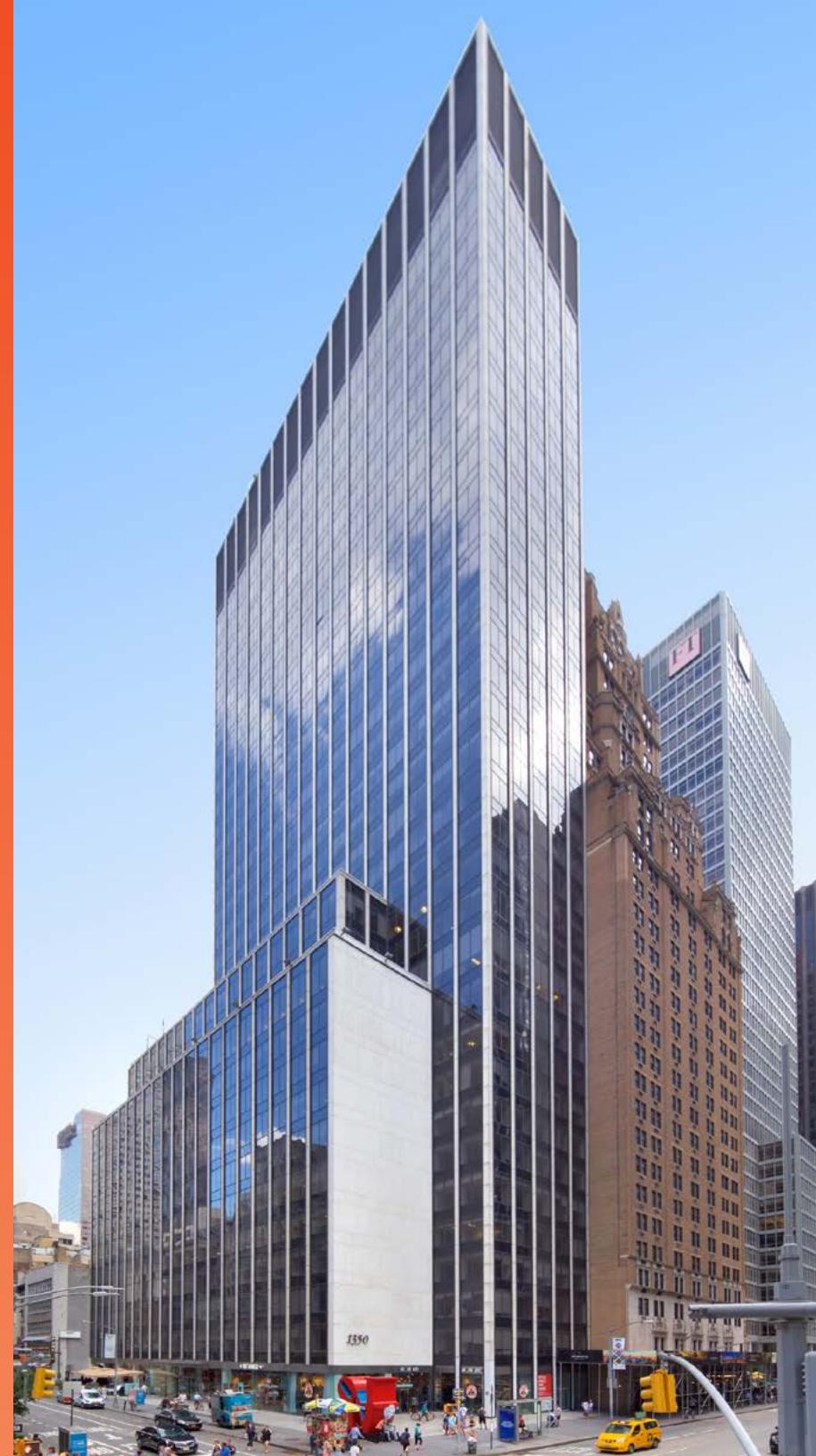


# 1350AOA

PLAZA DISTRICT  
PRESTIGE





**ENTRANCE**



LOBBY

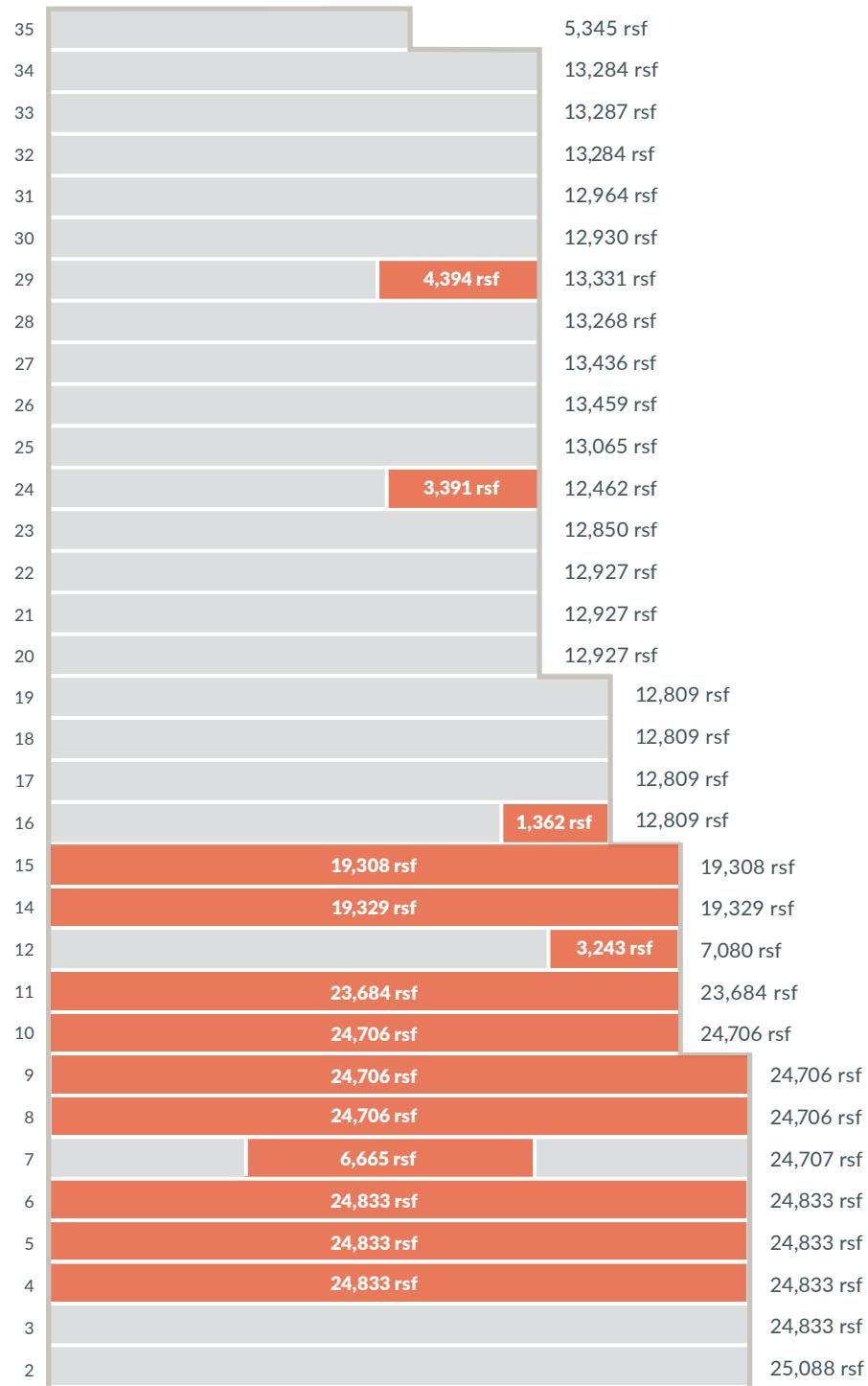


**SIGNATURE ART INSTALLATION**



NEW ELEVATOR CABS

## AVAILABILITIES





SAMPLE INSTALLATION



SAMPLE INSTALLATION



SAMPLE INSTALLATION

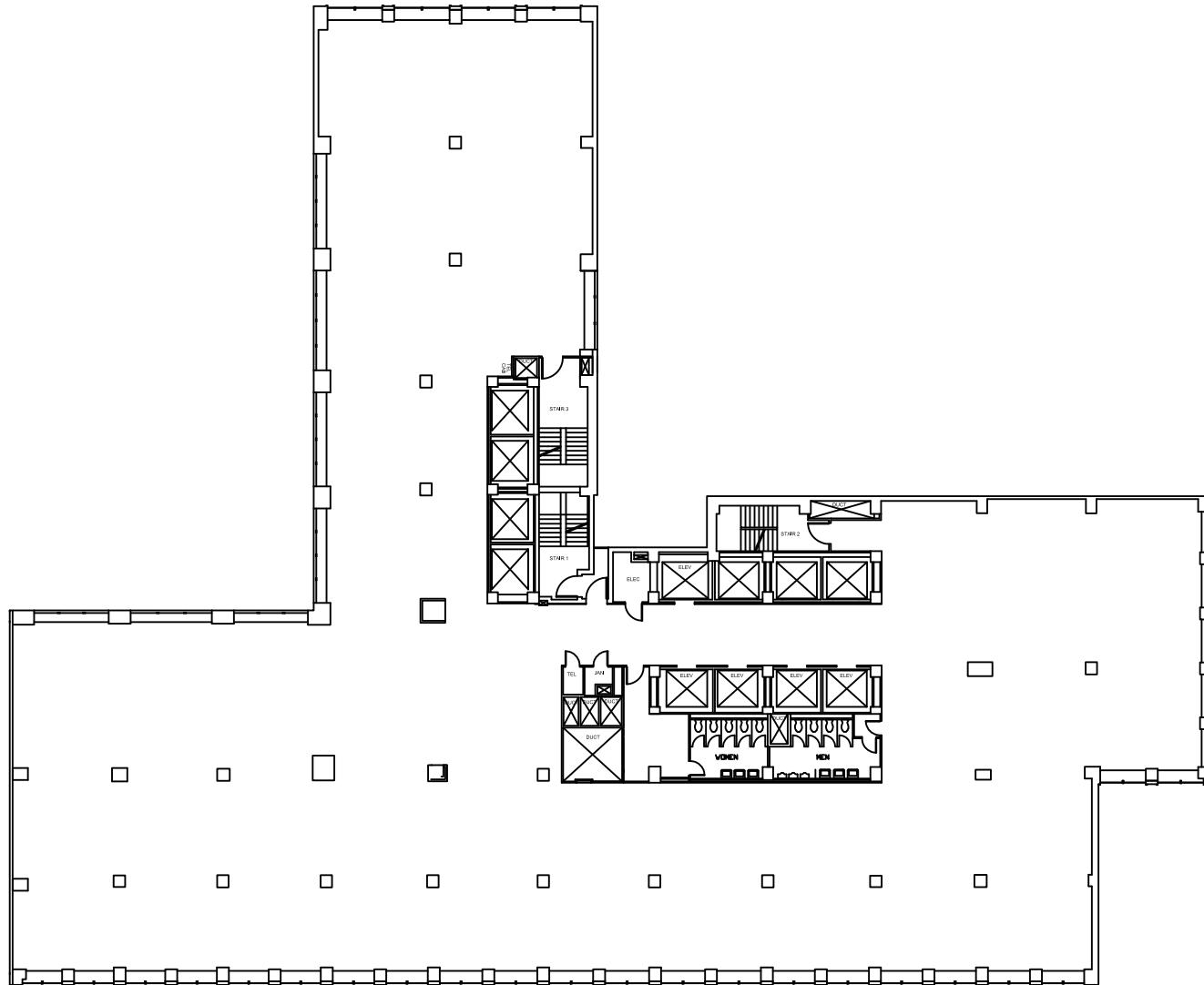


SAMPLE INSTALLATION

CORE AND SHELL

# TYPICAL BASE FLOOR - 24,833 RSF

WEST 54TH STREET



AVENUE OF THE AMERICAS

[Click here for more information](#)

WEST 55TH STREET

## OFFICE INTENSIVE LAYOUT

# TYPICAL BASE FLOOR - 24,833 RSF

WEST 54TH STREET



AVENUE OF THE AMERICAS

FLOOR KEY	
Office	38
Workstation 6' x 8'	24
Workstation 6' x 6'	56
Conference Room	6
Pantry/Coffee Bar	2
Reception	1
<b>Total Personnel</b>	<b>118</b>

[Click here for more information](#)

## OPEN LAYOUT

# TYPICAL BASE FLOOR - 24,833 RSF

WEST 54TH STREET



AVENUE OF THE AMERICAS

FLOOR KEY	
