

220E42

ARCHITECTURALLY DISTINCT. HISTORICALLY SIGNIFICANT.

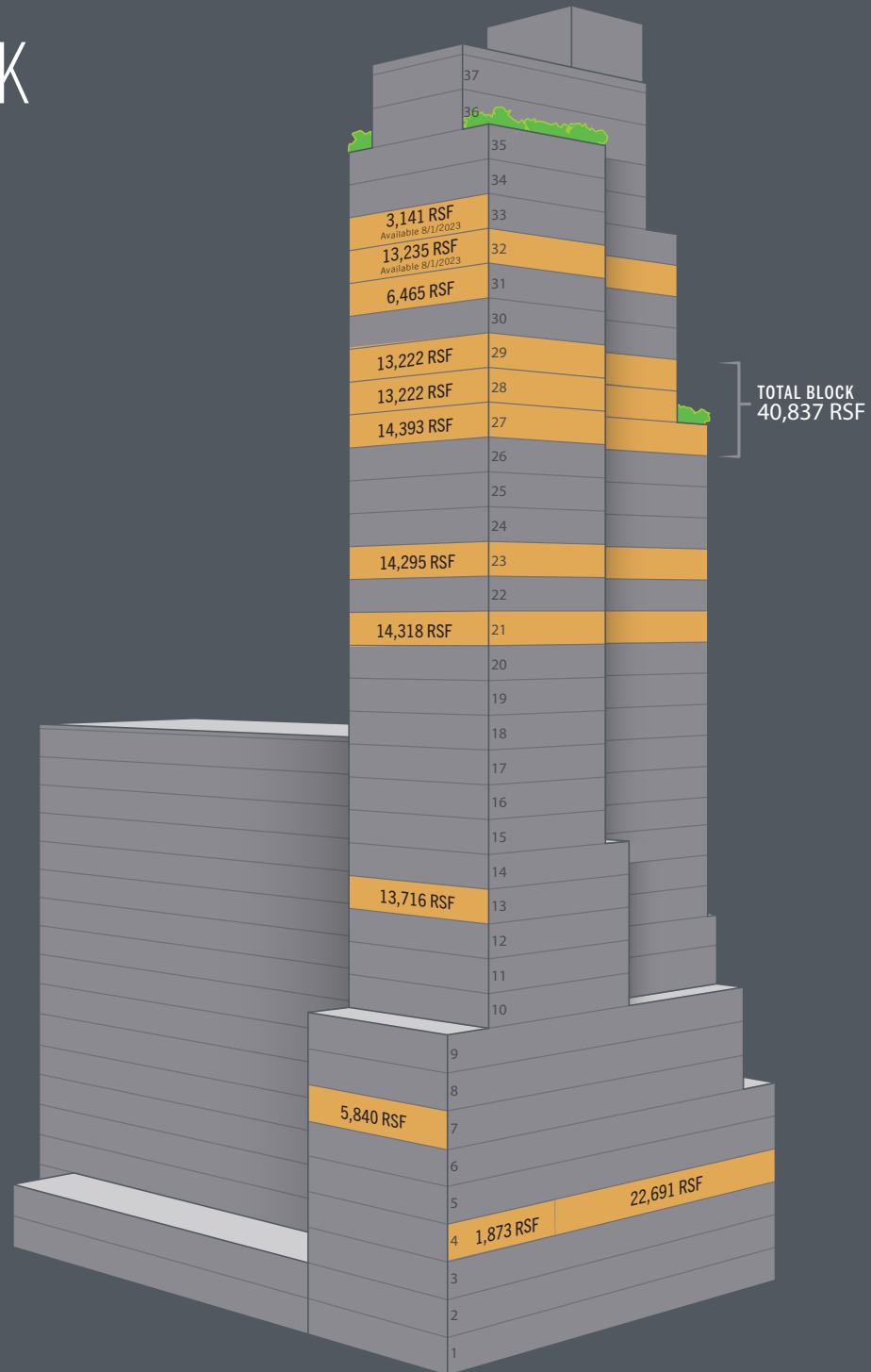


OPPORTUNITY HIGHLIGHTS

- Steps to Grand Central and top restaurants
 - Landmarked lobby
 - Stunning river and city views
 - Exceptional outdoor space
- 8,900 - 14,000 RSF tower floors
 - 2,900 - 14,000 RSF high-end pre-builts
 - 100,000 RSF block opportunity
 - Robust infrastructure



