

OWN YOUR **HORIZON**

1185 AVENUE OF
THE AMERICAS

SL GREEN
REALTY CORP

1185 AVENUE OF THE AMERICAS



Completed Capital Program



Central Park Views



Efficient Floor Plates



Direct Access to
Rockefeller Center Retail and
Transportation Concourse



Transit-Centric Location –
Easy Proximity to Grand Central,
Penn Station, Port Authority
and MTA Subway Lines

1 2 3 4 5 6 7 A E B D F M



In-Building Retail: Joe & The Juice
(opening soon), Carnegie Diner, Delos
Bakery (opening soon).



STACKING PLAN

FLOOR 38
29,166 RSF

FLOORS 36
6,595 RSF

FLOOR 32
9,815 RSF

FLOOR 31
12,263 RSF

FLOOR 13
27,508 RSF

FLOOR 6
27,508 RSF

PRE-BUILT SUITES

OTHER SUITES

FLOOR 15
5,946 RSF
6,668 RSF

FLOOR 14
8,057 RSF

FLOOR 12
5,023 RSF
6,654 RSF
7,171 RSF



A comprehensive lobby and elevator cab renovation was recently completed. In keeping with its pure international style, the renovation introduces a palette of timeless materials and unique design. The feature wall with Kenya Black Marble is a classic stone defined by its unique pattern, which showcases a depth of sophistication and superior quality creating an elegant and urban aesthetic in the modern design.



The revitalization continues with the white glass walls flowing seamlessly through the elevator lobby.

New elevator cabs compliment the distinctive design features of the lobby.



BATHROOM
RENDERING

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CREATIVE OFFICE
RENDERING

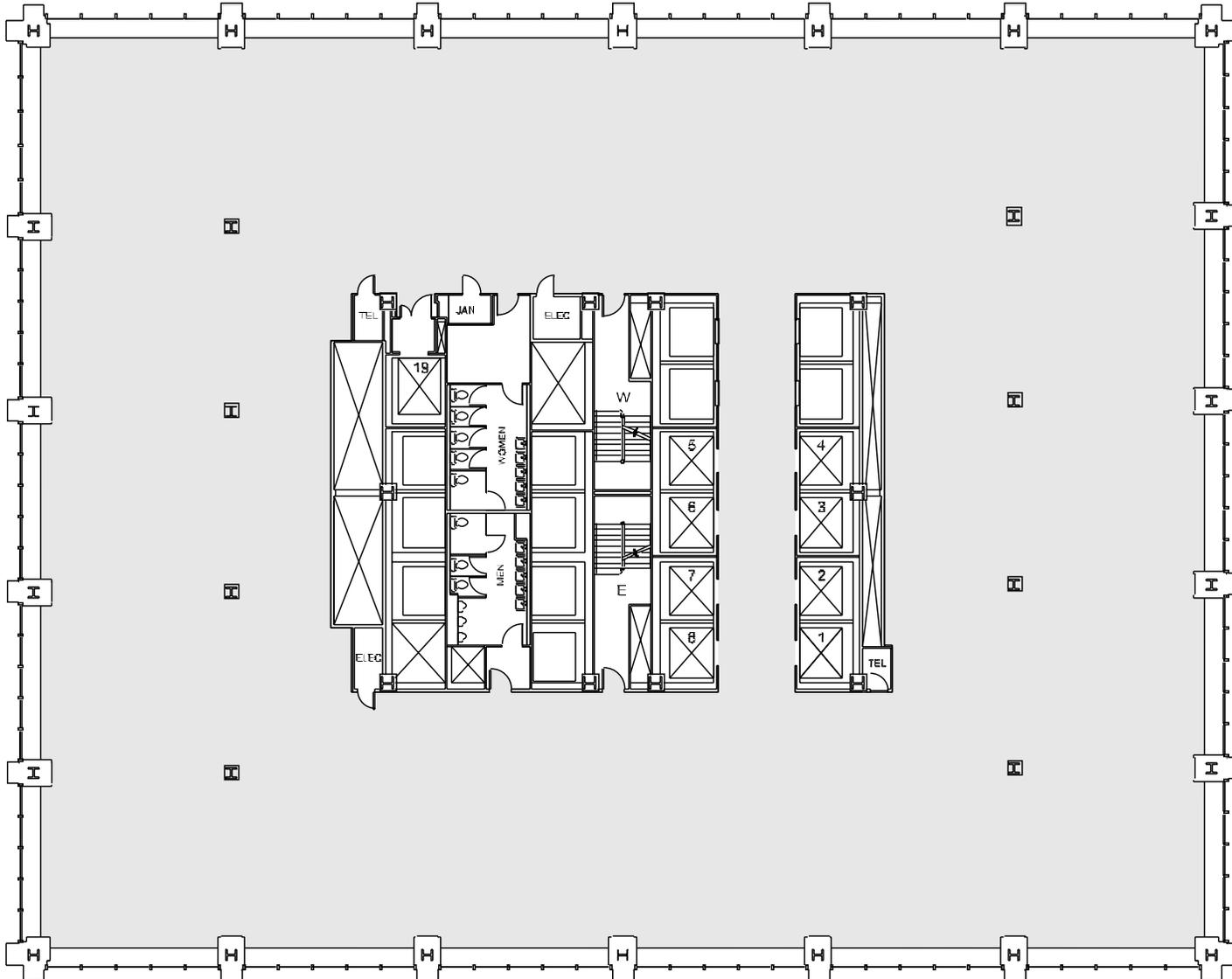
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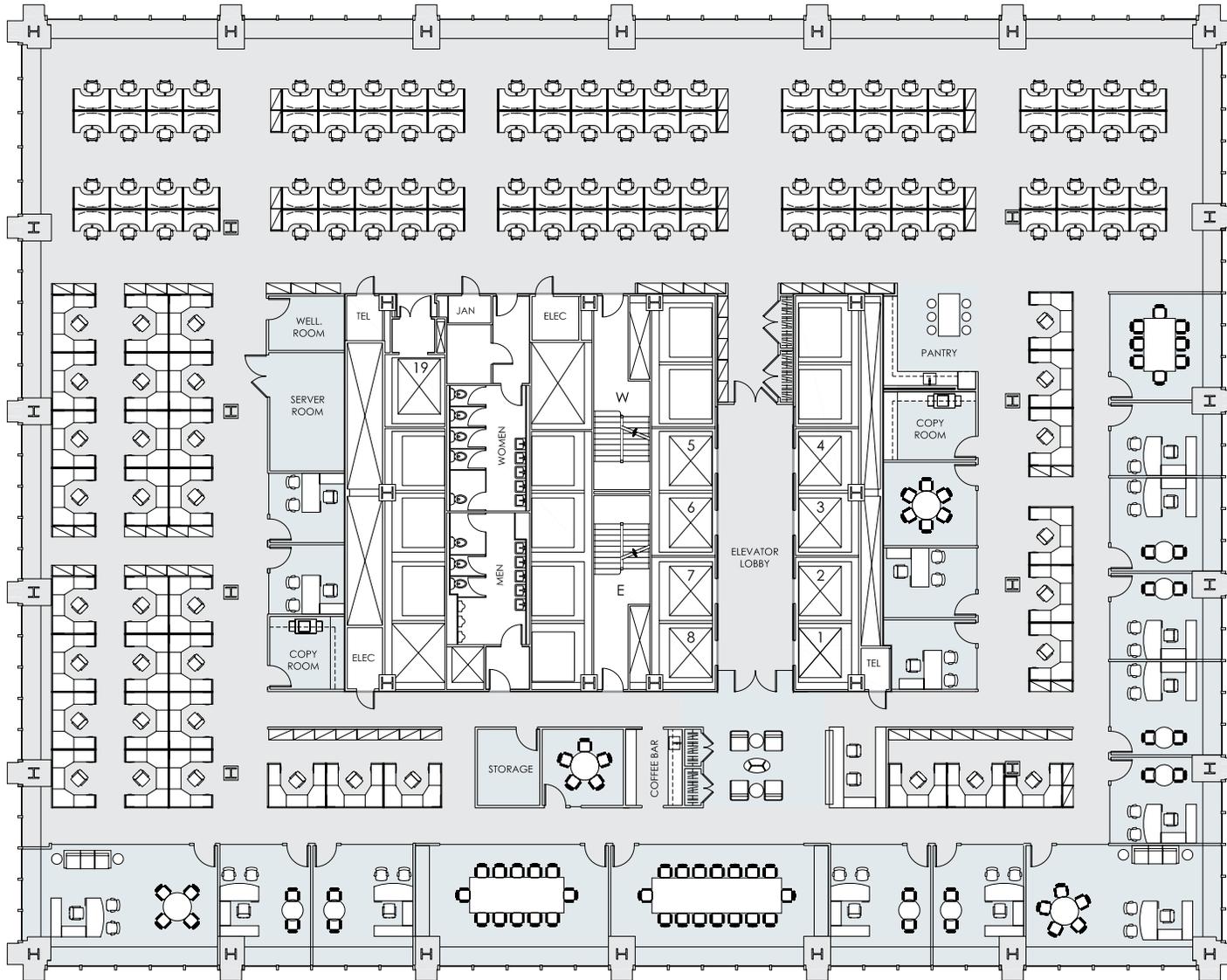
PROFESSIONAL SERVICES OFFICE
RENDERING

