

WELCOME TO
810SEVENTH



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EXCEPTIONAL
VALUE

EASY
COMMUTE

Next Generation Furnished Pre-Built Units

Amazing Park and River Views

On-Site Conference Facility

New Destination Dispatch Elevators

210-Car On-Site Parking Garage

7 Minutes to Port Authority

8 Minutes to Penn Station

12 Minutes to Grand Central

BOMA International Award-Winner

Two-Time Pinnacle Award-Winner



WiredScore
PLATINUM

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ELEGANT LOBBY



ICONIC PUBLIC ART

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EVERYWHERE
FROM HERE

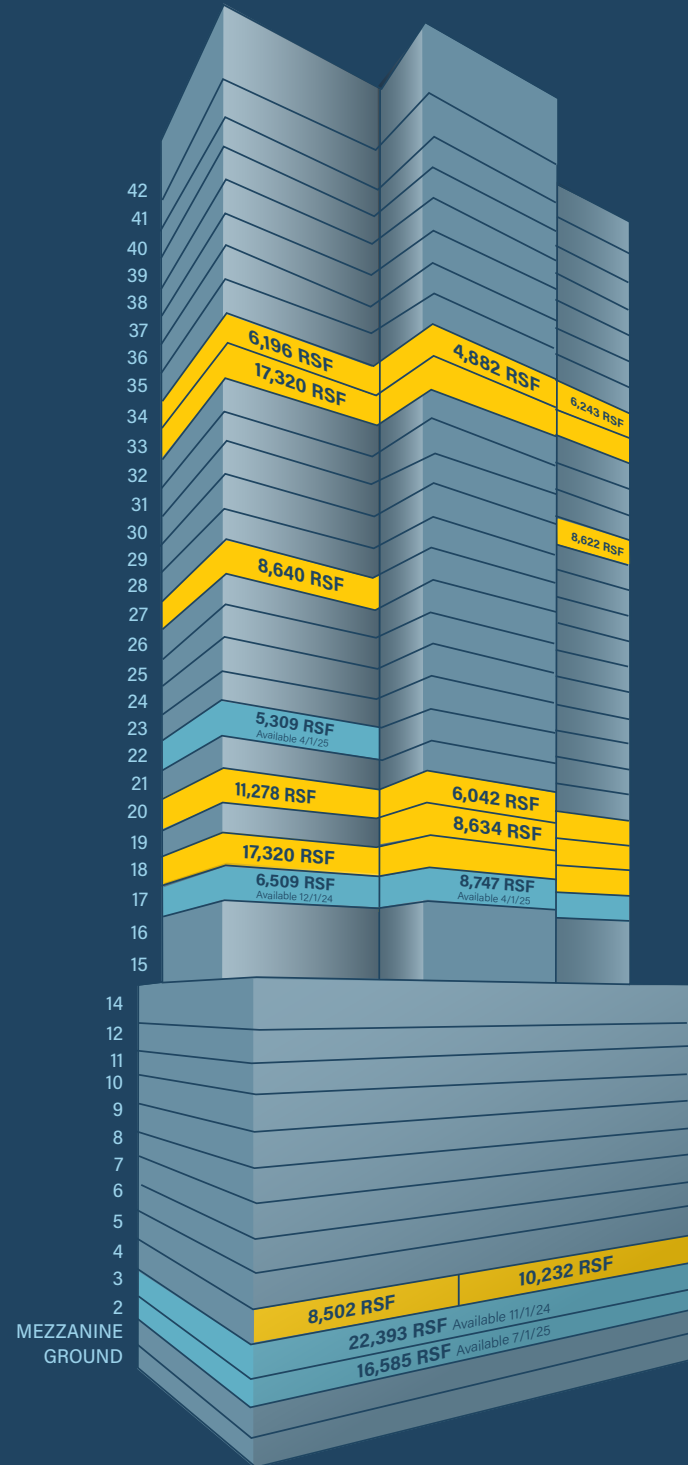
7 MINUTES TO PORT AUTHORITY
8 MINUTES TO PENN STATION
12 MINUTES TO GRAND CENTRAL

