

125 PARK AVENUE





LOBBY EXTERIOR

125 PARK AVENUE



125 PARK AVENUE



NEW ELEVATOR BANKS

125 PARK AVENUE



125 PARK AVENUE



NEW ELEVATOR CABS

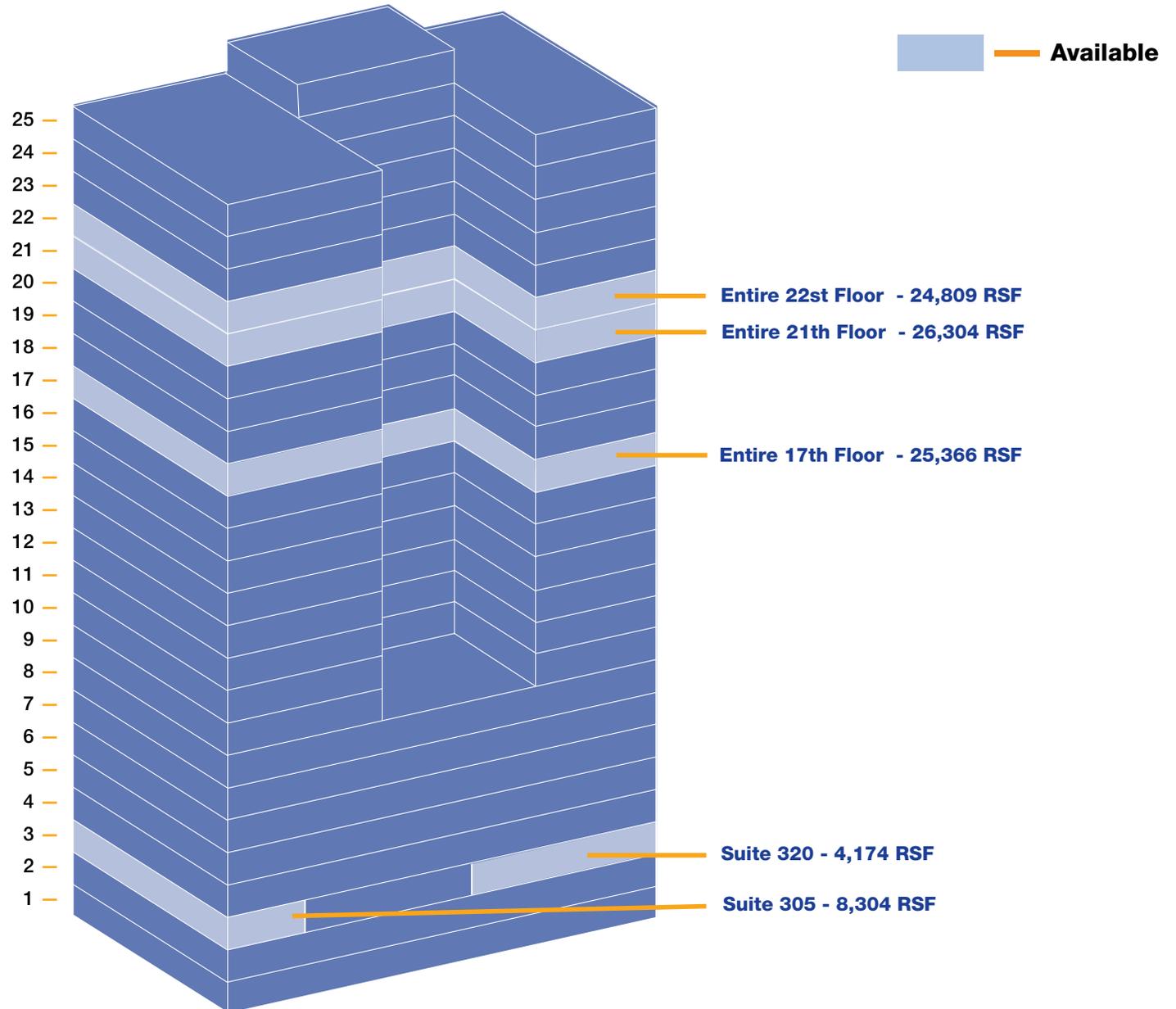


125 PARK AVENUE

PRE-BUILT FINISHES

125 PARK AVENUE

STACKING PLAN

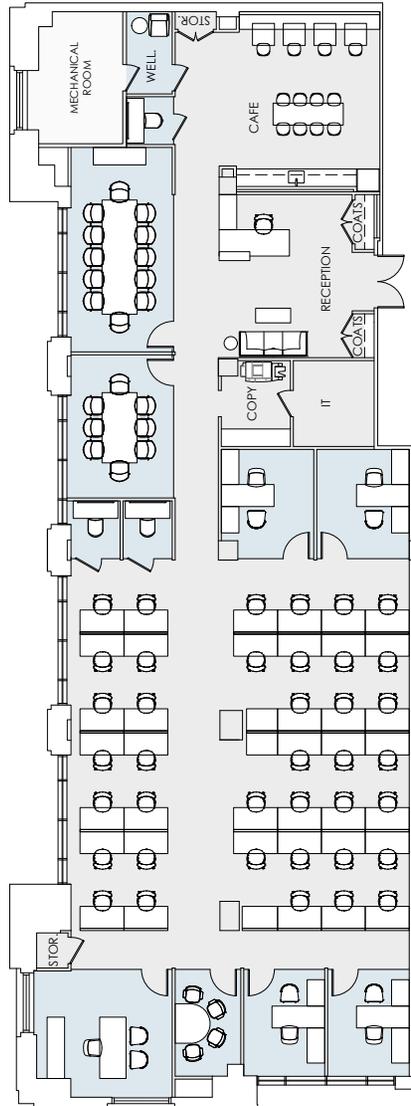


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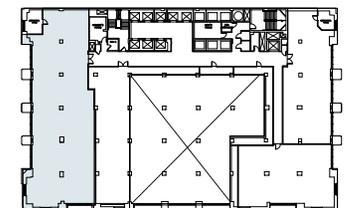
Test Fit with Sample Furniture