STACK PLAN





GLASS-FRONT OFFICES



AND CONFERENCE ROOMS



UPSCALE PANTRIES



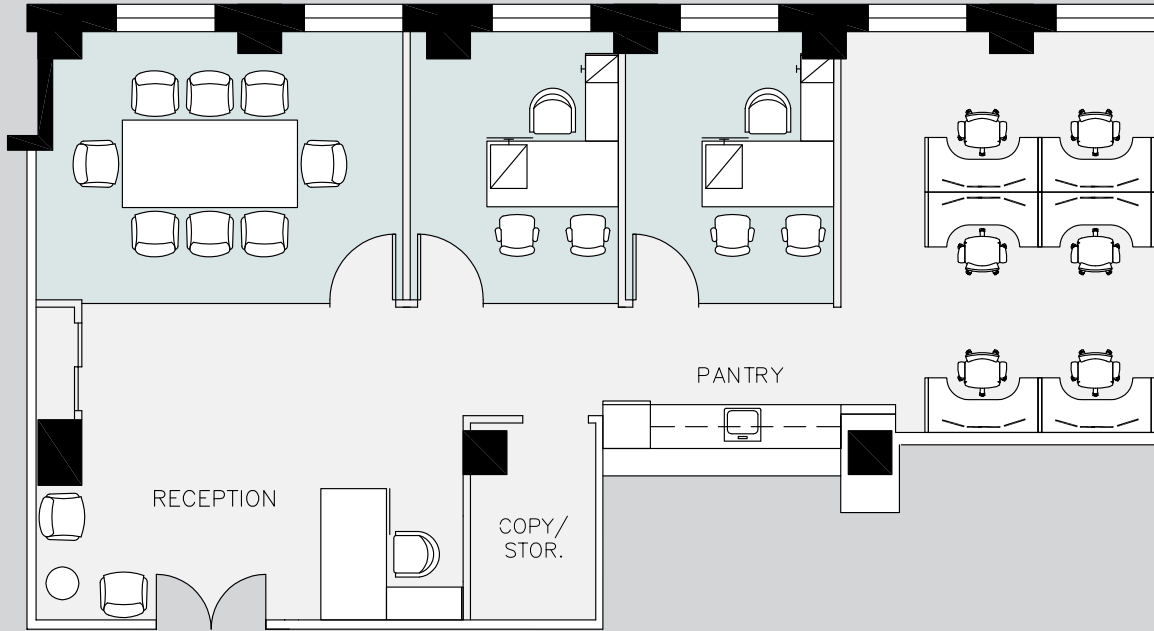
Artist Rendering

HIGH-END FINISHES



Artist Rendering

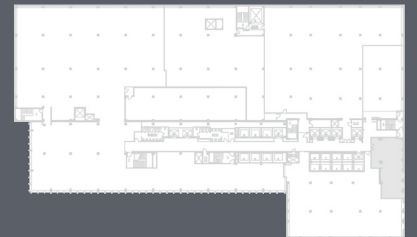
STUNNING OUTDOOR SPACE

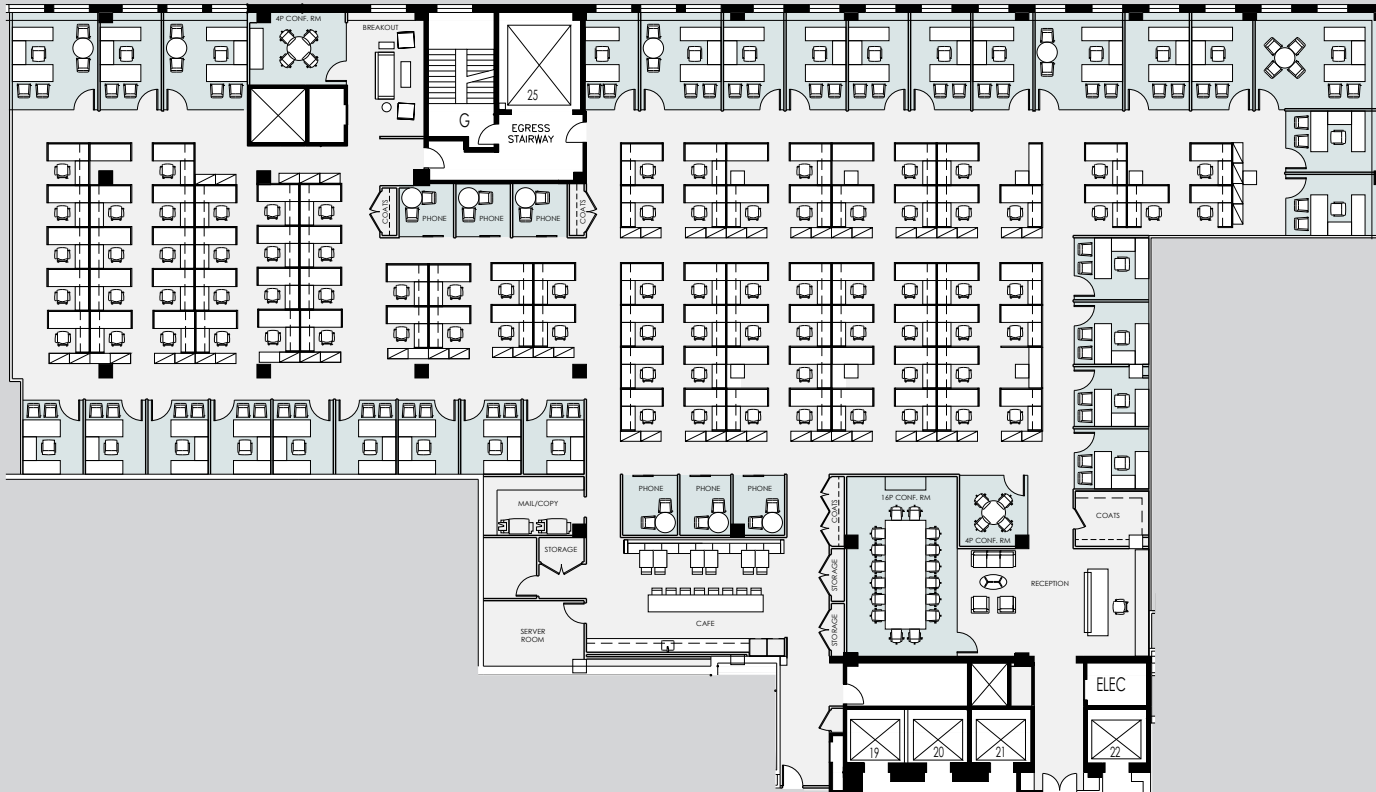


PREBUILT SUITE 409 1,873 RSF

FLOOR KEY:

| | |
|-------------------------|----------|
| Offices | 2 |
| Workstations | 6 |
| Conference/Meeting Room | 1 |
| Reception | 1 |
| Pantry | 1 |
| Total Headcount | 9 |





PROPOSED LAYOUT

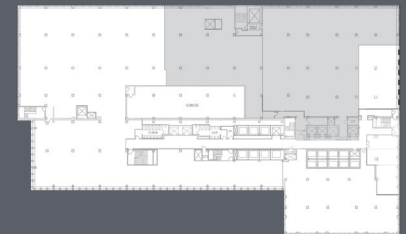
SUITE 410

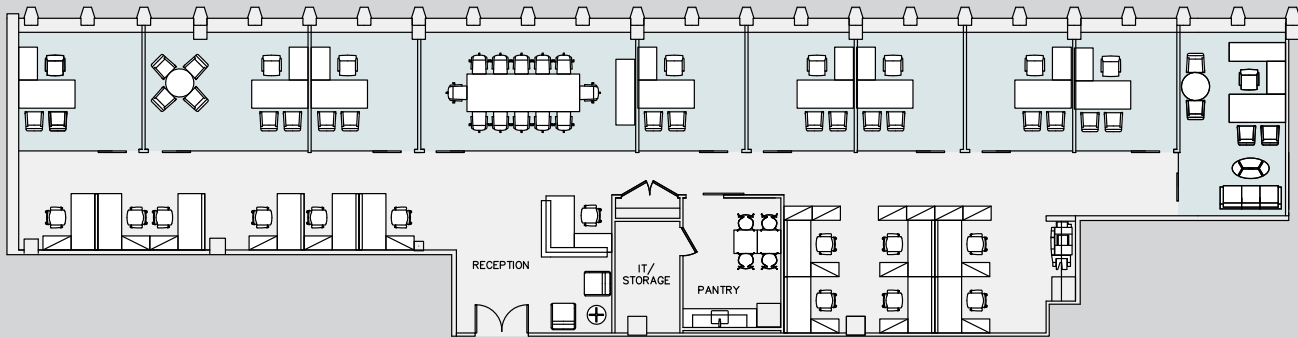
22,691 RSF

FLOOR KEY:

| | |
|------------------------|------------|
| Executive Offices | 5 |
| Windowed Offices | 11 |
| Interior Offices | 13 |
| Workstations - 6' x 6' | 81 |
| Reception | 1 |
| Total Headcount | 111 |

| | |
|---------------------|---|
| 16P Conference Room | 1 |
| 6P Conference Room | 1 |
| 4P Conference Rooms | 2 |
| Phone Rooms | 6 |
| Breakout | 1 |

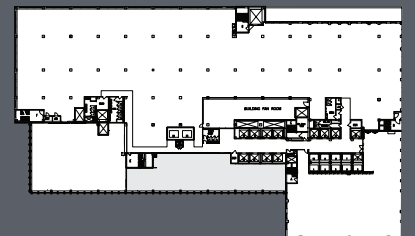


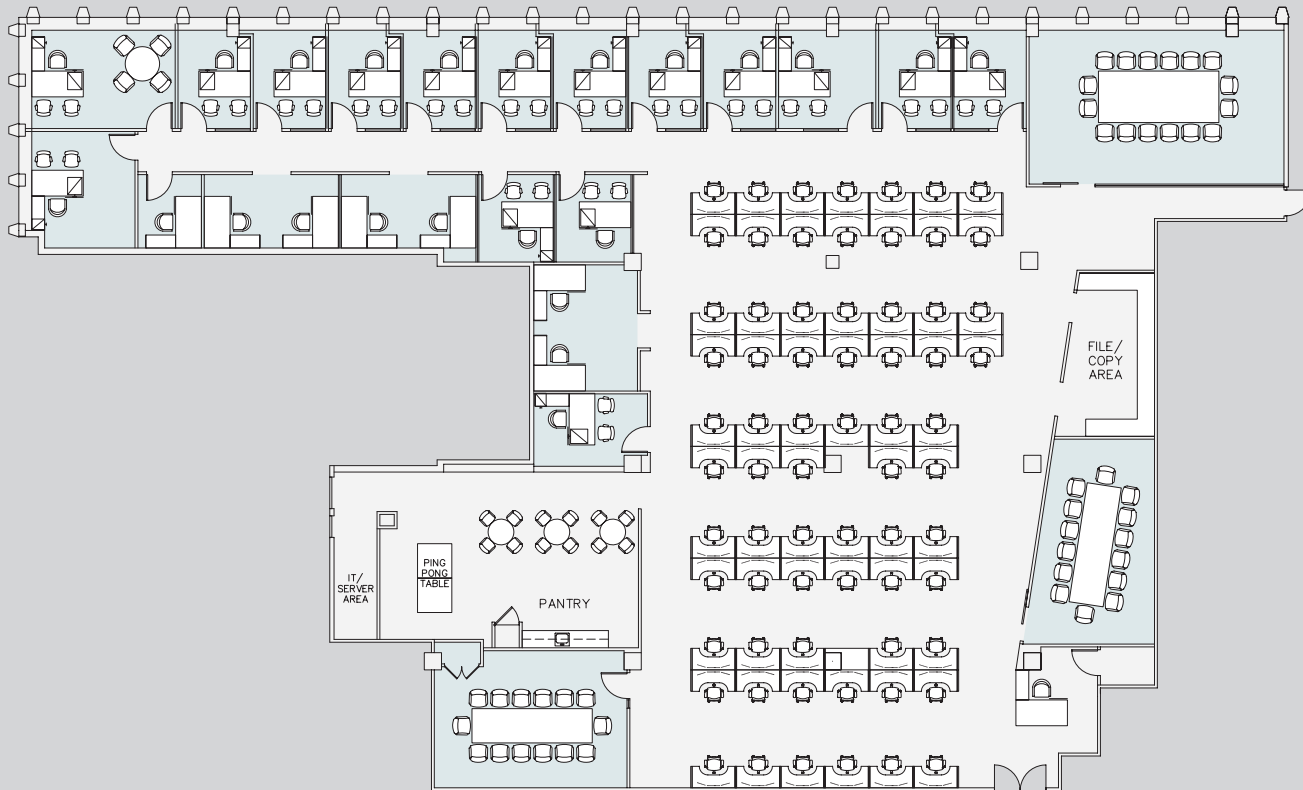


PREBUILT SUITE 710 5,840 RSF

FLOOR KEY:

| | |
|-------------------------|-----------|
| Offices | 9 |
| Workstations | 12 |
| Conference/Meeting Room | 1 |
| Reception | 1 |
| Pantry | 1 |
| Total Headcount | 22 |





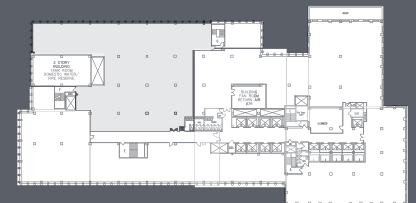
EXISTING CONDITIONS

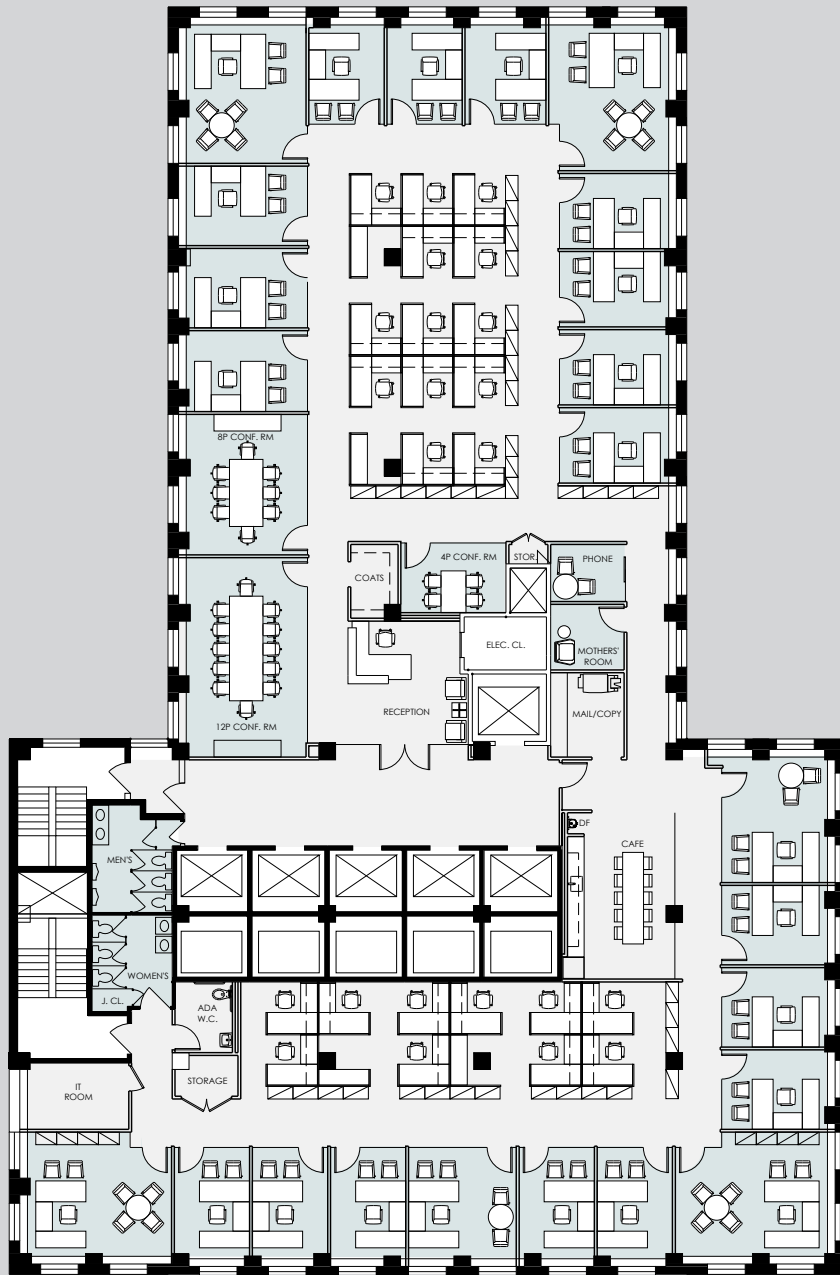
SUITE 1306

13,716 RSF

FLOOR KEY:

| | |
|------------------------|-----------|
| Offices | 17 |
| Workstations | 76 |
| Conference Rooms | 3 |
| Pantry | 1 |
| Reception | 1 |
| Total Headcount | 96 |

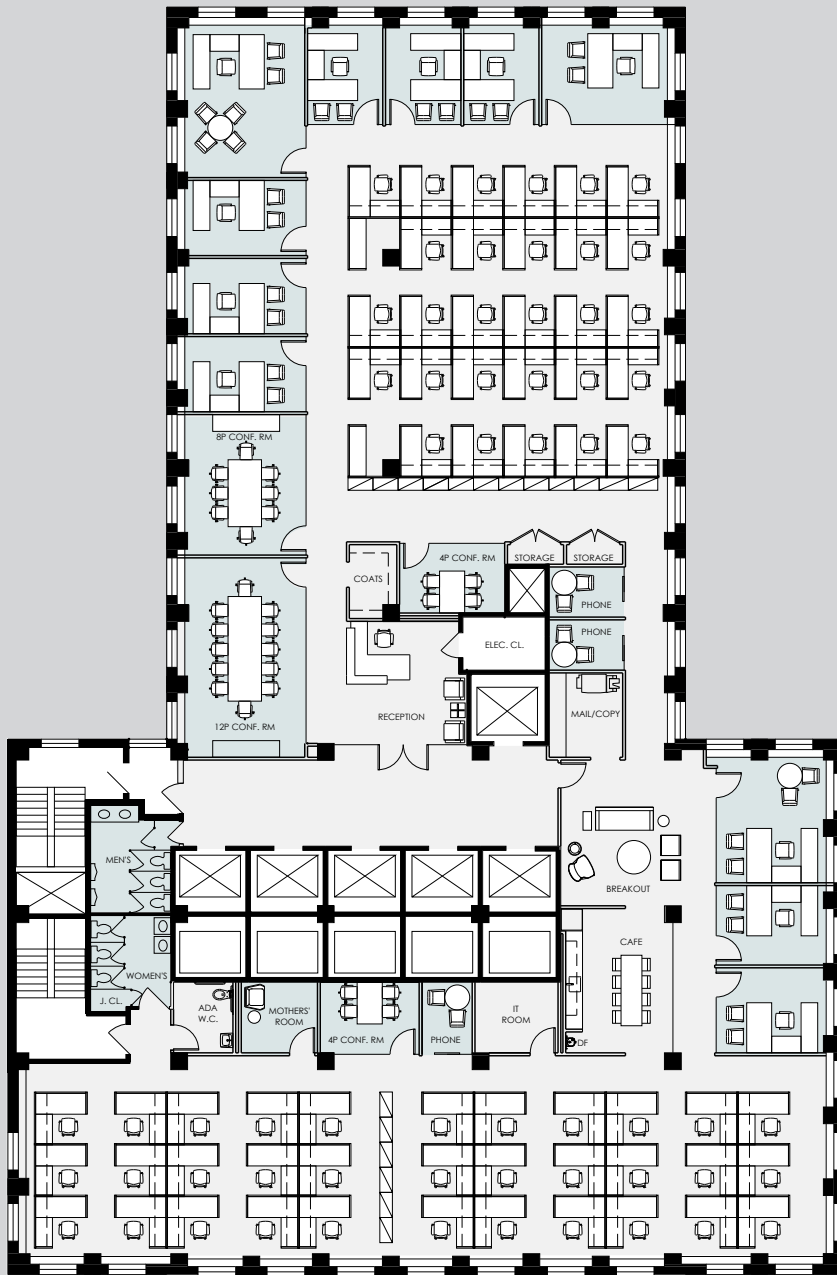




PROPOSED LAYOUT OFFICE INTENSIVE ENTIRE 21ST FLOOR 14,318 RSF

FLOOR KEY:

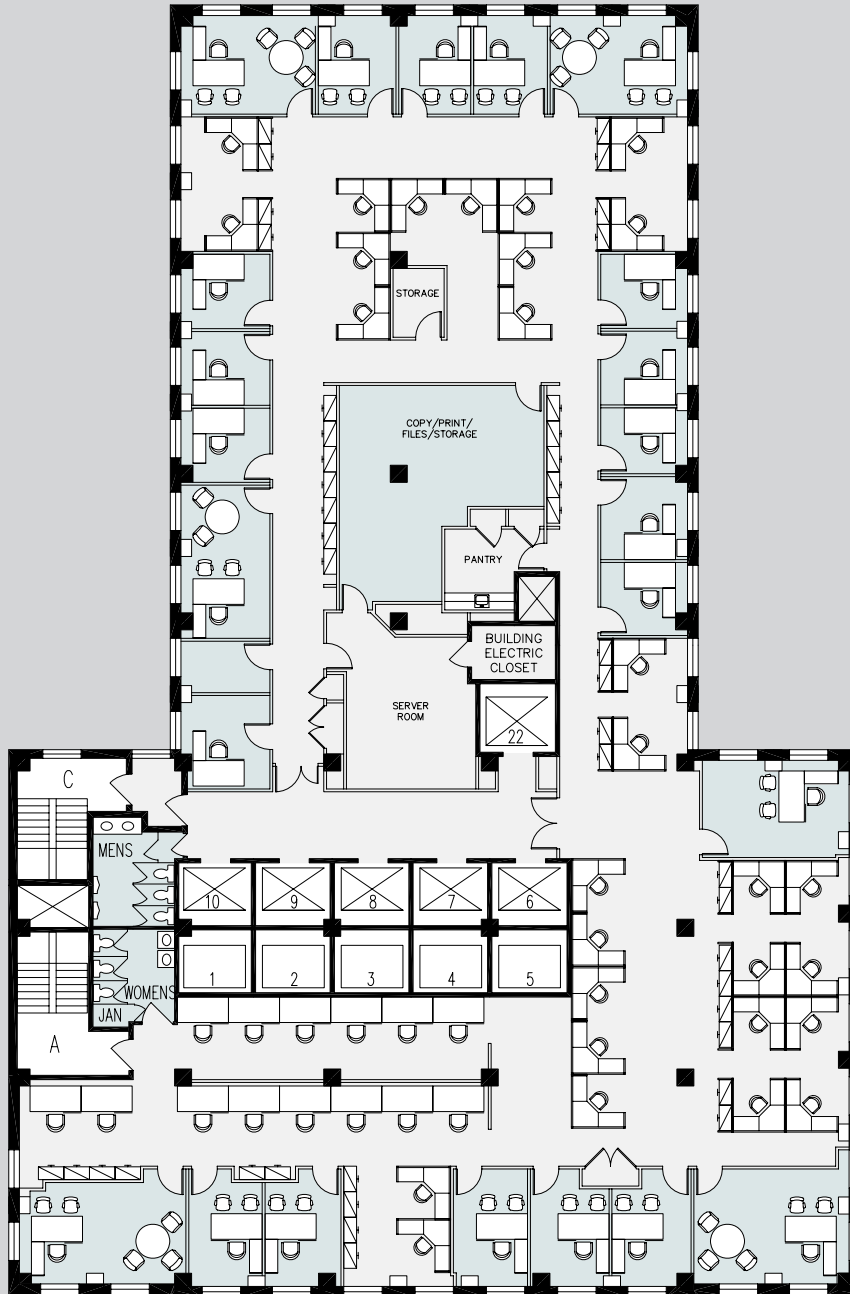
| | |
|------------------------|-----------|
| Executive Offices | 5 |
| Offices | 19 |
| Workstations - 6' x 6' | 23 |
| Reception | 1 |
| Total Headcount | 48 |
| | |
| 12P Conference Room | 1 |
| 8P Conference Room | 1 |
| 4P Conference Room | 1 |
| Phone Room | 1 |



PROPOSED LAYOUT OPEN PLAN ENTIRE 21ST FLOOR 14,318 RSF

FLOOR KEY:

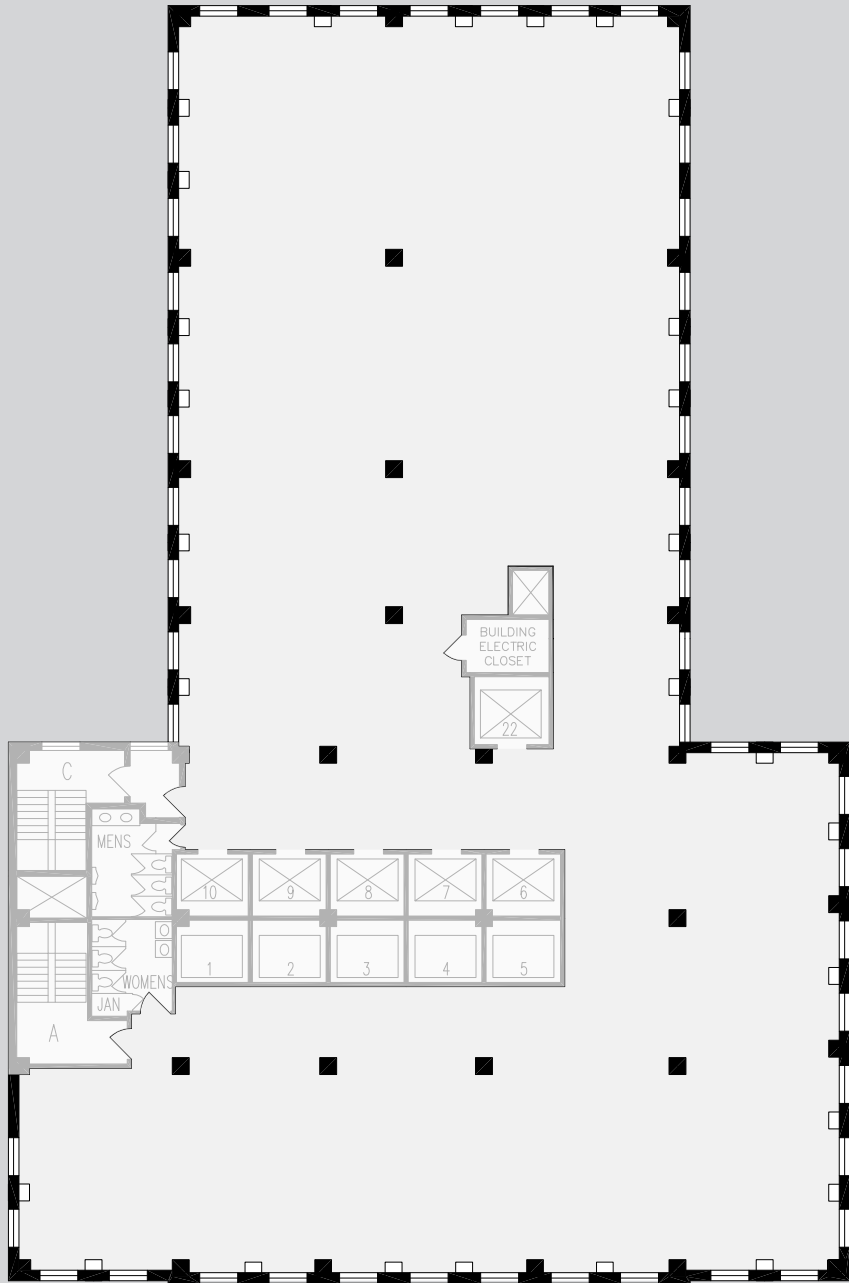
| | |
|------------------------|-----------|
| Executive Offices | 3 |
| Offices | 8 |
| Workstations - 6' x 6' | 61 |
| Reception | 1 |
| Total Headcount | 73 |
| | |
| 12P Conference Room | 1 |
| 8P Conference Room | 1 |
| 4P Conference Room | 2 |
| Breakout | 1 |
| Phone Rooms | 3 |