WALK TO

1 2 A C B D N Q R W

SUBWAYS











PREBUILT FINISHES

Artist Rendering



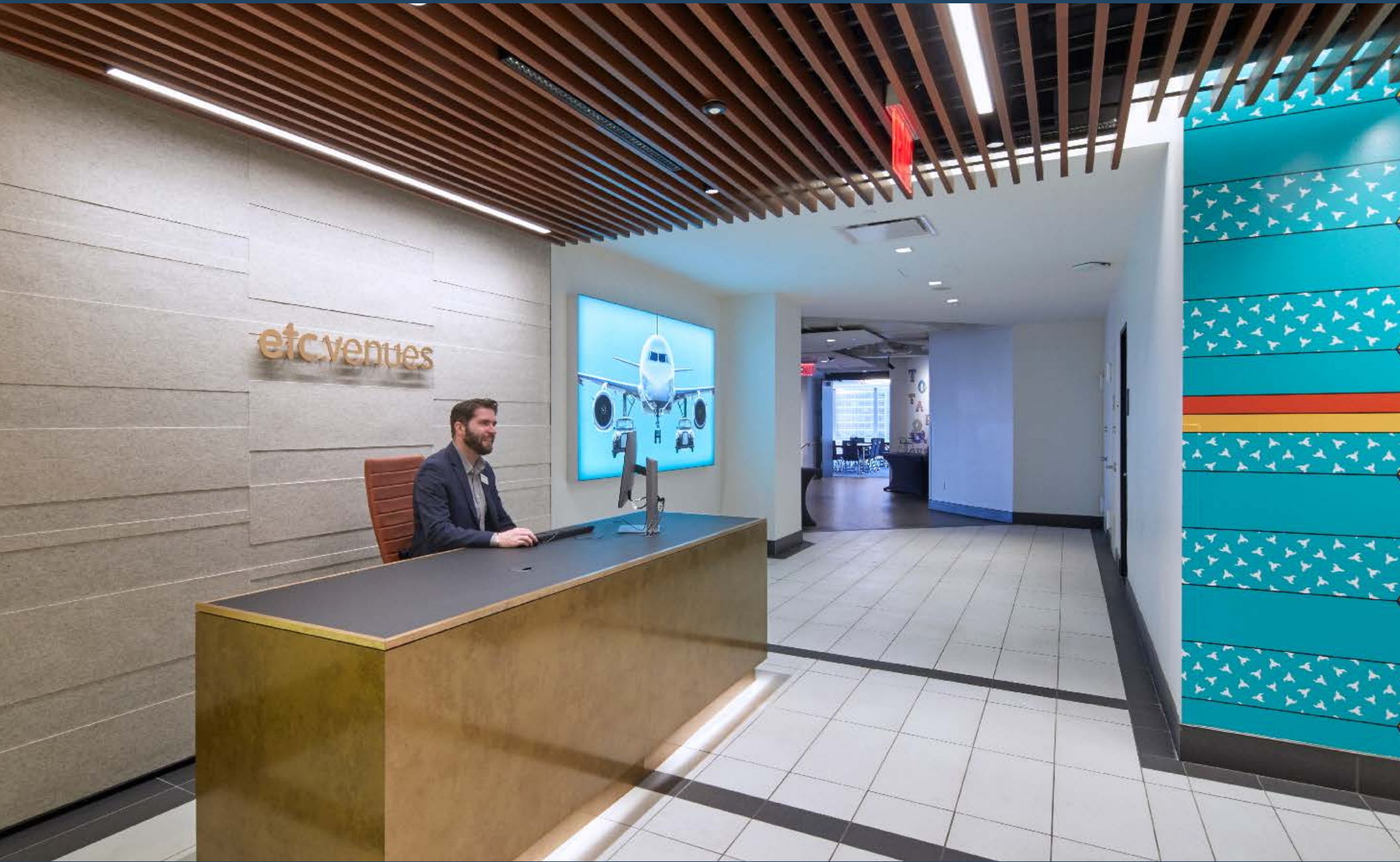
PREBUILT FINISHES
Artist Rendering





CONFERENCE CENTER

etc.venues









DISCOVER

Unrivalled expertise A breathtaking experience



22nd Floor

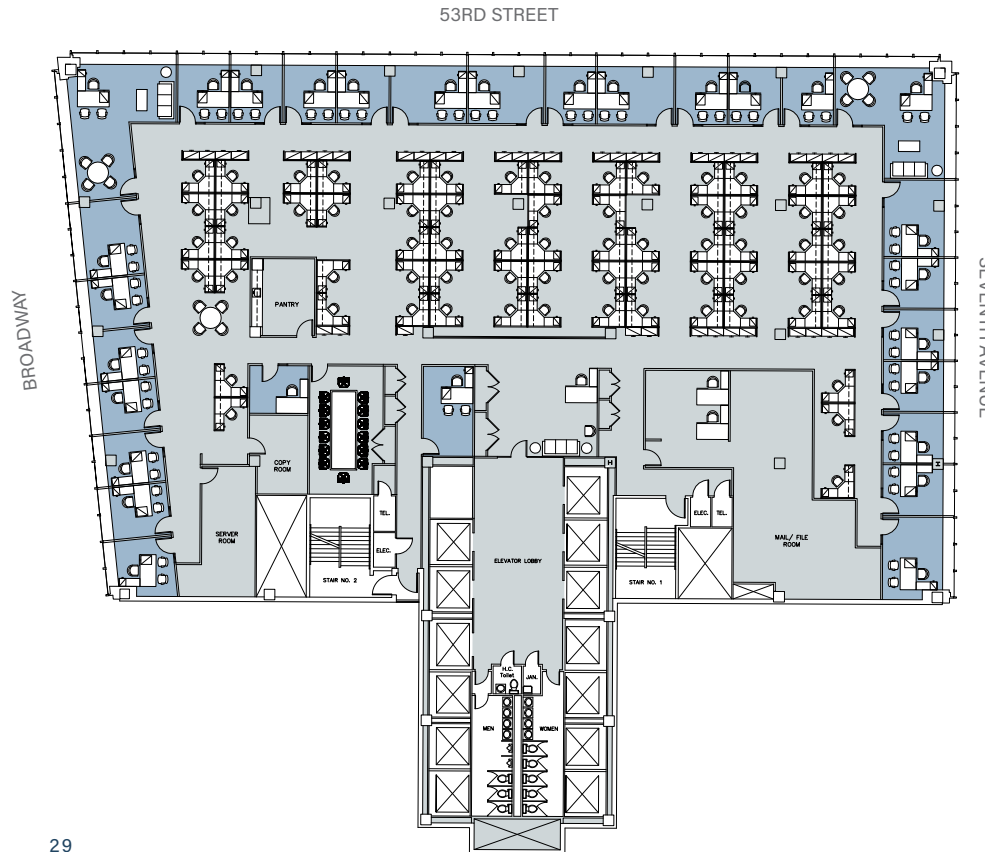


23rd Floor

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3RD FLOOR - 22,393 RSF

EXISTING CONDITIONS



FLOOR KEY

Office	29
Workstation	68
Conference Room	1
Pantry	1
Reception	1
Mail Room	1
Total Personnel	98
RSF Per Person	228

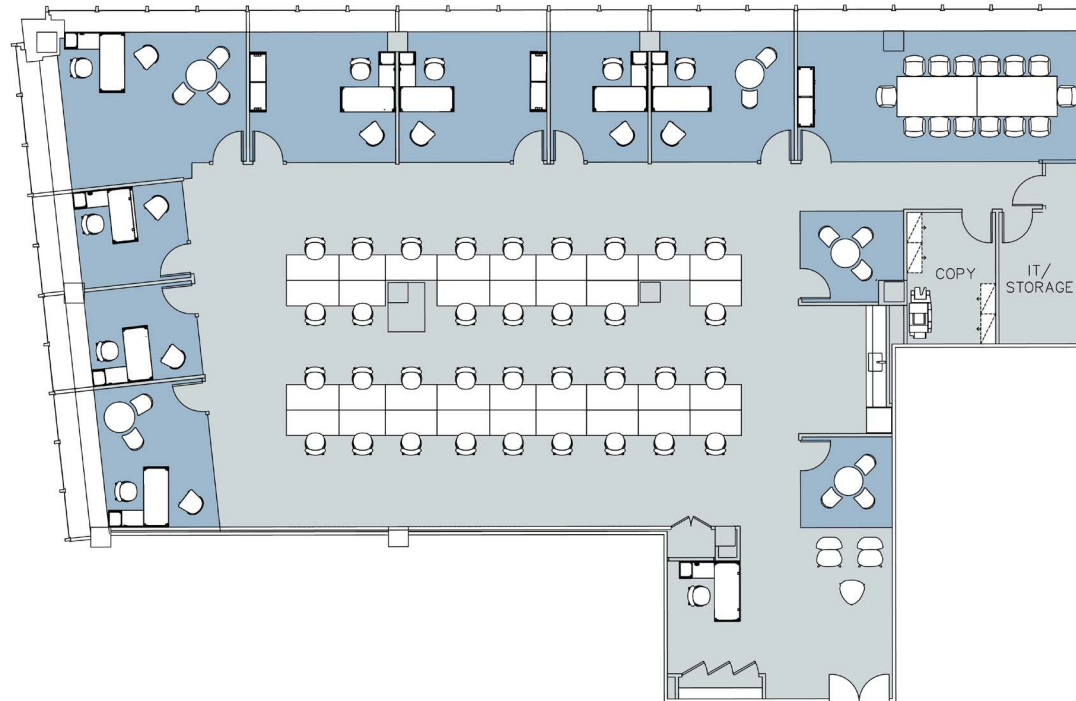
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SUITE 400 - 8,502 RSF

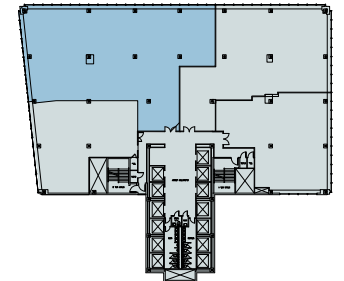
FURNISHED PREBUILT

53RD STREET



FLOOR KEY

Office	8
Workstation	34
Conference Room	3
Pantry	1
Reception	1
Total Personnel	43



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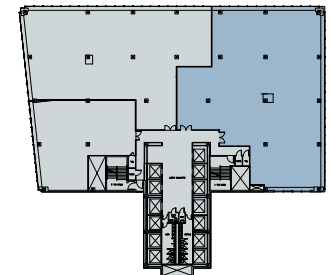
SUITE 401-405 - 10,232 RSF

EXISTING CONDITIONS



FLOOR KEY

Office	14
Workstation	26
Conference Room	4
Pantry	2
Reception	1
Total Personnel	41