Office	21
Workstation 6' x 8'	12
Workstation 6' x 6'	84
Conference Room	6
Pantry/Coffee Bar	2
Breakout Area	4
Reception	1
<b>Total Personnel</b>	<b>118</b>

## EXISTING CONDITIONS

# ENTIRE 5TH FLOOR - 24,833 RSF

WEST 54TH STREET



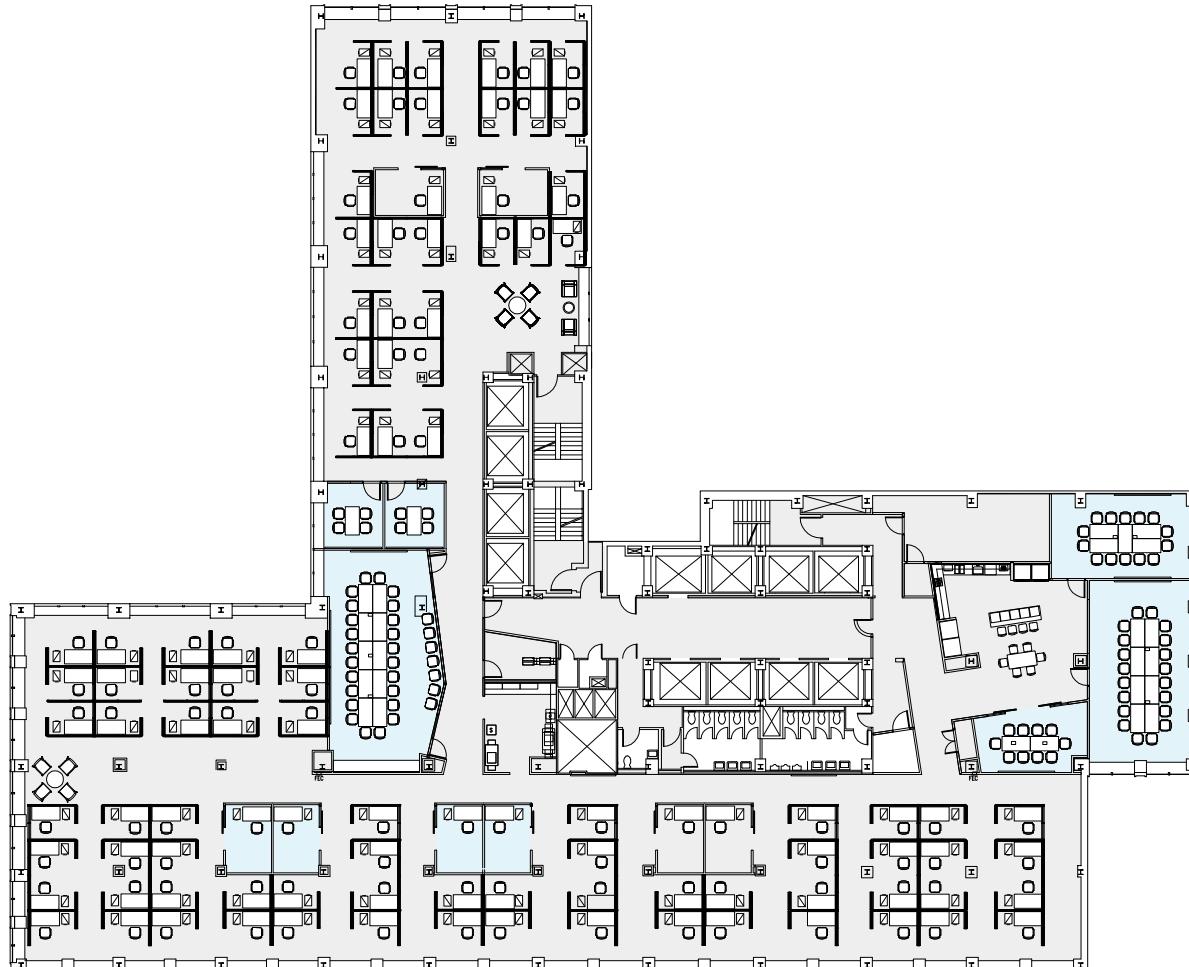
AVENUE OF THE AMERICAS

FLOOR KEY	
Office	11
Workstation	71
Conference Room	8
Pantry	1
Reception	1
<b>Total Personnel</b>	<b>83</b>

## EXISTING CONDITIONS

# ENTIRE 6TH FLOOR - 24,833 RSF

WEST 54TH STREET



AVENUE OF THE AMERICAS

WEST 55TH STREET

FLOOR KEY	
Office	8
Workstation	92
Conference Room	6
Pantry	1
Reception	1
<b>Total Personnel</b>	<b>101</b>

# EXISTING CONDITIONS

## SUITE 730 - 6,665 RSF



NEW PRE-BUILT

**ENTIRE 8TH FLOOR - 24,706 RSF**

WEST 54TH STREET



AVENUE OF THE AMERICAS

FLOOR KEY	
Office	18
Workstation	163
Conference Room	7
Cafe	1
Phone Room	2
Reception	1
<b>Total Personnel</b>	<b>182</b>