EXISTING CONDITIONS ENTIRE 21ST FLOOR 14,318 RSF

FLOOR KEY:

| | |
|------------------------|-----------|
| Offices | 34 |
| Workstations | 12 |
| Conference Room | 1 |
| Reception | 1 |
| Total Headcount | 47 |



CORE AND SHELL
ENTIRE 21ST FLOOR
14,318 RSF



PREBUILT PENDING

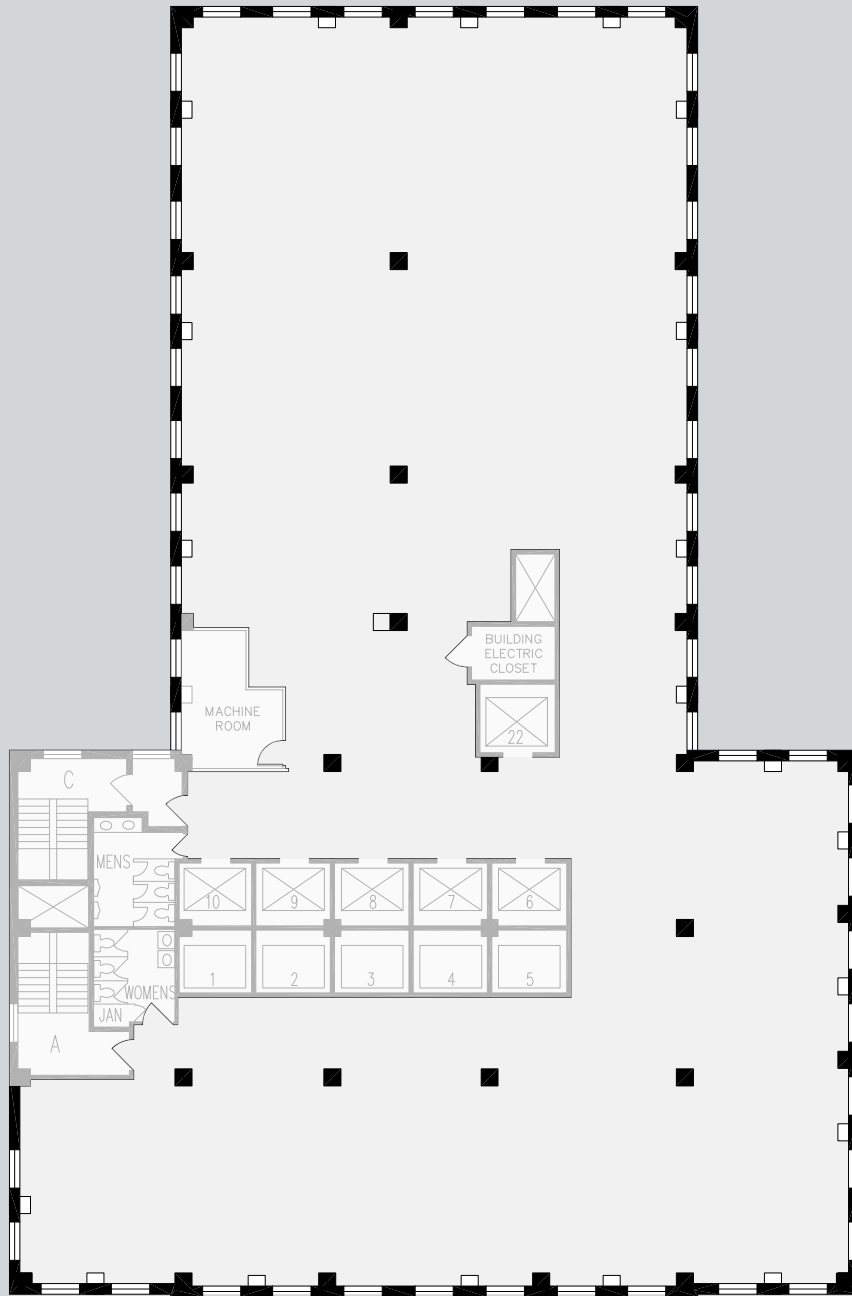
SUITE 2300 8,209 RSF
 SUITE 2305 6,086 RSF

SUITE 2300 FLOOR KEY:

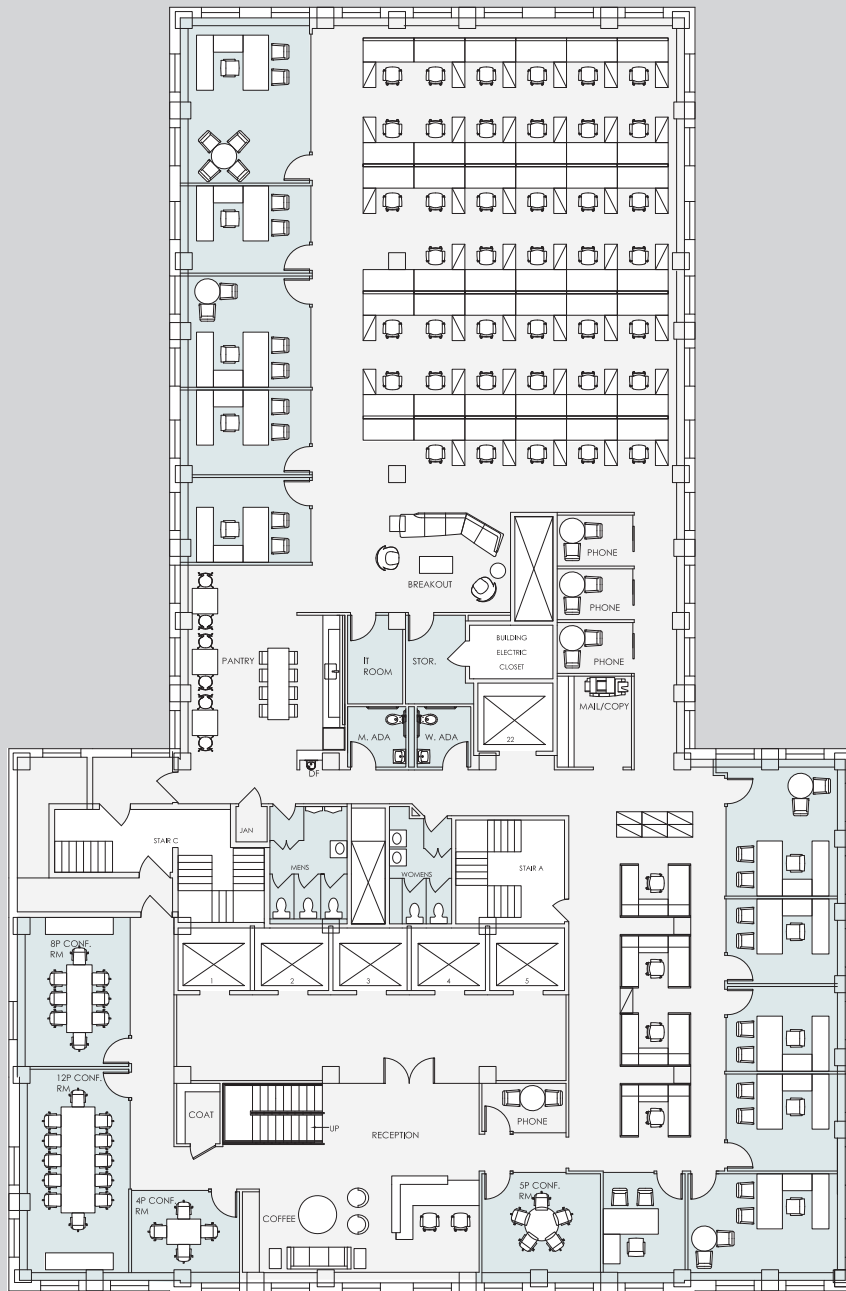
| | |
|------------------------|-----------|
| Offices | 9 |
| Workstations | 23 |
| Conference Room | 2 |
| Reception | 1 |
| Pantry | 1 |
| Phone Rooms | 1 |
| Total Headcount | 33 |