SUITE 305 — 8,304 RSF

42nd Street



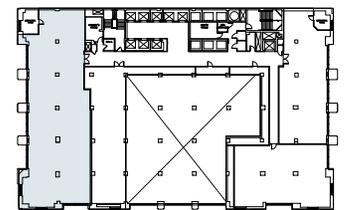
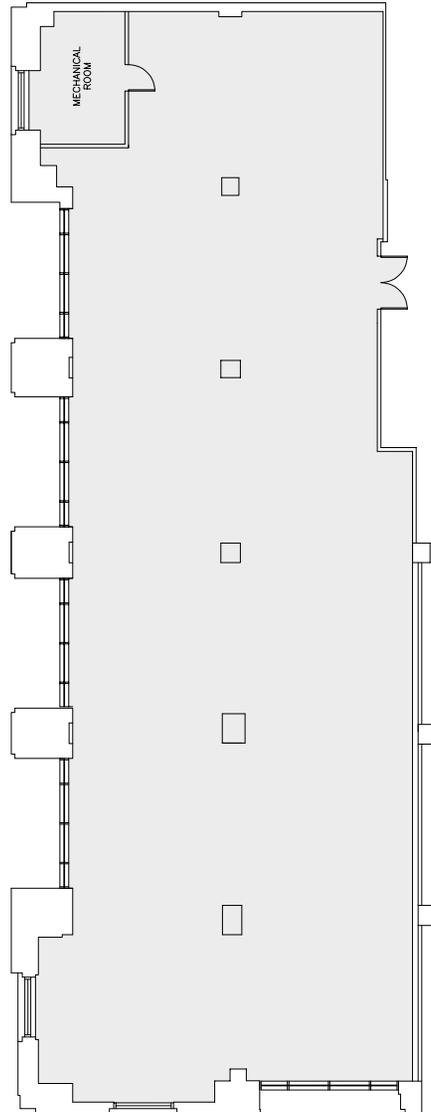
FLOOR KEY	
Office	5
Workstation	39
Conference Room	2
Huddle Room	1
Phone Room	3
Cafe	1
Reception	1
Total Personnel	45



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CORE AND SHELL
SUITE 305 — 8,304 RSF

42nd Street

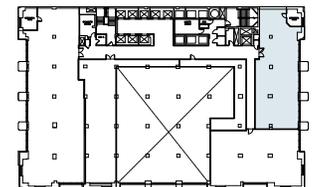
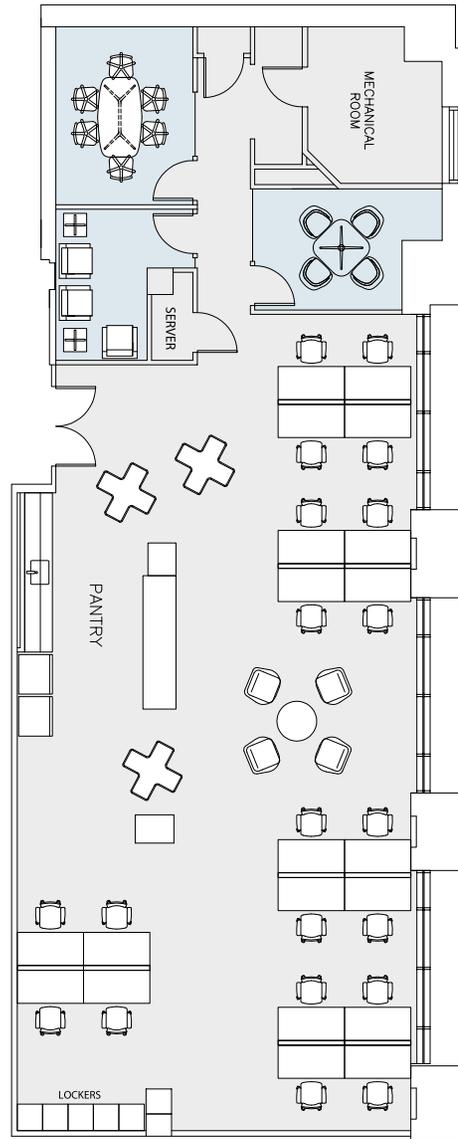


