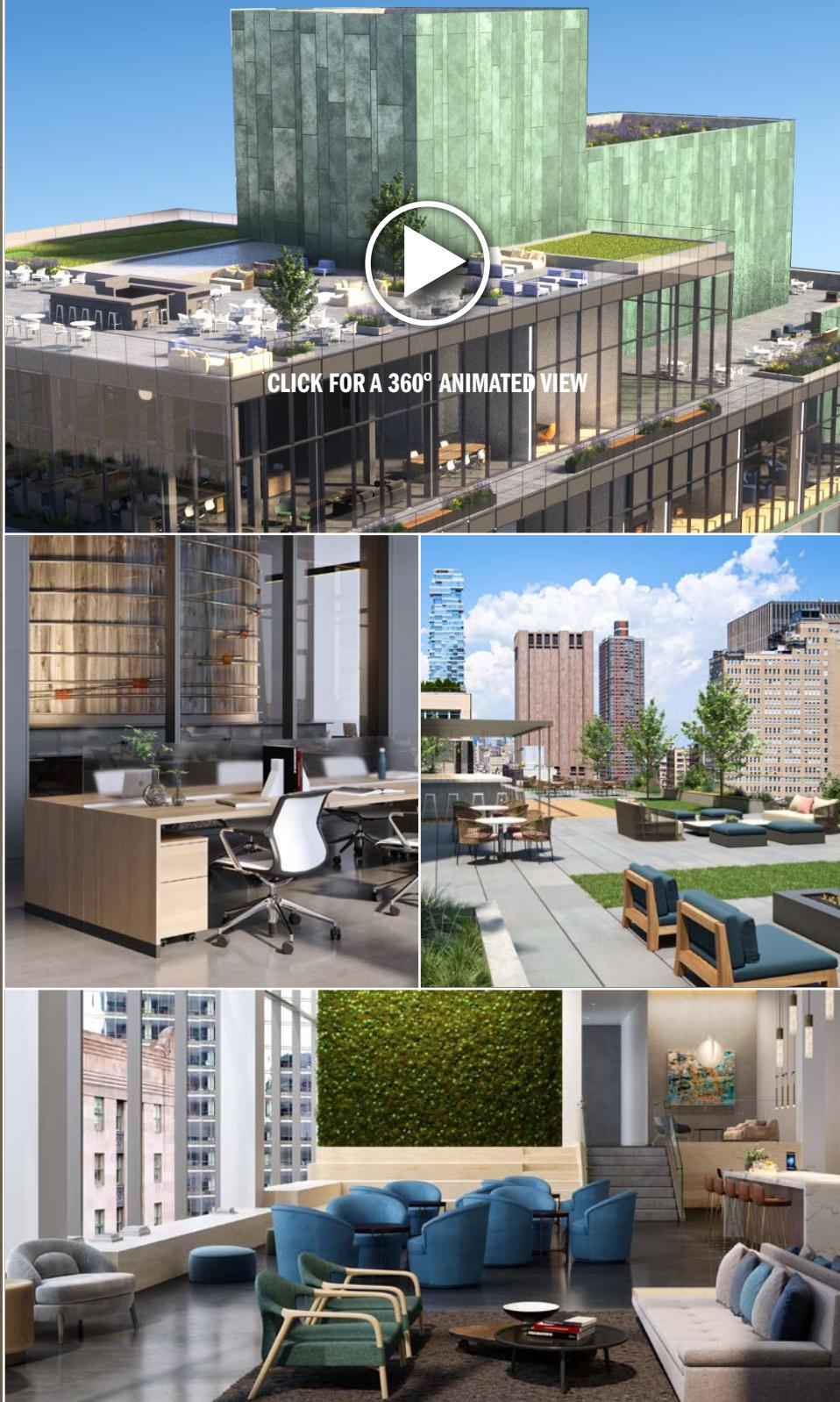


A NEW ROOFTOP HEADQUARTERS OPPORTUNITY

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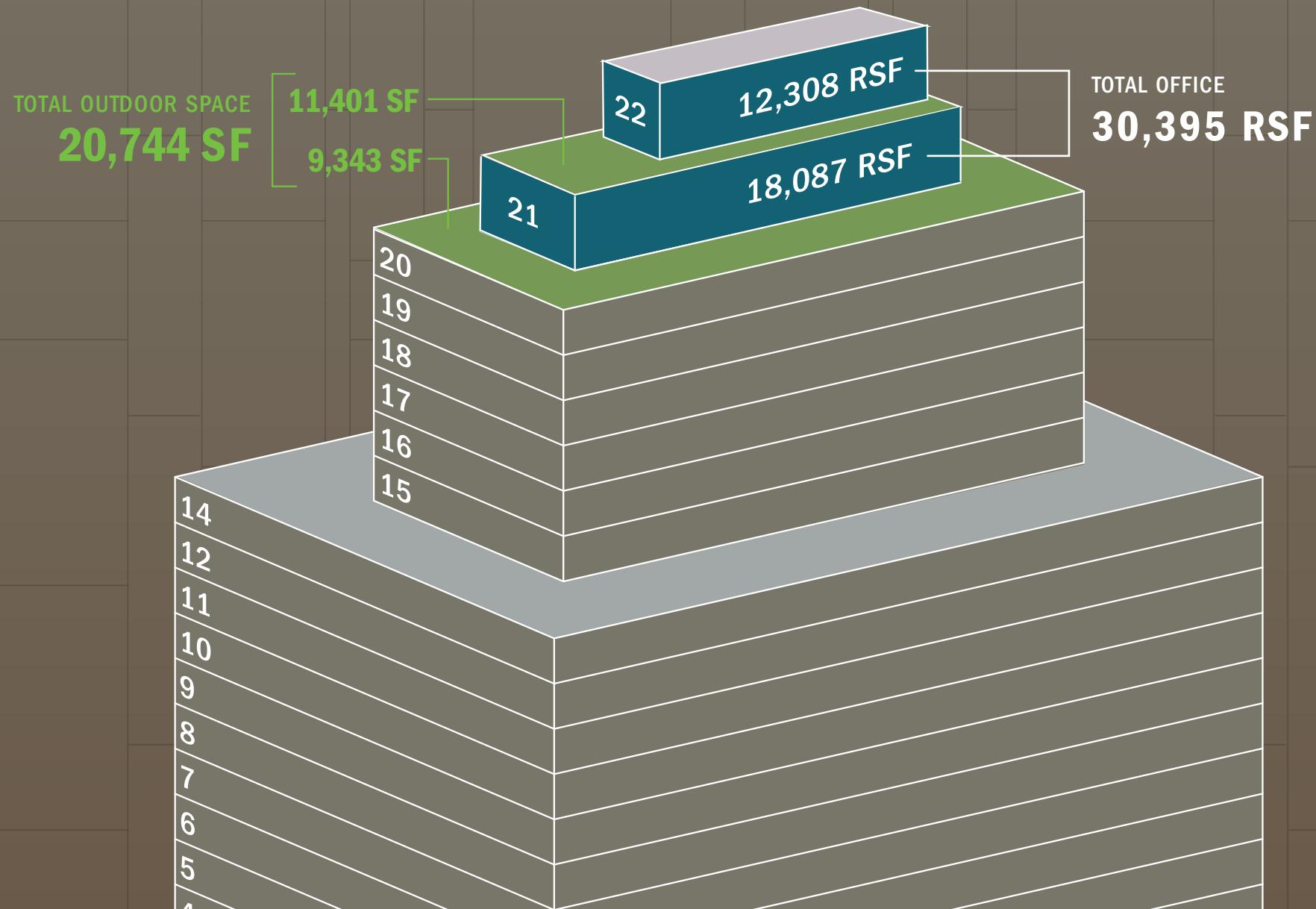
OPPORTUNITY HIGHLIGHTS

- Unique Glass Box Duplex Penthouse
- New Construction
- Office Space:
 - 21st Floor 18,087 RSF
 - 22nd Floor 12,308 RSF
 - **Total 30,395 RSF**
- Outdoor Space:
 - 21st Floor 9,343 SF
 - 22nd Floor 11,401 SF
 - **Total 20,744 SF**
- 20' Ceiling Heights
- Panoramic Views of the Statue of Liberty, Hudson and East Rivers
- Luxury Amenities on Site: Golf Simulator, Omakase Sushi Restaurant, Wine Tasting & Event Space
- Neighborhood Highlights: World-class restaurants and hotels, steps to Fulton Street transportation hub and NJ PATH trains