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TYPICAL LOW-RISE CORE AND SHELL

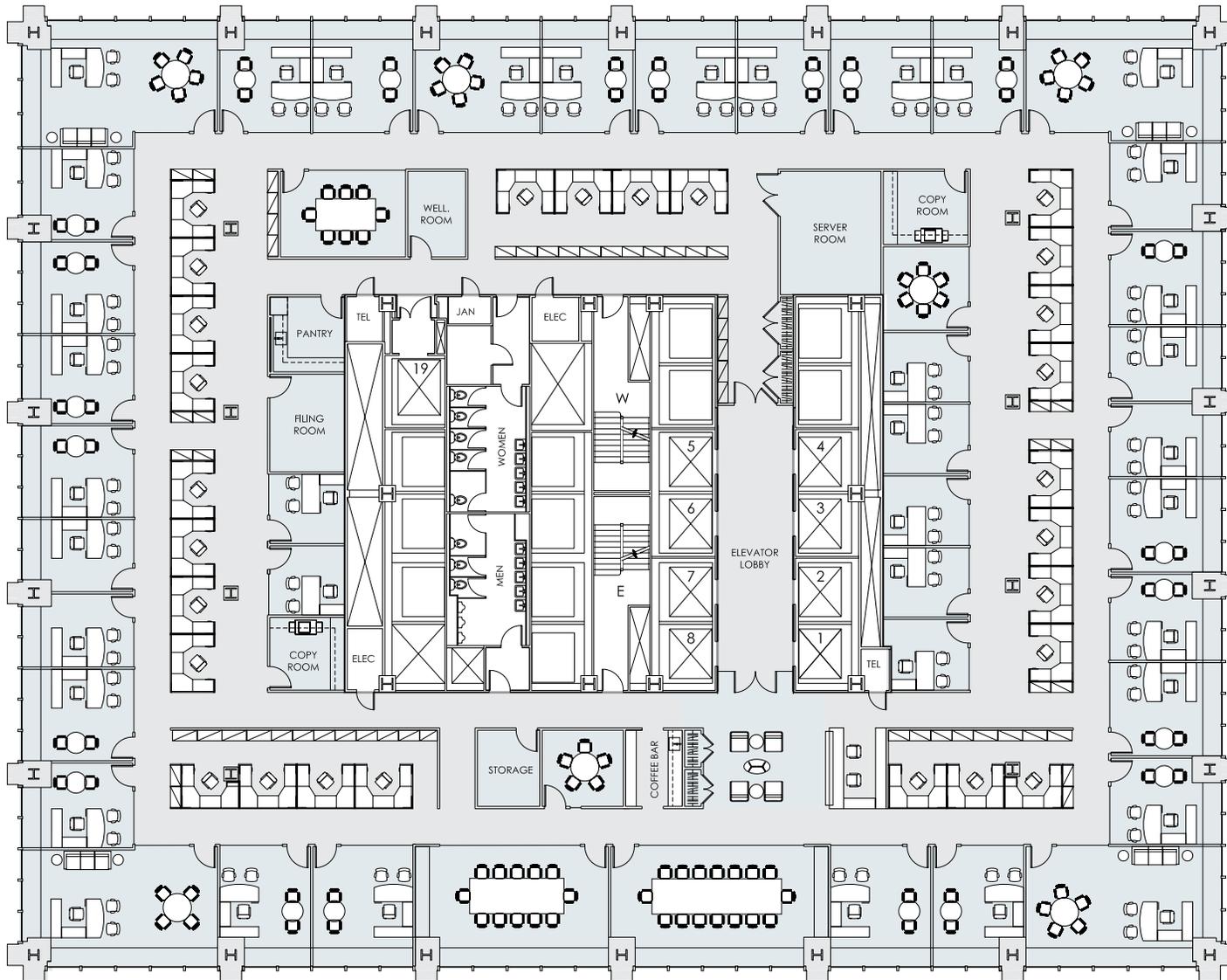


TYPICAL FLOOR PROPOSED OPEN LAYOUT



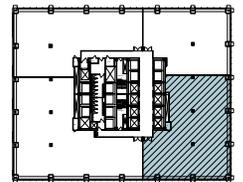
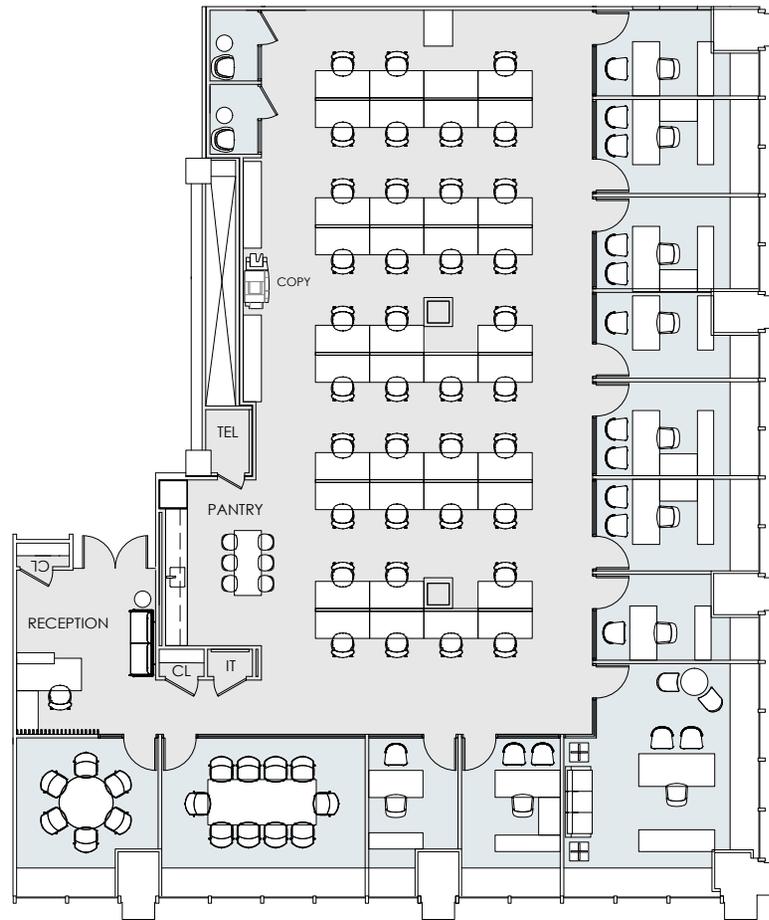
Executive Windowed Office: 2 Windowed Private Office: 9 Interior Office: 4 Reception: 2