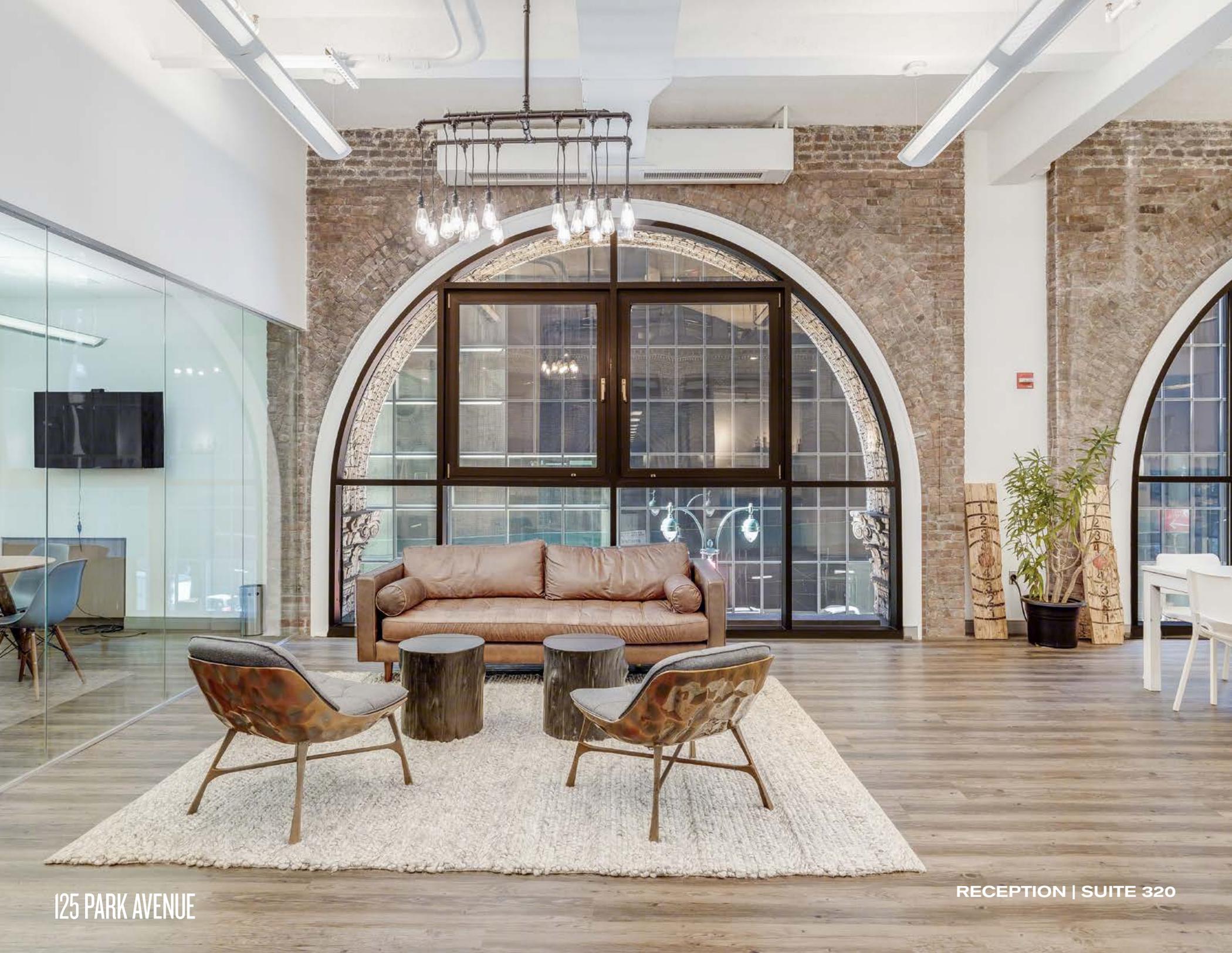
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EXISTING CONDITIONS