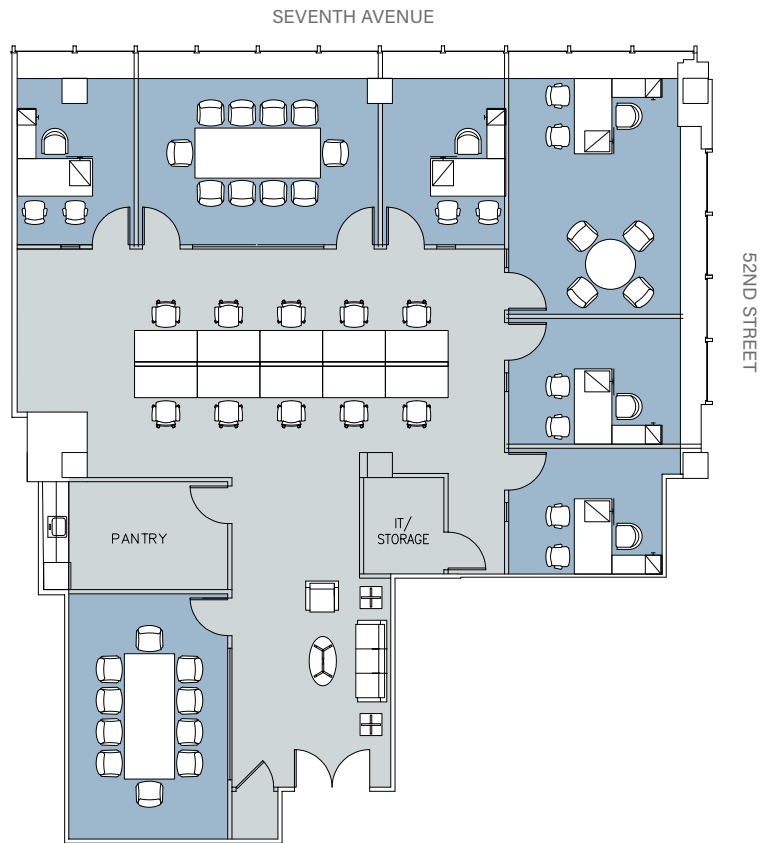


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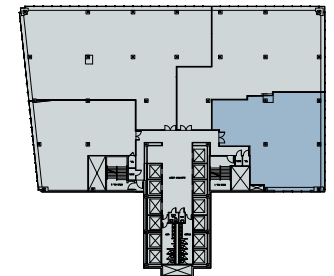
SUITE 401 - 4,324 RSF

PROPOSED DIVISION

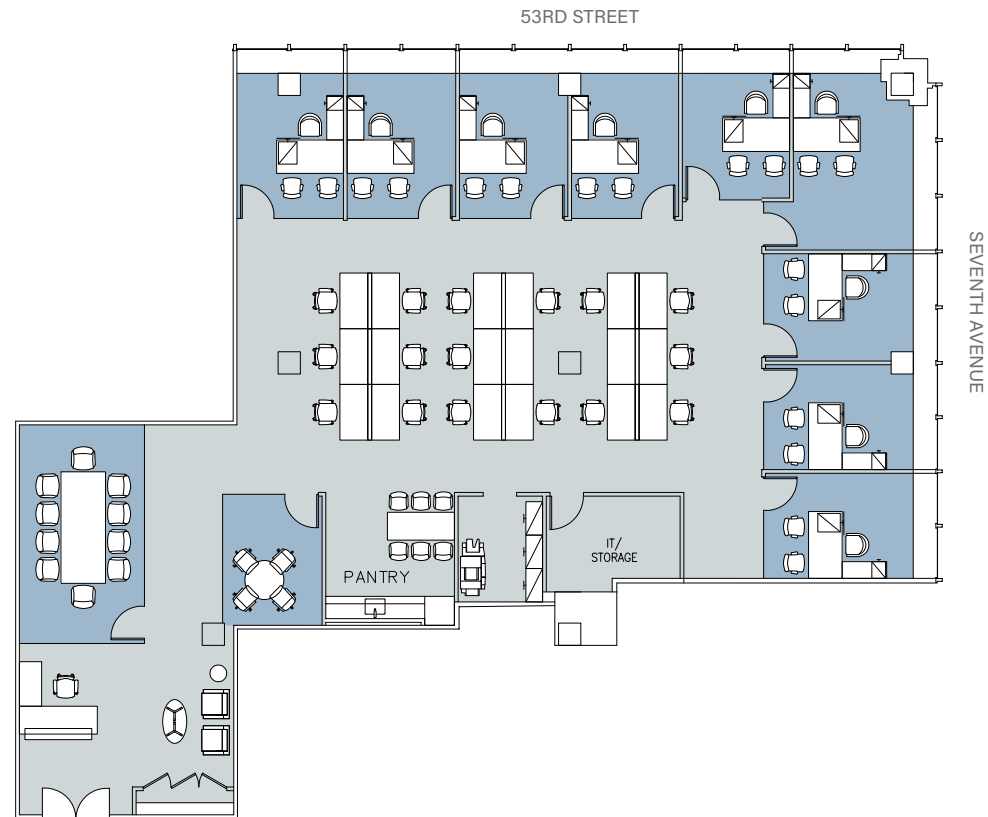


FLOOR KEY

Office	5
Workstation	10
Conference Room	2
Pantry	1
Total Personnel	15

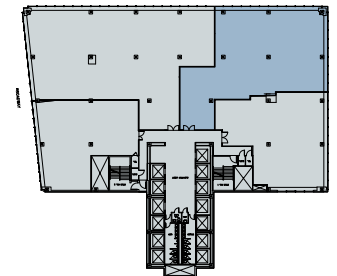


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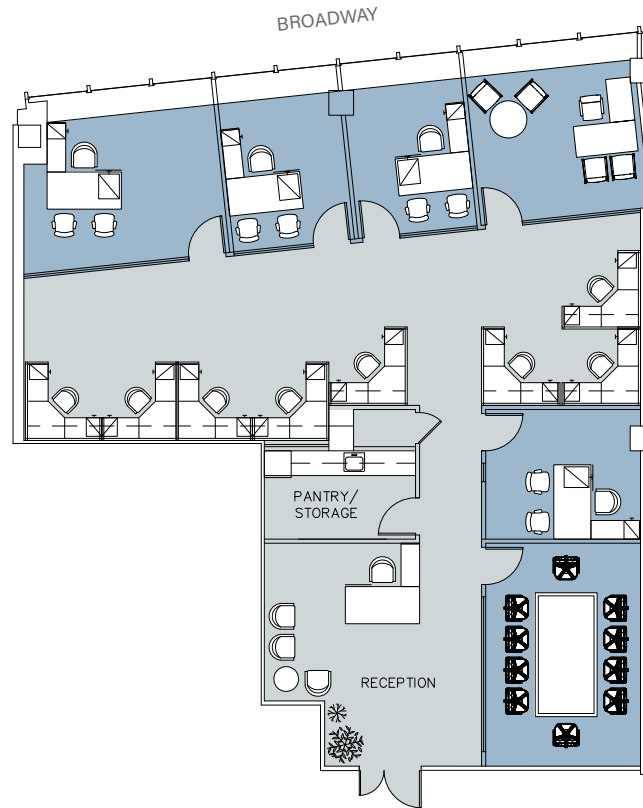


FLOOR KEY

Office	9
Workstation	16
Conference Room	2
Pantry	1
Reception	1
Total Personnel	26

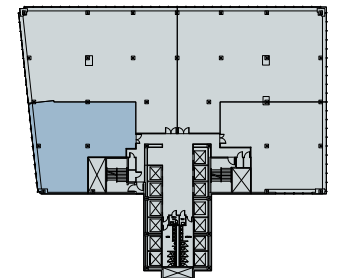


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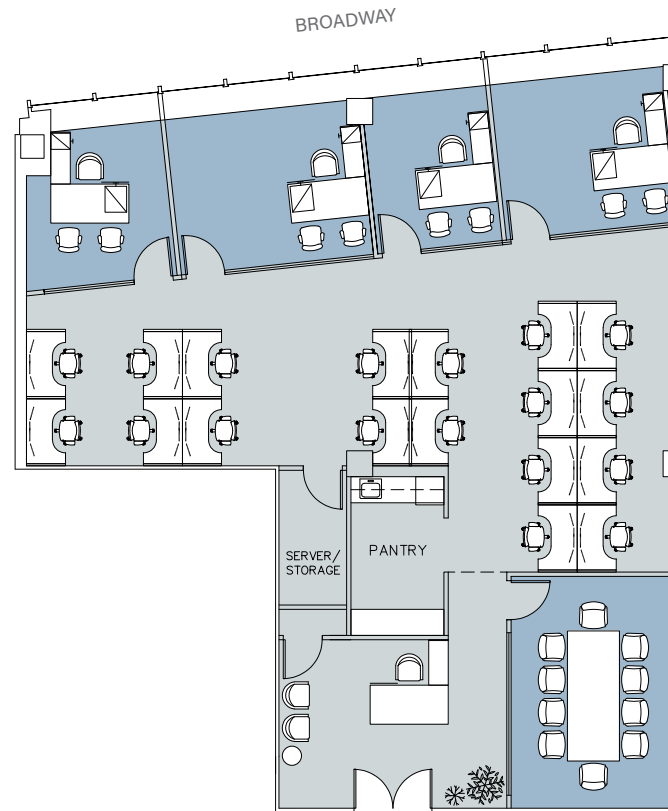