 Workstation: 132 Conference/Meeting Room: 5 Pantry/Storage/Server: 6 **Total Personnel: 149**

TYPICAL FLOOR PROPOSED OFFICE LAYOUT



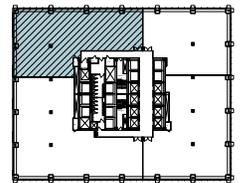
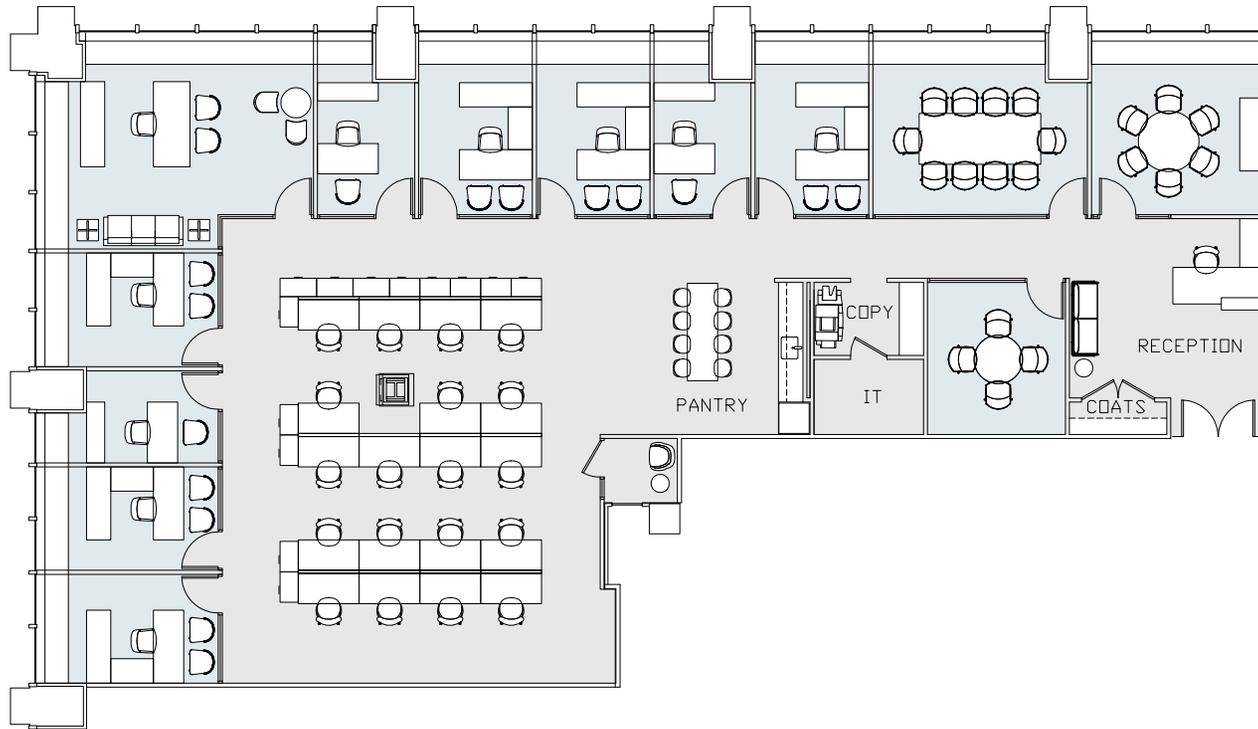
Executive Windowed Office: 4 Windowed Private Office: 28 Interior Offices 7 Reception: 2
 Workstation: 27 Conference/Meeting Room: 5 Pantry/Storage/Server: 7 **Total Personnel: 149**