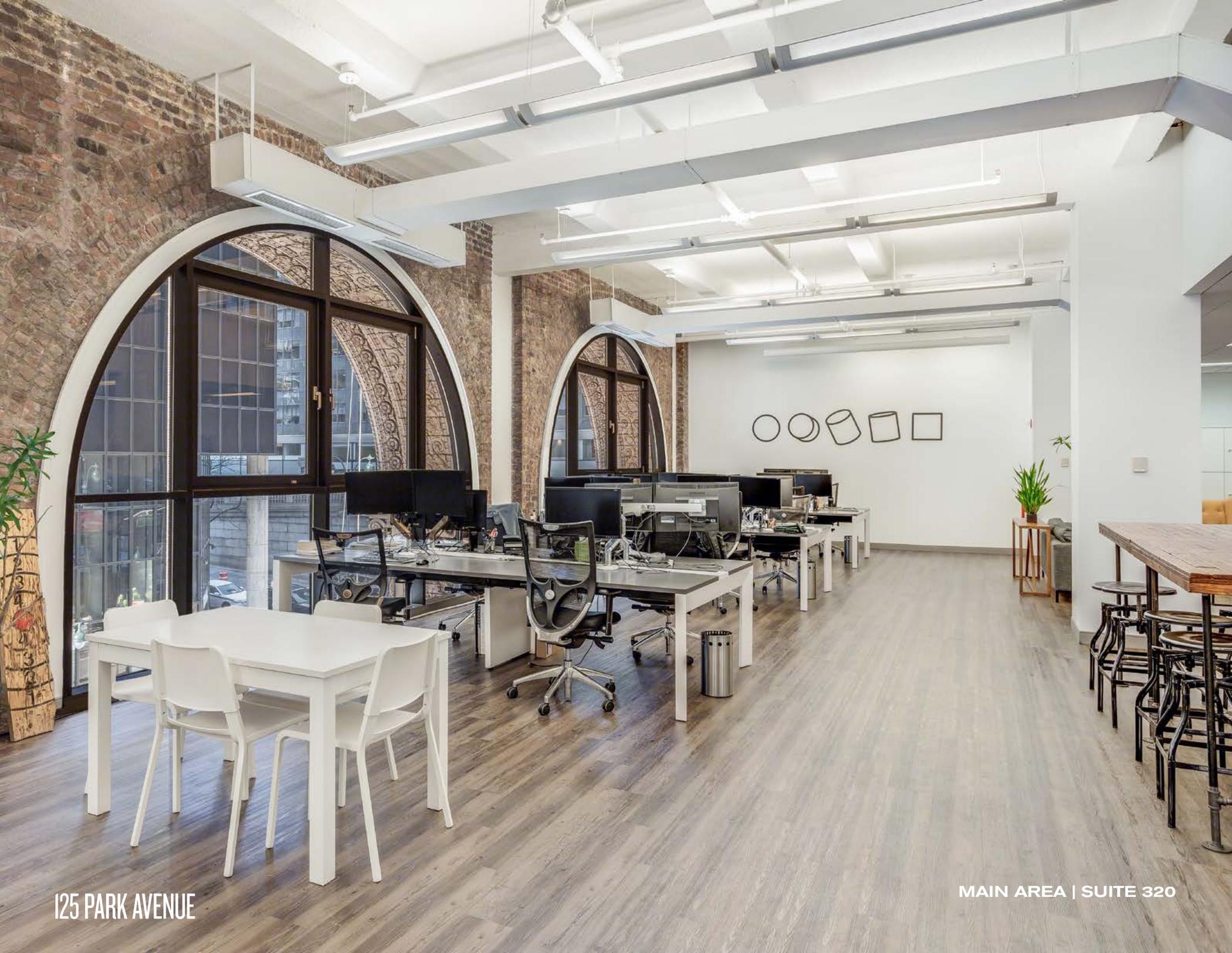
SUITE 320 — 4,174 RSF

FLOOR KEY	
Office	1
Workstation	20
Conference Room	1
Breakout Room	1
Pantry	1
Reception	1
Total Personnel	22