8TH FLOOR



8TH FLOOR

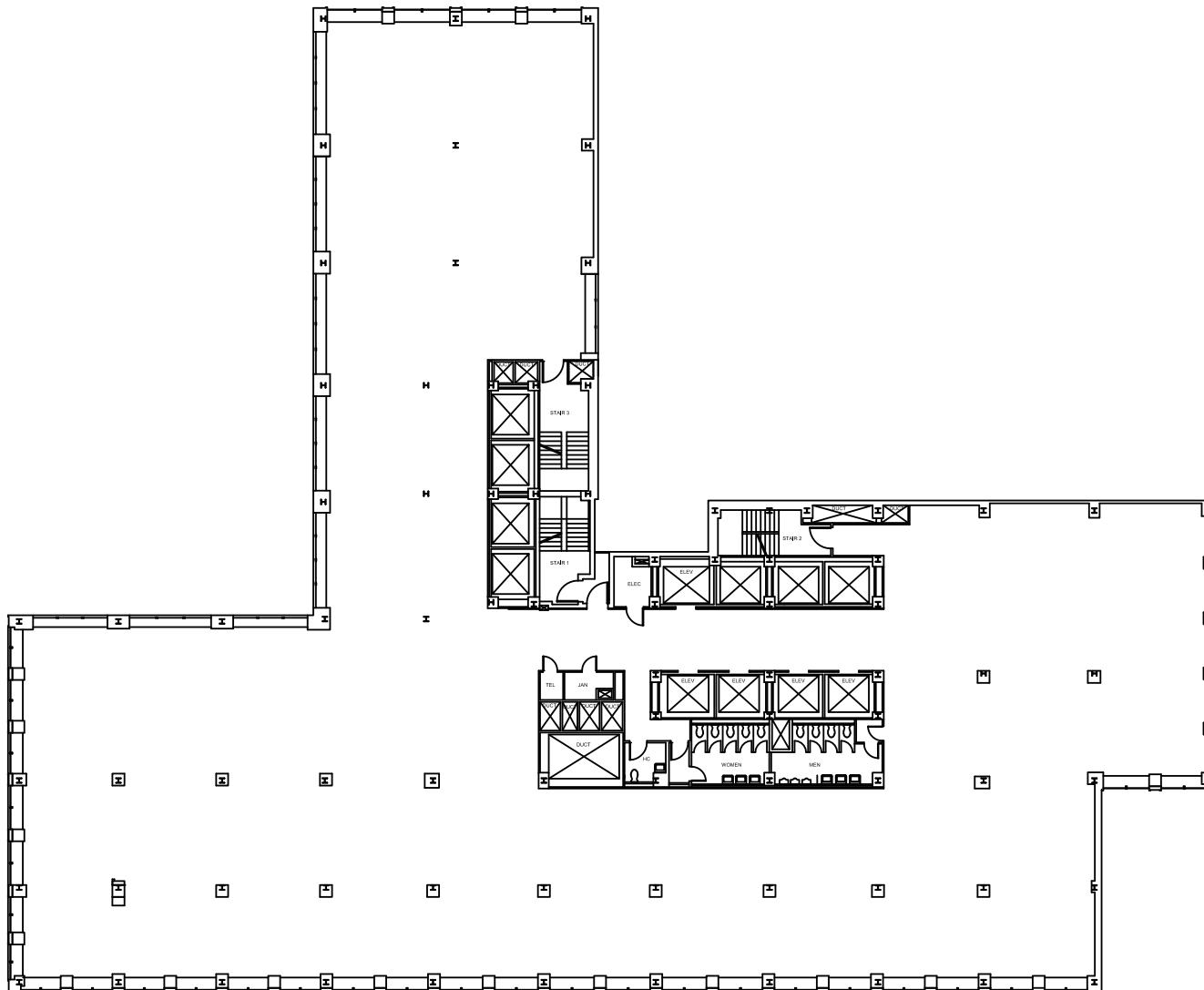


8TH FLOOR

CORE AND SHELL

**ENTIRE 9TH - 10TH FLOOR - 24,706 RSF**

WEST 54TH STREET



AVENUE OF THE AMERICAS

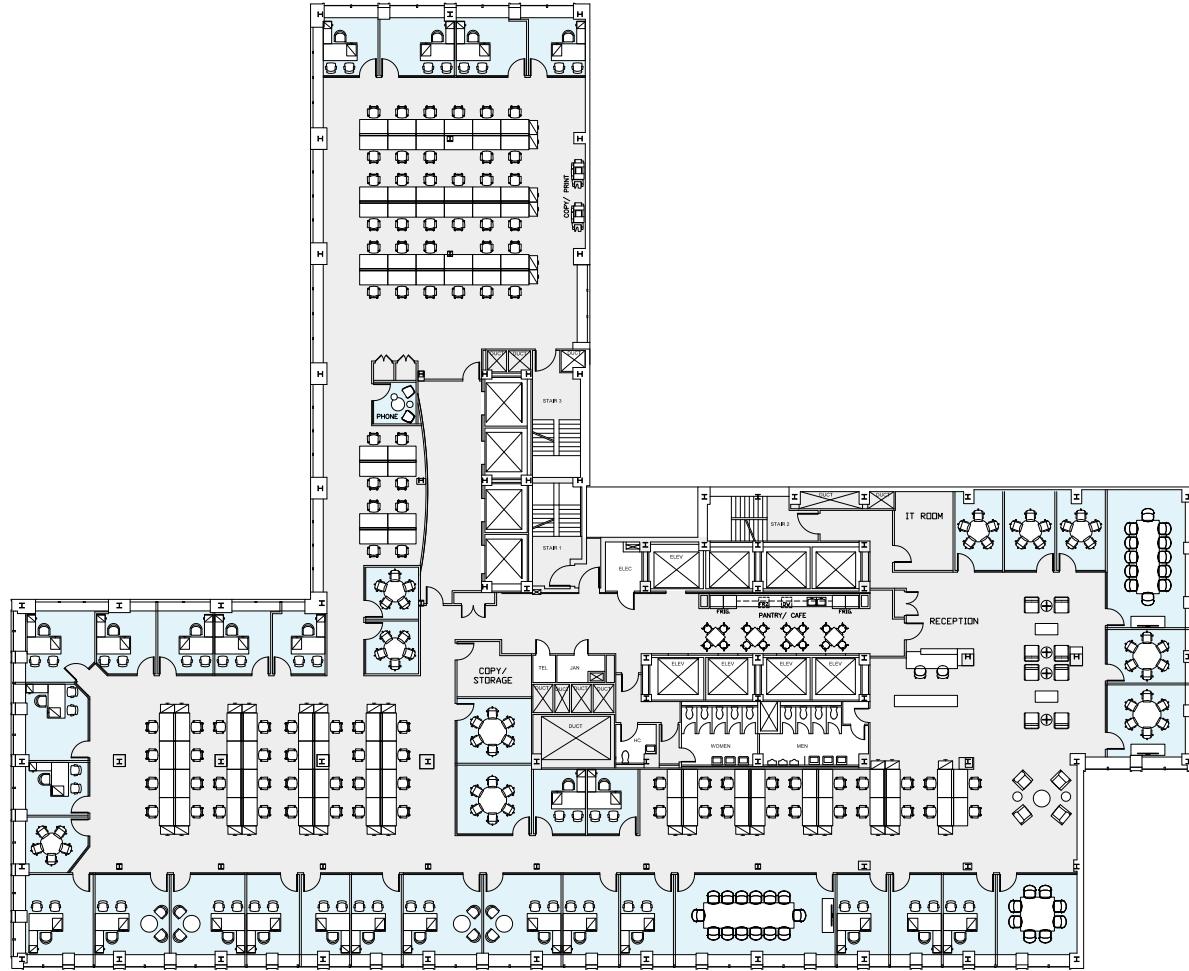
WEST 55TH STREET

[Click here for more information](#)

# EXISTING CONDITIONS WITH SAMPLE FURNITURE

## ENTIRE 9TH FLOOR - 24,706 RSF

WEST 54TH STREET



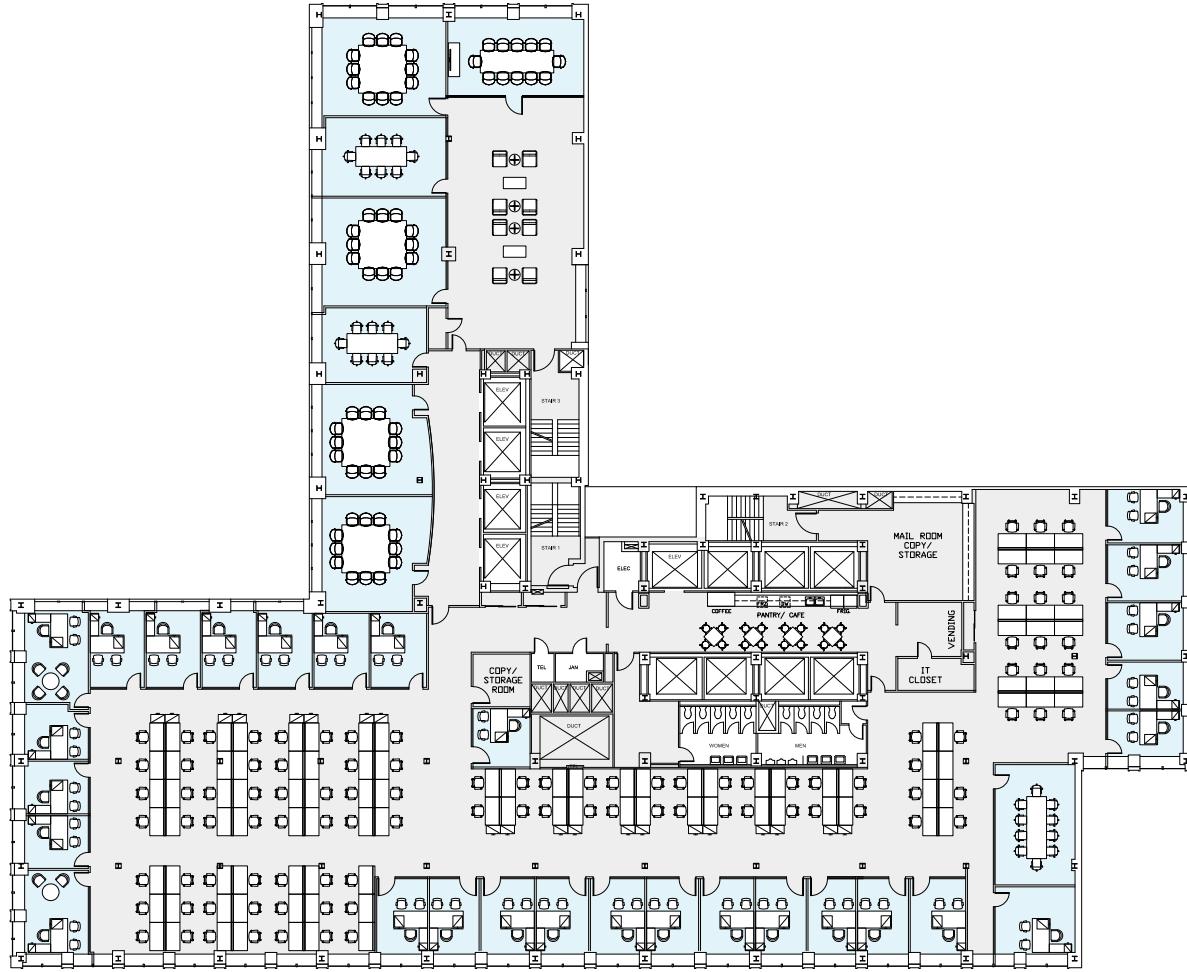
AVENUE OF THE AMERICAS

FLOOR KEY	
Office	23
Workstation	92
Conference Room	13
Cafe	1
Phone Room	2
<b>Total Personnel</b>	<b>115</b>