SUITE 1205 | 7,171 RSF PREBUILD WITH SAMPLE FURNITURE



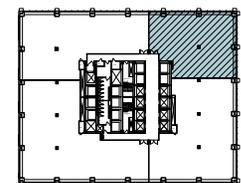
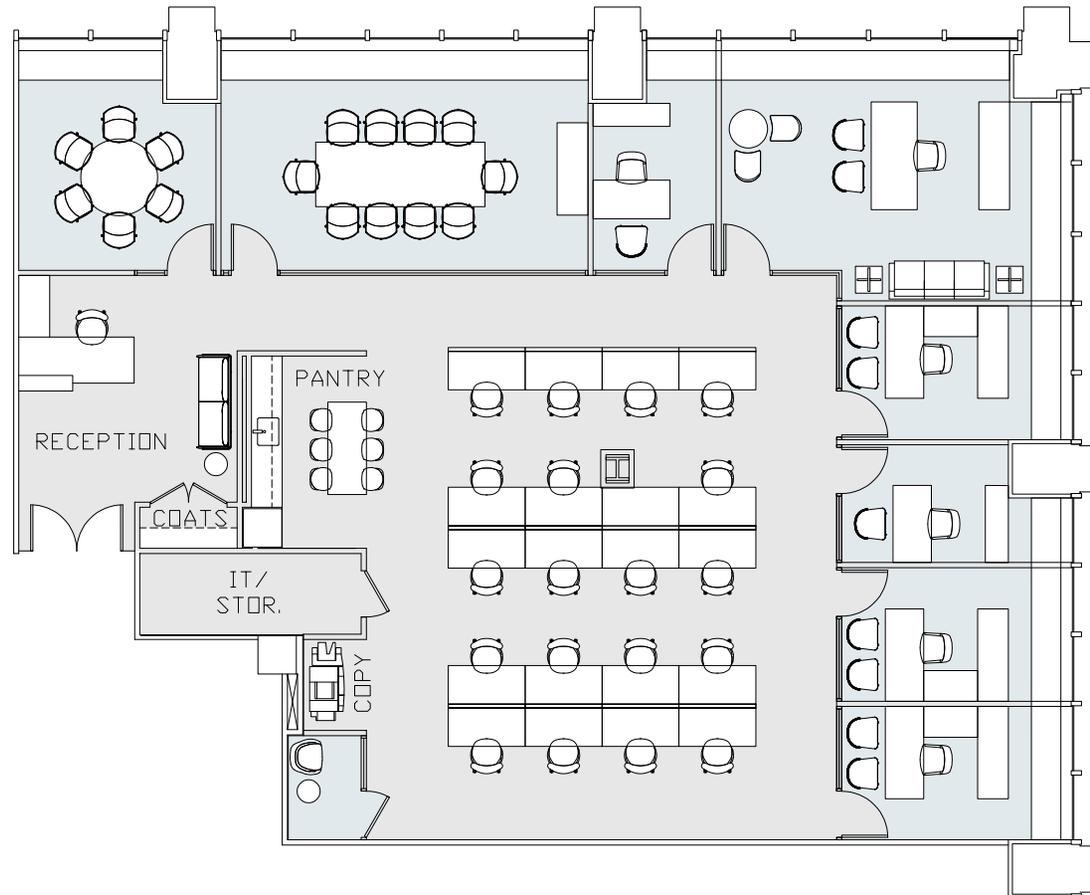
Office: 10 Workstation: 37 Conference Room: 2
Phone Room: 2 Pantry: 1 IT Room: 1 Reception: 1 **Total Personnel: 48**

SUITE 1215 | 6,654 RSF PREBUILD WITH SAMPLE FURNITURE



Office: 10 Workstation: 19 Conference Room: 3
Copy/IT Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 30**

SUITE 1220 | 5,023 RSF PREBUILD WITH SAMPLE FURNITURE



Office: 6 Workstation: 19 Conference Room: 2
IT/Storage Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 26**

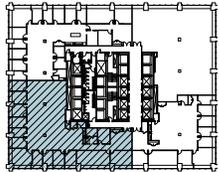
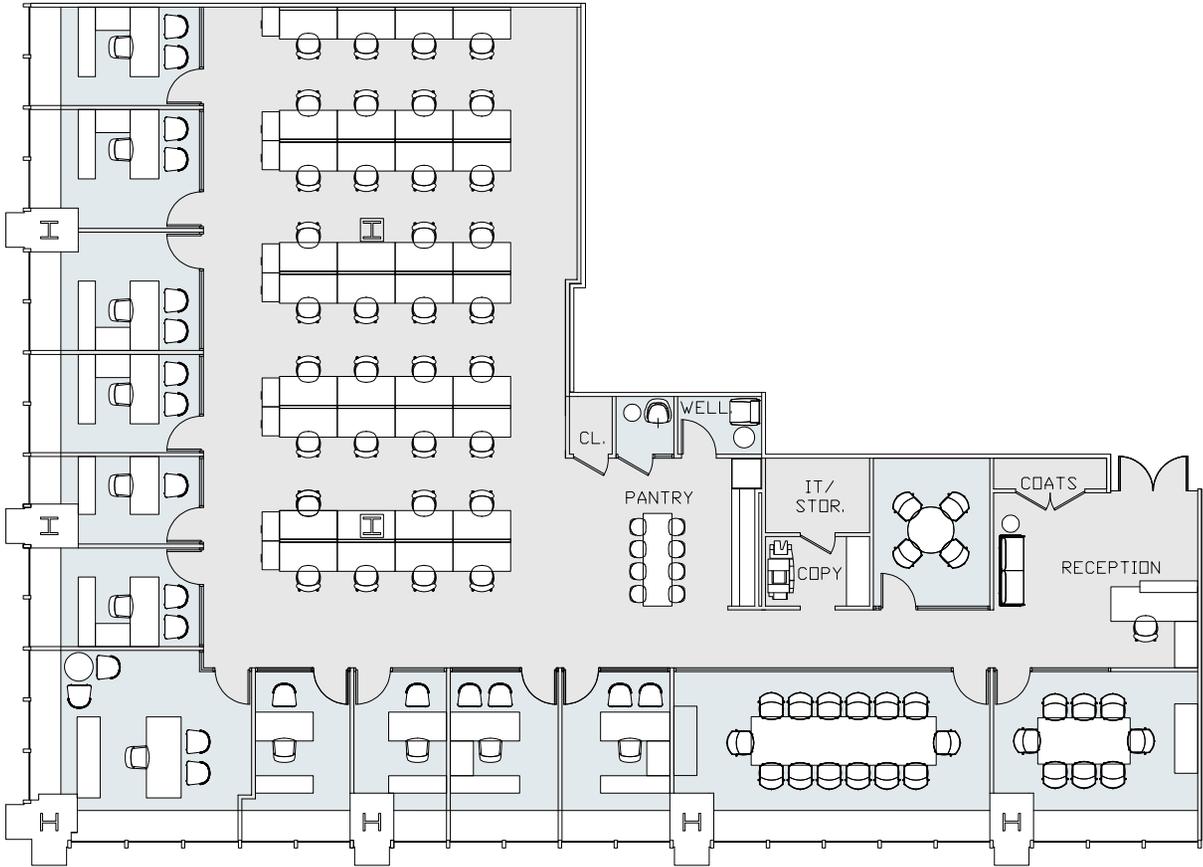
13TH FLOOR | 27,508 RSF EXISTING CONDITION WITH PROPOSED FURNITURE



