

800

THIRD AVENUE

 SL GREEN
REALTY CORP.





THIRD AVENUE

42,000 RSF TOWER BLOCK

48,000 RSF BASE BLOCK

3,500 - 5,600 RSF PRE-BUILTS

Flexible Layout Options With High-End Finishes

Emery Roth-Designed Tower

Sweeping Skyline and Spectacular Views
from Tower Floors

Steps to Grand Central, Metro North/LIRR
and **4 5 6 E M** subway lines

Surrounded by The Finest Hotels,
Restaurants & Retailers

800
THIRD AVENUE



PROPOSED ENTRY RENDERING

800
THIRD AVENUE



PROPOSED LOBBY RENDERING

800
THIRD AVENUE



PROPOSED LOBBY RENDERING



Serafina



Smith & Wollensky



Wonder



Equinox

Exceptional Midtown Location



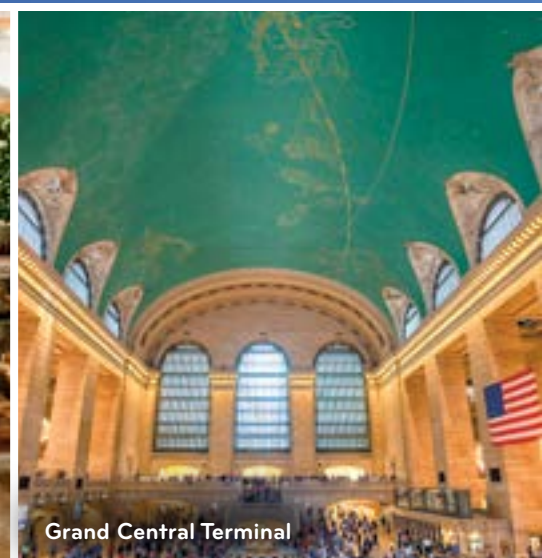
The Lobster Club



The Hugh



Rosemary's



Grand Central Terminal



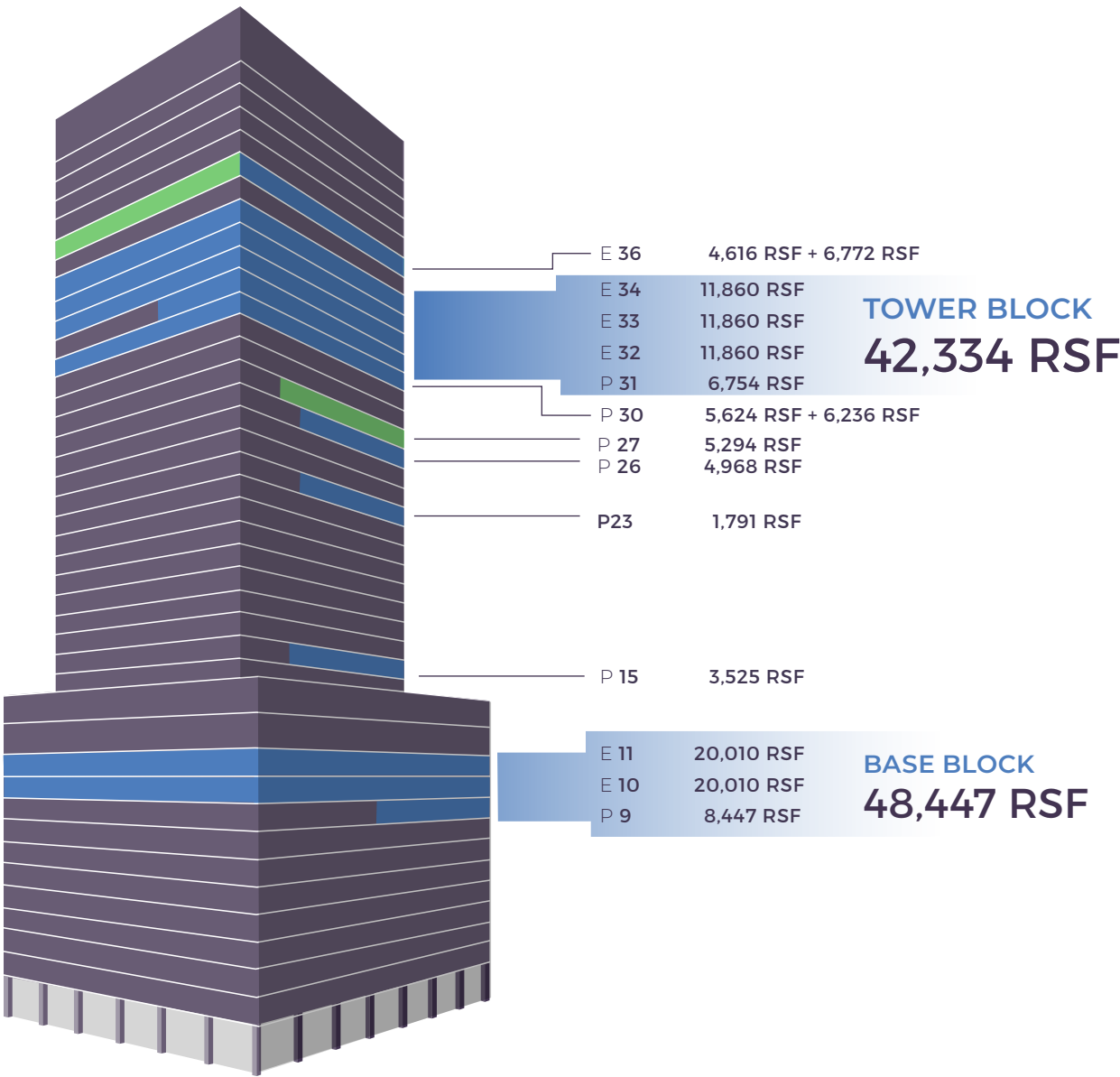
6
MINUTES TO
GRAND CENTRAL

12
MINUTES TO
PORT AUTHORITY

13
MINUTES TO
PENN STATION

32 + Restaurants
9 + Hotels
within a **5-minute walk**

STACK PLAN





GLASS FRONT CONFERENCE ROOMS





OPEN WORKSPACE

800
THIRD AVENUE

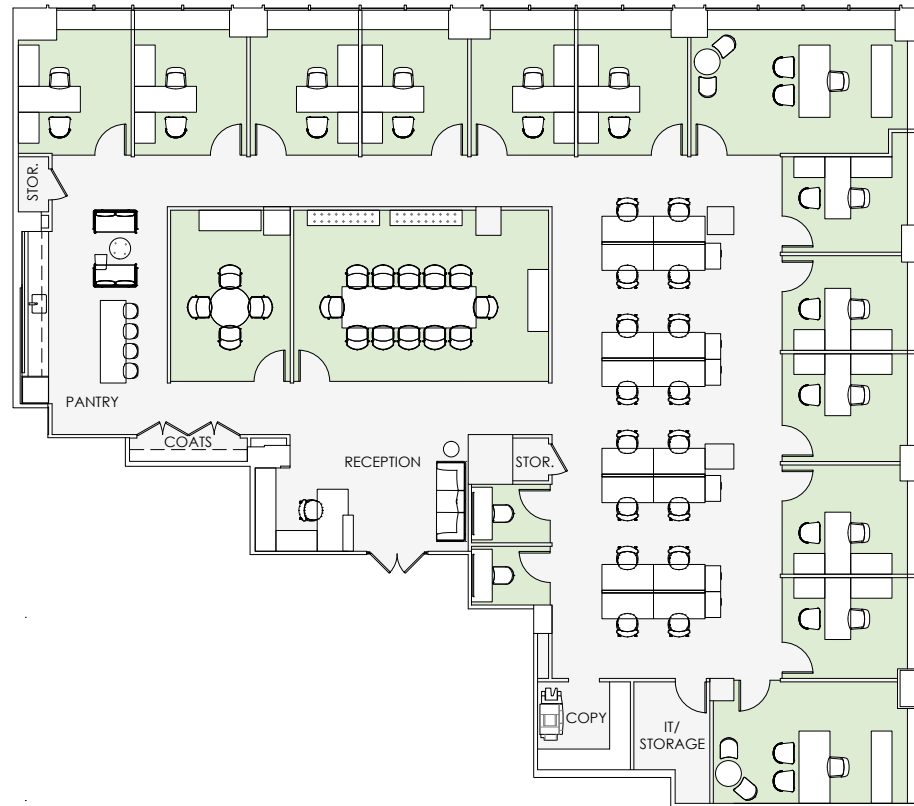
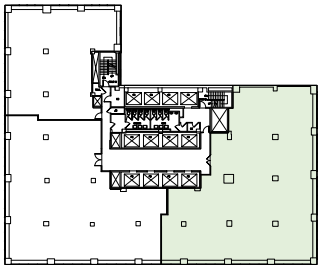


TOWER FLOOR VIEWS EAST

50TH STREET

FLOOR KEY

Offices	13
Conference Rooms	2
Workstations	16
Phone Room	2
Huddle Room	2
Pantry	1
Reception	1
Total Personnel	30