[Click here for more information](#)

EXISTING CONDITIONS WITH SAMPLE FURNITURE  
**ENTIRE 10TH FLOOR - 24,706 RSF**

WEST 54TH STREET



AVENUE OF THE AMERICAS

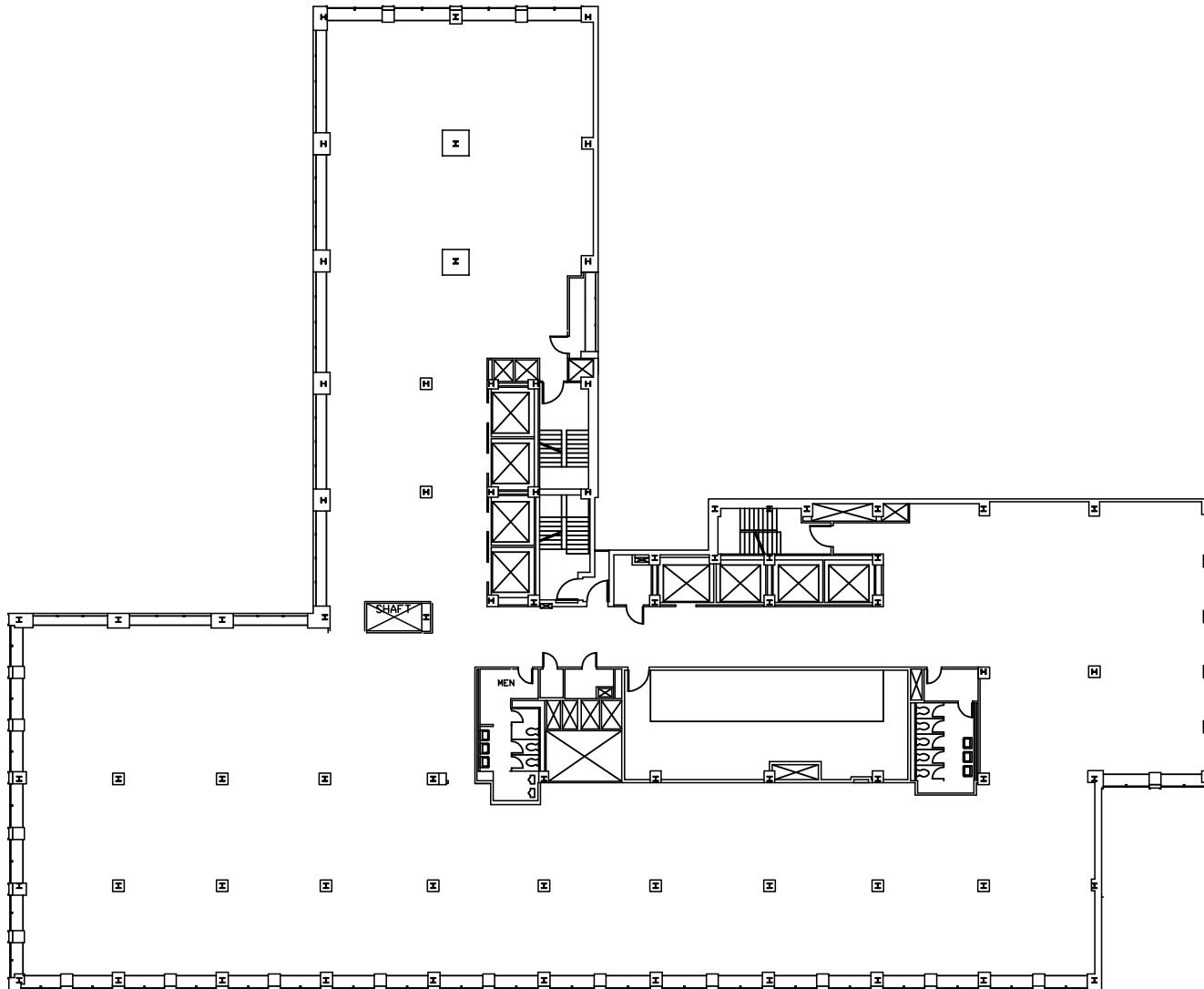
FLOOR KEY	
Office	28
Workstation	90
Conference Room	8
Cafe	1
Copy/ Storage Room	2
Mail Room	1
<b>Total Personnel</b>	<b>118</b>

[Click here for more information](#)

CORE AND SHELL

**ENTIRE 11TH FLOOR - 23,684 RSF**

WEST 54TH STREET



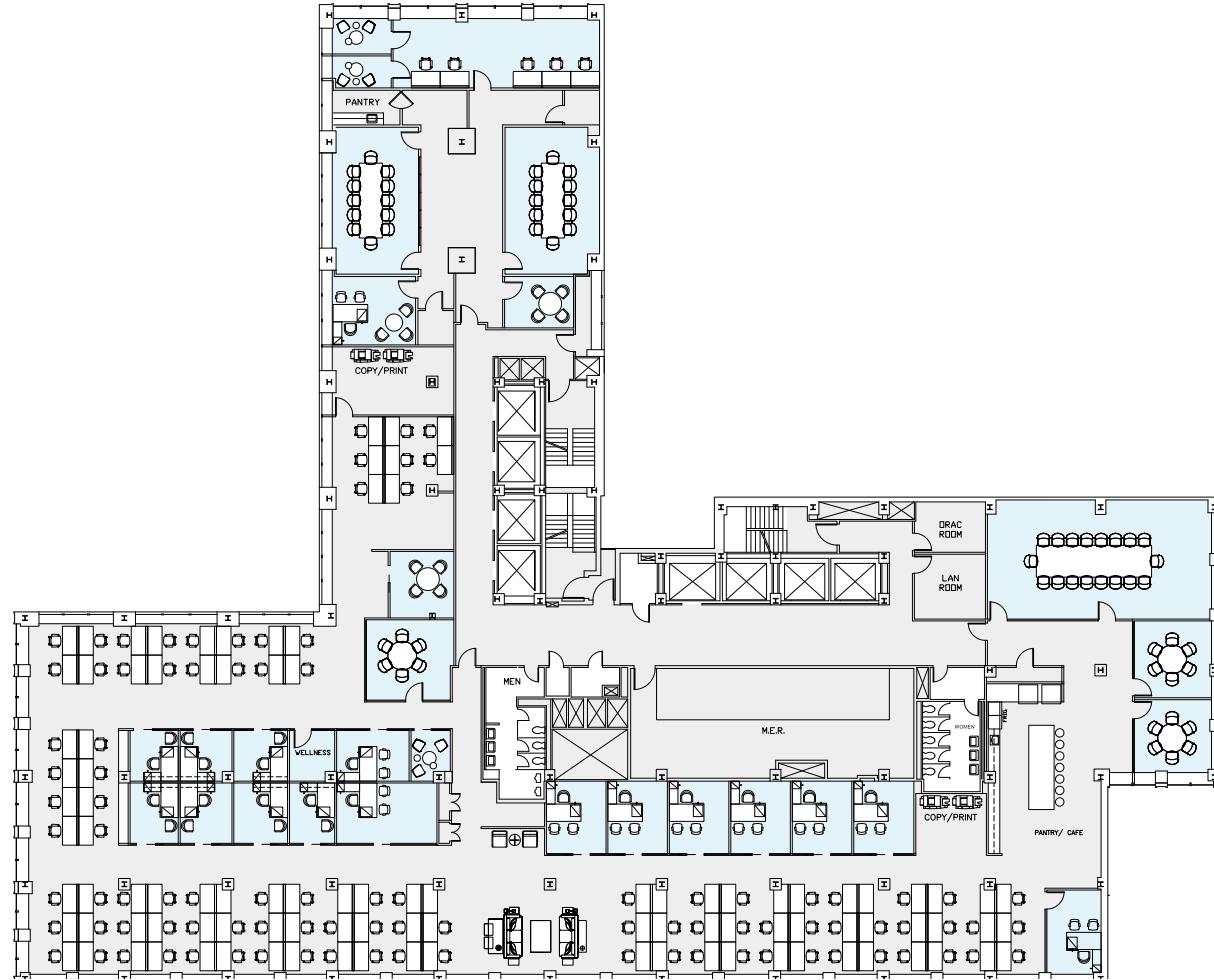
AVENUE OF THE AMERICAS

[Click here for more information](#)