FLOOR KEY

Office	5
Workstation	8
Conference Room	1
Pantry	1
Reception	1
Total Personnel	14

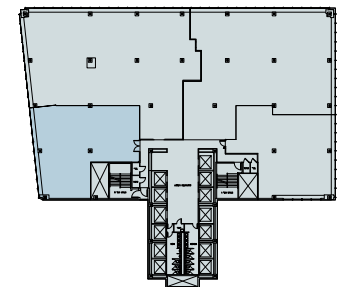


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FLOOR KEY

Office	4
Workstation	18
Conference Room	1
Pantry	1
Reception	1
Total Personnel	23



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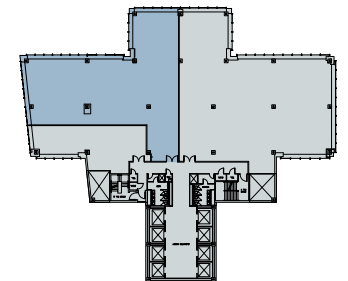
SUITE 1700 - 6,509 RSF

EXISTING CONDITIONS



FLOOR KEY

Office	9
Workstation	18
Conference Room	3
Pantry	1
Reception	1
Total Personnel	28



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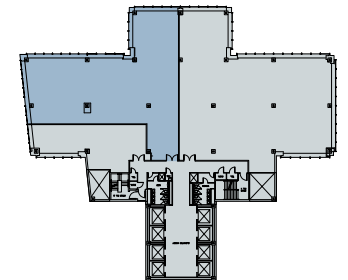
SUITE 1700 - 6,509 RSF

PROPOSED PREBUILT



FLOOR KEY

Office	7
Workstation	20
Conference Room	3
Pantry	1
Reception	1
Total Personnel	28



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SUITE 1701 - 8,747 RSF

EXISTING CONDITIONS

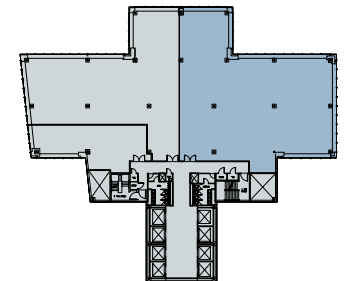
53RD STREET



SEVENTH AVENUE

FLOOR KEY

Office	12
Workstation	29
Conference Room	2
Pantry	1
Reception	1
Total Personnel	42

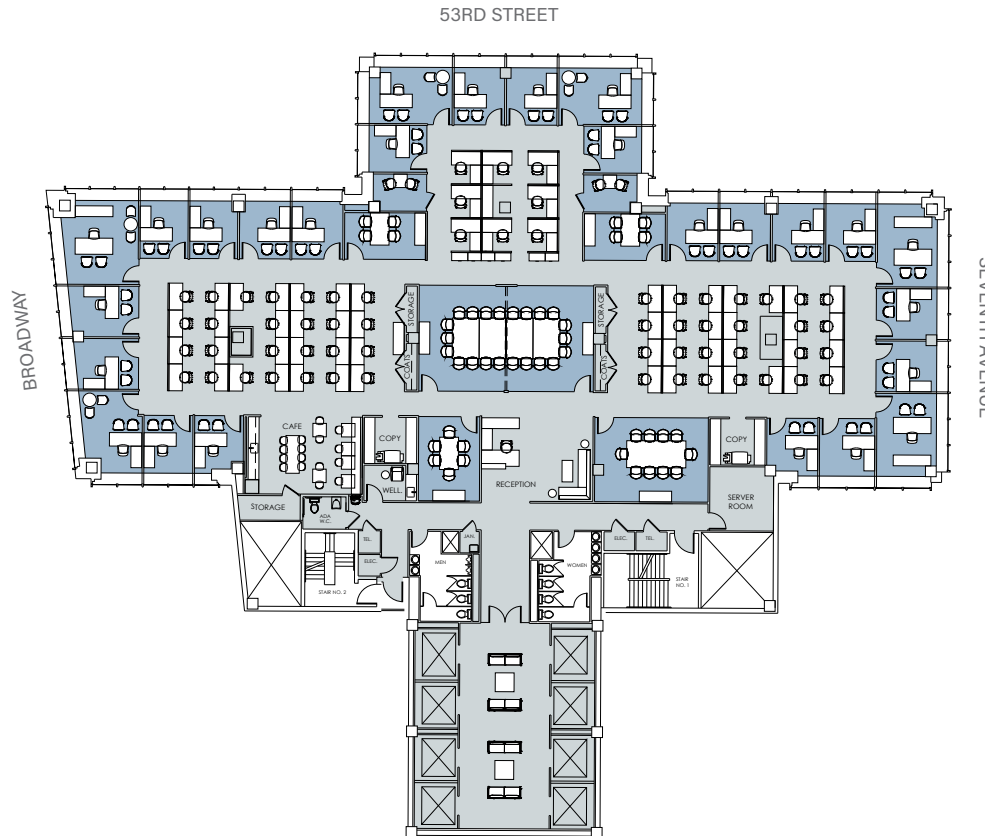


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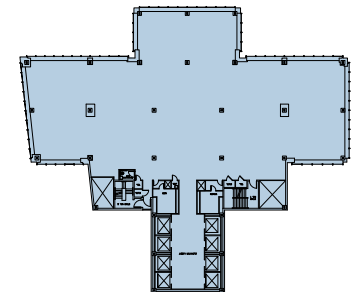
18TH FLOOR - 17,320 RSF

PROPOSED LAYOUT



FLOOR KEY

Office	26
Workstation	60
Conference Room	5
Pantry	1
Reception	1
Phone Room	2
Total Personnel	87
RSF Per Person	199



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SUITE 1901 - 8,634 RSF

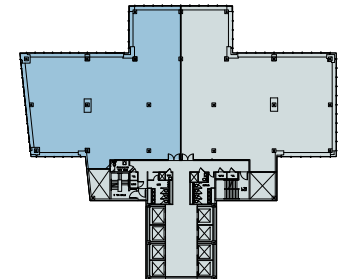
PREBUILT

53RD STREET



FLOOR KEY

Office	10
Workstation	41
Conference Room	2
Pantry	1
Reception	1
Total Personnel	52



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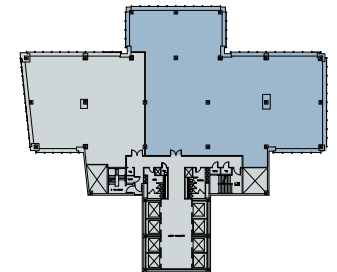
SUITE 2000 - 11,278 RSF

EXISTING CONDITIONS



FLOOR KEY

Office	11
Workstation	37
Conference Room	2
Pantry	1
Reception	1
Total Personnel	49