THIRD AVENUE

PROPOSED LAYOUT
SUITE 901 | 8,447 RSF

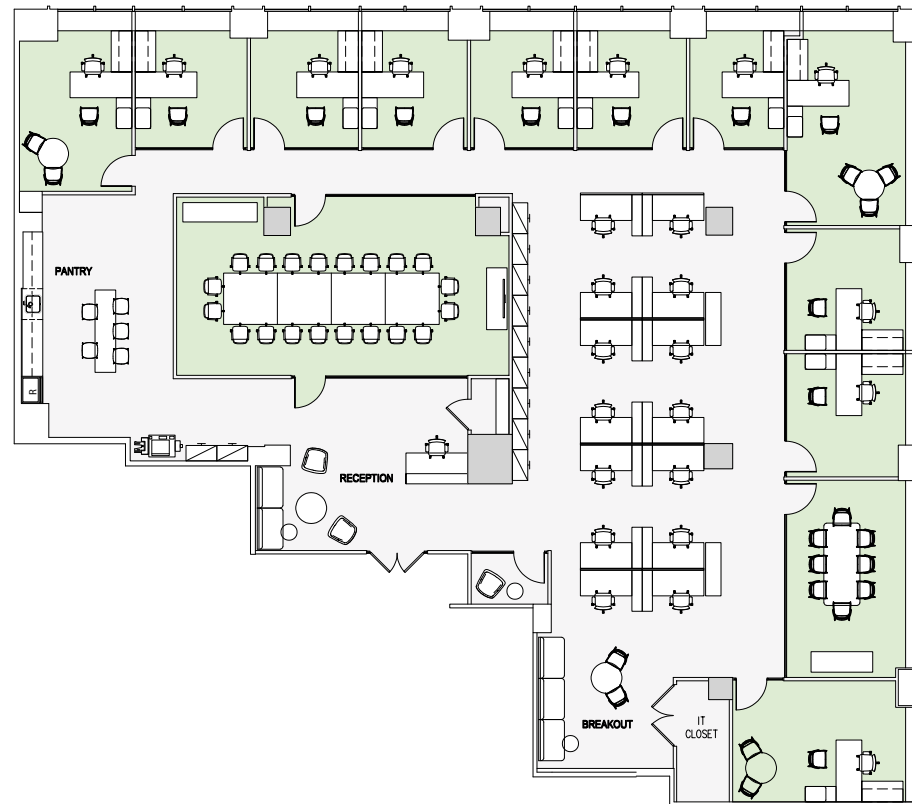
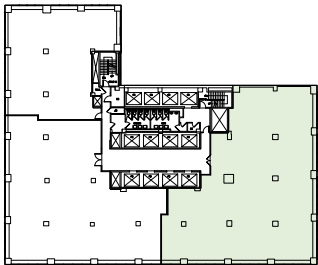
800

THIRD AVENUE

50TH STREET

FLOOR KEY

Offices	11
Conference Rooms	2
Workstations	14
Phone Room	1
Pantry	1
Reception	1
Total Personnel	26



THIRD AVENUE

EXISTING CONDITIONS
SUITE 901 | 8,447 RSF

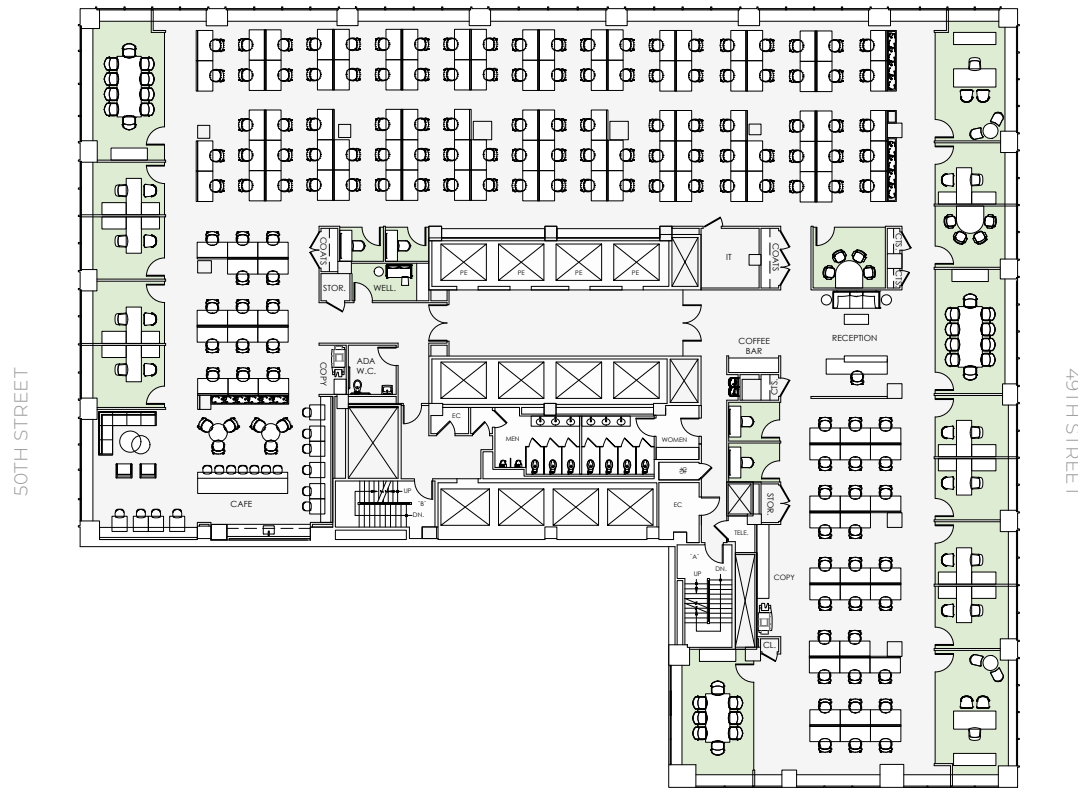
800

THIRD AVENUE

THIRD AVENUE

FLOOR KEY

Offices	11
Conference Rooms	3
Workstations	137
Phone Room	4
Huddle Room	2
Cafe	1
Reception	1
Total Personnel	149



PROPOSED OPEN LAYOUT
BASE FLOOR | 20,010 RSF

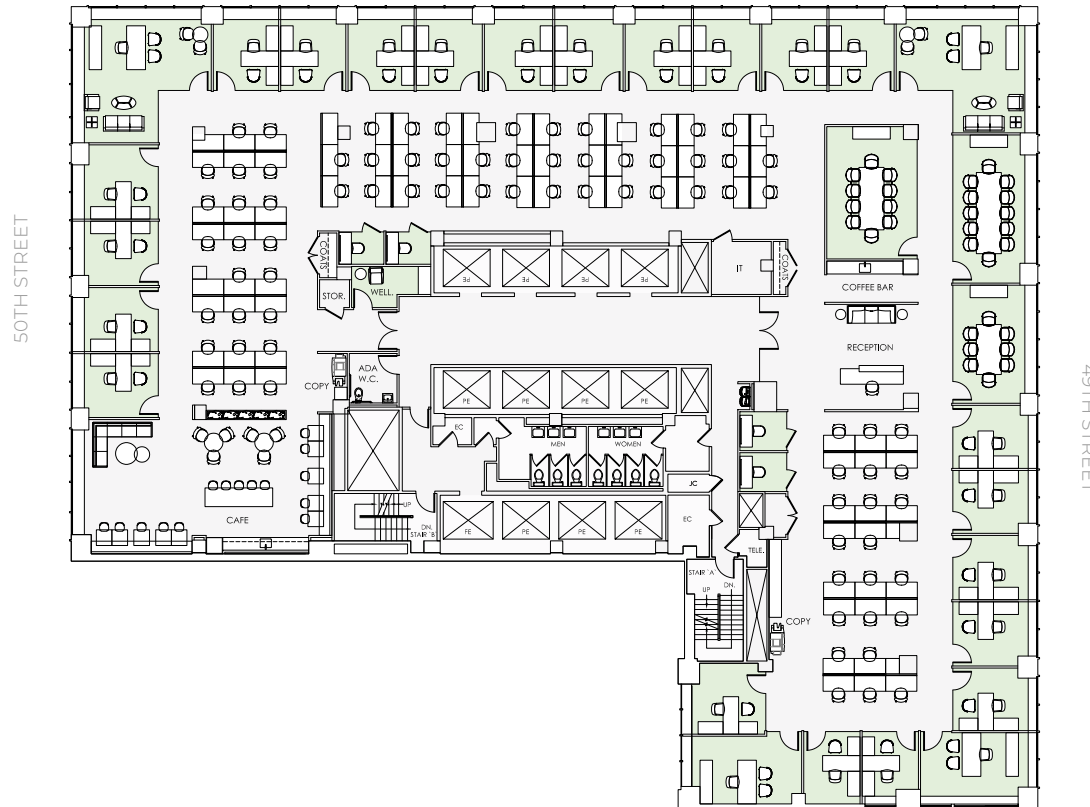
800

THIRD AVENUE

THIRD AVENUE

FLOOR KEY

Offices	26
Conference Rooms	3
Workstations	79
Pantry	1
Reception	1
Wellness Room	1
Phone Rooms	6
Total Personnel	106