WEST 55TH STREET

# EXISTING CONDITIONS WITH SAMPLE FURNITURE ENTIRE 11TH FLOOR - 23,684 RSF

WEST 54TH STREET

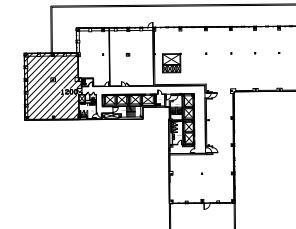
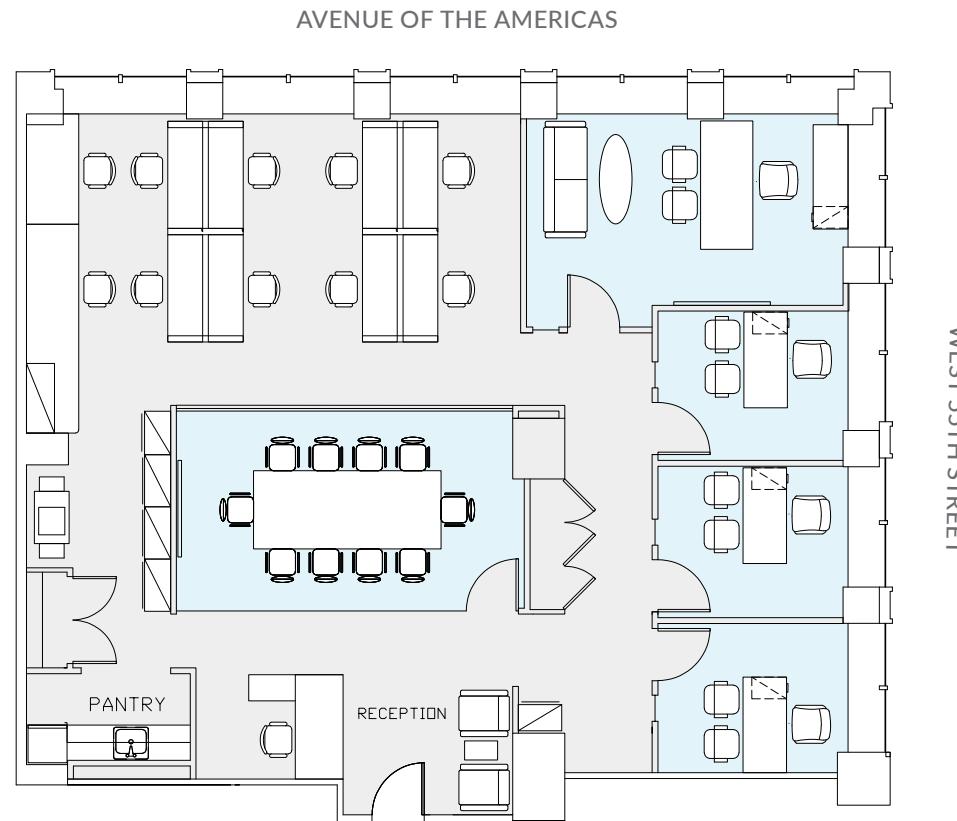


FLOOR KEY	
Office	16
Workstation	102
Conference Room	8
Cafe/ Pantry	2
Wellness Room	1
<b>Total Personnel</b>	<b>118</b>

[Click here for more information](#)

# EXISTING CONDITIONS

## SUITE 1200 - 3,243 RSF

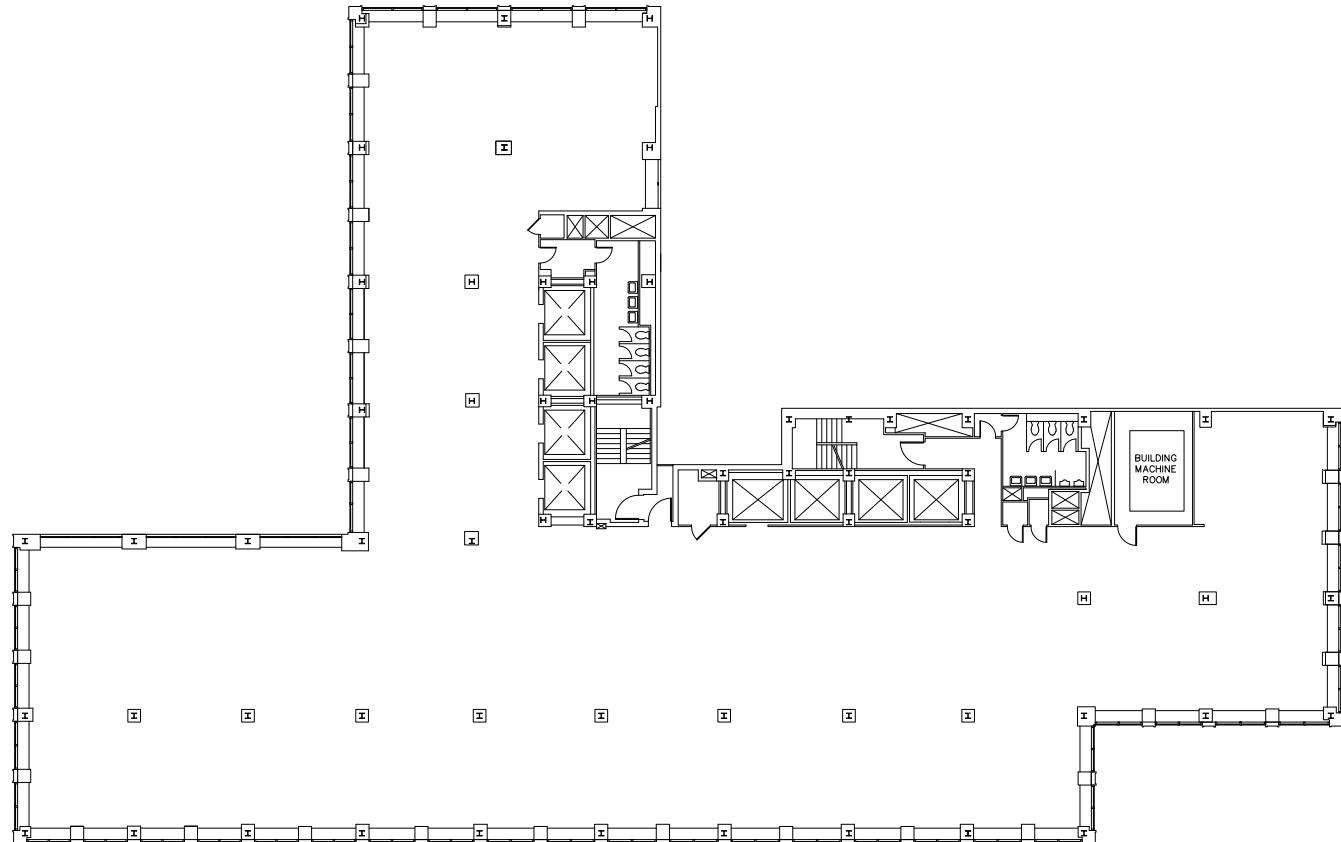


FLOOR KEY	
Office	4
Workstation	10
Conference Room	1
Pantry	1
Reception	1
<b>Total Personnel</b>	<b>15</b>