TOUR THE SPACE

Corner Office: 3 Windowed Office: 6 Workstation: 73 Training Room: 1 File Room: 6
Phone Room: 2 Large Server Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 83**

SUITE 1410 | 8,057 RSF PREBUILD WITH SAMPLE FURNITURE



TOUR THE SPACE

Office: 11 Workstation: 34 Conference Room: 3
Phone Room: 1 Wellness Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 46**



SUITE 1410



SUITE 1410

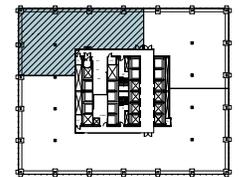
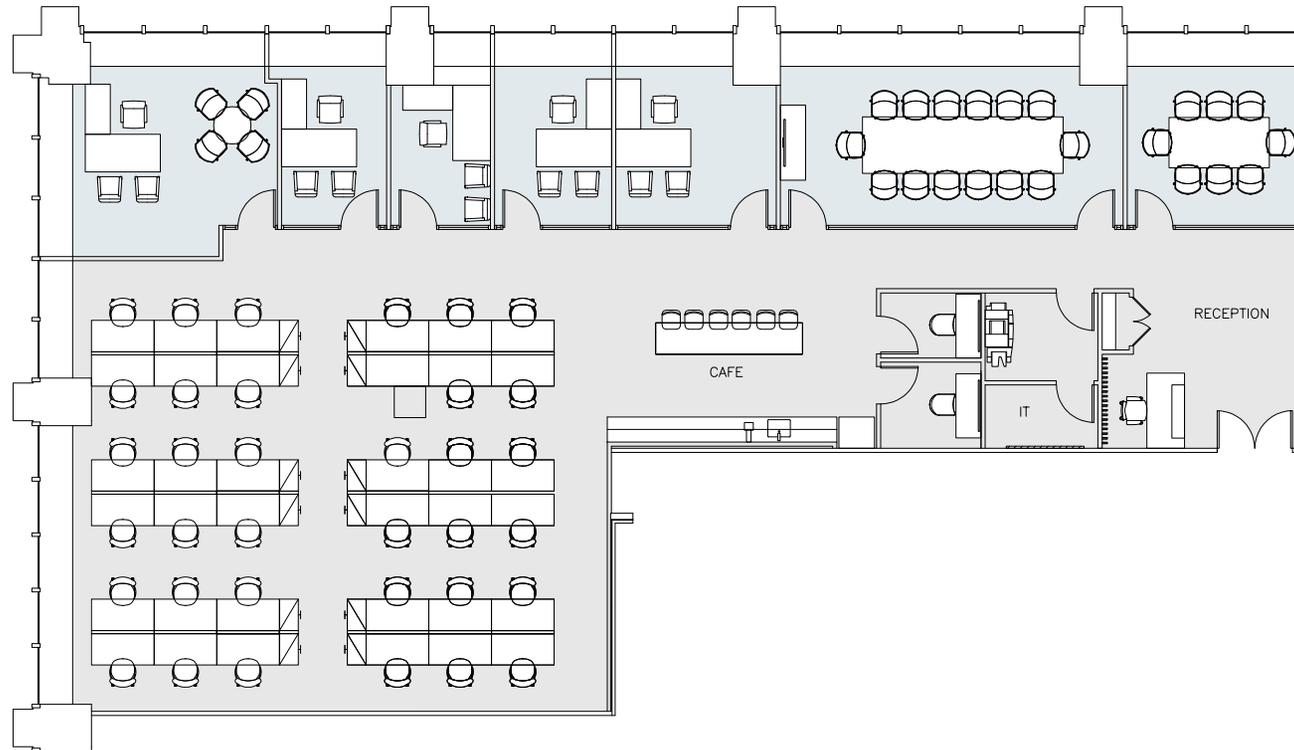
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SUITE 1410