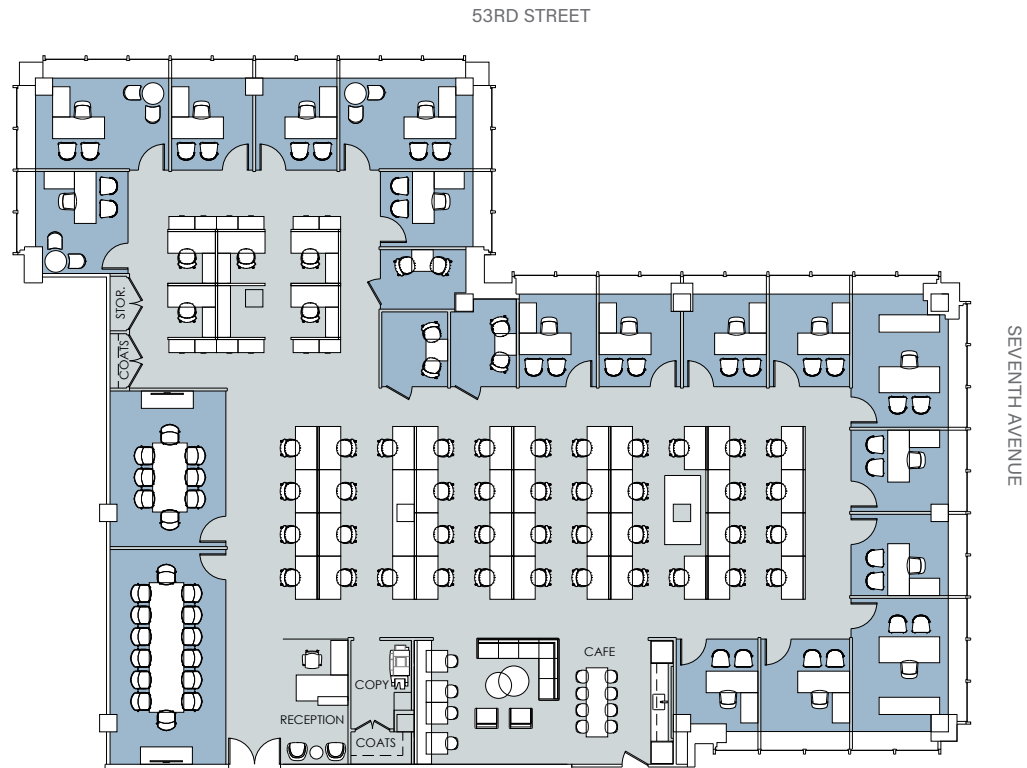


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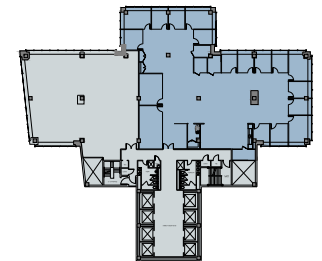
SUITE 2000 - 11,278 RSF

PROPOSED PREBUILT



FLOOR KEY

Office	16
Workstation	45
Conference Room	2
Phone Room	3
Pantry	1
Reception	1
Total Personnel	62



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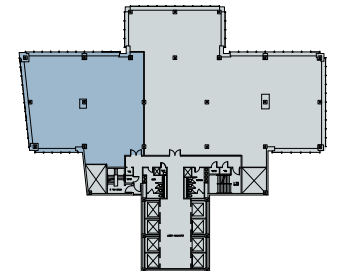
SUITE 2005 - 6,042 RSF

PROPOSED PREBUILT



FLOOR KEY

Office	9
Workstation	12
Conference Room	2
Pantry	1
Reception	1
Total Personnel	22



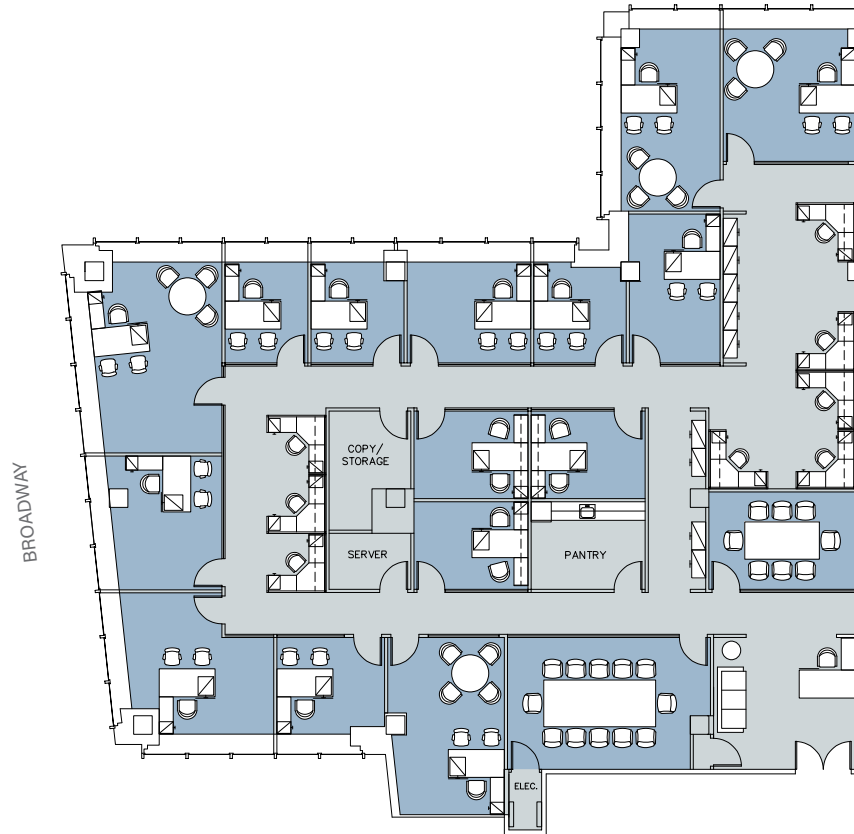
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SUITE 2700 - 8,640 RSF

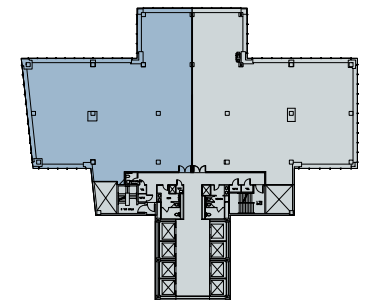
EXISTING CONDITIONS

53RD STREET



FLOOR KEY

Office	15
Workstation	8
Conference Room	2
Reception	1
Pantry	1
Total Personnel	24



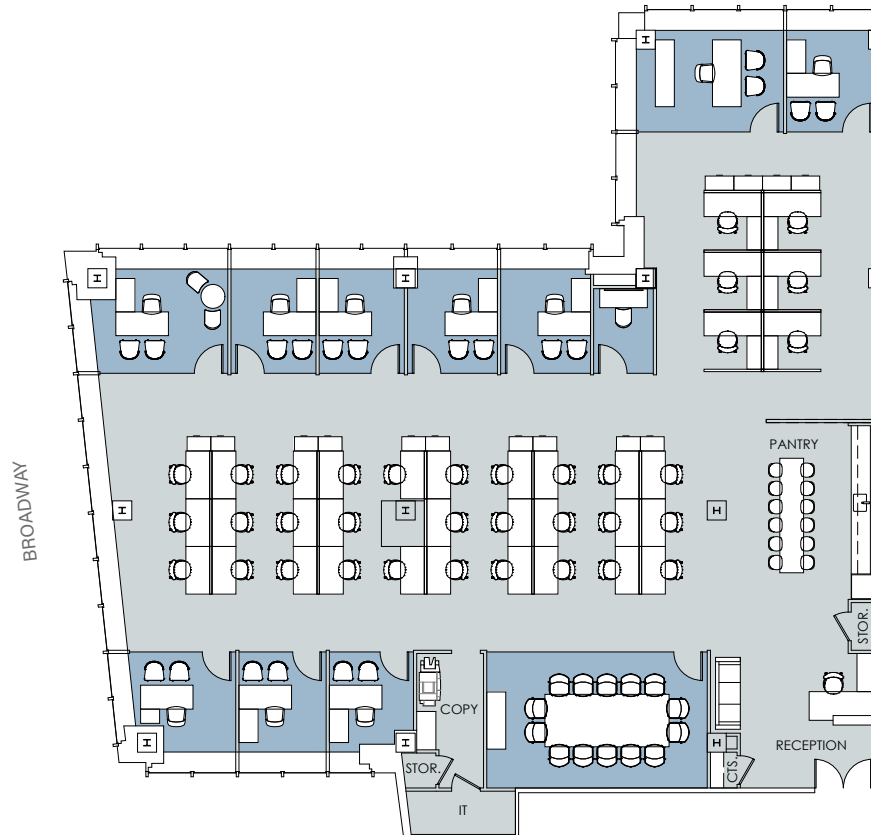
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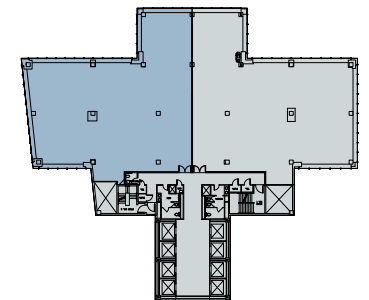
SUITE 2700 - 8,640 RSF