CORE AND SHELL

**ENTIRE 14TH FLOOR - 19,329 RSF**

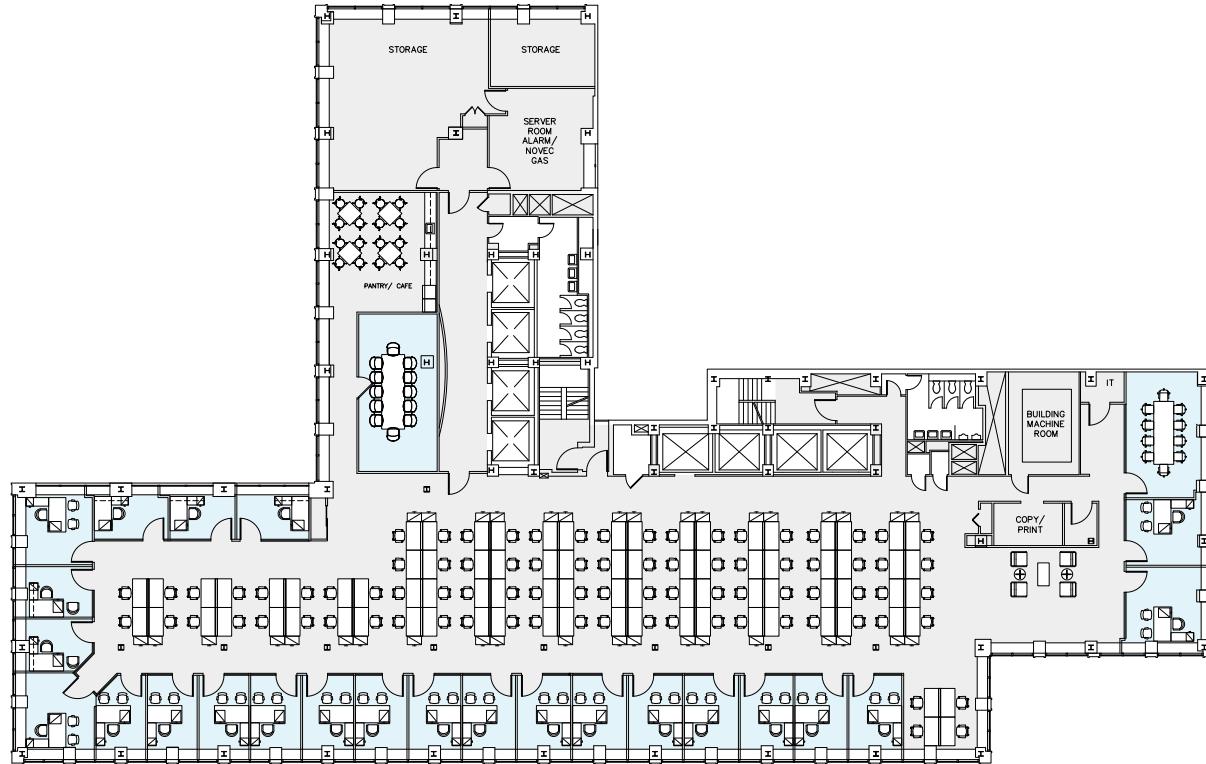
WEST 54TH STREET



AVENUE OF THE AMERICAS

# EXISTING CONDITIONS WITH SAMPLE FURNITURE ENTIRE 14TH FLOOR - 19,329 RSF

WEST 54TH STREET



AVENUE OF THE AMERICAS

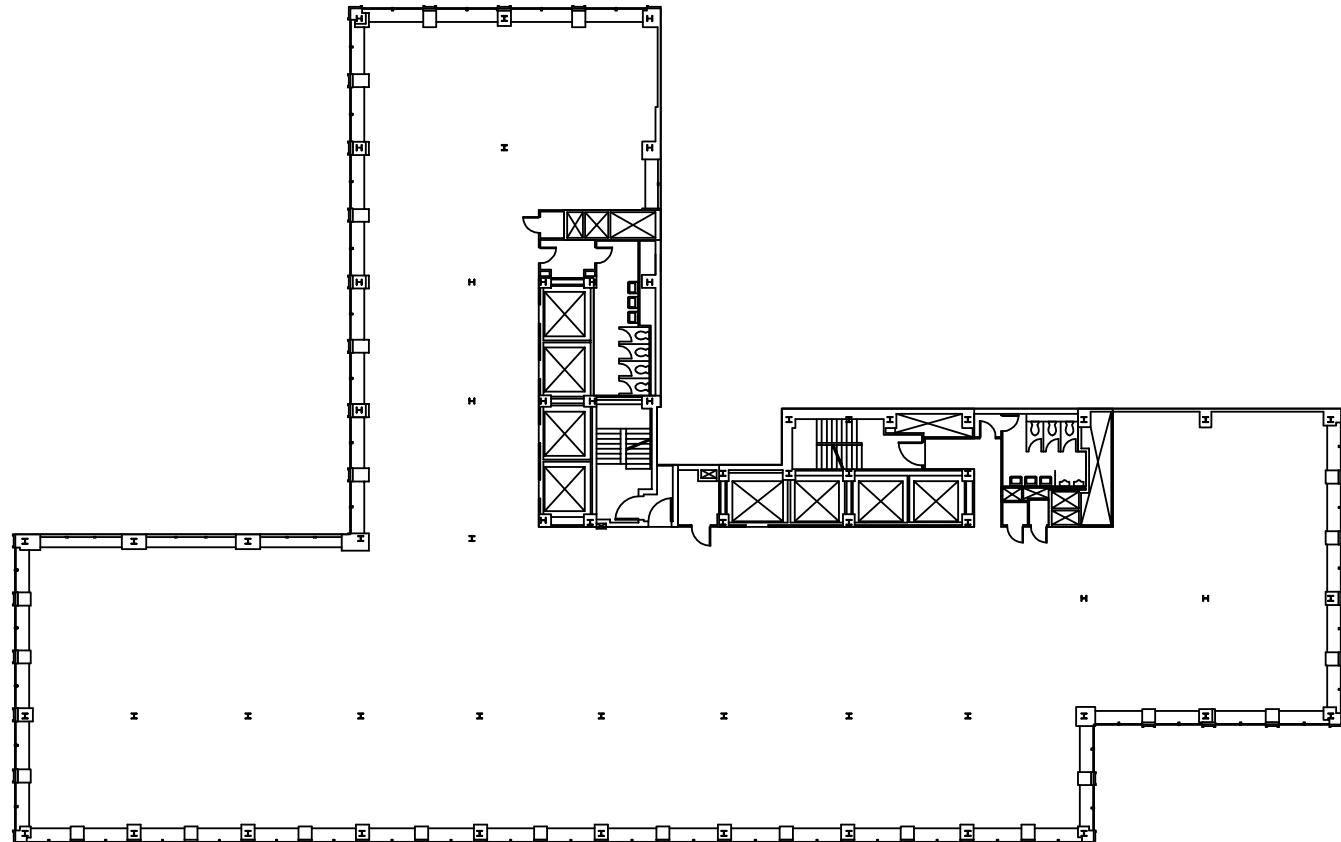
FLOOR KEY	
Office	24
Workstation	84
Conference Room	2
Cafe/ Pantry	1
Storage Room	2
<b>Total Personnel</b>	<b>108</b>

[Click here for more information](#)

CORE AND SHELL

**ENTIRE 15TH FLOOR - 19,308 RSF**

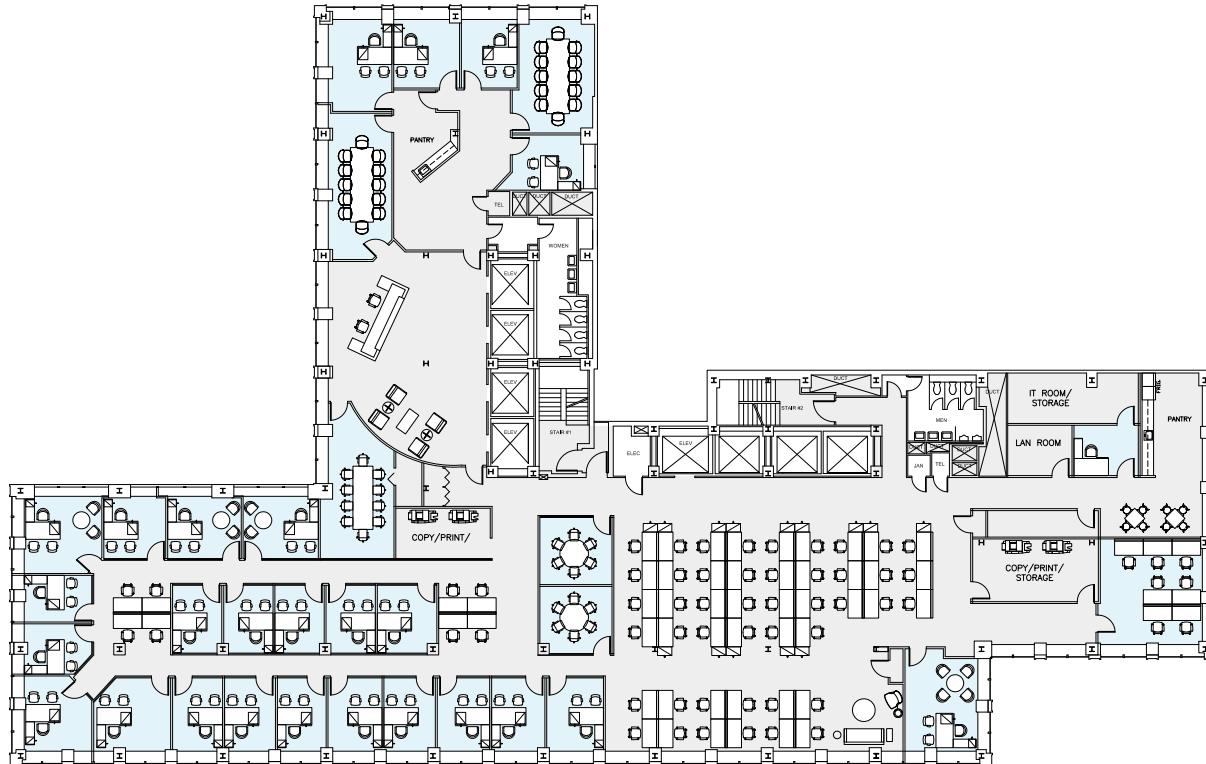
WEST 54TH STREET



AVENUE OF THE AMERICAS

# EXISTING CONDITIONS WITH SAMPLE FURNITURE ENTIRE 15TH FLOOR - 19,308 RSF

WEST 54TH STREET



AVENUE OF THE AMERICAS

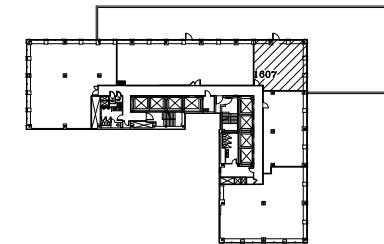
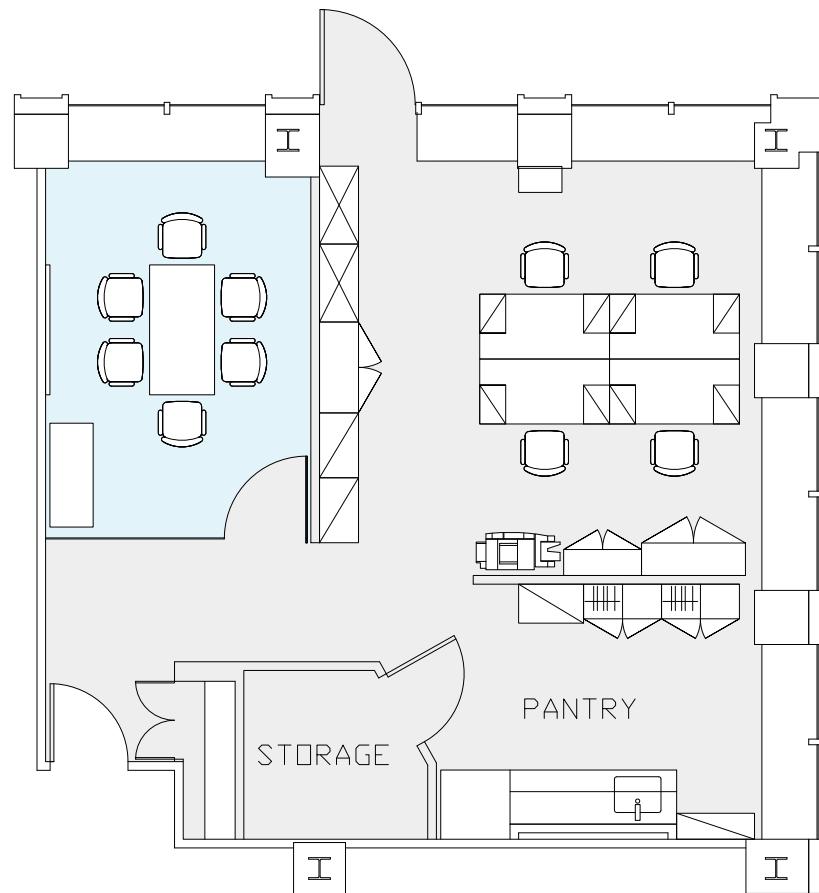
FLOOR KEY	
Office	26
Workstation	60
Conference Room	5
Pantry	2
Copy Room	2
<b>Total Personnel</b>	<b>86</b>