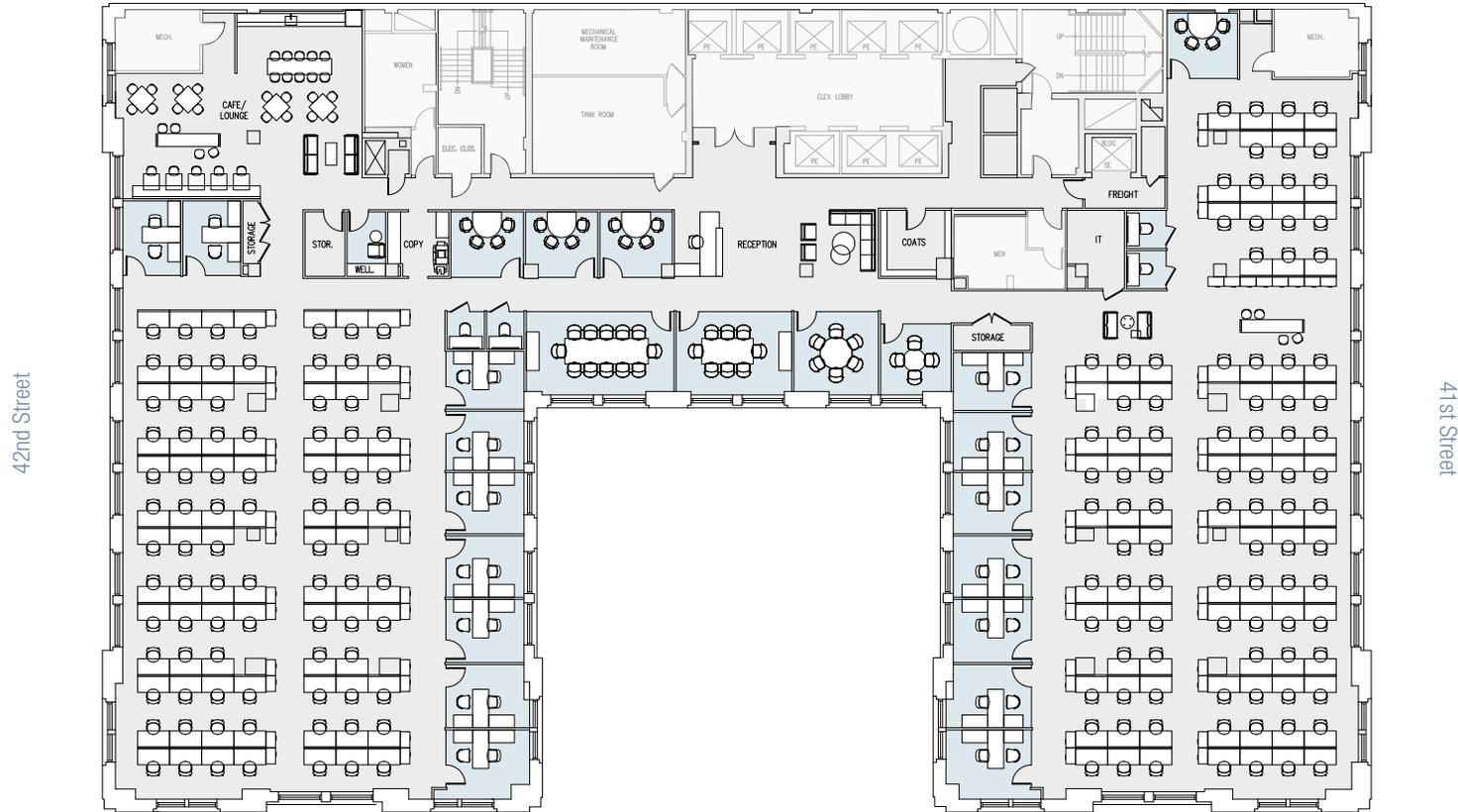






125 PARK AVENUE

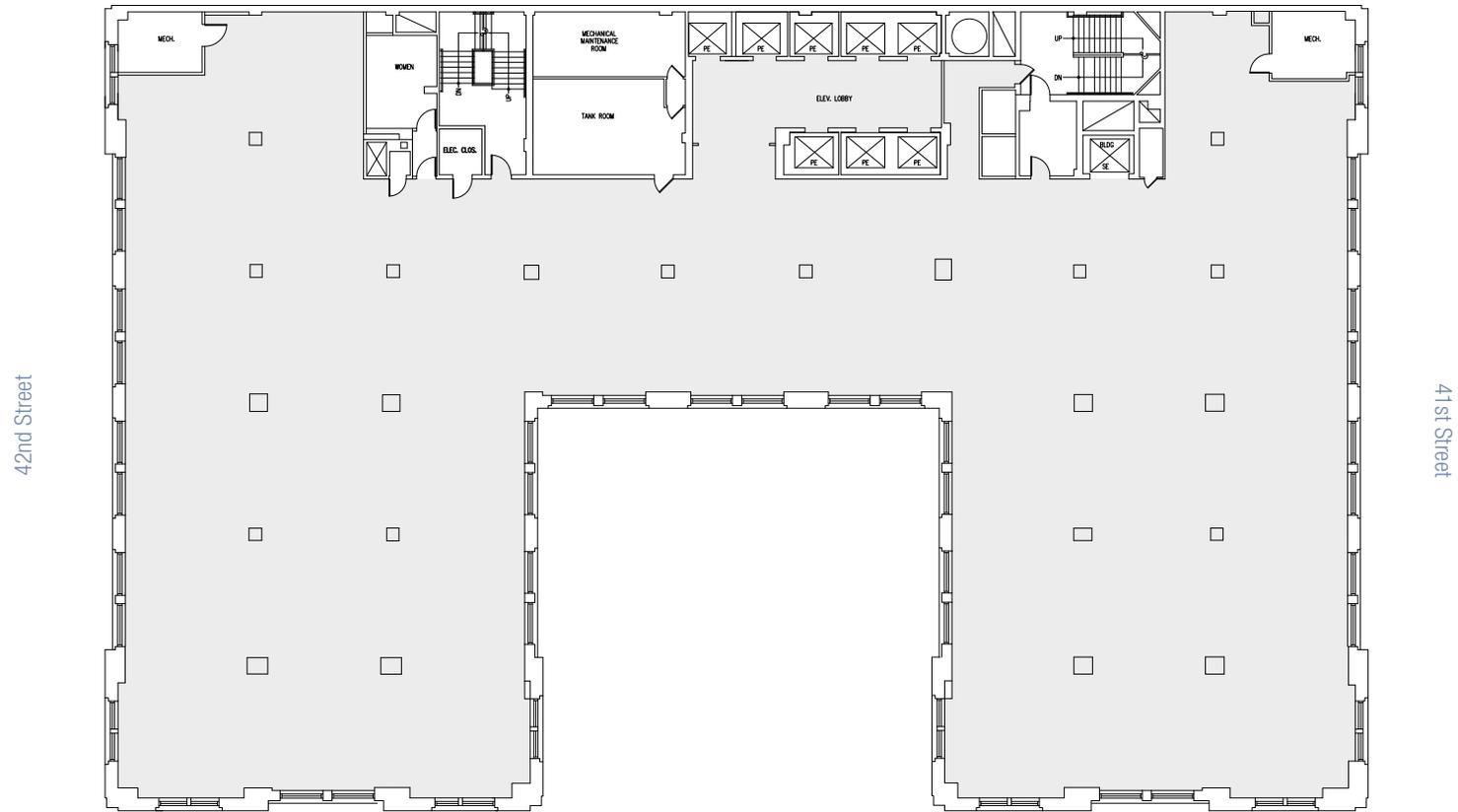
OPEN CONDITION TEST FIT
ENTIRE 17TH FLOOR — 25,366 RSF



FLOOR KEY	
Office	16
Workstation	181
Conference Room	2
Breakout Room	6
Cafe	1
Reception	1
Total Personnel	198