SUITE 2305 FLOOR KEY:

| | |
|------------------------|-----------|
| Offices | 4 |
| Workstations | 24 |
| Conference Room | 4 |
| Reception | 1 |
| Pantry | 1 |
| Phone Rooms | 1 |
| Breakout Room | 1 |
| Total Headcount | 39 |



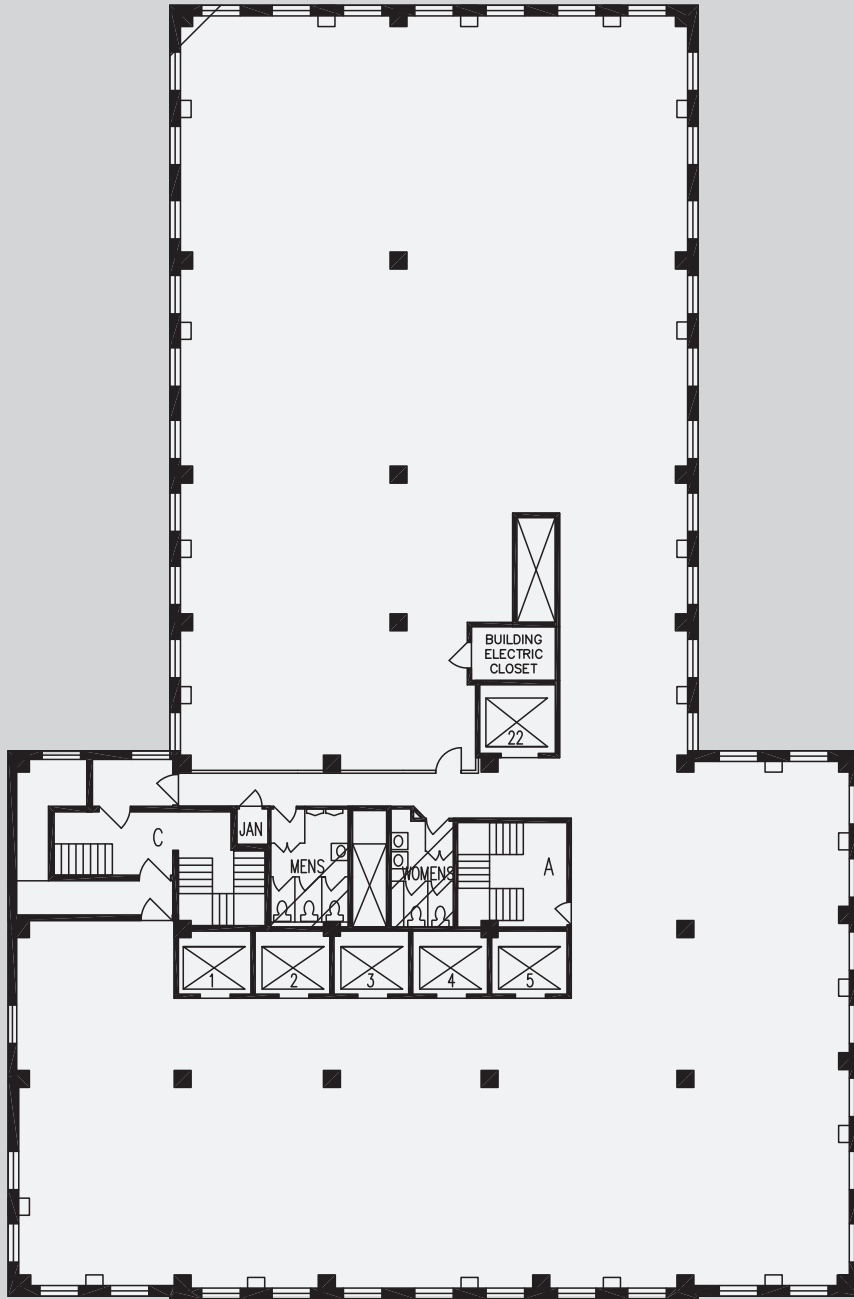
CORE AND SHELL
ENTIRE 23RD FLOOR
14,295 RSF



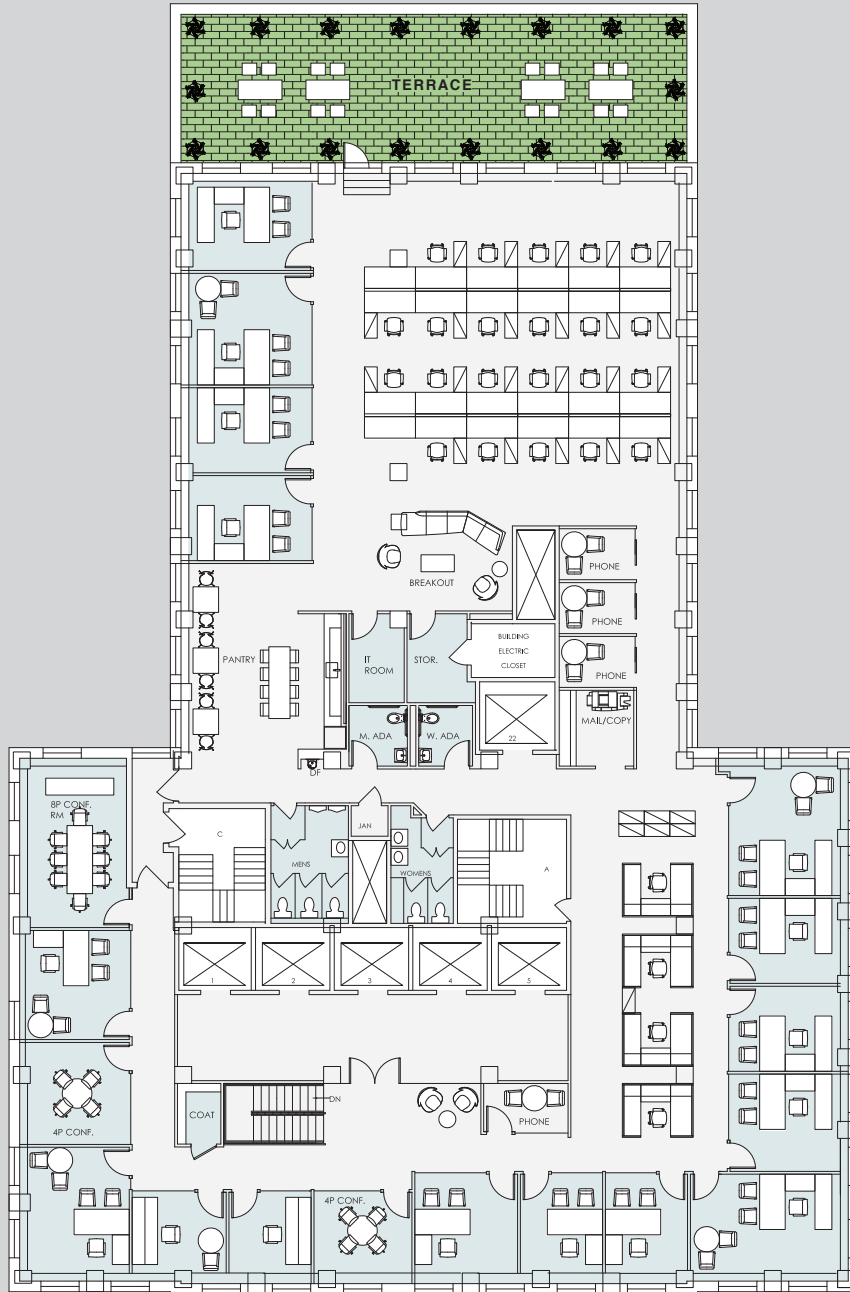
PROPOSED LAYOUT ENTIRE 27TH FLOOR 14,393 RSF