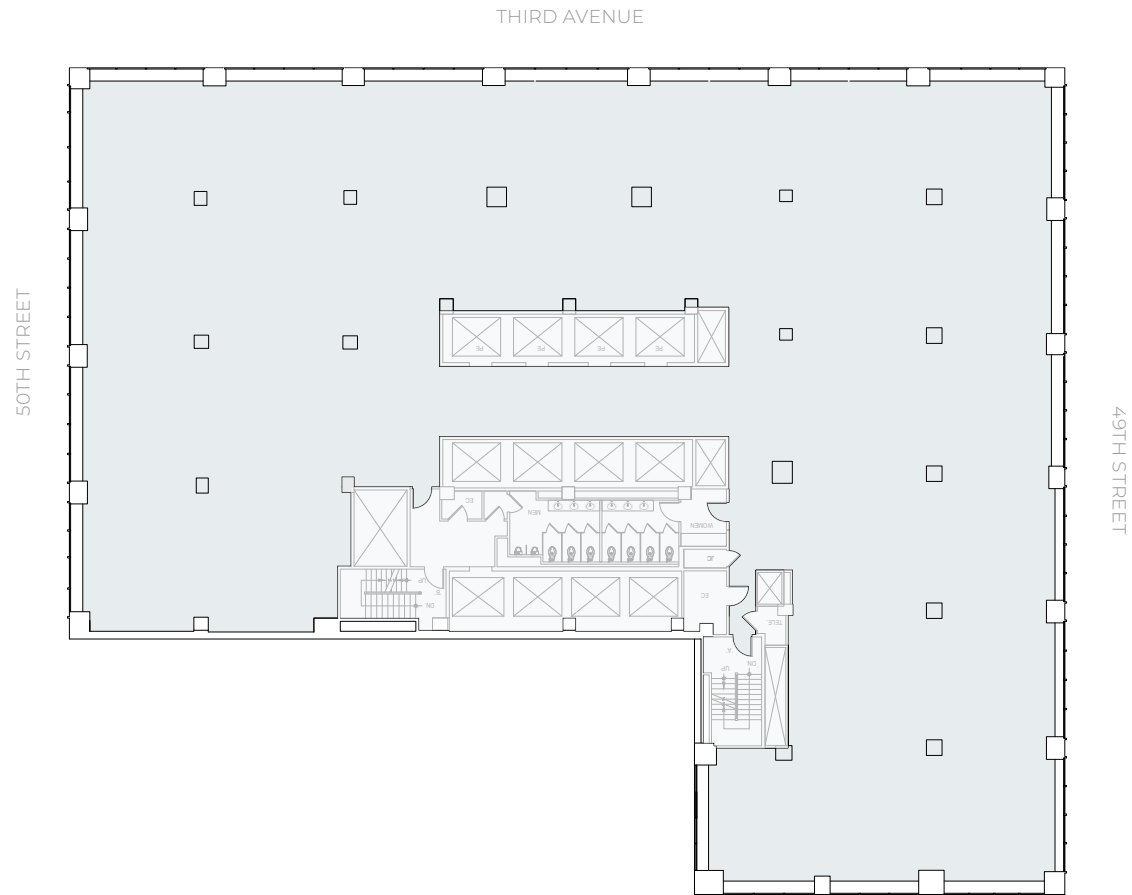


PROPOSED OFFICE LAYOUT

BASE FLOOR | 20,010 RSF

800

THIRD AVENUE

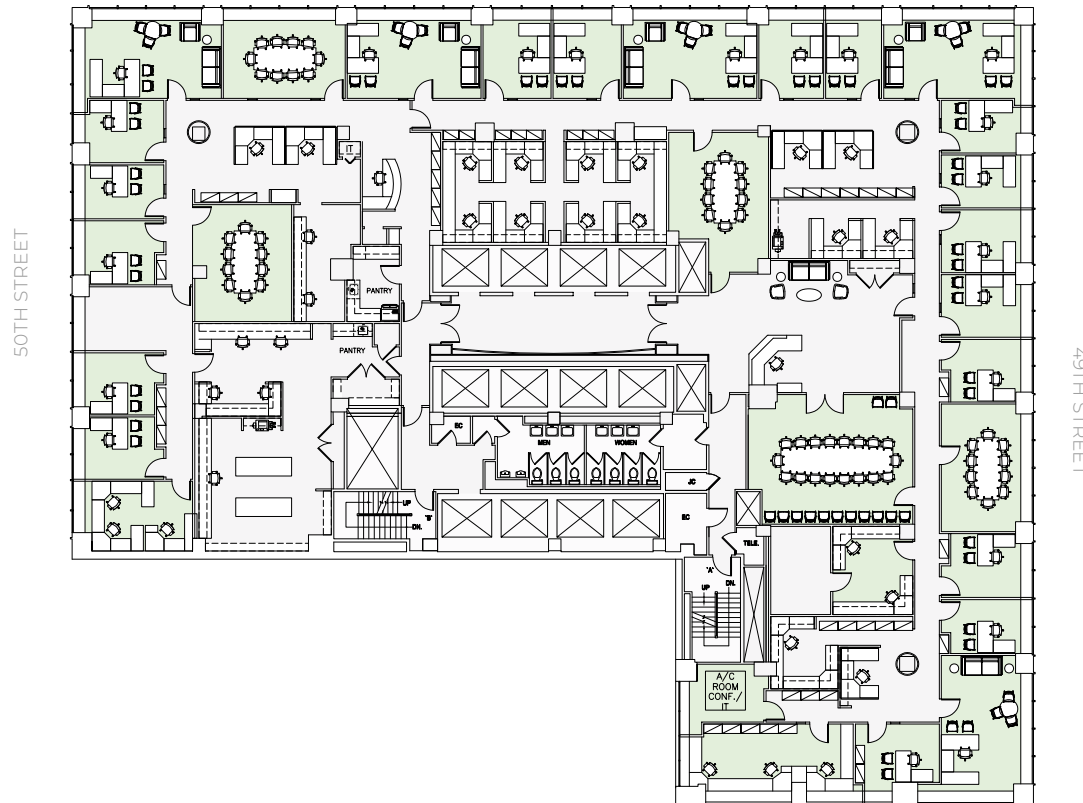


CORE AND SHELL
10TH FLOOR | 20,010 RSF

THIRD AVENUE

FLOOR KEY

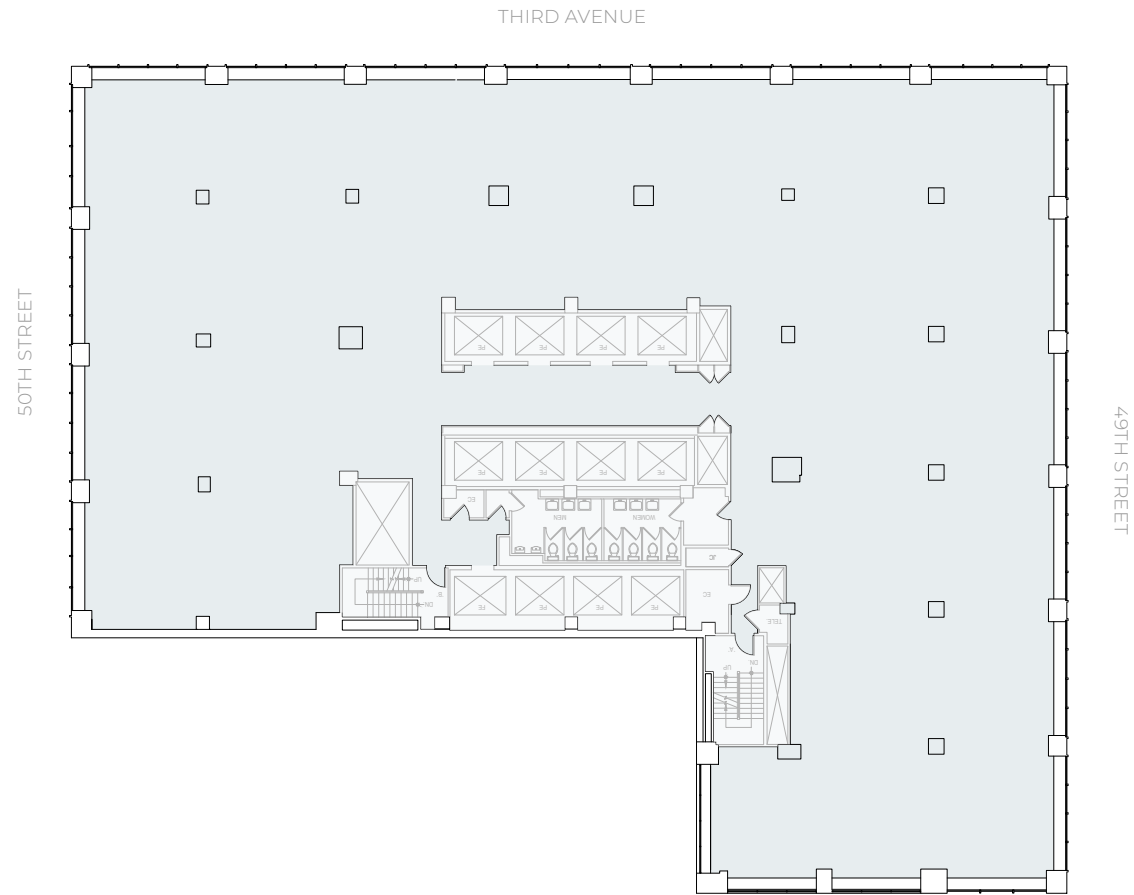
Offices	29
Conference Rooms	2
Workstations	31
Pantry	1
Reception	1
Total Personnel	61