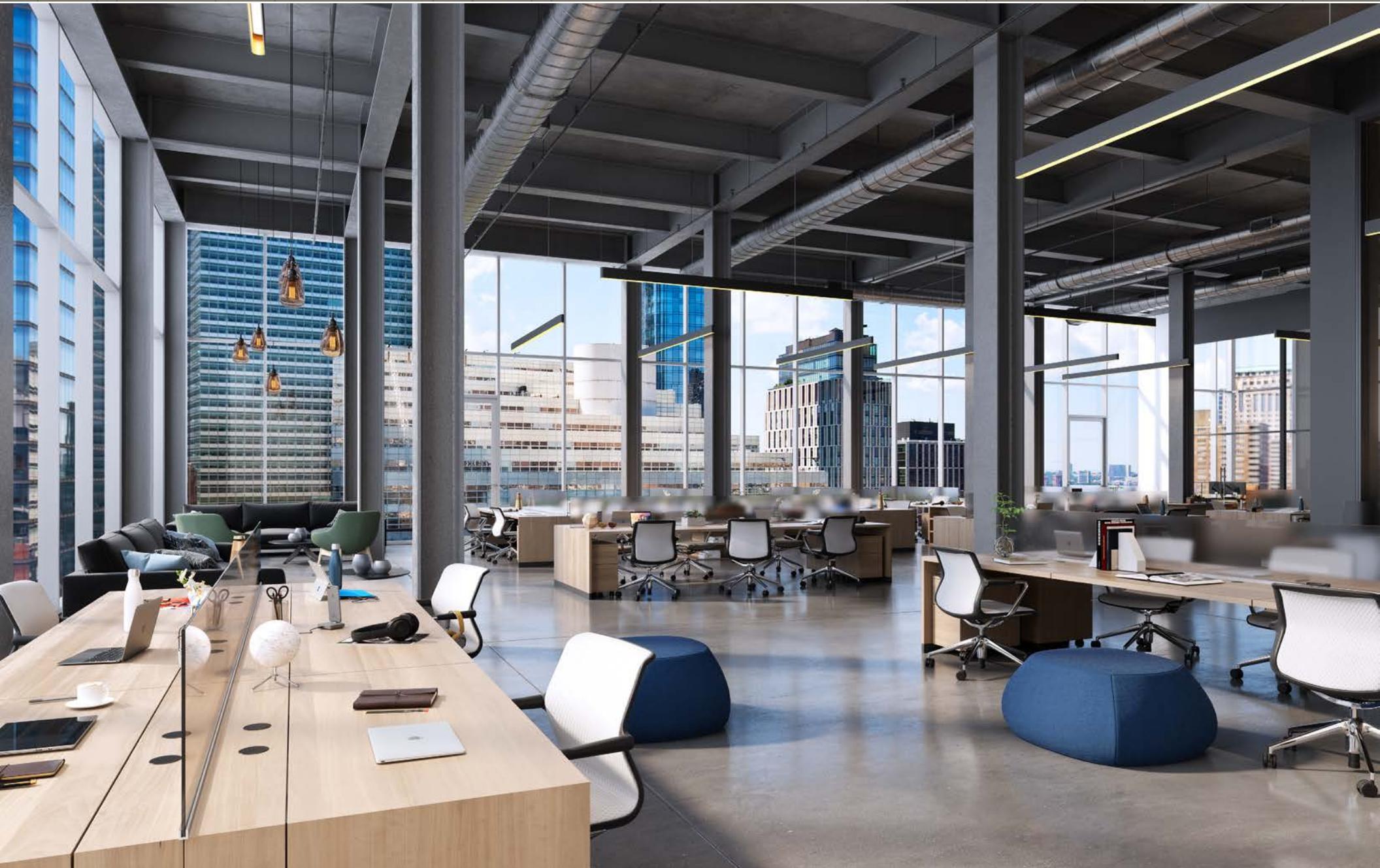
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STACKING PLAN