FLOOR KEY:

| | |
|------------------------|-----------|
| Offices | 11 |
| Workstations | 44 |
| Conference Rooms | 4 |
| Phone Rooms | 4 |
| Reception | 1 |
| Pantry | 1 |
| Total Headcount | 56 |



CORE AND SHELL
ENTIRE 27TH FLOOR
14,393 RSF

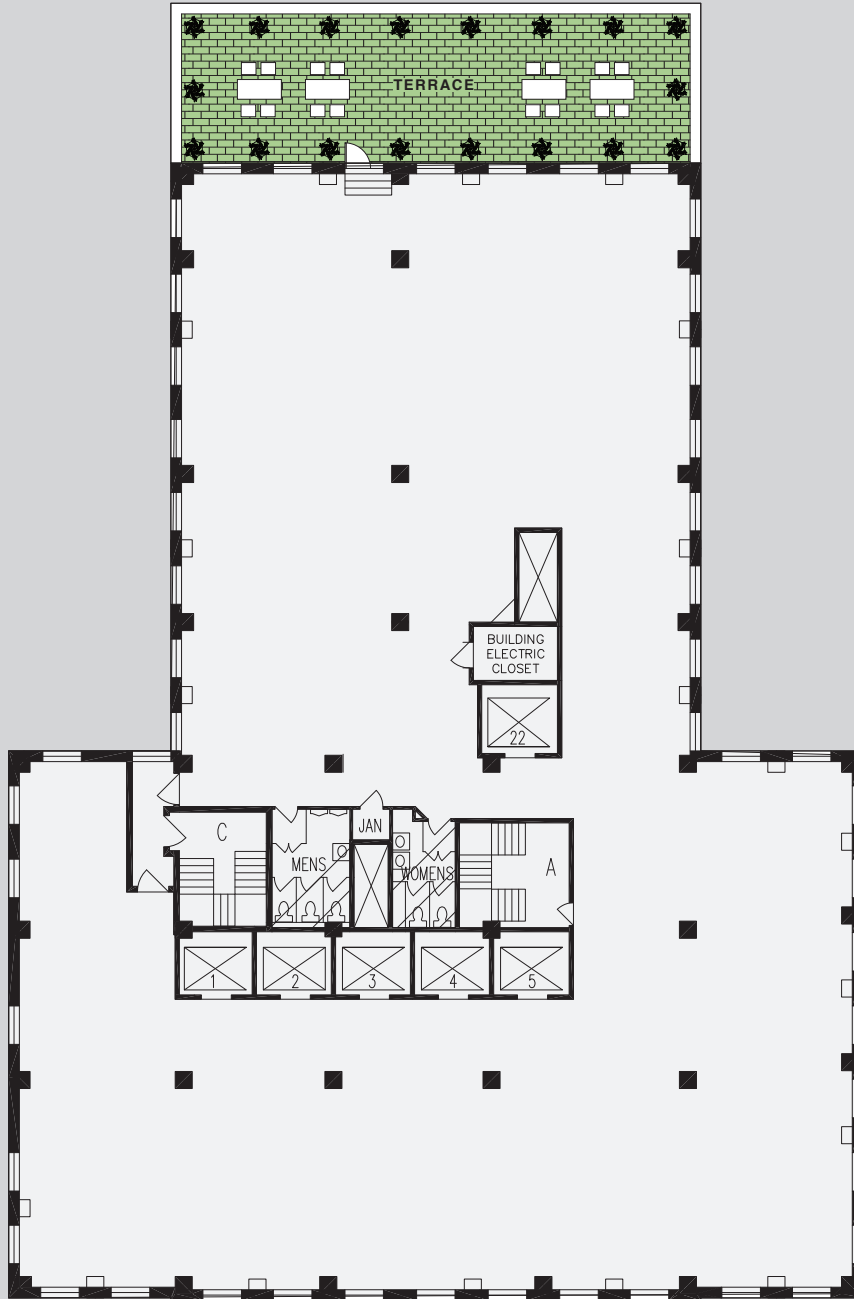


PROPOSED LAYOUT ENTIRE 28TH FLOOR 13,222 RSF

FLOOR KEY:

| | |
|------------------------|-----------|
| Offices | 16 |
| Workstations | 26 |
| Conference Rooms | 3 |
| Reception | 1 |
| Pantry/IT/Storage | 1 |
| Total Headcount | 43 |