PROPOSED PREBUILT

53RD STREET



Office	10
Workstation	35
Conference Room	1
Phone Room	1
Pantry	1
Reception	1
Total Personnel	46



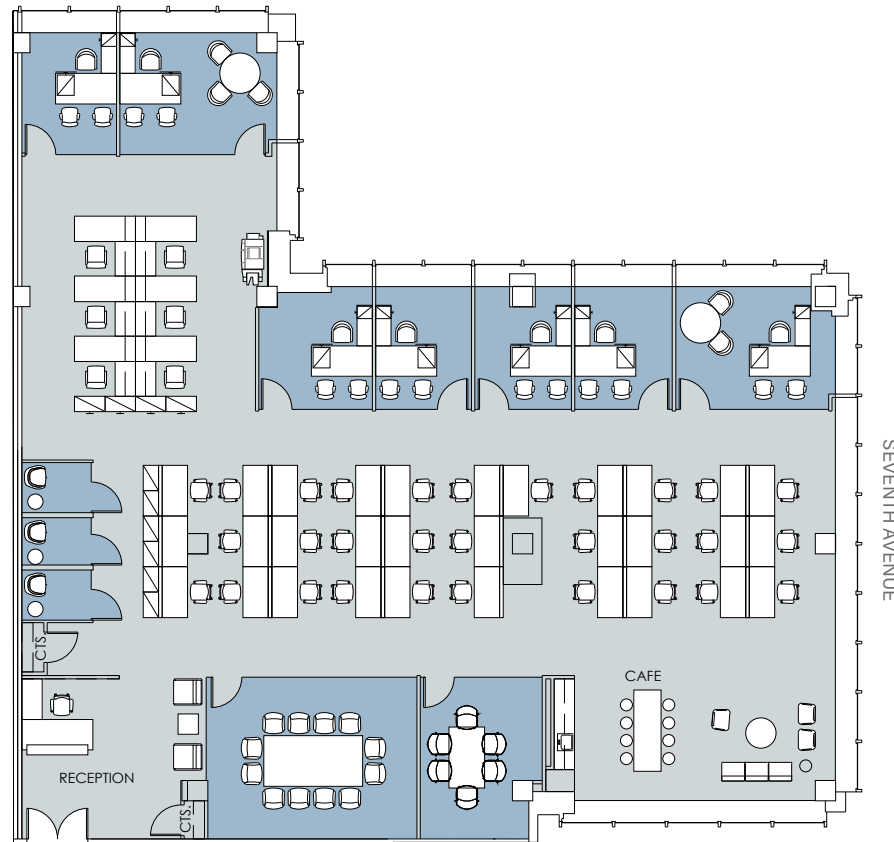
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SUITE 2705 - 8,760 RSF

PREBUILT

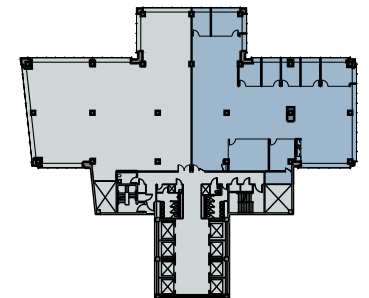
53RD STREET



SEVENTH AVENUE

FLOOR KEY

Office	7
Workstation	36
Conference Room	2
Phone Room	3
Pantry	1
Reception	1
Total Personnel	44



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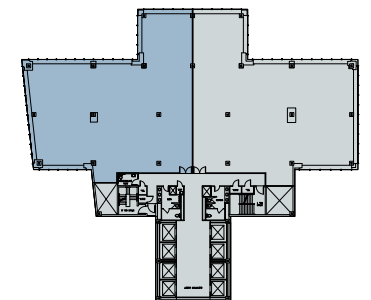
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SUITE 2900 - 8,622 RSF

PROPOSED LAYOUT



Office	13
Workstation	31
Conference Room	2
Phone Room	1
Pantry	1
Reception	1
Total Personnel	45

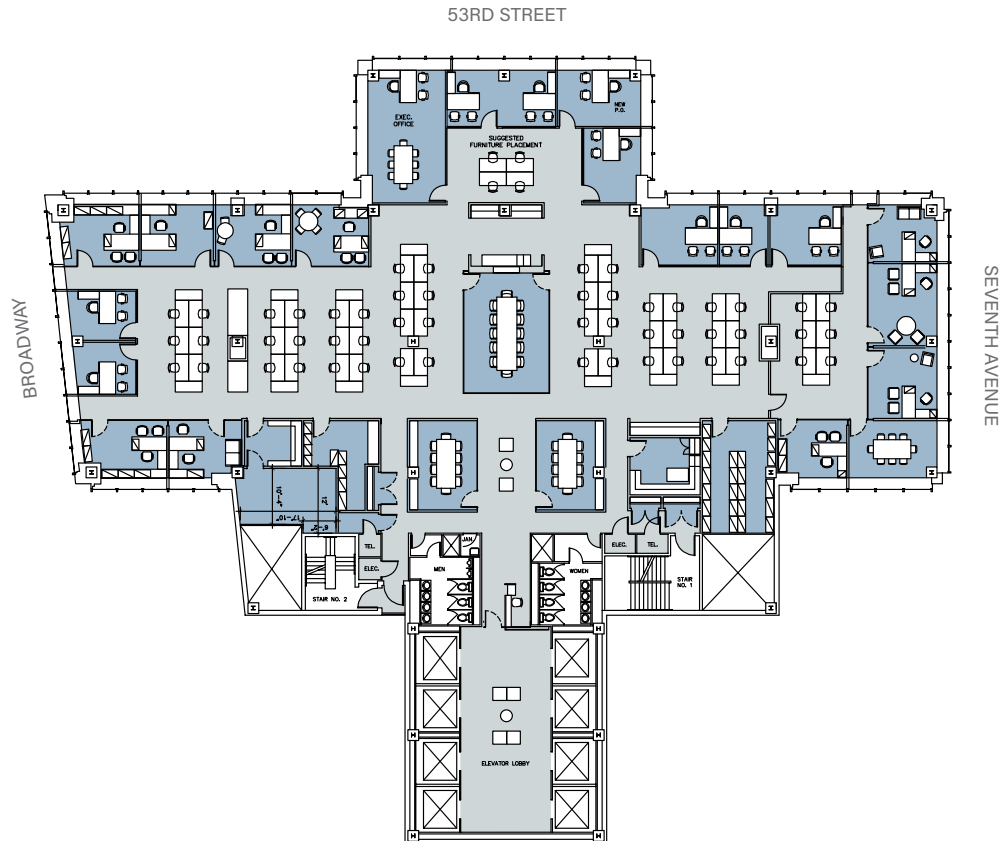


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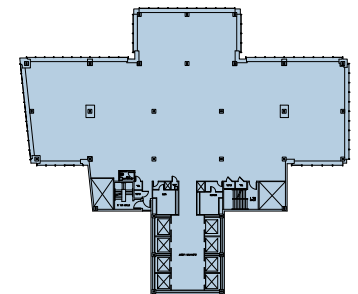
33RD FLOOR - 17,320 RSF