EXISTING CONDITIONS
11TH FLOOR | 20,010 RSF

800

THIRD AVENUE



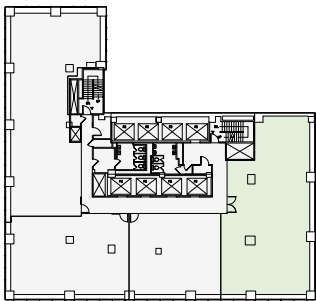
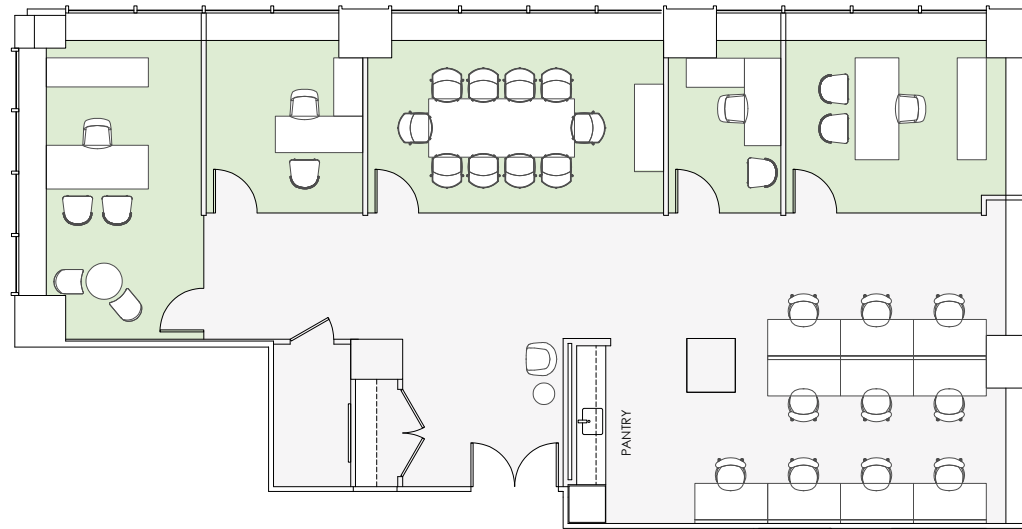
CORE AND SHELL
11TH FLOOR | 20,010 RSF

50TH STREET

THIRD AVENUE

FLOOR KEY

Offices	4
Conference Rooms	1
Workstations	10
Pantry	1
Reception	1
Total Personnel	15

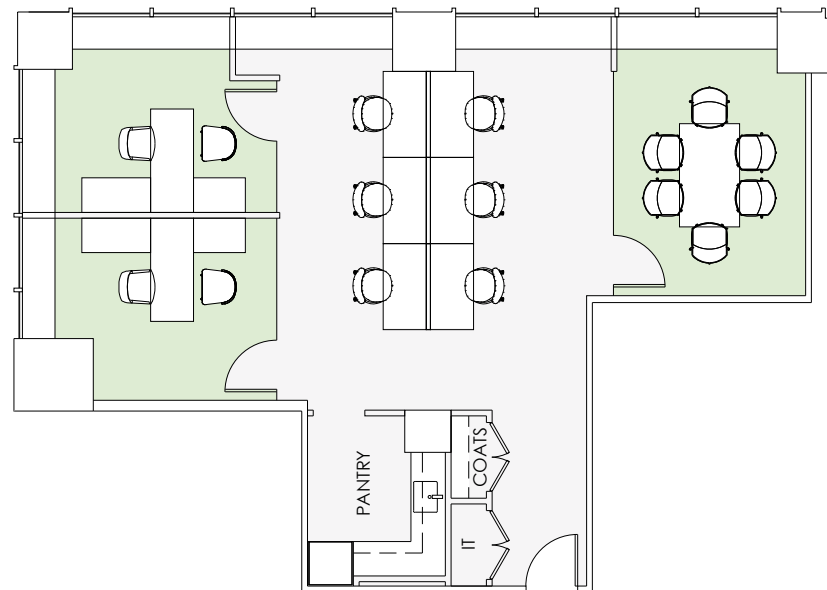
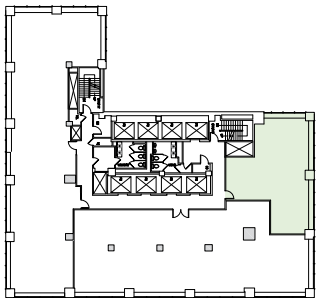


PRE-BUILT
SUITE 1520 | 3,525 RSF

50TH STREET

FLOOR KEY

Offices	2
Conference Room	1
Workstations	6
Pantry	1
Total Personnel	8

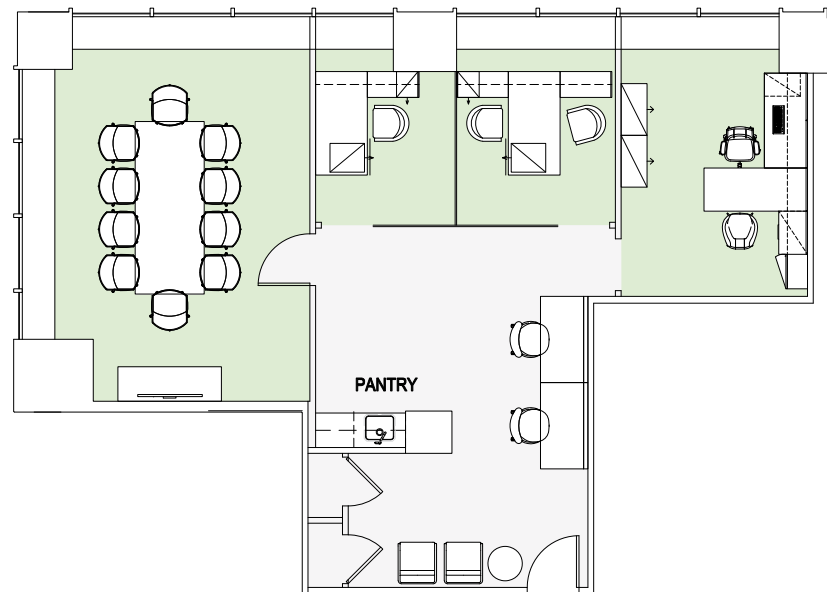
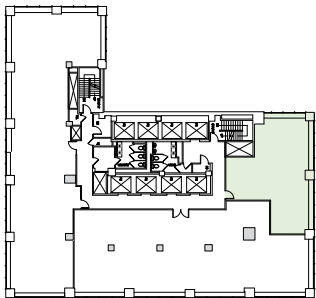


PROPOSED LAYOUT
SUITE 2303 | 1,791 RSF

50TH STREET

FLOOR KEY

Offices	3
Conference Room	1
Workstations	2
Pantry	1
Total Personnel	5



EXISTING CONDITIONS
SUITE 2303 | 1,791 RSF

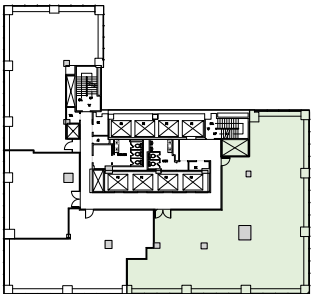
800

THIRD AVENUE

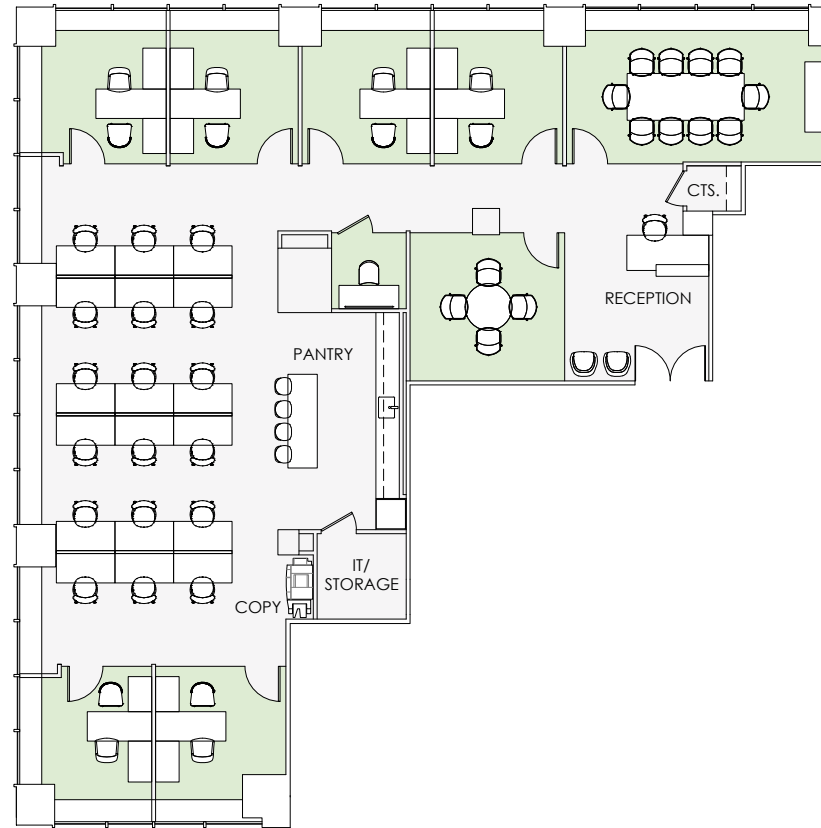
THIRD AVENUE

FLOOR KEY

Offices	6
Conference Rooms	2
Workstations	18
Reception	1
Phone Room	1
Pantry	1
Total Personnel	25