125 PARK AVENUE

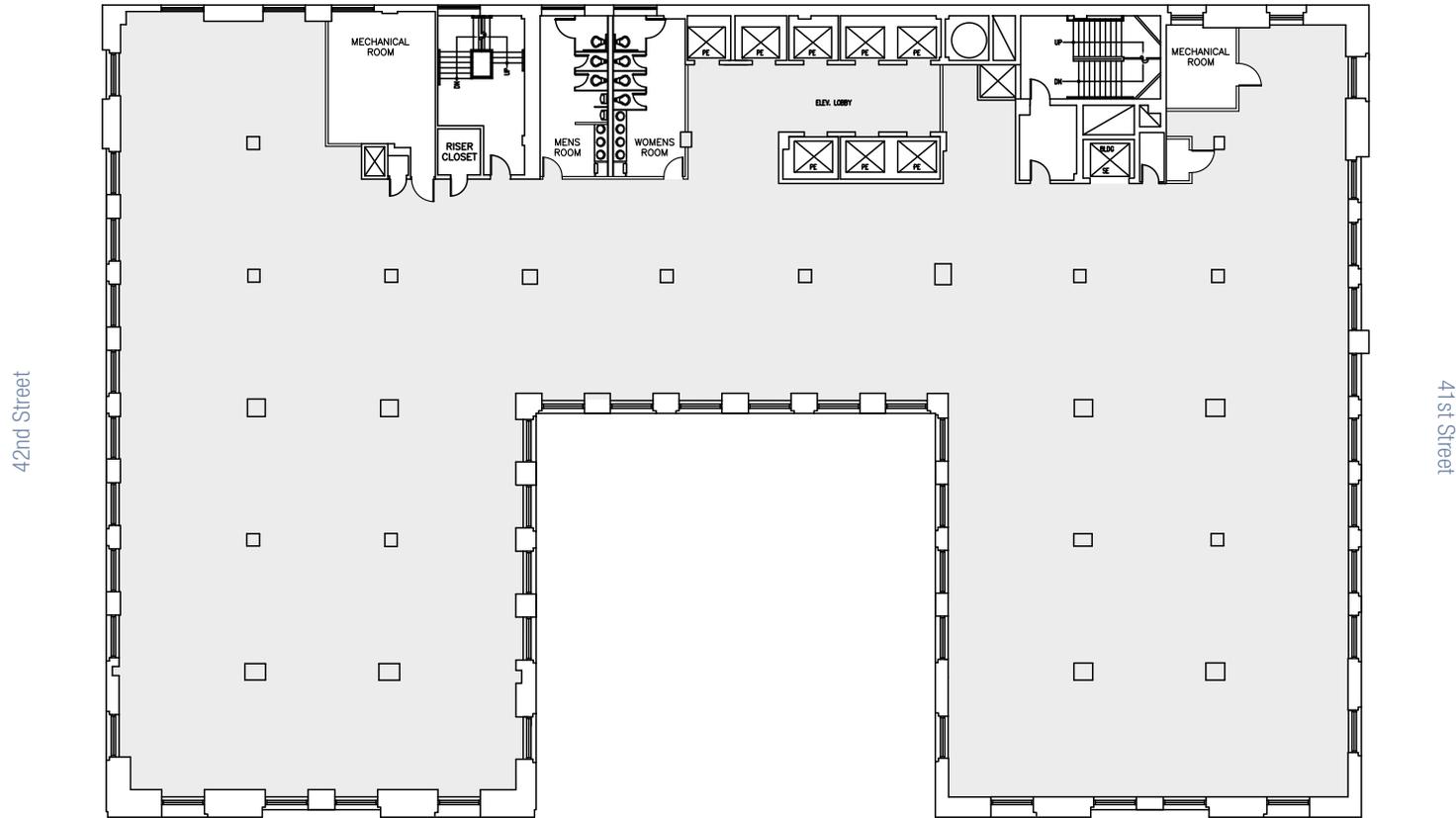
CORE AND SHELL
ENTIRE 17TH FLOOR — 25,366 RSF