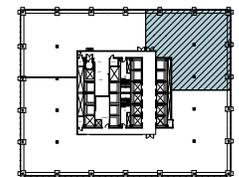
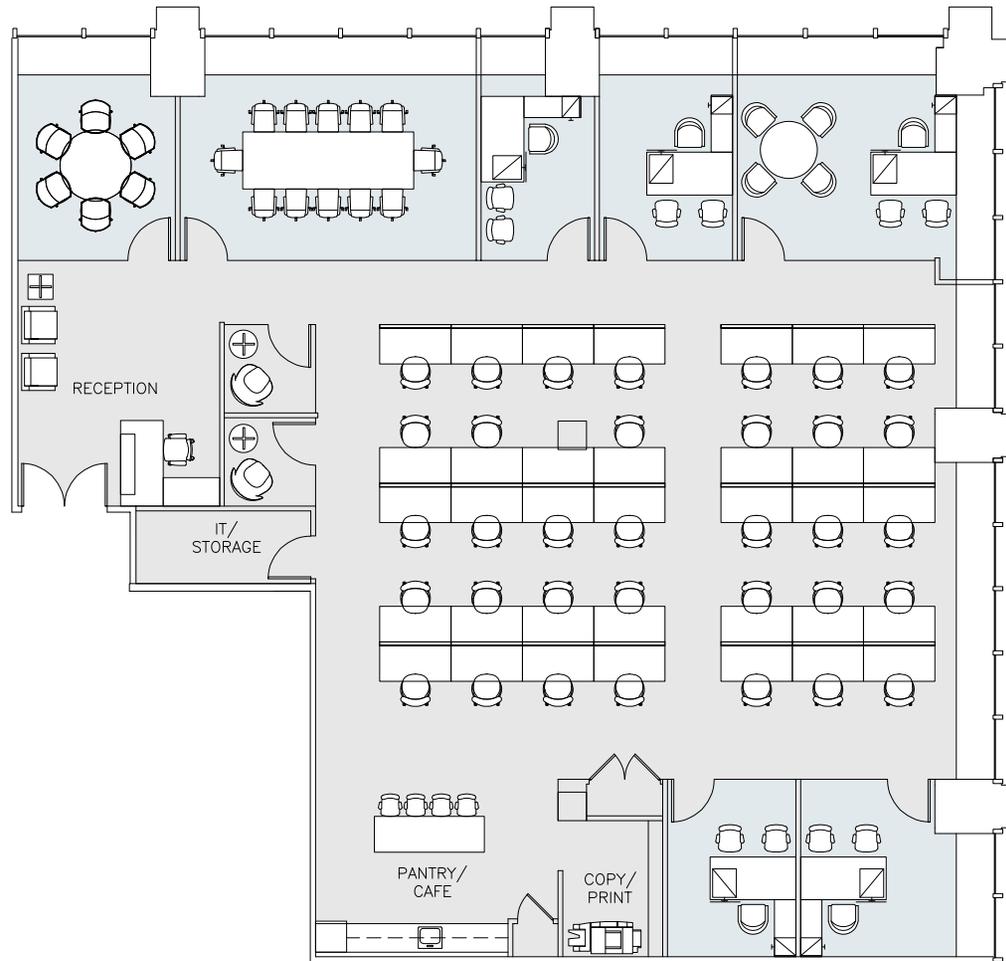
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SUITE 1510 | 6,668 RSF PREBUILD WITH SAMPLE FURNITURE



Office: 5 Workstation: 35 Conference Room: 2 Phone Room: 2
Cafe: 1 Reception: 1 **Total Personnel: 41**

SUITE 1520 | 5,946 RSF PREBUILD WITH SAMPLE FURNITURE



TOUR THE SPACE

Office: 5 Workstation: 34 Conference Room: 2
Phone Room: 2 Pantry: 1 Reception: 1 **Total Personnel: 40**



SUITE 1520



SUITE 1520

1185 AVENUE OF
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SUITE 1520

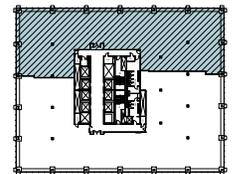
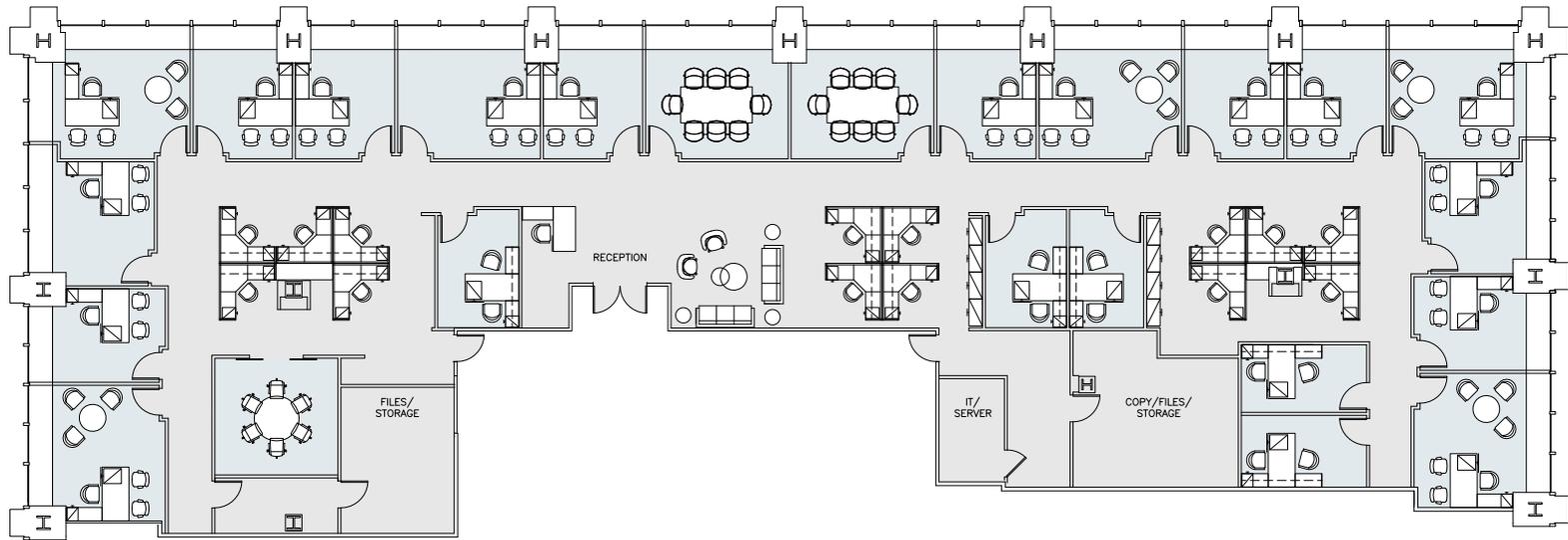
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SUITE 1520