50TH STREET



PROPOSED LAYOUT
SUITE 2603 | 4,968 RSF

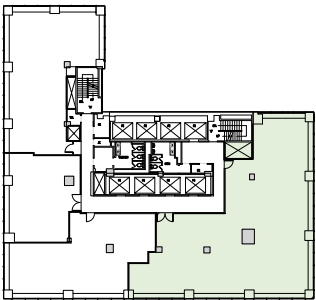
800

THIRD AVENUE

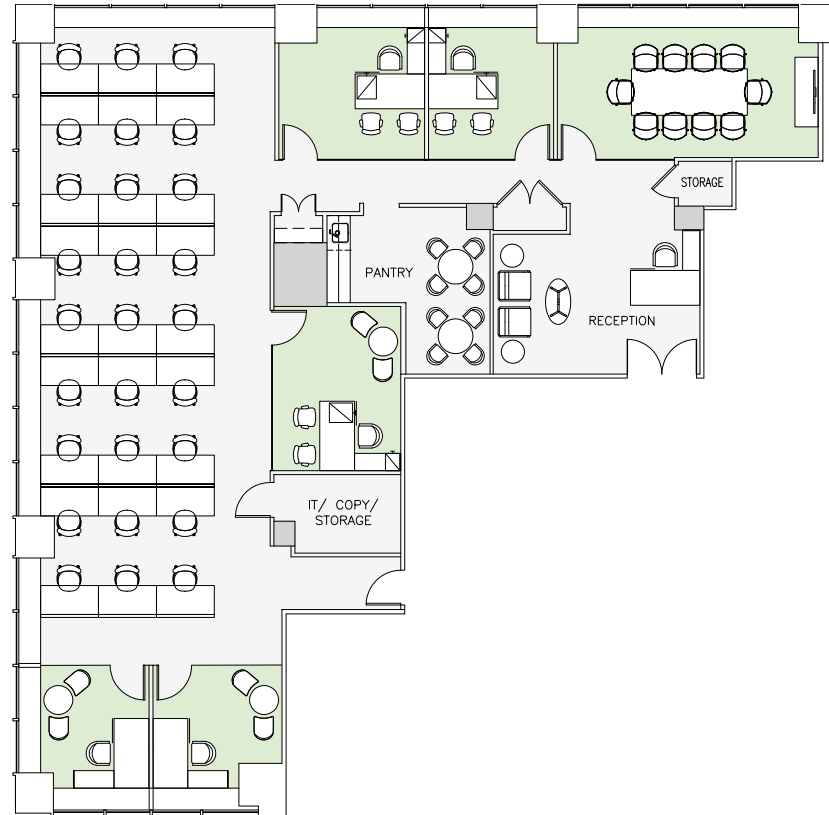
THIRD AVENUE

FLOOR KEY

Offices	5
Conference Rooms	1
Workstations	27
Pantry	1
Reception	1
Total Personnel	32



50TH STREET



EXISTING CONDITIONS
SUITE 2603 | 4,968 RSF

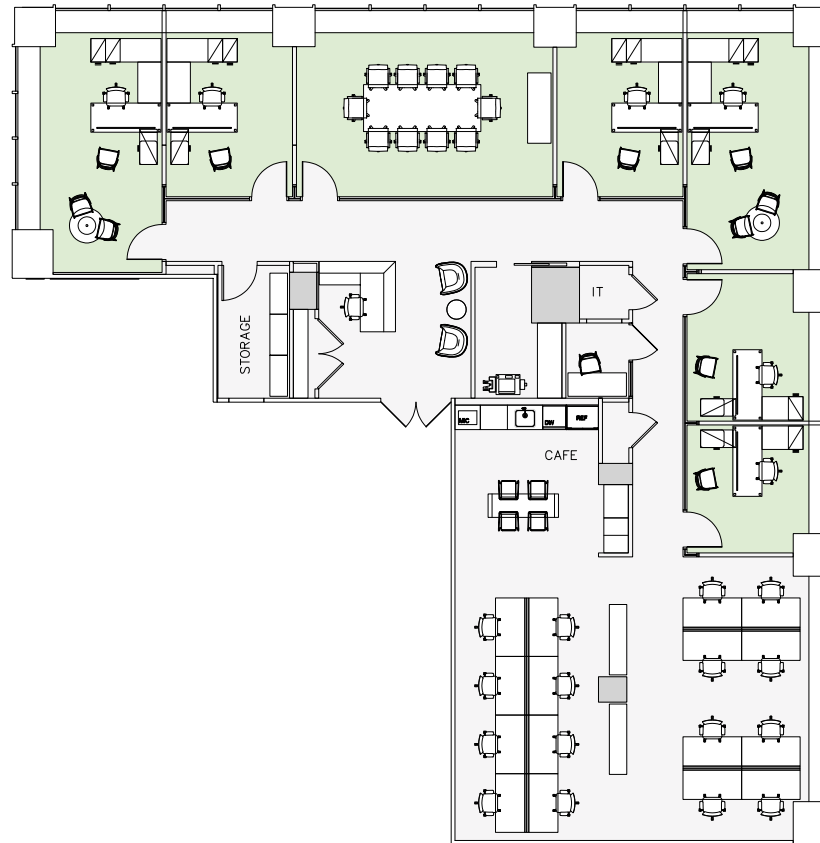
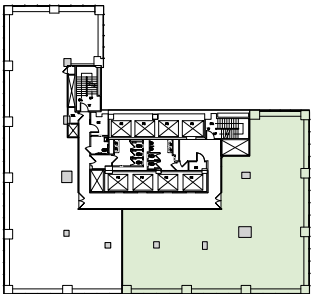
800

THIRD AVENUE

50TH STREET

FLOOR KEY

Offices	6
Conference Room	1
Workstations	16
Phone Room	1
Pantry	1
Reception	1
Total Personnel	23



THIRD AVENUE

EXISTING CONDITIONS
SUITE 2700 | 5,294 RSF

800

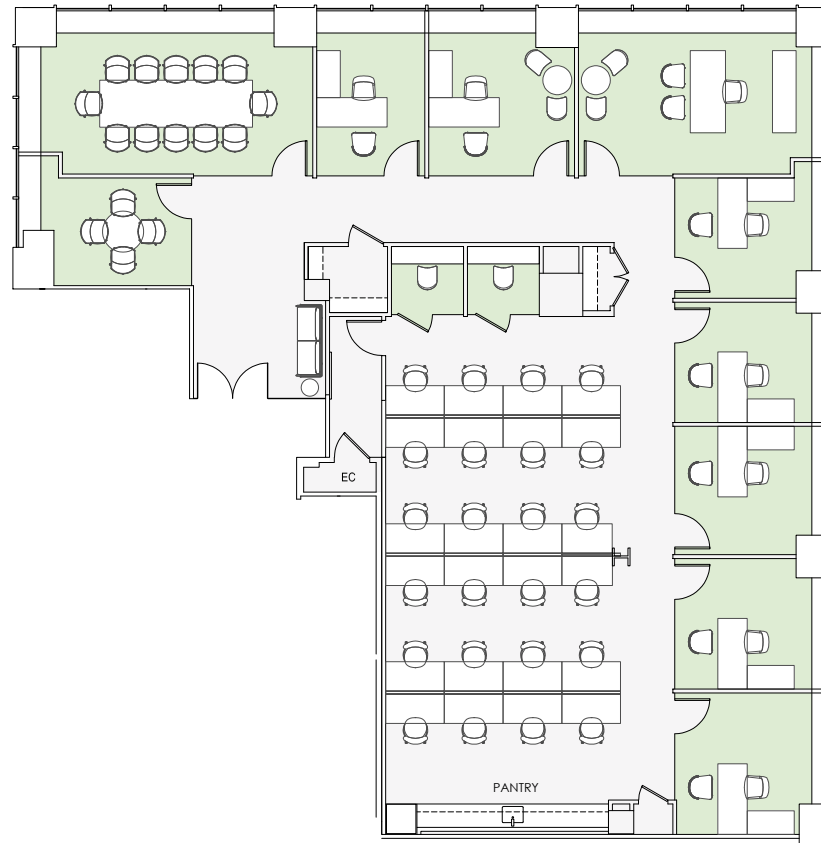
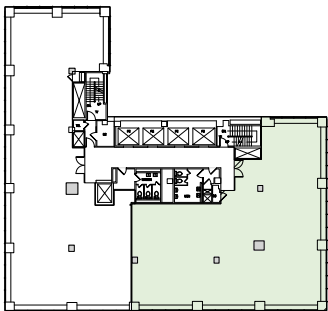
THIRD AVENUE

50TH STREET

FLOOR KEY

Offices	8
Conference Rooms	2
Workstations	24
Phone Room	2
Pantry	1
Reception	1

Total Personnel 33

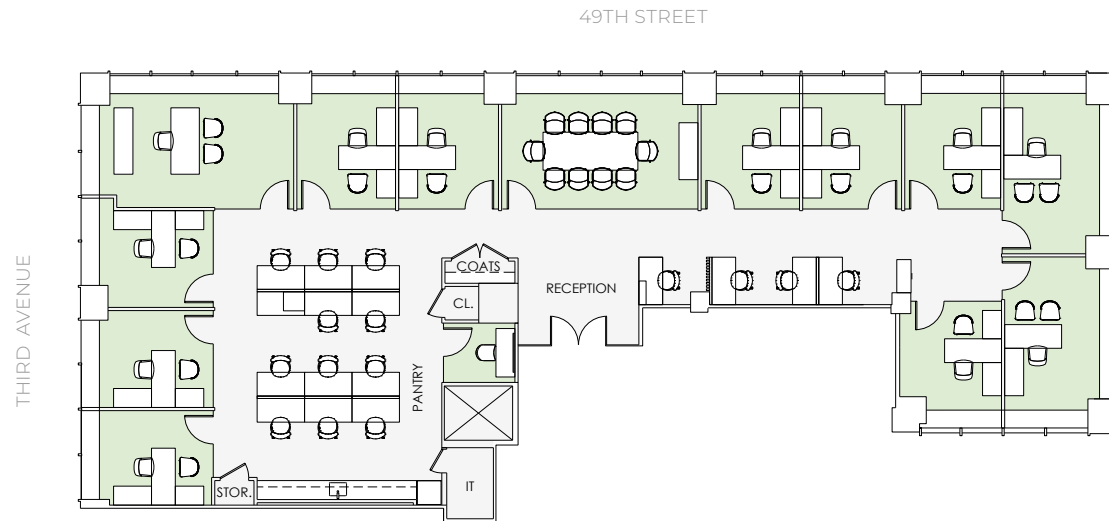
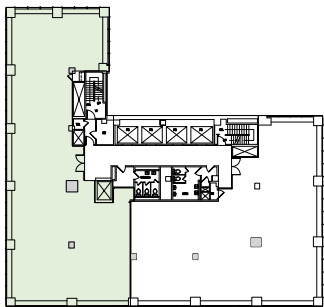