[Click here for more information](#)

# EXISTING CONDITIONS WITH SAMPLE FURNITURE

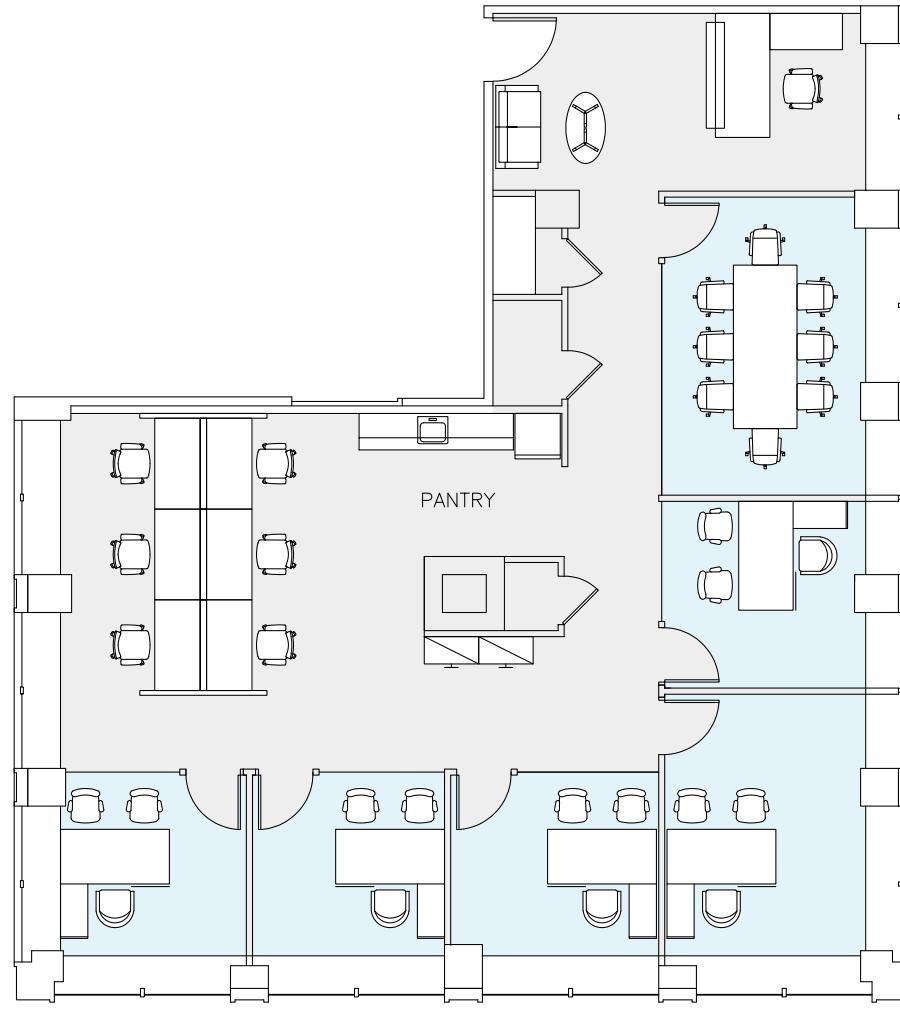
## SUITE 1607 - 1,362 RSF

WEST 55TH STREET

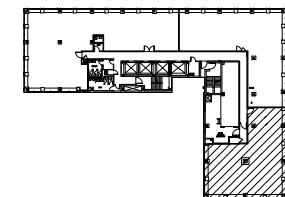


FLOOR KEY	
Workstation	4
Conference Room	1
Pantry	1
Storage	1
<b>Total Personnel</b>	<b>4</b>

**EXISTING CONDITIONS**  
**SUITE 2410 - 3,391 RSF**



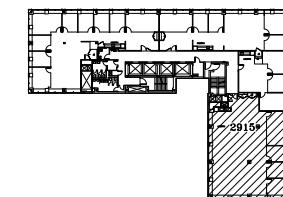
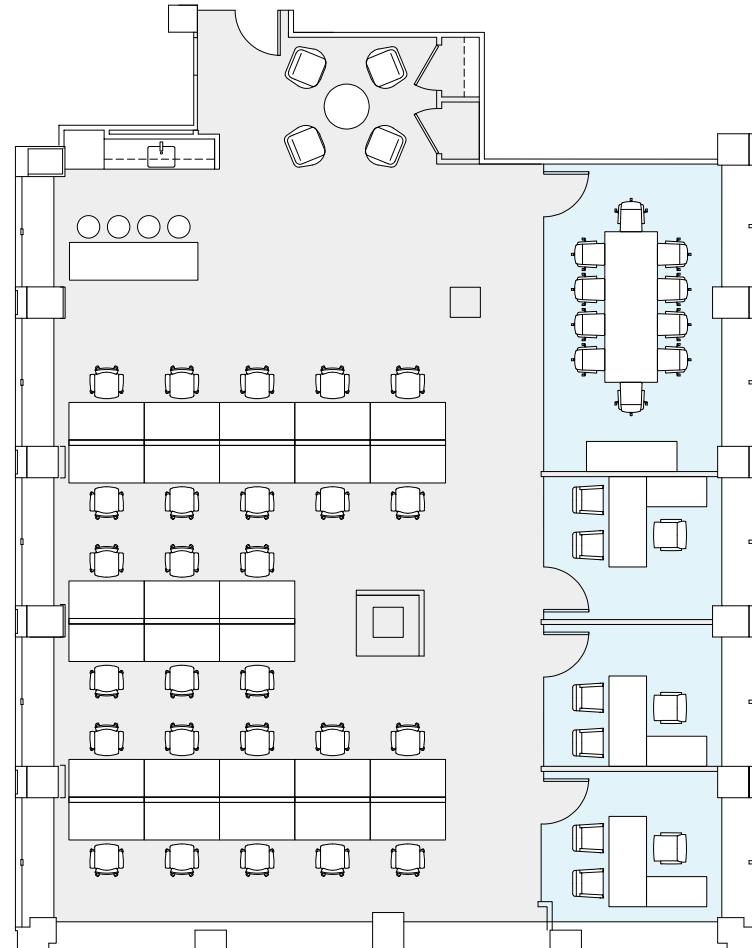
WEST 54TH STREET



FLOOR KEY	
Total Office	5
Workstation	6
Conference Room	1
Pantry	1
Reception	1
<b>Total Personnel</b>	<b>6</b>

NEW PRE-BUILT

# SUITE 2915 - 4,394 RSF



FLOOR KEY	
Total Office	3
Workstation	26
Conference Room	1
Pantry	1
Reception	1
<b>Total Personnel</b>	<b>30</b>