ALL NEW GLASS-BOX
CONSTRUCTION

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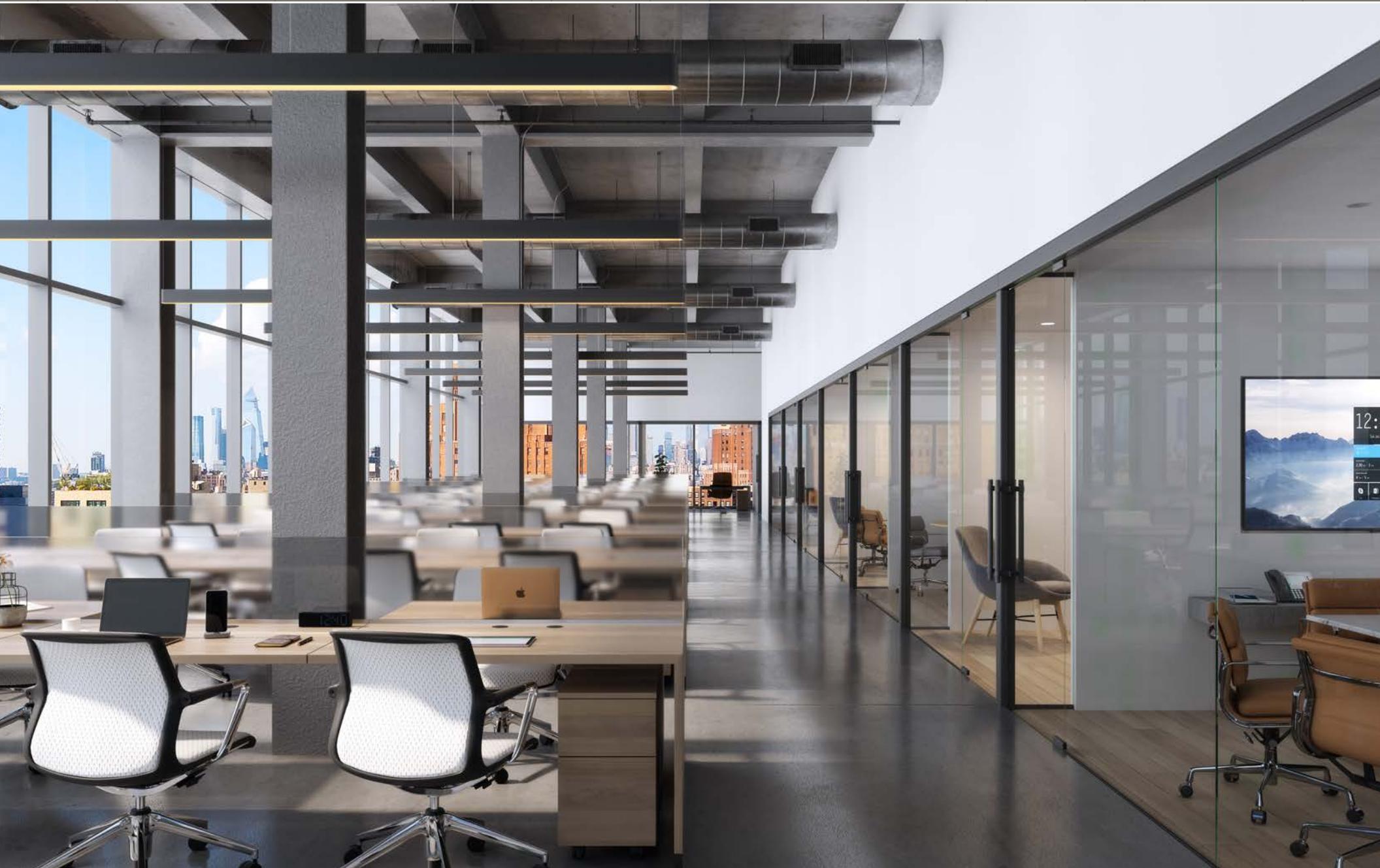
EXPANSIVE OUTDOOR SPACES