125 PARK AVENUE

CORE AND SHELL

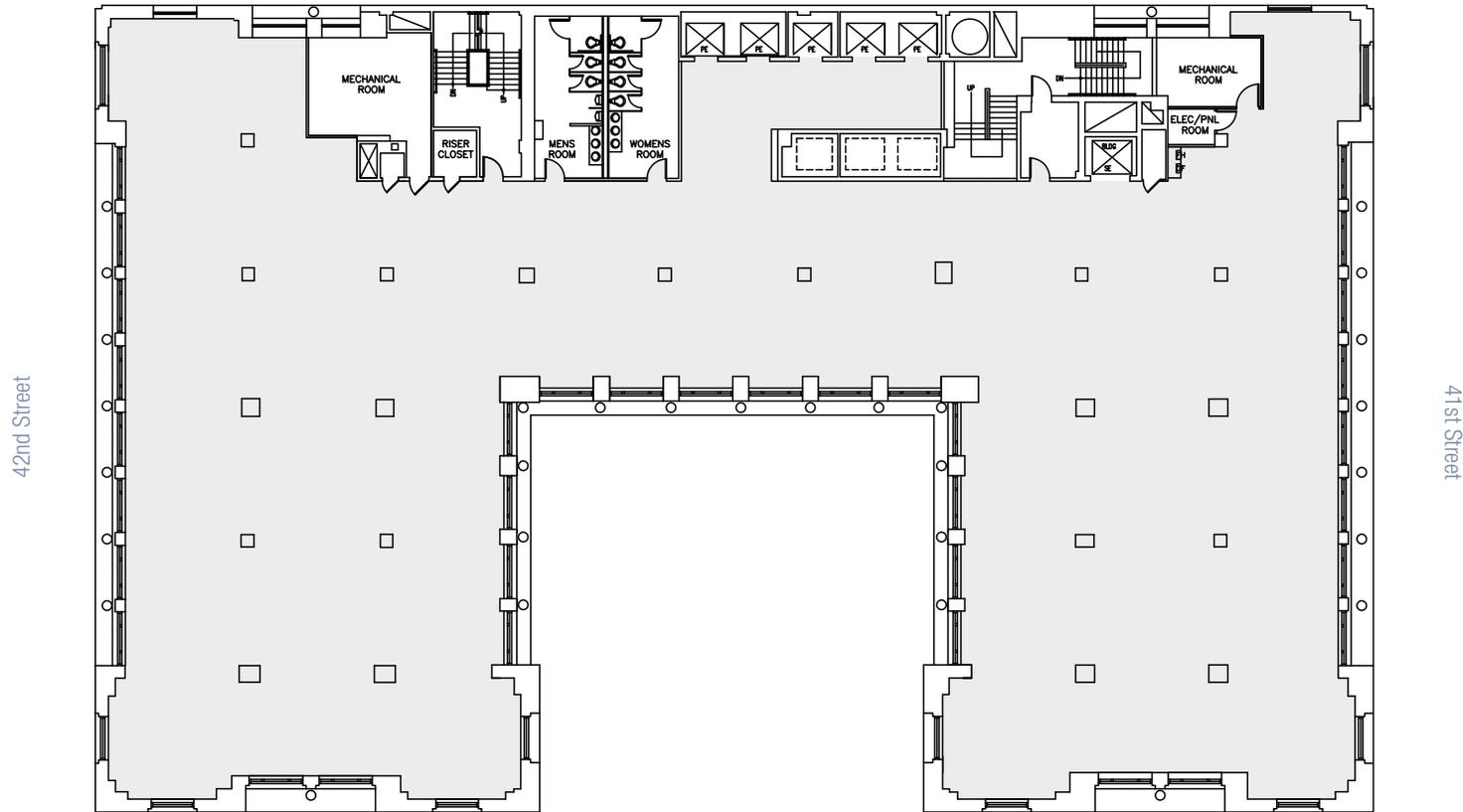
ENTIRE 21ST FLOOR — 26,304 RSF



125 PARK AVENUE

CORE AND SHELL

ENTIRE 22ND FLOOR — 24,809 RSF



125 PARK AVENUE

NEIGHBORHOOD MAP





125 PARK AVENUE

BIENVENIDOS

THE little BEET

PARK AVENUE PLAZA

125 PARK AVENUE

BUILDING SPECIFICATIONS

LOCATION	Northeast corner of Park Avenue and 42nd Street																																		
YEAR BUILT	Built: 1923 Renovated: 2008																																		
ARCHITECT	York & Sawyer																																		
BUILDING SIZE	653,736 rsf																																		
BUILDING HEIGHT	Twenty-six (26) Floors, basement and sub-basement																																		
BUILDING CONSTRUCTION	<ul style="list-style-type: none">- Concrete encased structural steel flange columns- Facade: Brick and terra cotta with fenestration and granite with glazed painted aluminum- Lobby: Newly renovated with marble walls finished with Italian Basaltina stone flooring- Ceilings are vaulted and finished with Venetian plaster																																		
FLOOR SIZES	<table><tr><td>Below Grade</td><td>21,809 rsf</td></tr><tr><td>Ground</td><td>15,501 rsf</td></tr><tr><td>Floor 2</td><td>30,129 rsf</td></tr><tr><td>Floor 3</td><td>21,929 rsf</td></tr><tr><td>Floors 4-5</td><td>31,377 rsf</td></tr><tr><td>Floors 6-7</td><td>31,071 rsf</td></tr><tr><td>Floor 8</td><td>25,723 rsf</td></tr><tr><td>Floors 9-14</td><td>25,656 rsf</td></tr><tr><td>Floor 15</td><td>25,653 rsf</td></tr><tr><td>Floors 16-17</td><td>25,366 rsf</td></tr><tr><td>Floors 18-20</td><td>26,225 rsf</td></tr><tr><td>Floor 21</td><td>26,256 rsf</td></tr><tr><td>Floor 22</td><td>24,809 rsf</td></tr><tr><td>Floor 23</td><td>25,151 rsf</td></tr><tr><td>Floor 24</td><td>25,536 rsf</td></tr><tr><td>Floor 25</td><td>21,123 rsf</td></tr><tr><td>Floor 26</td><td>9,556 rsf</td></tr></table>	Below Grade	21,809 rsf	Ground	15,501 rsf	Floor 2	30,129 rsf	Floor 3	21,929 rsf	Floors 4-5	31,377 rsf	Floors 6-7	31,071 rsf	Floor 8	25,723 rsf	Floors 9-14	25,656 rsf	Floor 15	25,653 rsf	Floors 16-17	25,366 rsf	Floors 18-20	26,225 rsf	Floor 21	26,256 rsf	Floor 22	24,809 rsf	Floor 23	25,151 rsf	Floor 24	25,536 rsf	Floor 25	21,123 rsf	Floor 26	9,556 rsf
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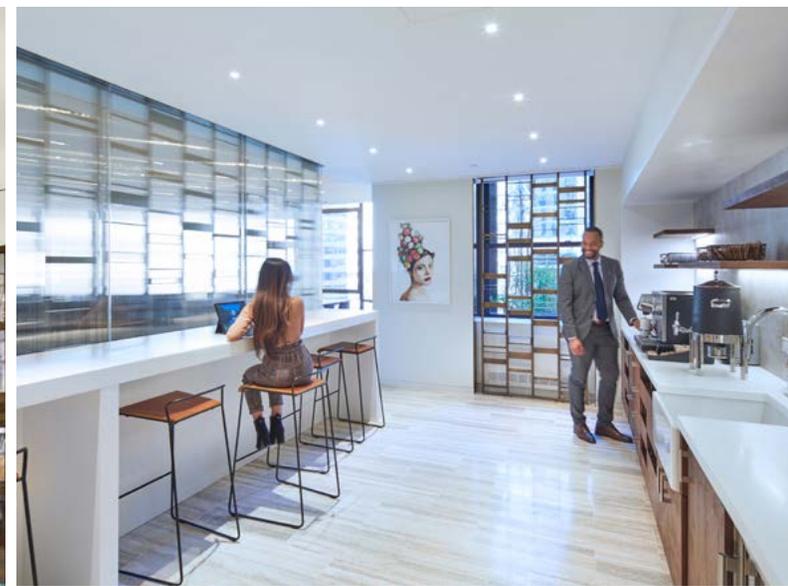
FLOOR LOADS	Basement, Ground, 2nd Floors: 120 lbs/sq.ft. 3rd-26th Floors: 60 lbs/sq.ft.
TYPICAL SLAB HEIGHTS	11'3"
COLUMN SPACING	East to West on center is 20' 6" North to South on center is 21' 6"
ELEVATORS	Fourteen (14) passenger, one (1) freight Loading dock is located on 41st Streets
HVAC/SUPPLEMENTAL COOLING	Two (2) water-cooled DX units per floor, ranging in size from 22 to 35 tons. Gas boilers provide perimeter heating
ELECTRIC	Four 4000-amp. 120/208-volt, three (3)-phase, four (4) wire service. Up to six (6) watts per sq. ft. available for tenant use.
LIFE/SAFETY	Fully addressable Class E system; building fully sprinklered
SECURITY/ACCESS	<ul style="list-style-type: none">- The building security desk is manned 24 hours a day, 7 days a week- Turnstiles with access cards for tenants in the lobby- CCTV surveillance in public areas and all elevators
TELECOM/CABLE	Altice, Cogent, Spectrum Business, Verizon Wired Certified Platinum
TRANSPORTATION	Directly across the street from Grand Central Terminal and Subway Lines 7, S, B, D, F and V
AMENITIES	Near Pershing Square, restaurant with new outdoor public seating, in building bank and gym