**PRE-BUILD CORNER OFFICE**

ARTIST RENDERING



**PRE-BUILD PANTRY**  
ARTIST RENDERING



**WORKSPACE**  
ARTIST RENDERING



PRE-BUILD PANTRY



TOWER FLOOR VIEWS

TOWER FLOOR VIEWS



**TOWER FLOOR VIEWS**

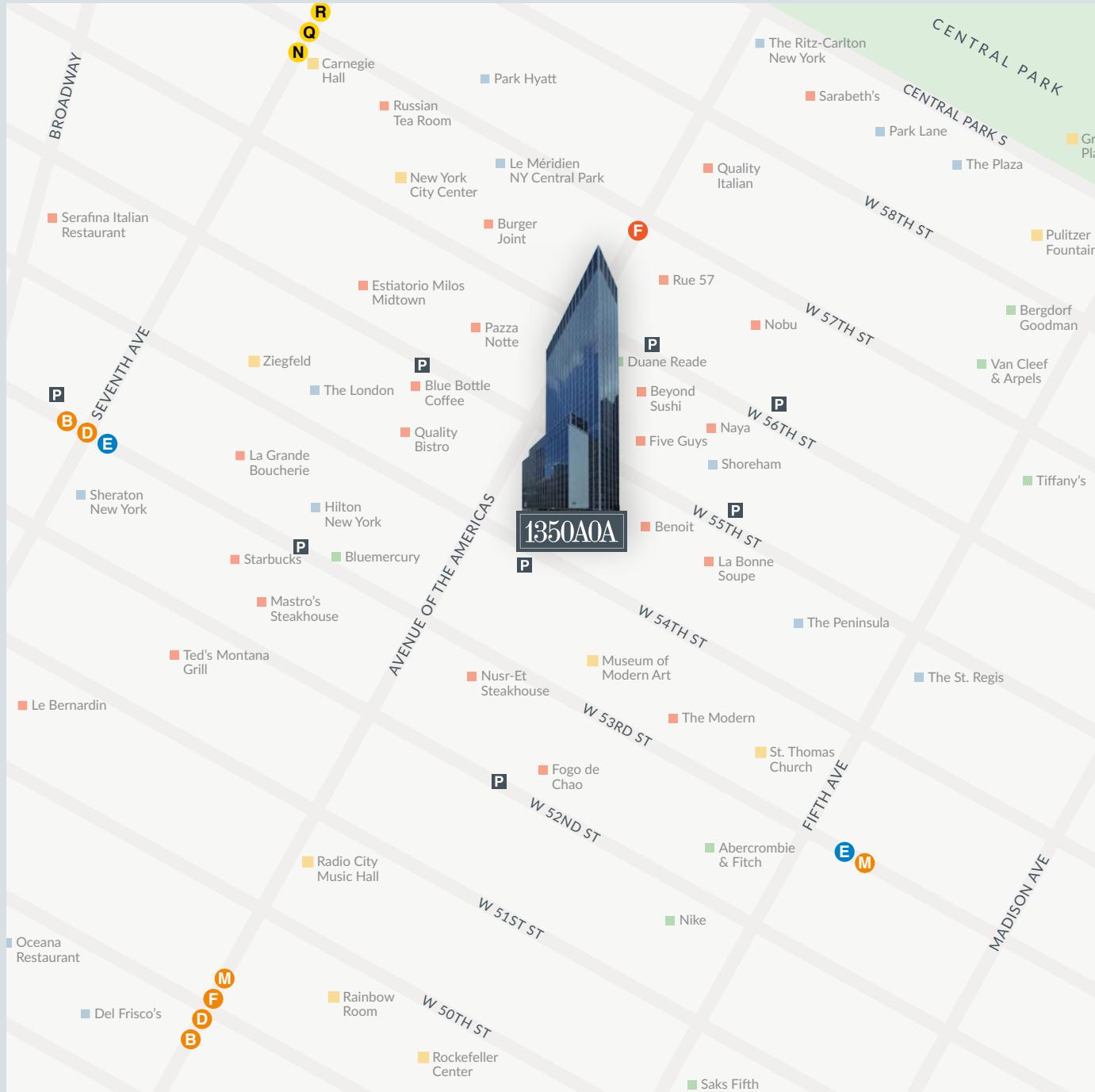


**TOWER FLOOR VIEWS EAST**

# BUILDING SPECIFICATIONS

<b>LOCATION</b>	South Eastern corner of Sixth Avenue on 55th Street																																		
<b>YEAR BUILT   RENOVATED</b>	1966   2017-2018																																		
<b>ARCHITECT</b>	Emery Roth & Sons																																		
<b>BUILDING SIZE</b>	599,695 rsf																																		
<b>BUILDING HEIGHTS</b>	Thirty-five (35) floors, plus basement & sub-basement																																		
<b>BUILDING CONSTRUCTION</b>	Glass and steel Facade: Glass, marble and aluminum Plaza: Renovated in February 2000																																		
<b>FLOOR LAYOUT</b>	Center Core - Base Floors, Side Core - Twenty (20) Floors																																		
<b>FLOOR SIZES</b>	<table><tbody><tr><td>Floors 2</td><td>25,088 rsf</td></tr><tr><td>Floors 3-6</td><td>24,833 rsf</td></tr><tr><td>Floors 7-10</td><td>24,706 rsf</td></tr><tr><td>Floor 11</td><td>23,861 rsf</td></tr><tr><td>Floor 12</td><td>8,418 rsf</td></tr><tr><td>Floor 14</td><td>19,329 rsf</td></tr><tr><td>Floor 15</td><td>19,308 rsf</td></tr><tr><td>Floors 16-18</td><td>12,809 rsf</td></tr><tr><td>Floors 19-23</td><td>12,927 rsf</td></tr><tr><td>Floor 24</td><td>24,462 rsf</td></tr><tr><td>Floor 25</td><td>13,065 rsf</td></tr><tr><td>Floor 26</td><td>13,459 rsf</td></tr><tr><td>Floors 27-28</td><td>13,436 rsf</td></tr><tr><td>Floors 29</td><td>13,331 rsf</td></tr><tr><td>Floors 30-34</td><td>13,284 rsf</td></tr><tr><td>Floor 35</td><td>5,345 rsf</td></tr></tbody></table>			Floors 2	25,088 rsf	Floors 3-6	24,833 rsf	Floors 7-10	24,706 rsf	Floor 11	23,861 rsf	Floor 12	8,418 rsf	Floor 14	19,329 rsf	Floor 15	19,308 rsf	Floors 16-18	12,809 rsf	Floors 19-23	12,927 rsf	Floor 24	24,462 rsf	Floor 25	13,065 rsf	Floor 26	13,459 rsf	Floors 27-28	13,436 rsf	Floors 29	13,331 rsf	Floors 30-34	13,284 rsf	Floor 35	5,345 rsf
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Floors 30-34	13,284 rsf																																		
Floor 35	5,345 rsf																																		
<b>TYPICAL SLAB HEIGHTS</b>	11' 6"																																		
	<b>COLUMN SPACING</b>	19' to 22'																																	
	<b>ELEVATORS</b>	Newly renovated cabs and mechanicals Eleven (11) passenger elevator, one (1) freight elevator Loading dock located on 54th Street																																	
	<b>HVAC/SUPPLEMENTAL COOLING</b>	Two (2) 850-ton Trane Horizon absorption chillers; BMS coupled with VFDs																																	
	<b>ELECTRIC</b>	277/480 volt, 12,000 amps and six (6) watts per usf																																	
	<b>LIFE/SAFETY</b>	Up to six (6) watts per sq. ft. available for tenant use 600 kw emergency generator for life safety; fully addressable Class E System, fully sprinkled																																	
	<b>SECURITY/ACCESS</b>	<ul style="list-style-type: none"><li>• Coordinated program of controlled electronic access</li><li>• Electronic surveillance and uniformed security guards on a 24/7 basis</li><li>• Electronic turnstiles and messenger service</li></ul>																																	
	<b>TELECOM/CABLE</b>	AT&T, Cogent, Crown Castle Fiber, Natural Wireless, Pilot Fiber, Verizon & Windstream Wired Certified Platinum, DAS																																	
	<b>TRANSPORTATION</b>	Close proximity N, Q, R, B, D, E, F, M Subway lines																																	
	<b>AMENITIES</b>	99 car in-building garage with 54th and 55th Street entrances In building restaurant, lobby screening room																																	

# NEIGHBORHOOD MAP



# SUSTAINABILITY AT SL GREEN



## HIGHLIGHTS

### AIR

- HVAC systems are equipped with MERV- 15 and 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

- 1350 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 1350 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

- 1350 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

- 1350 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 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

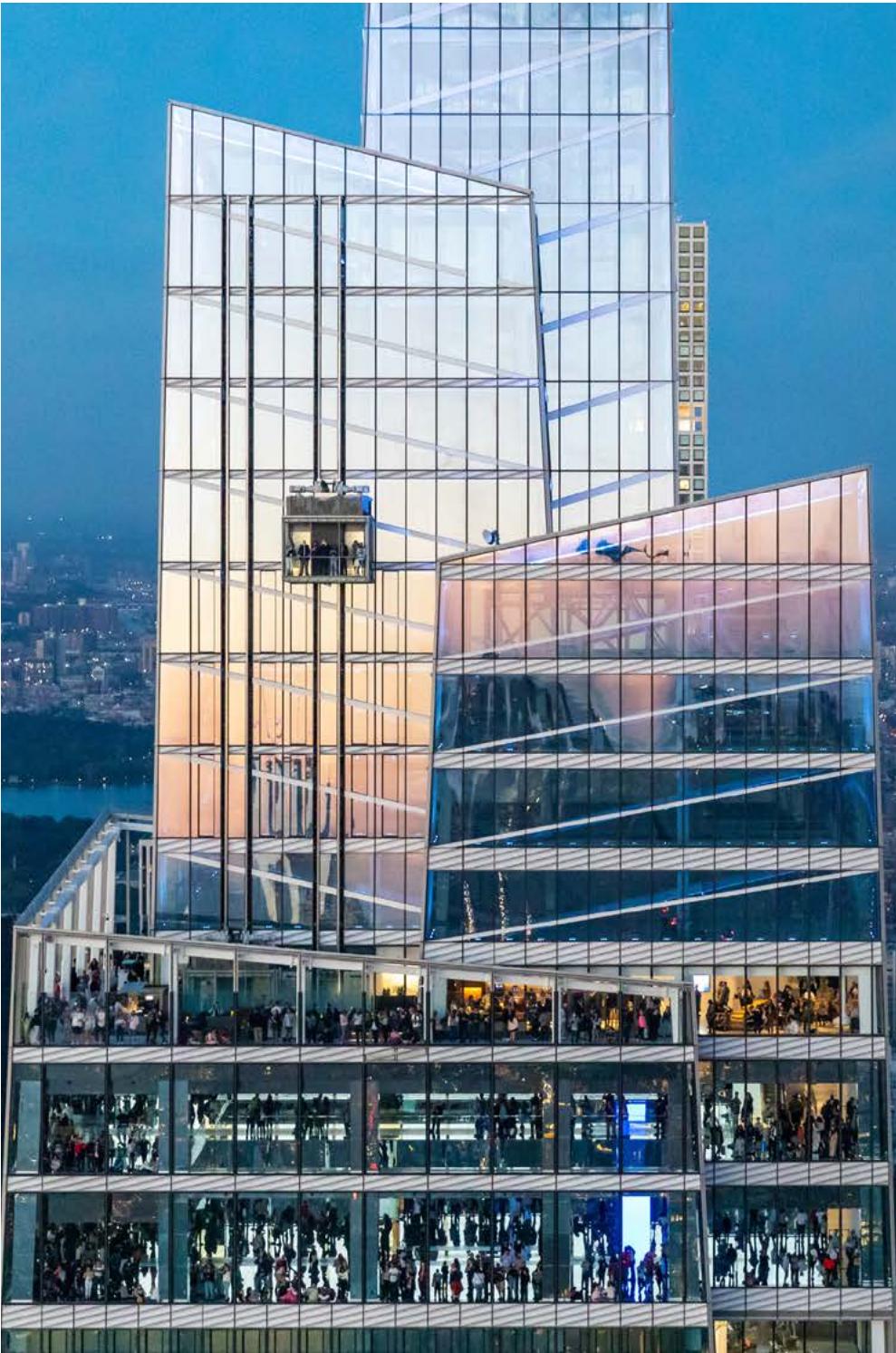
- ENERGY STAR Partner of the Year – Sustained Excellence (2018, 2019, 2020, 2021, 2022, 2023)
- Annual voluntary ESG disclosures through leading frameworks SASB, GRI, CDP, S&P CSA (DJSI)
- Seeded Food1st Foundation, a not-for-profit organization with a \$1.5M investment, which has resulted in over one 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](http://sustainability.slgreen.com) or email [sustainability@slgreen.com](mailto: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.



# 1350A0A



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