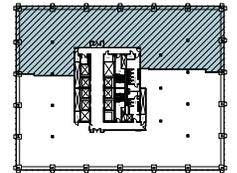
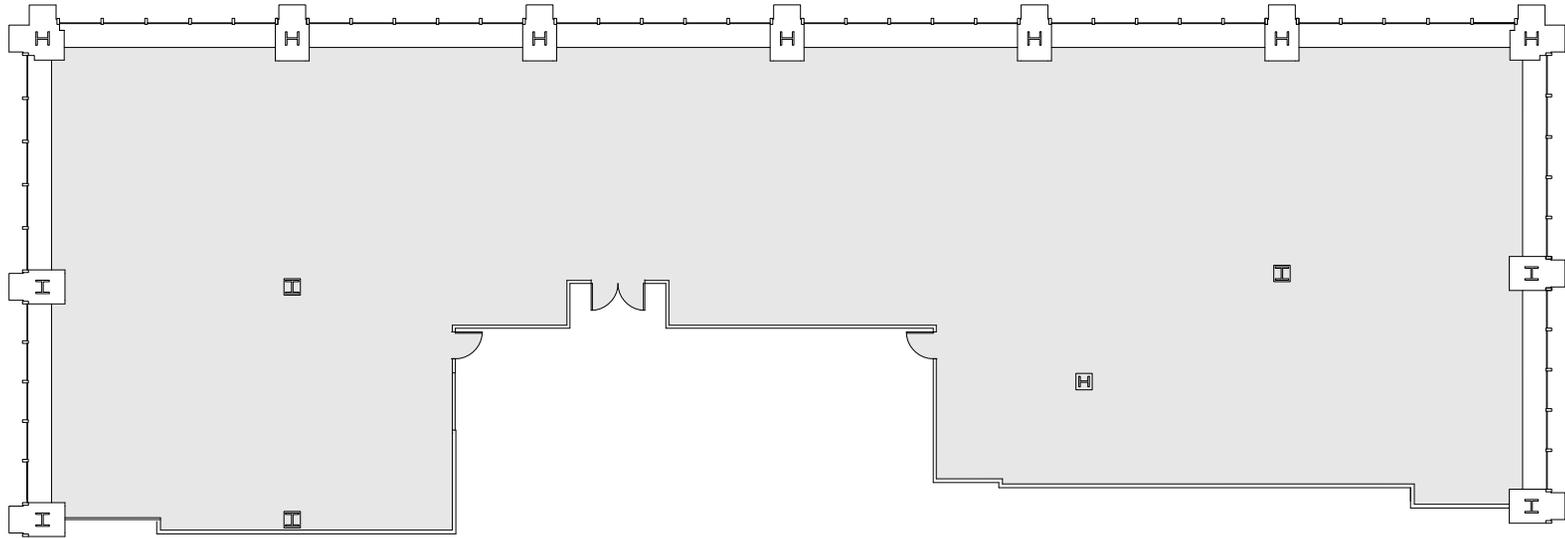
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SUITE 3110 | 12,643 RSF EXISTING CONDITION WITH SAMPLE FURNITURE

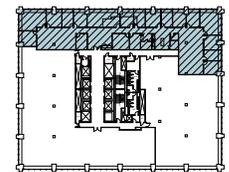
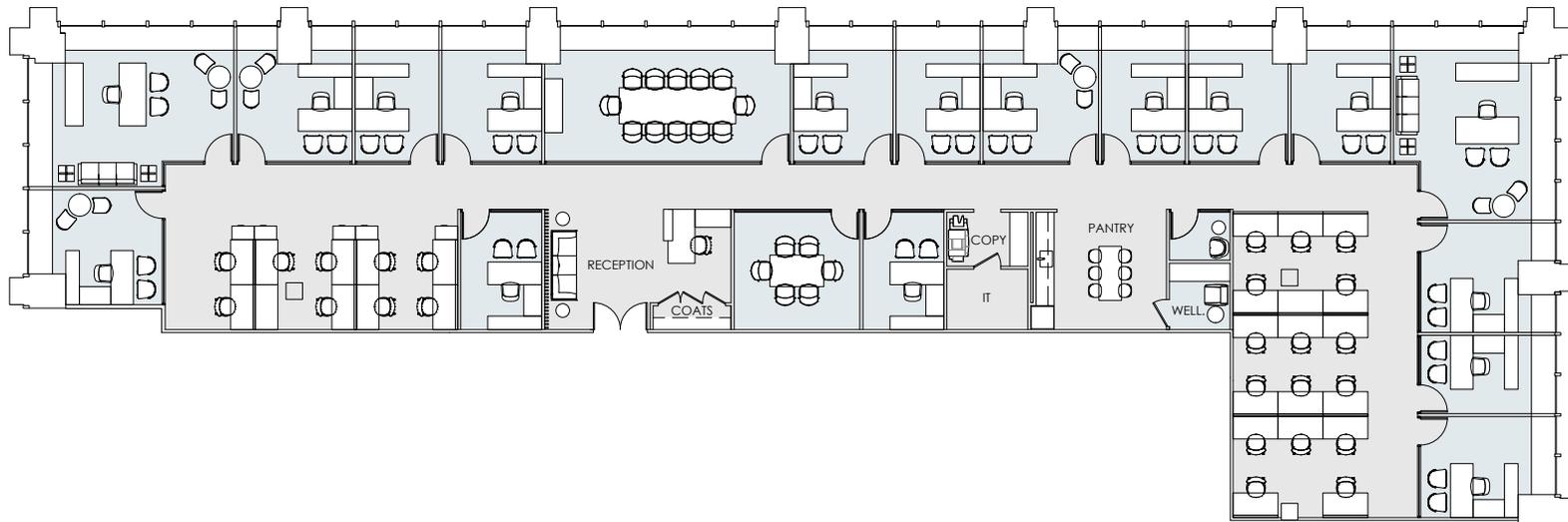


Windowed Offices: 16 Interior Offices: 5 Workstations: 14 Conference Rooms: 3
Copy/Storage Room: 1 Reception: 1 **Total Personnel: 81**