THIRD AVENUE

PRE-BUILT
SUITE 3000 | 5,624 RSF

FLOOR KEY

Offices	12
Conference Rooms	1
Workstations	14
Phone Room	1
Pantry	1
Reception	1
Total Personnel	27

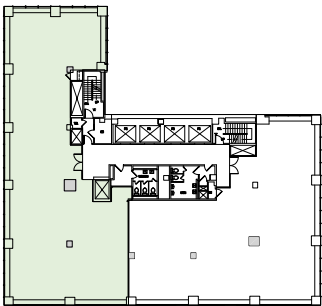
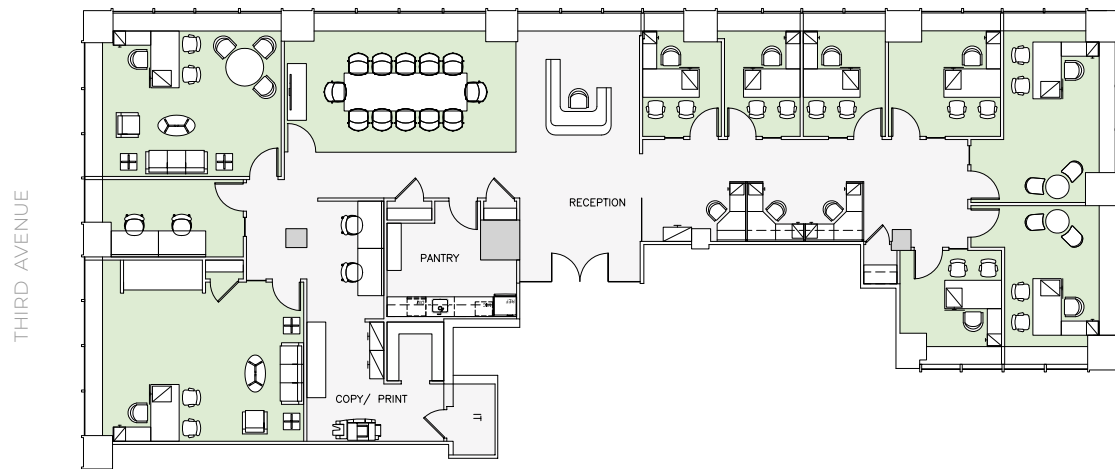


PROPOSED LAYOUT
SUITE 3010 | 6,236 RSF

49TH STREET

FLOOR KEY

Offices	10
Conference Rooms	1
Workstations	5
Pantry	1
Reception	1
Total Personnel	16

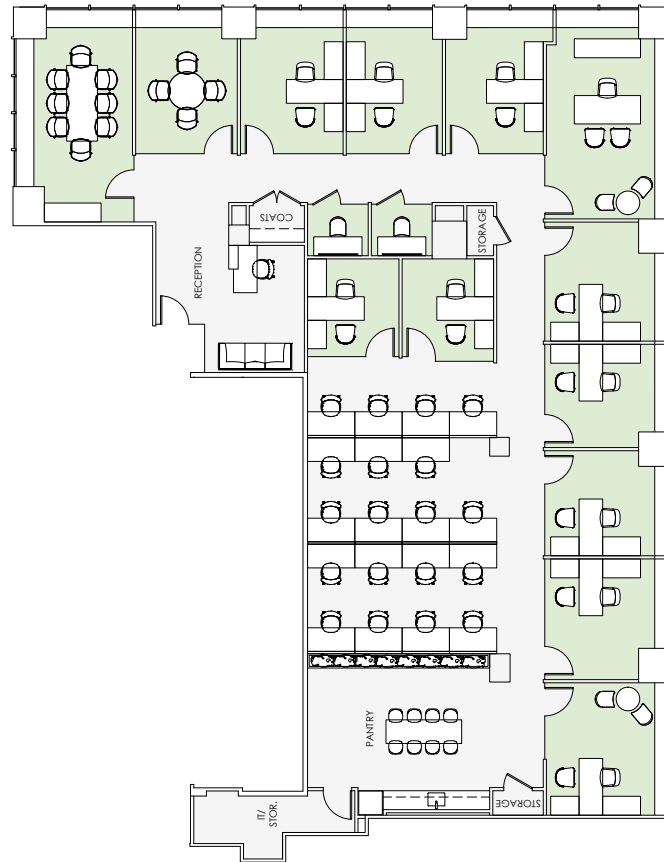
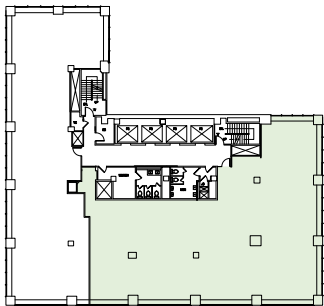


EXISTING CONDITIONS
SUITE 3010 | 6,236 RSF

THIRD AVENUE

FLOOR KEY

Offices	12
Conference Rooms	1
Workstations	14
Phone Room	1
Pantry	1
Reception	1
Total Personnel	27



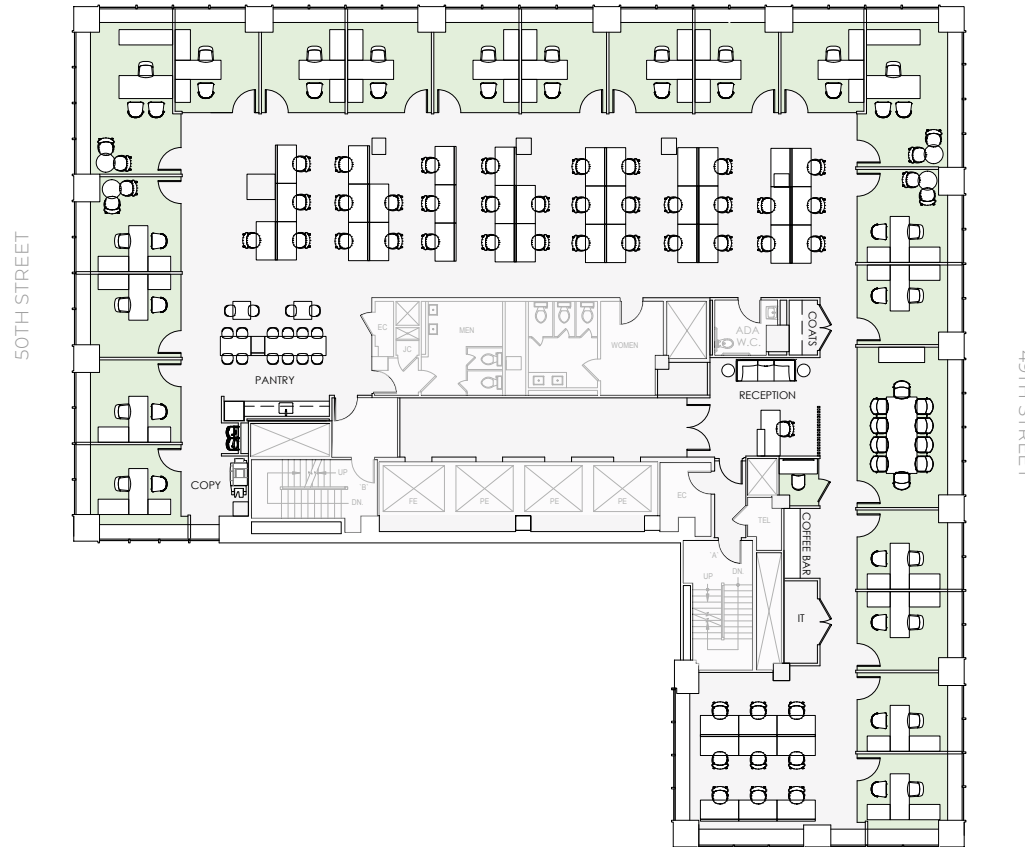
SOUTH STREET

PROPOSED LAYOUT
SUITE 3102 | 6,754 RSF

THIRD AVENUE

FLOOR KEY

Offices	20
Conference Rooms	1
Workstations	42
Pantry	1
Phone Room	1
Reception	1
Total Personnel	63