EXISTING CONDITIONS

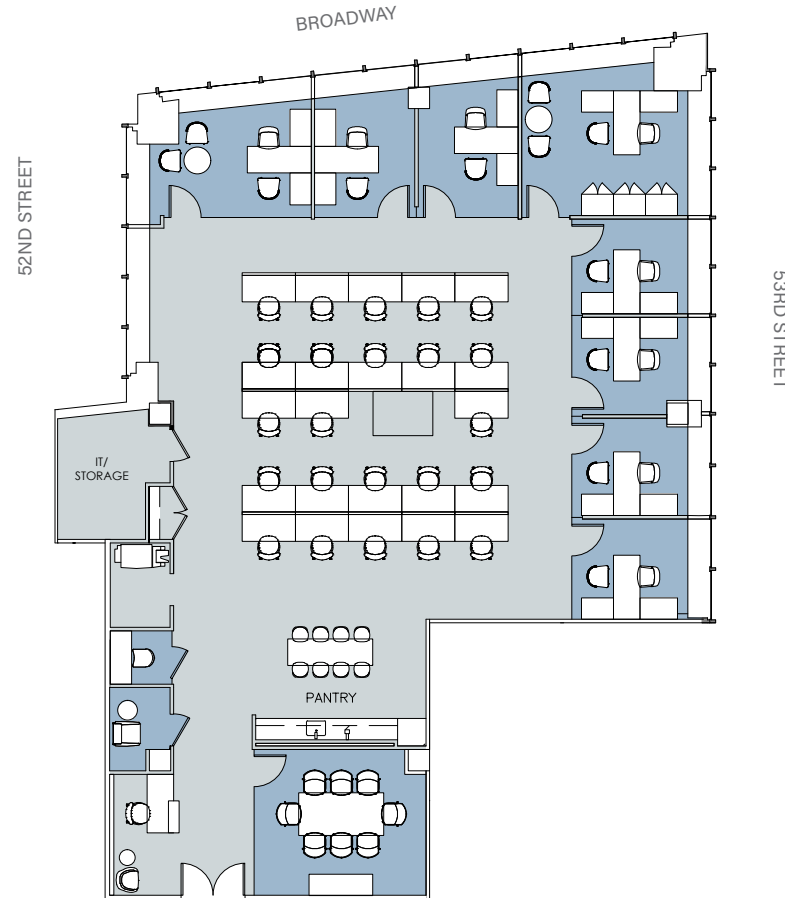


FLOOR KEY

Office	19
Workstation	56
Conference Room	4
Pantry	1
Reception	1
Total Personnel	76
RSF Per Person	227

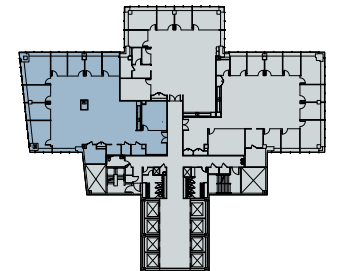


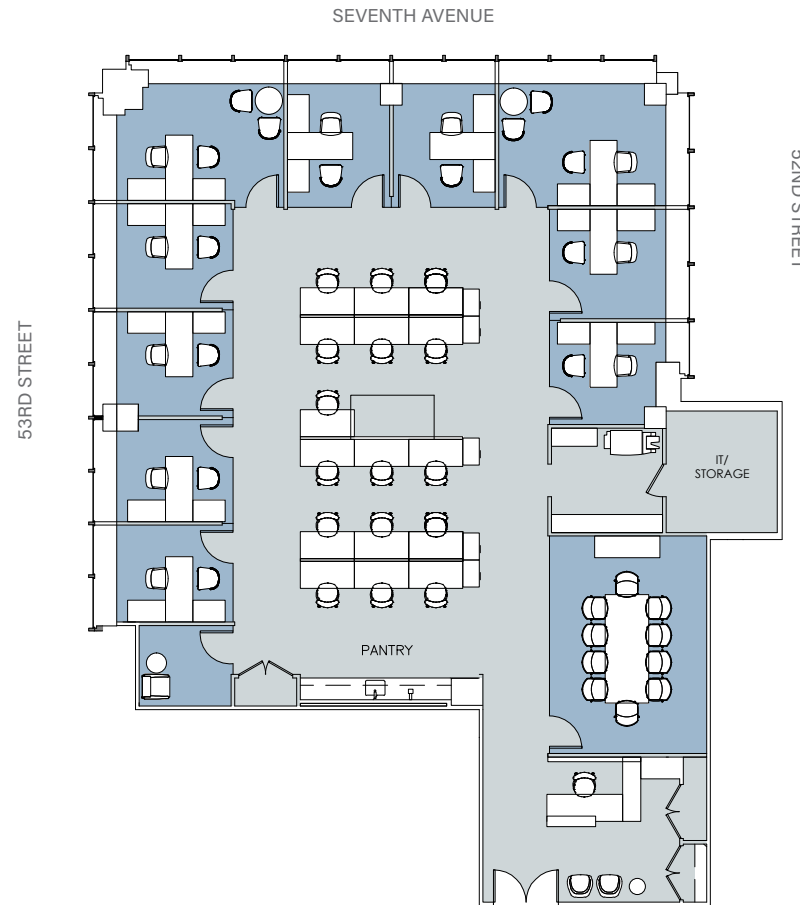
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FLOOR KEY

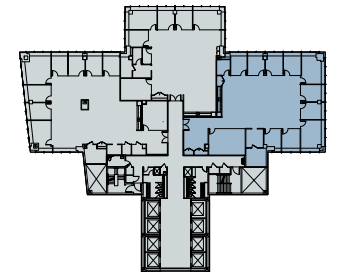
Office	8
Workstation	23
Conference Room	1
Pantry	1
Phone Room	1
Wellness Room	1
Reception	1
Total Personnel	32



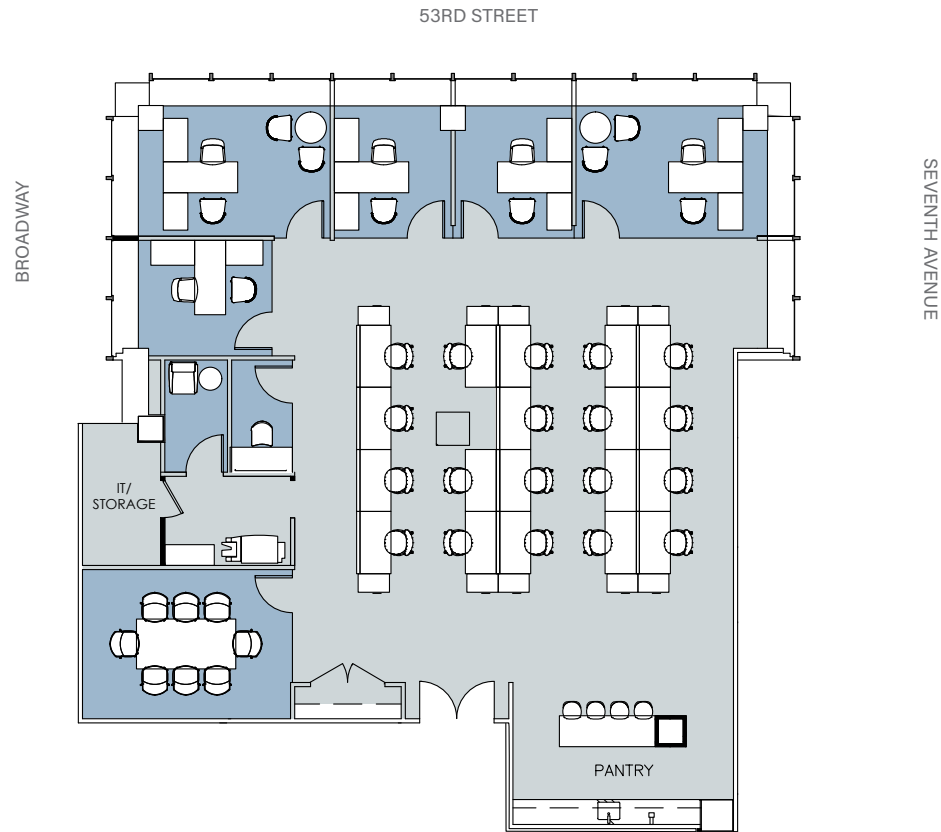


FLOOR KEY

Office	10
Workstation	16
Conference Room	2
Wellness Room	1
Reception	1
Total Personnel	27