SUITE 3110 | 12,643 RSF CORE AND SHELL

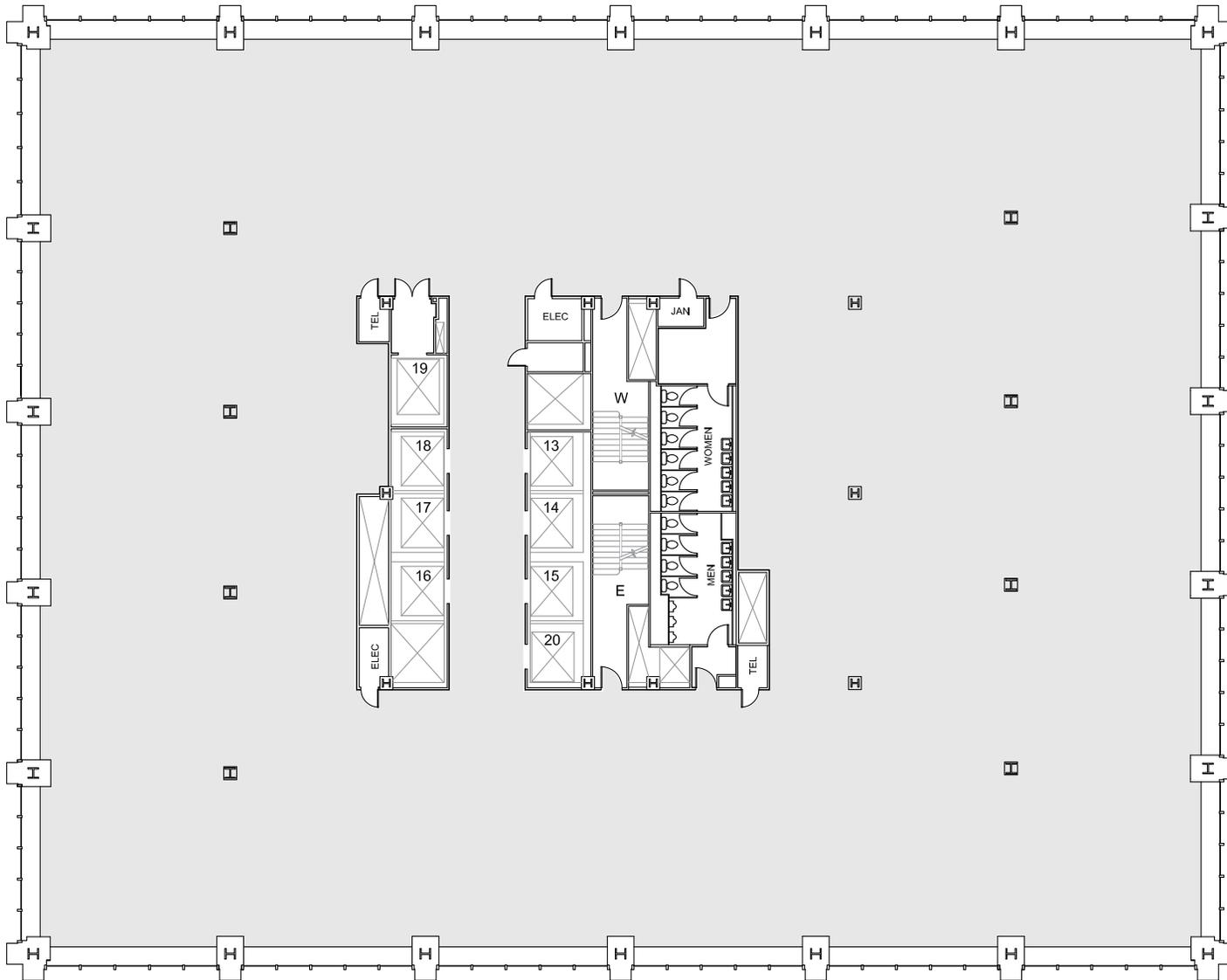


SUITE 3205 | 9,815 RSF PROPOSED LAYOUT WITH SAMPLE FURNITURE



Windowed Offices: 15 Interior Offices: 2 Workstations: 25 Conference Rooms: 2
Phone Room: 1 Wellness/Copy/IT Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 26**

38TH FLOOR | 29,166 RSF CORE AND SHELL



BUILDING SPECIFICATIONS

LOCATION	Entire West block front of Sixth Avenue between 46th and 47th Streets
YEAR BUILT	1972, Renovated 2019
ARCHITECT	Emery Roth & Sons, PC
BUILDING SIZE	1,109,424 rsf
BUILDING HEIGHT	Forty-two (42) Floors plus basement and subbasement
BUILDING CONSTRUCTION	Concrete on steel framing and columns with metal and glass curtain wall Facade: Aluminum and marble panel
FLOOR LAYOUT	Center Core
FLOOR SIZES	Sub-cellar 5,598 rsf Basement 22,317 rsf Ground floor 11,779 rsf Annex 29,329 rsf Floor 2 27,764 rsf Floors 3-14 27,508 rsf Floors 15-18 27,342 rsf Floors 19-22 27,231 rsf Floor 23 27,241 rsf Floor 24 26,792 rsf Floor 25 27,458 rsf Floors 26 & 27 28,182 rsf Floors 28 & 29 Mechanical Floors 30-33 28,906 rsf Floors 34-41 29,166 rsf Floor 42 16,568
FLOOR LOADS	50 lbs. psf

TYPICAL SLAB HEIGHTS	Floors 2-27 12'-1" Floors 30-41 12'-11" Floor 42 29'-3"
COLUMN SPACING	26' at center
ELEVATORS	Nineteen (19) passenger, one (1) freight, one (1) hydraulic and two (2) escalators Loading dock located on 46th Street
HVAC	Two (2) 1,900-ton steam chillers and one 1,000-ton electric chiller; steam heat supplied by Con Edison
SUPPLEMENTAL COOLING	Condenser water available for tenant supplemental air conditioning
ELECTRIC	480-volt with total capacity of 12,000 amps Up to six (6) watts per sq. ft. available for tenant use
LIFE/SAFETY	Fully sprinklered; addressable Class E system 250 kw generator for life safety
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	Altice, AT&T, CenturyLink, Cogent, Crown Castle Fiber Spectrum & Verizon Wired Certified Platinum - DAS
TRANSPORTATION	Close proximity to Grand Central Terminal. Penn Station and Port Authority Bus Terminal, near 1,2,3,B,D,F,N,Q,R,V,W and Shuttle subways; direct access to Rockefeller Center Concourse
AMENITIES	Outdoor plaza, in-building bank, restaurant, theater and in-lobby artisan coffee shop

SUSTAINABILITY AT SL GREEN

AIR

- HVAC systems are equipped with MERV-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

- 1185 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 1185 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

- 1185 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

- 1185 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 NYSE 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



AREA MAP





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.



1185 AVENUE OF THE AMERICAS

NEWMARK

BRIAN WATERMAN

Executive Vice Chairman
212-372-2299
brian.waterman@nmrk.com

BRENT OZAROWSKI

Executive Managing Director
212-372-2246
brent.ozarowski@nmrk.com

JONATHAN FANUZZI

Executive Managing Director
212-372-2036
jonathan.funuzzi@nmrk.com

KEVIN SULLIVAN

Managing Director
212-850-5462
kevin.sullivan@nmrk.com

DAVID WATERMAN

Director
212-372-2216
david.waterman@nmrk.com



GARY ROSEN

Senior Managing Director
212-216-1687
gary.rosen@slgreen.com

HOWARD TENENBAUM

Executive Vice President
212-216-1685
howard.tenenbaum@slgreen.com

SIENA GREEN

Associate
212-356-4120
siena.green@slgreen.com