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SOARING CEILING HEIGHTS AND FLOOR TO CEILING GLASS

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WORKPLACE RETREAT

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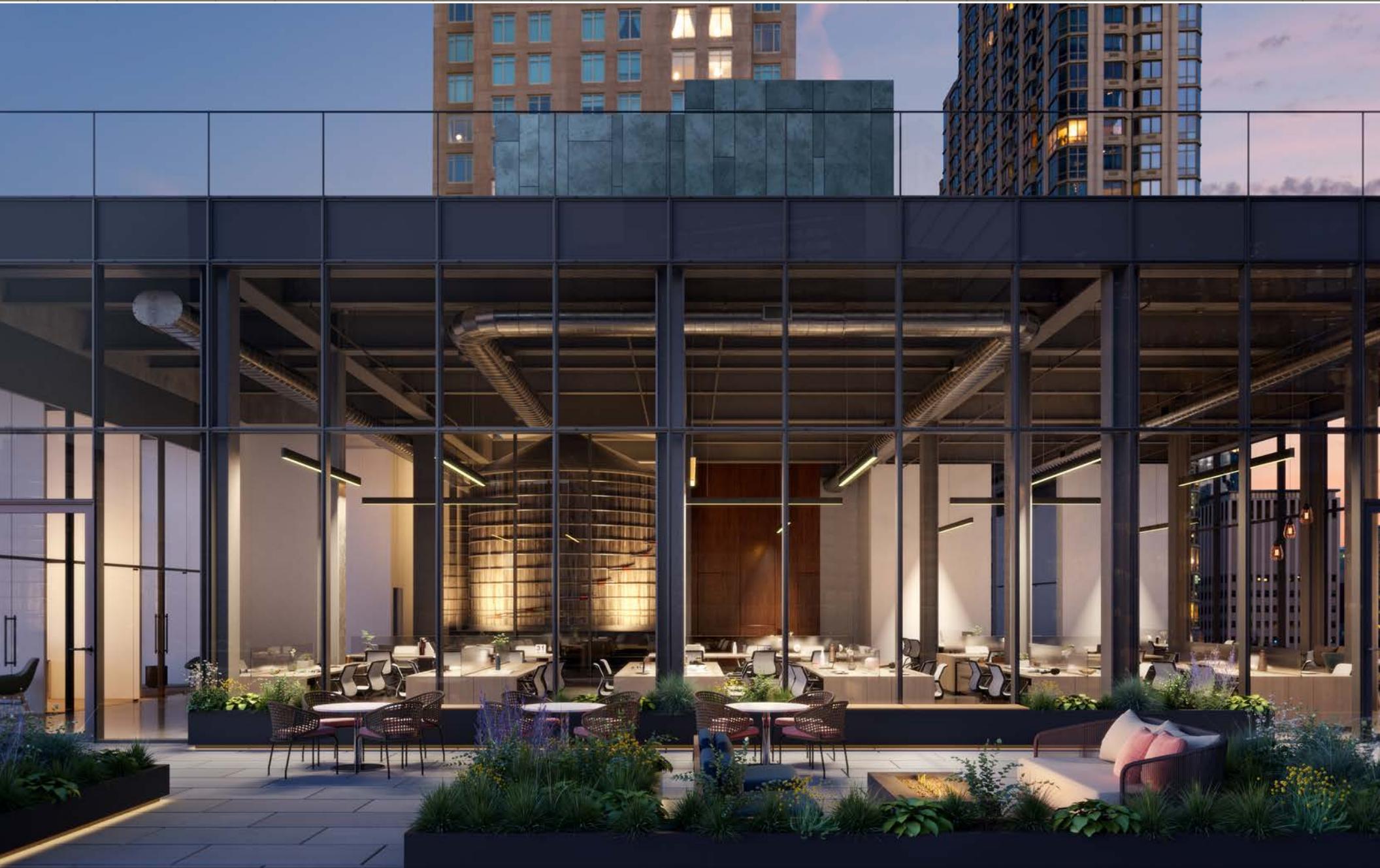
VINTAGE MEETS MODERN

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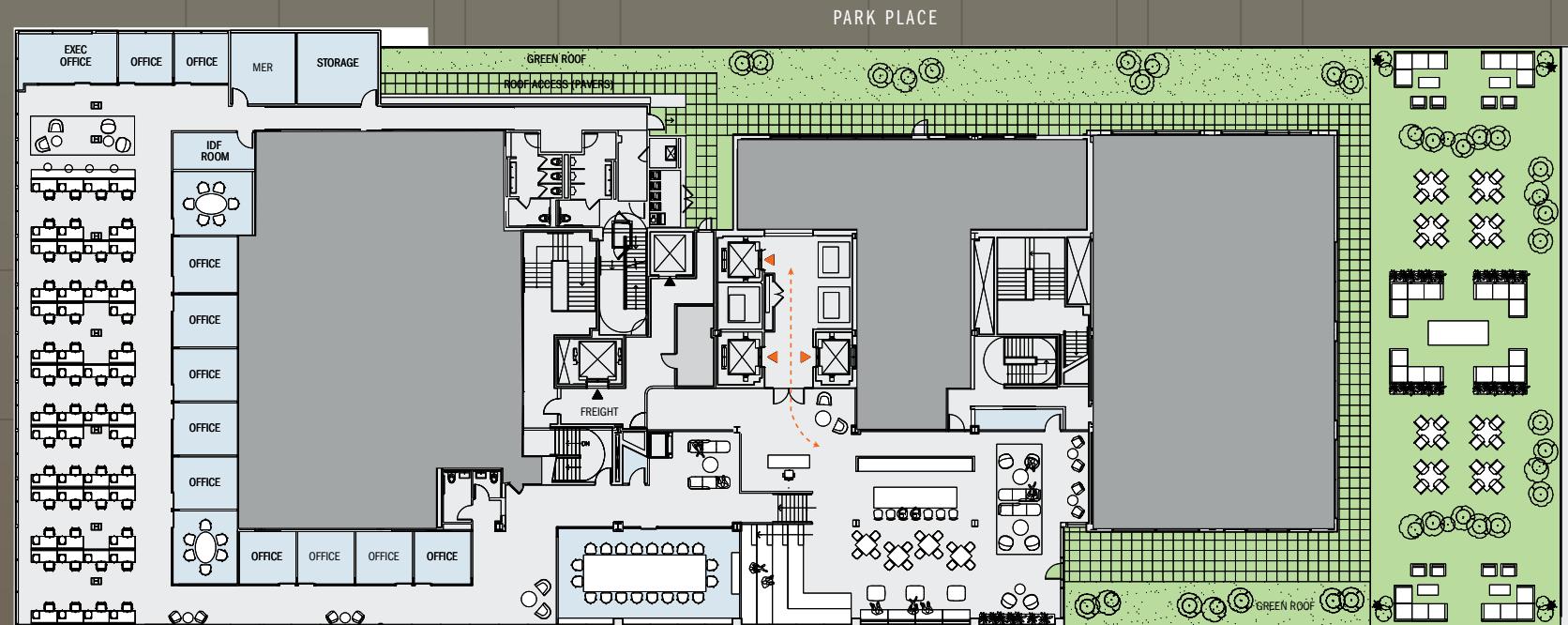