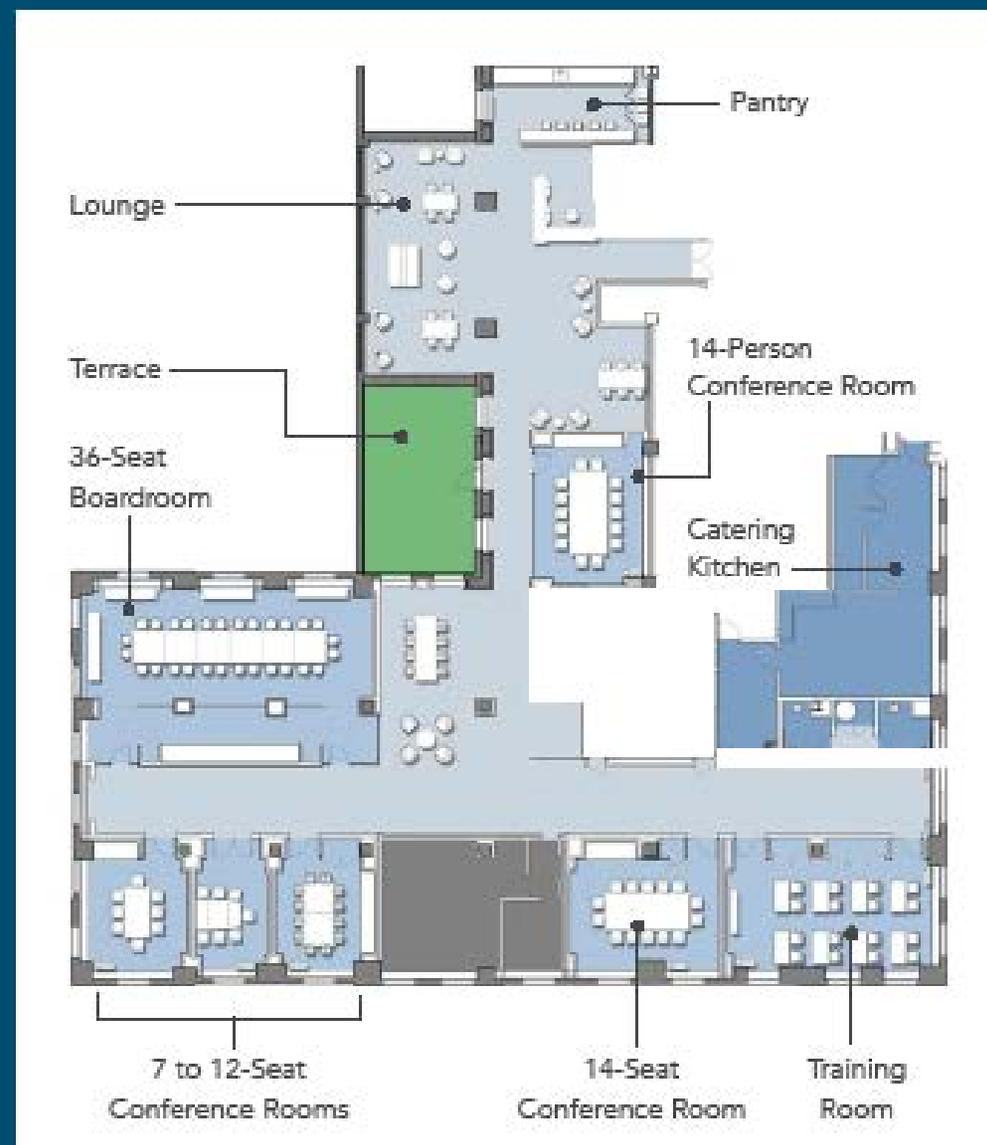




at 420 Lexington Avenue

18,000 SQUARE-FOOT LUXURY CONFERENCE CENTER





- Meeting Rooms for 4 to 36 people
- On-site Staff Assists with Catering, IT and Logistics

- Landscaped Terrace
- Catering Kitchen
- State-of-the-Art Audio/Video



SCAN OR CLICK
TO TOUR

SUSTAINABILITY AT SL GREEN



HIGHLIGHTS

AIR

- HVAC systems are equipped with MERV-15 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

- 125 Park Ave. 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 125 Park Ave. 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

- 125 Park Ave. 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

- 125 Park Ave. 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 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.

125 PARK AVENUE

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