PROPOSED LAYOUT

TOWER FLOOR | 11,860 RSF

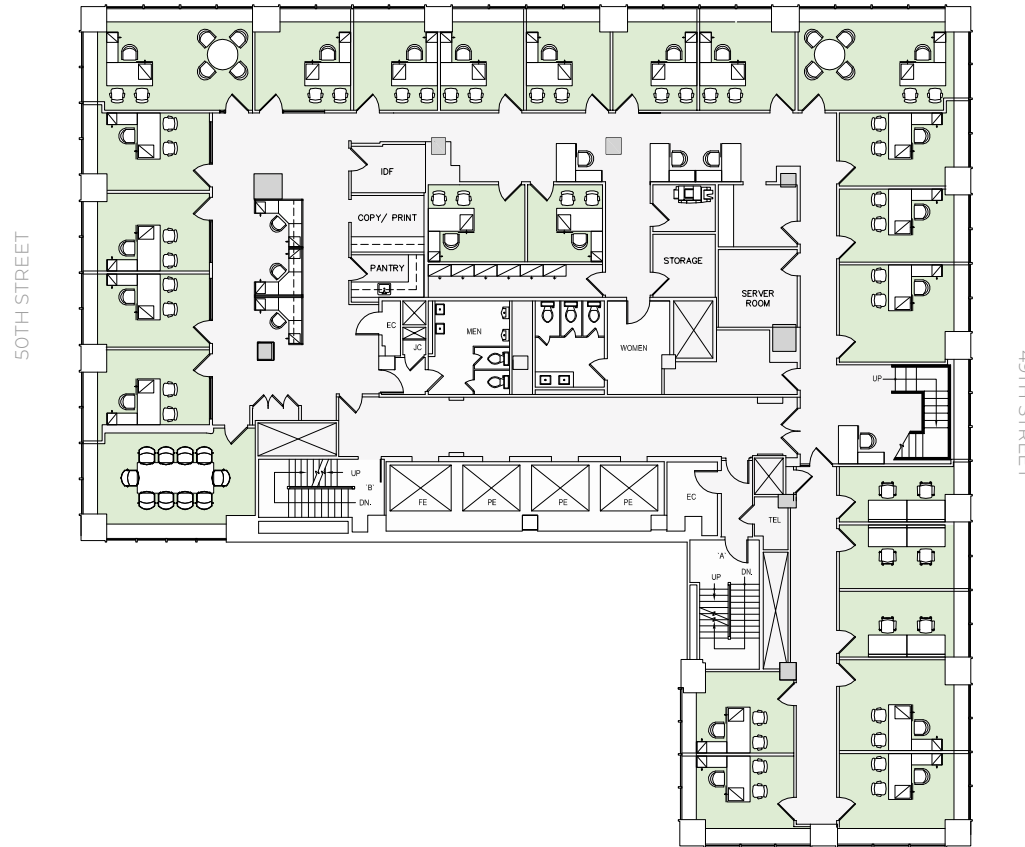
800

THIRD AVENUE

THIRD AVENUE

FLOOR KEY

Offices	24
Conference Rooms	1
Workstations	6
Pantry	1
Reception	1
Total Personnel	32



EXISTING CONDITIONS
ENTIRE 32ND | 11,860 RSF

800

THIRD AVENUE

THIRD AVENUE

FLOOR KEY

Offices	25
Conference Rooms	1
Workstations	12
Pantry	1
Total Personnel	37



EXISTING CONDITIONS
ENTIRE 33RD | 11,860 RSF

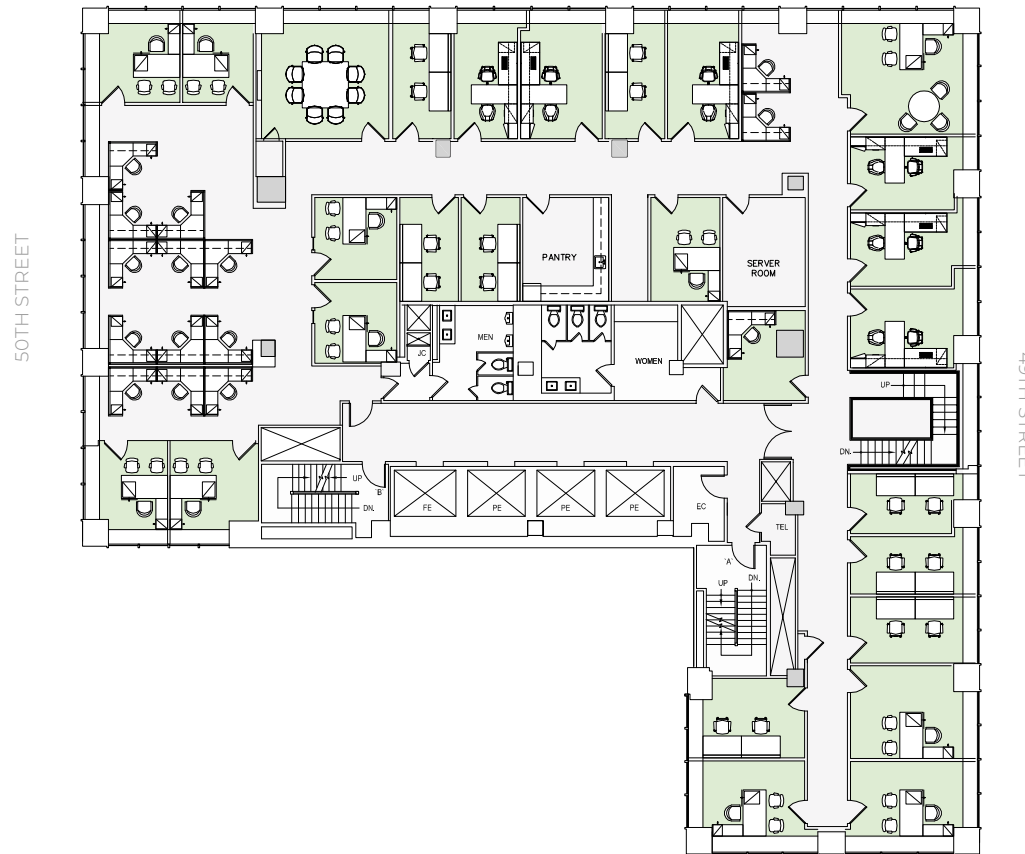
800

THIRD AVENUE

THIRD AVENUE

FLOOR KEY

Offices	26
Conference Rooms	1
Workstations	14
Pantry	1
Total Personnel	40



EXISTING CONDITIONS
ENTIRE 34TH | 11,860 RSF

800

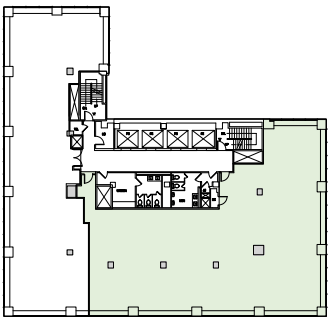
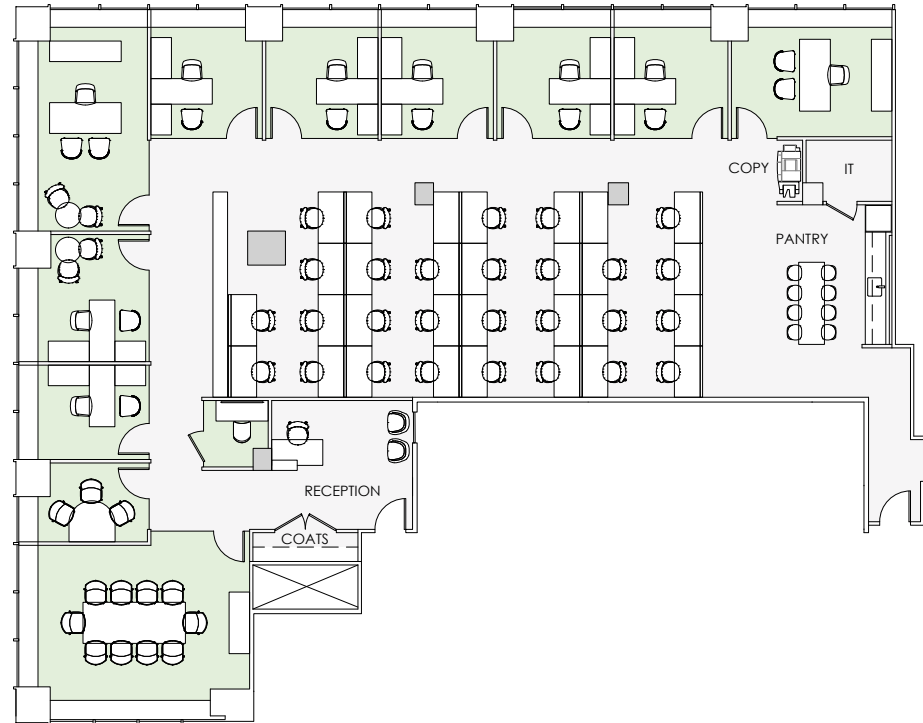
THIRD AVENUE

THIRD AVENUE

FLOOR KEY

Offices	9
Conference Rooms	1
Workstations	28
Phone Room	1
Huddle Room	1
Pantry	1
Reception	1
Total Personnel	38