ONE-OF-A-KIND OPPORTUNITY

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21ST FLOOR PROPOSED LAYOUT | 18,087 RSF OFFICE | 9,343 SF TERRACE



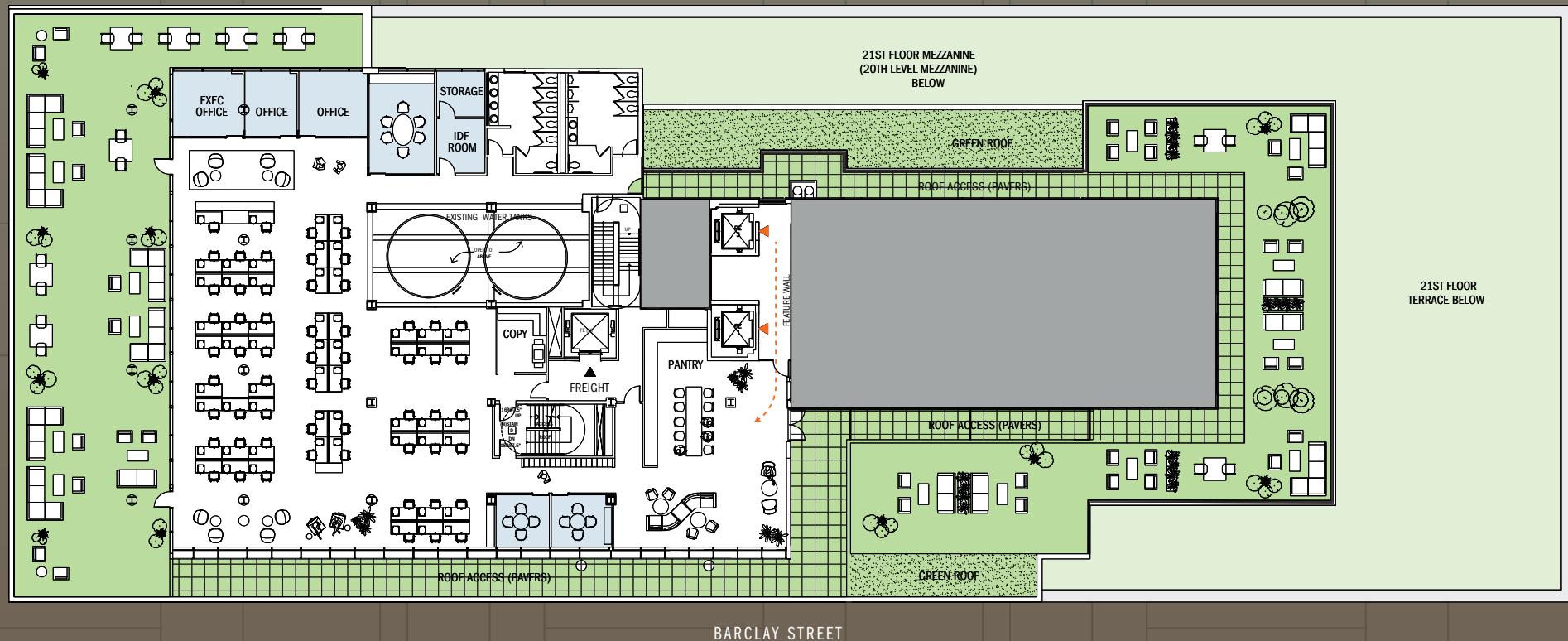
Floor Key:

Offices	12
Workstations	51
Conference Rooms	3
Reception	1
Pantry/Café	1
Total Personnel	64

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22ND FLOOR PROPOSED LAYOUT | 12,308 RSF OFFICE | 11,401 SF TERRACE

PARK PLACE



Floor Key:

Offices	3
Workstations	59
Conference Rooms	3
Pantry/Café	1
Total Personnel	62

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ON-SITE

Exceptional on-site luxury amenities include the members-only Nexus Club New York, owned by Justin Timberlake, Joe Lewis and Tiger Woods, among others. Occupying a full floor at 100 Church, the Nexus Club features a curated collection of dining experiences, event spaces, health and wellness facilities and child-friendly activities and services.



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Other on-site amenities include a golf simulator with customized fittings, high-end sushi restaurant, Ito, and New York Vinters wine retailer and event space.



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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.



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STEPS TO

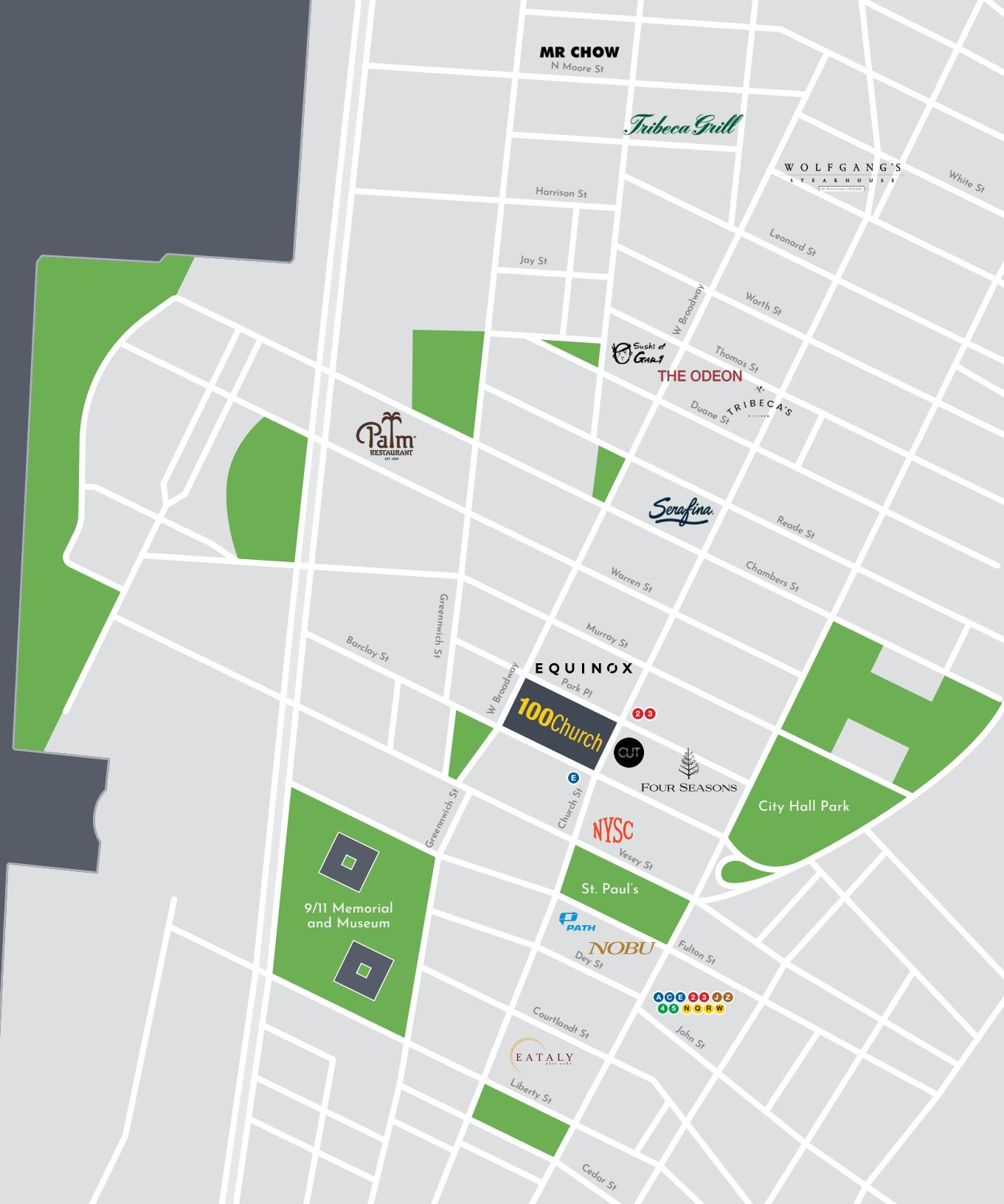


FOUR SEASONS

NYSC

EQUINOX

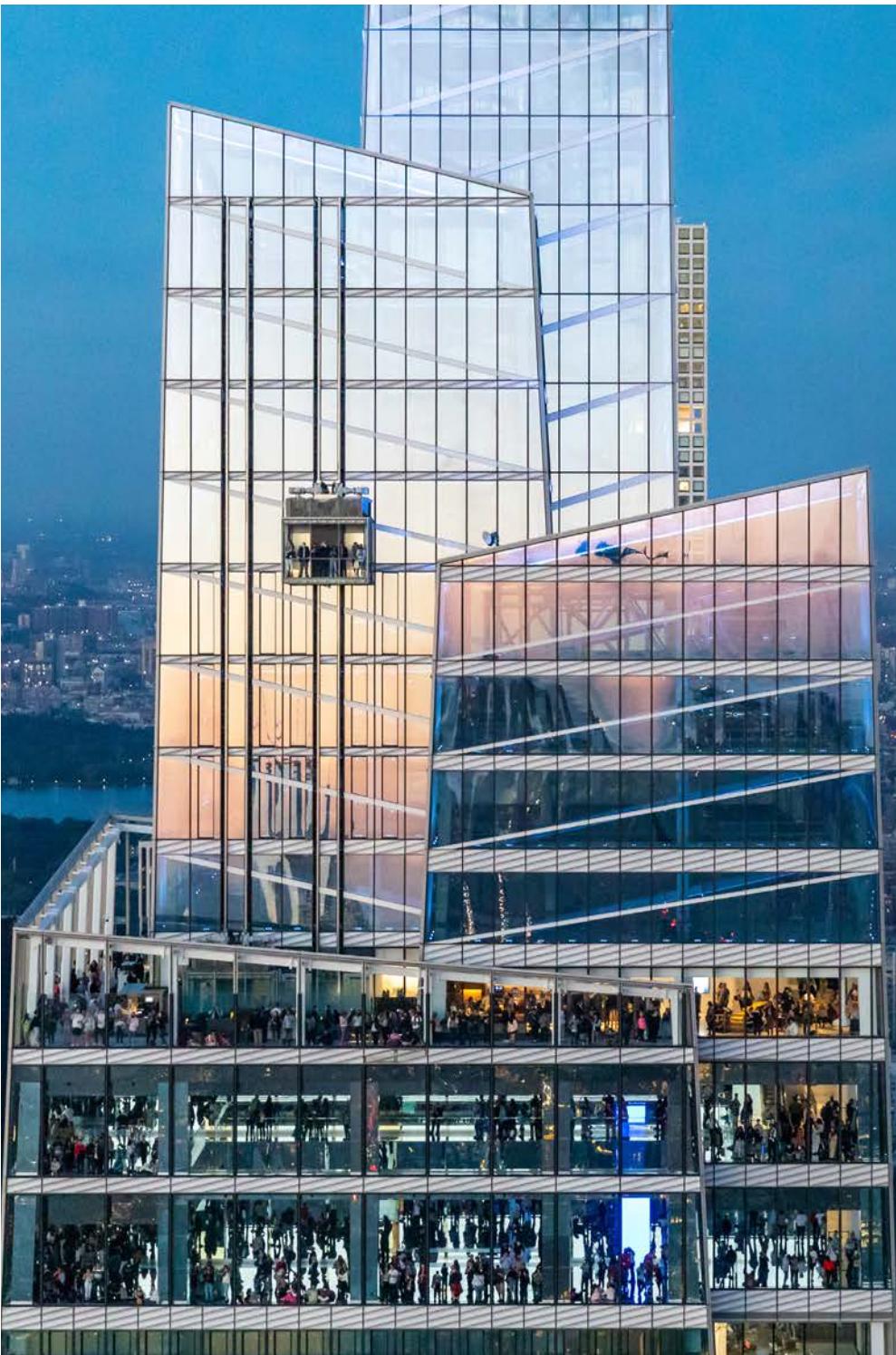
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SL Green Realty Corp., Manhattan's largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties.

As of December 31, 2023, the Company held interests in **58 buildings** totaling **32.5 million square feet**. This included ownership interests in **28.8 million square feet** of Manhattan buildings and **2.8 million square feet** securing debt and preferred equity investments.



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