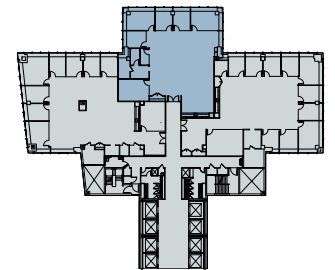
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FLOOR KEY

Office	5
Workstation	19
Conference Room	1
Pantry	1
Phone Room	1
Wellness Room	1
Total Personnel	24

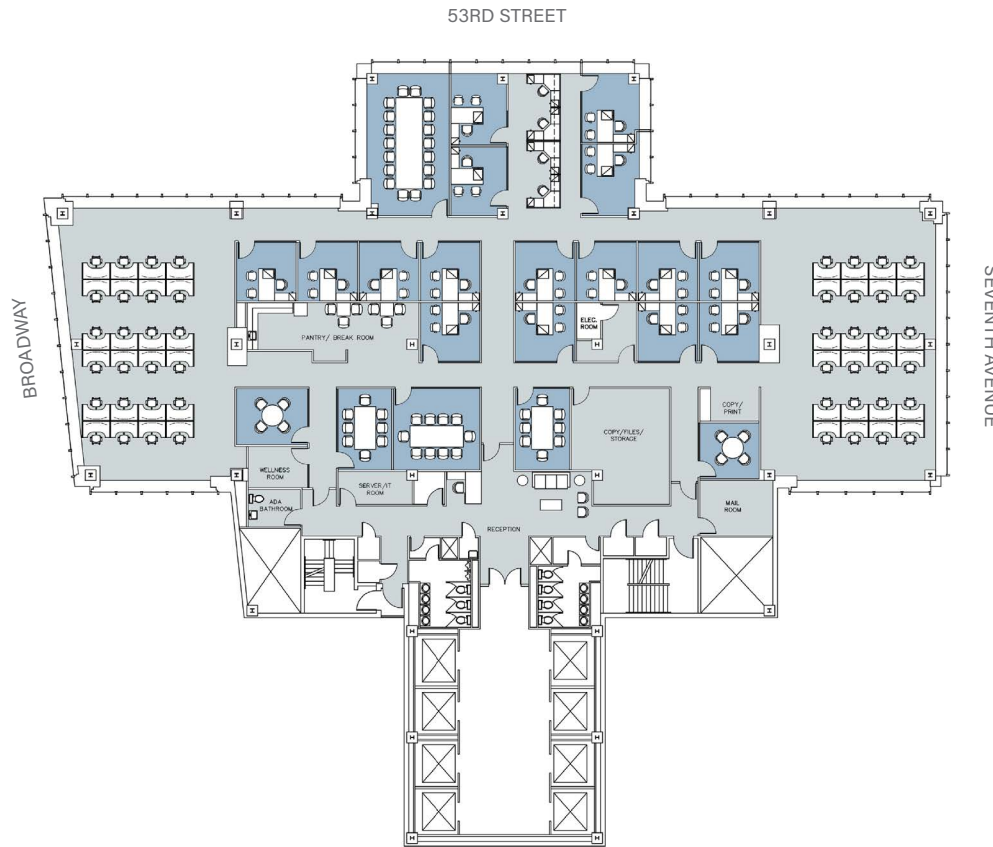
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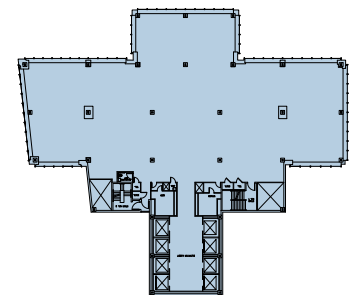
38TH FLOOR - 17,320 RSF

EXISTING CONDITIONS



FLOOR KEY

Office	16
Workstation	52
Conference Room	6
Pantry	1
Reception	1
Total Personnel	69
RSF Per Person	251



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BUILDING SPECIFICATIONS

LOCATION	Bounded by Seventh Avenue & Broadway between 52nd and 53rd Streets	HVAC/SUPPLEMENTAL COOLING	Air-conditioning provided by two (2) 1,200-ton York steam turbine chillers Currently 800 ton condenser water loop for tenant supplemental air of which approx. 400 tons are available Perimeter induction units and interior zone air-handling units HVAC hours operating hours are Monday - Friday 8:00am - 6:00pm
BUILDING SIZE	765,000 rsf	ELECTRIC	Three (3) 3,000 amp services at 480 volts; two (2) separate electric closets located on each floor Up to six (6) watts per sqft for tenant use
BUILDING HEIGHT	Forty-one (41) Floors	LIFE/SAFETY	Addressable Class E System; Building is fully sprinklered Emergency generator backs up all life-safety systems
BUILDING CONSTRUCTION	Conventional reinforced concrete foundation system with steel columns and beams Facade: Glass vision panels with gray mortar aluminum spandrel panels; south facade is brick veneer Lobby: Lobby features travertine walls, floors with chocolate marble inserts, dark bamboo ceiling and wall panel accents and new elevator cabs with matching materials	SECURITY/ACCESS	The building security desk is manned 24 hours a day, 7 days a week Turnstiles with access cards for tenants in the lobby and messenger service CCTV surveillance in public areas and turnstile entry controls/ground floor elevator lobby
ARCHITECT	Kahn & Jacobs	TELECOM/CABLE	Verizon, AT&T, Broadview, Cogent, Crown Castle/Lighttower, Zayo, Spectrum Wired Certified Platinum DAS for enhanced cell phone service
FLOOR LAYOUT	Side core	TRANSPORTATION	Easy access to 1, 2, A, B, C, D, N, Q, R, W subway lines and bus stops
FLOOR SIZES	Floors 2-14 22,437 rsf Floors 17-41 17,320 rsf	AMENITIES	Conference Center 200-car garage located in building Direct access to on-site parking garage
FLOOR LOADS	50-100 lbs per sf	BUILDING PERFORMANCE	LEED Silver
TYPICAL SLAB HEIGHTS	11'8"		
COLUMN SPACING	21' to 26'		
ELEVATORS	Twelve (12) Destination dispatch passenger elevators Freight Elevators: One (1) manually operated freight elevator Freight entrance on 52nd Street Five (5) elevators serve floors 1 - 14 Seven (7) elevators serve floors 17 - 41 One (1) freight elevator serves floors C - 42		



WiredScore
PLATINUM

PERFORMANCE PROGRAM

SUSTAINABILITY AT SL GREEN



HIGHLIGHTS

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

- 810 Seventh Avenue 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 810 Seventh Avenue 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

- 810 Seventh Avenue 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

- 810 Seventh Avenue 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 June 30, 2024, the Company held interests in **55 buildings** totaling **31.8 million square feet**. This included ownership interests in **28.1 million square feet** of Manhattan buildings and **2.8 million square feet** securing debt and preferred equity investments.

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