50TH STREET



PROPOSED PRE-BUILD
SUITE 3601 | 6,772 RSF

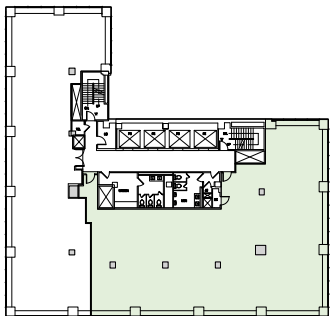
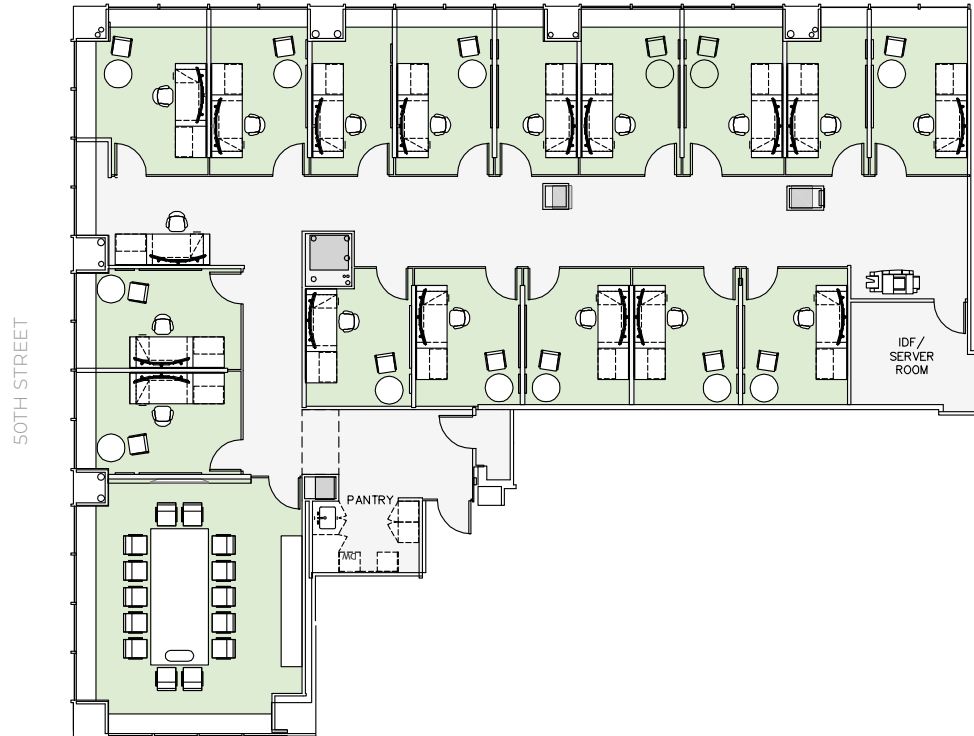
800

THIRD AVENUE

THIRD AVENUE

FLOOR KEY

Offices	16
Conference Rooms	1
Workstations	1
Pantry	1
Total Personnel	17

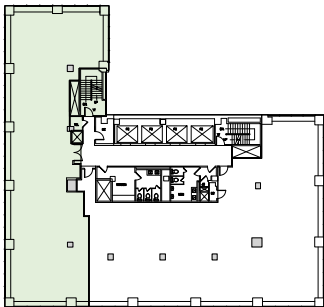
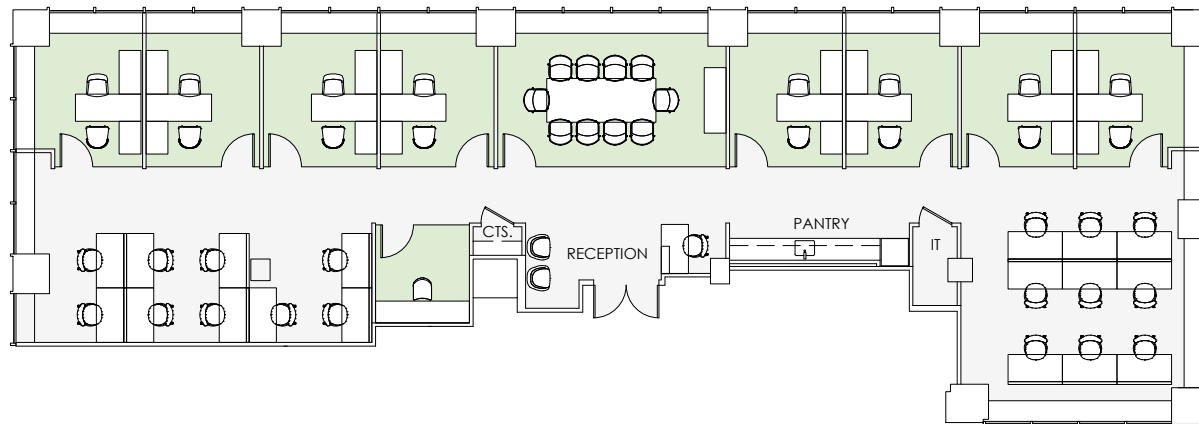


EXISTING CONDITIONS
SUITE 3601 | 6,772 RSF

FLOOR KEY

Offices	8
Conference Rooms	1
Workstations	17
Phone Room	1
Reception	1
Pantry	1
Total Personnel	18

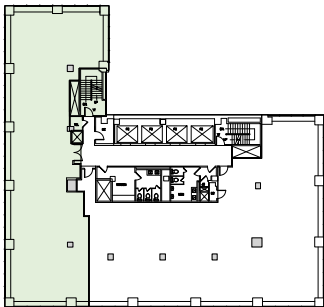
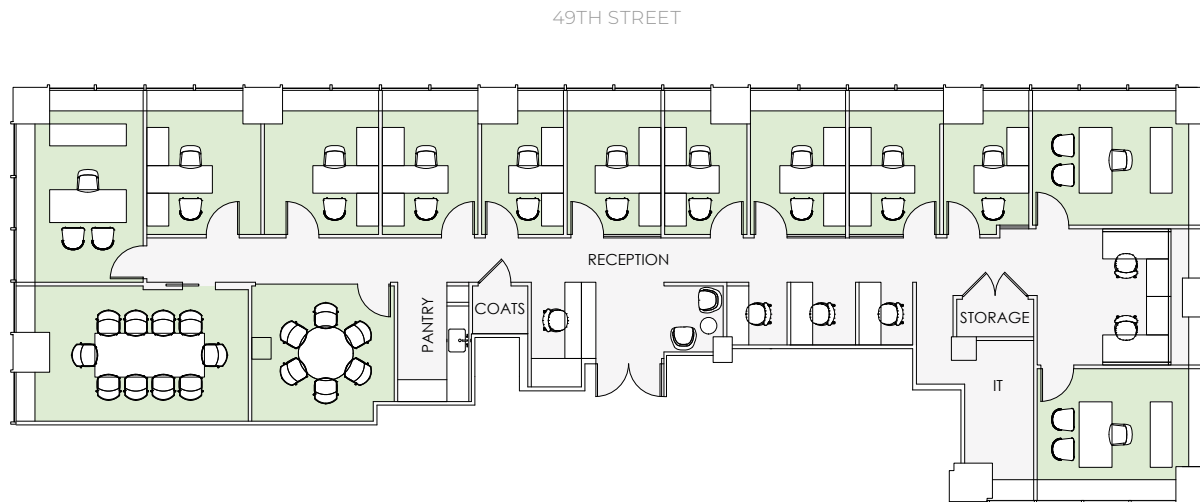
49TH STREET



PROPOSED LAYOUT
SUITE 3602 | 4,616 RSF

FLOOR KEY

Offices	12
Conference Rooms	2
Workstations	5
Reception	1
Pantry	1
Total Personnel	18



EXISTING CONDITIONS
SUITE 3602 | 4,616 RSF

BUILDING SPECIFICATIONS



OWNER/MANAGER	SL Green Realty Corp.
LOCATION	Entire west side block of Third Avenue between 49th and 50th street
YEAR BUILT	1973
ARCHITECT	Emory Roth and Sons
BUILDING SIZE	565,983 sq feet 140' x 200'10"
BUILDING HEIGHT	41 stories, 574' 1"
FLOOR SIZES	Floors 2-13 Approx 20,010 rsf Floors 15-27 Approx 11,300 rsf Floors 28-40 Approx 11,860 rsf
LOBBY	Bronzed aluminum cladding, marble floors, marble and wood walls, trimmed with bronzed brass, polished brass accents, marble front desk, retail spaces
CONSTRUCTION	Conventional reinforced concrete with steel columns and beams Class 1 Fireproof
FAÇADE	Bronze glass with Aluminum panels
CEILING HEIGHT	Approximately 12'
SECURITY	24/7 Attended lobby, camera surveillance in lobby; building exterior, loading dock, entrance ways, elevators, and other public areas. Lobby entrances equipped with security card access turnstiles, guards on duty

ELEVATORS	11 passenger elevators and 1 freight service elevator
ELECTRIC CAPACITY	Three 4,000 amp services at 277/480 volts and one new 2,000 amp service. Total building electric capacity: 14,000 amps. Additional 200 amp 120/277 volt services per tenant, sub-metered
TELECOM	Wired Certified Gold+. Providers include: Time Warner/ Spectrum, Verizon, Cablevision, Cogent, Signal Point, Metro Optical, Megapath, XO Communications, Coax Broadband, Towerstream.
HVAC	Air conditioning provided by two 875 Ton Carrier 17CA machines rated at 855hp each and one plate exchanger, constant volume system consisting of 195,225 interior CFM output and 121,350 perimeter CFM output, perimeter induction units
LIFE SAFETY	Notifier Class "E" System, fire command system monitored 24/7, building fully sprinklered, two stairwells each with a standpipe, two hose racks and two fire extinguishers per floor
TRANSPORTATION	Steps from Grand Central Terminal, subway and bus access.
COLUMN SPACING	Typical column bay depths range from 20'-22'





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 March 31, 2026, SL Green held interests in **55 buildings** totaling **30.8 million square feet** which included ownership interests in **29.4 million square feet** and **1.4 million square feet** securing debt and preferred equity investments, excluding fund investments, and managed **3 buildings** totaling **0.8 million square feet** owned by third parties.



HARRY F. BLAIR
Executive Managing Director
212.841.5996
harry.blair@cushwake.com

BARRY J. ZELLER
Executive Managing Director
212.841.5913
barry.zeller@cushwake.com

PIERCE HANCE
Executive Managing Director
212.841.7641
pierce.hance@cushwake.com



LARRY A. SWIGER
Senior Vice President
212.216.1628
larry.swiger@slgreen.com

ELAINE ANAZAGASTY
Vice President
212.216.1751
elaine.anazagasty@slgreen.com