CORE AND SHELL
ENTIRE 28TH FLOOR
13,222 RSF

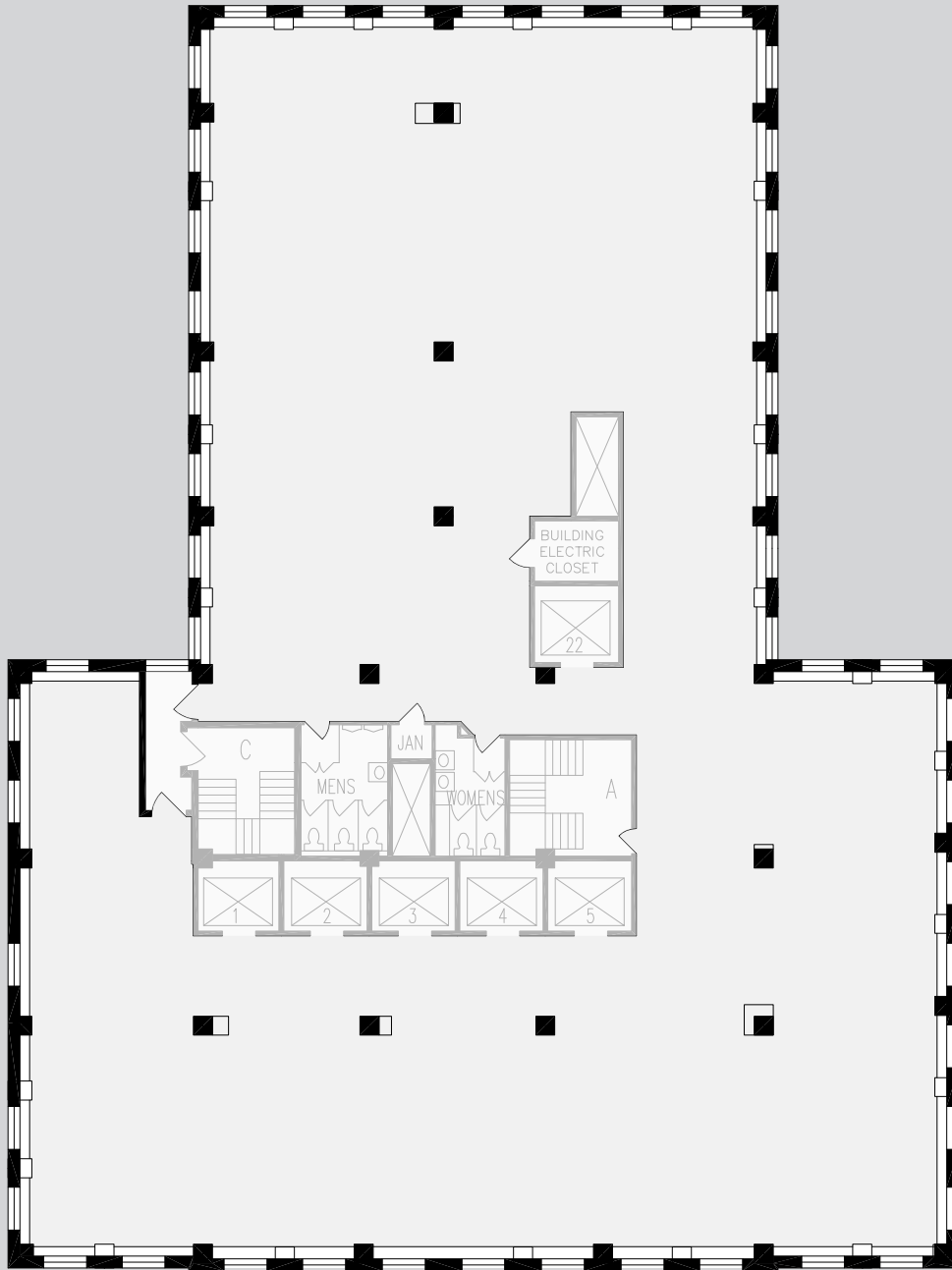




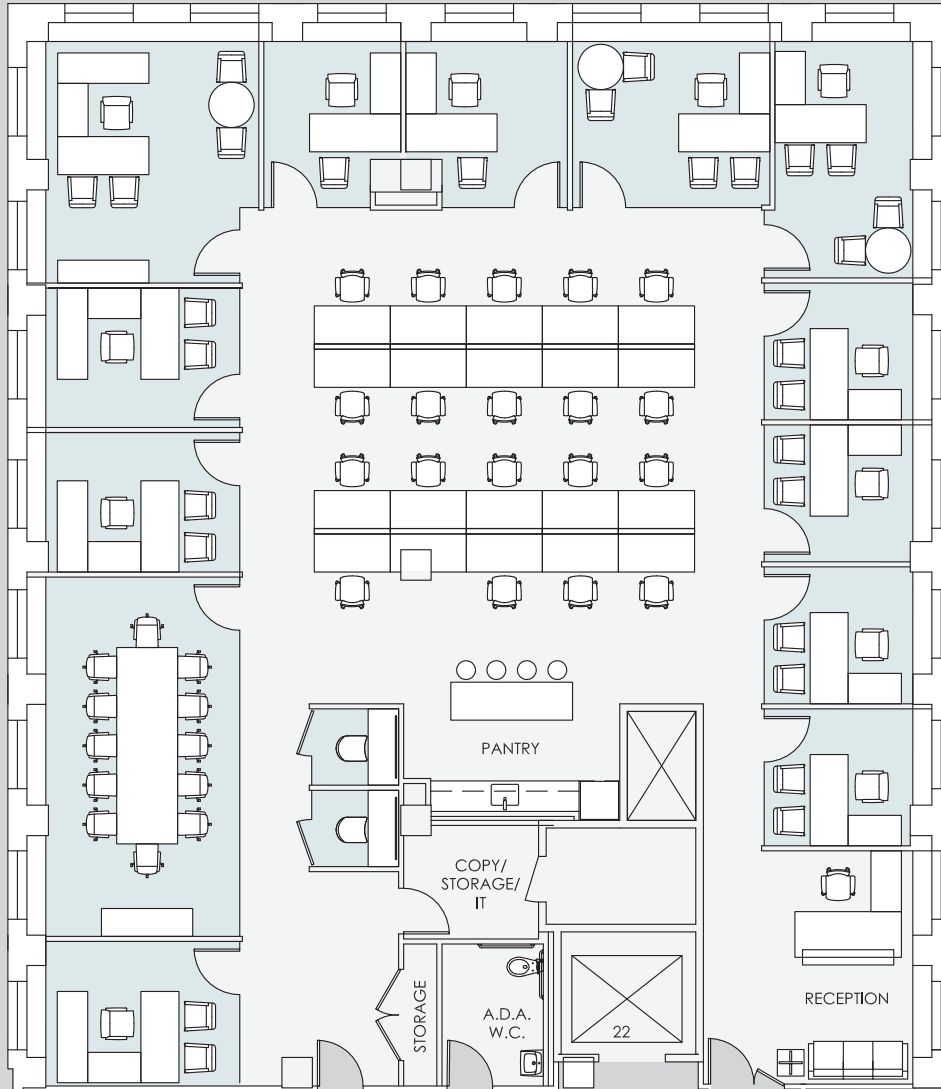
PROPOSED LAYOUT ENTIRE 29TH FLOOR 13,222 RSF

FLOOR KEY:

| | |
|------------------------|-----------|
| Offices | 21 |
| Workstations | 33 |
| Conference Rooms | 4 |
| Pantry | 2 |
| Reception | 1 |
| Phone Rooms | 4 |
| IT/Storage | 3 |
| Total Headcount | 55 |



CORE AND SHELL
ENTIRE 29TH FLOOR
13,222 RSF



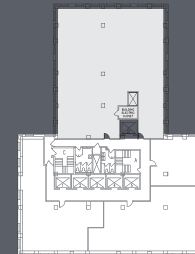
PREBUILT PENDING

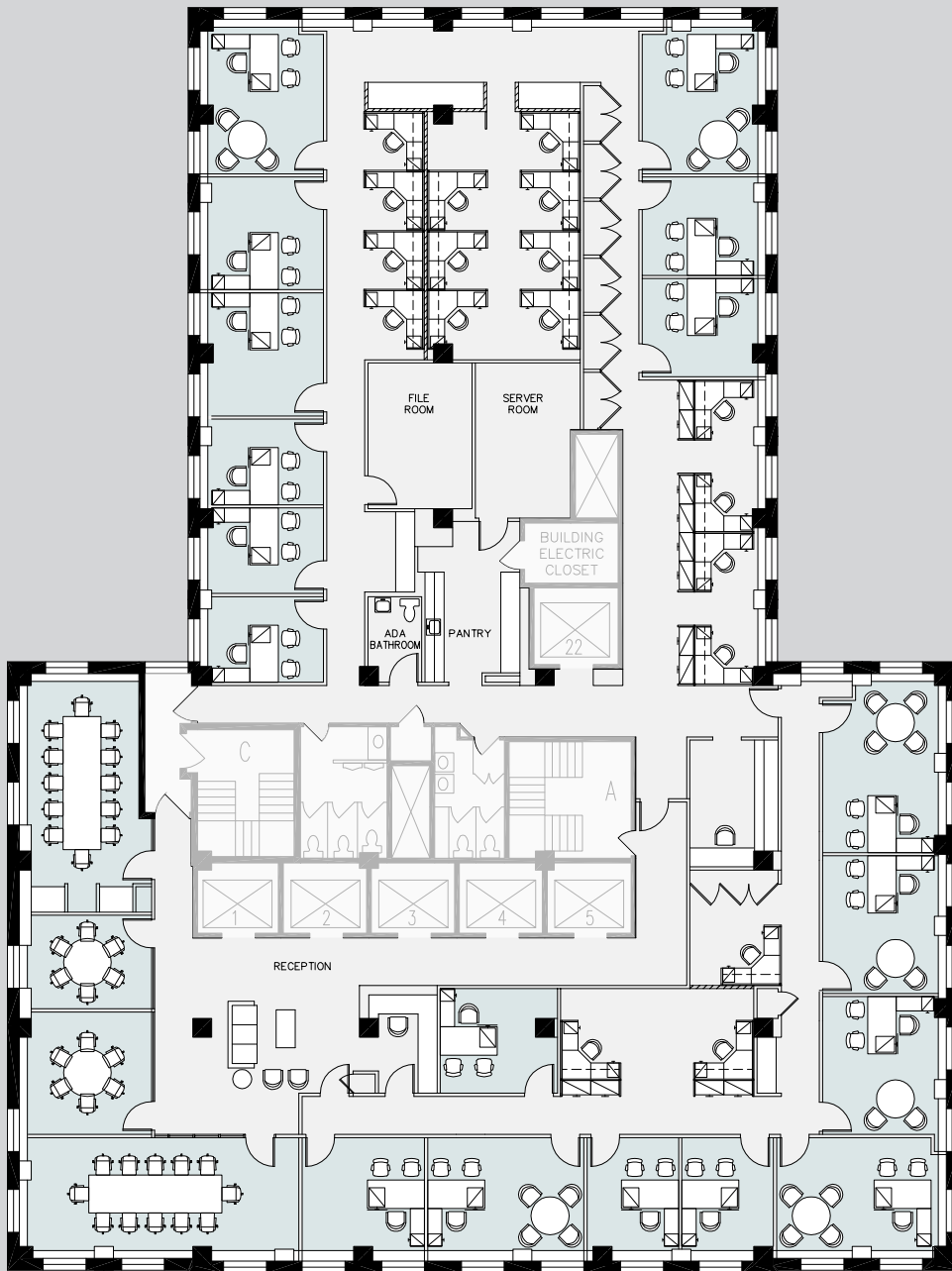
SUITE 3105

6,465 RSF

FLOOR KEY:

| | |
|------------------------|-----------|
| Offices | 12 |
| Workstations | 19 |
| Conference Room | 1 |
| Receptionist | 1 |
| Pantry | 1 |
| Phone Rooms | 2 |
| Total Headcount | 32 |

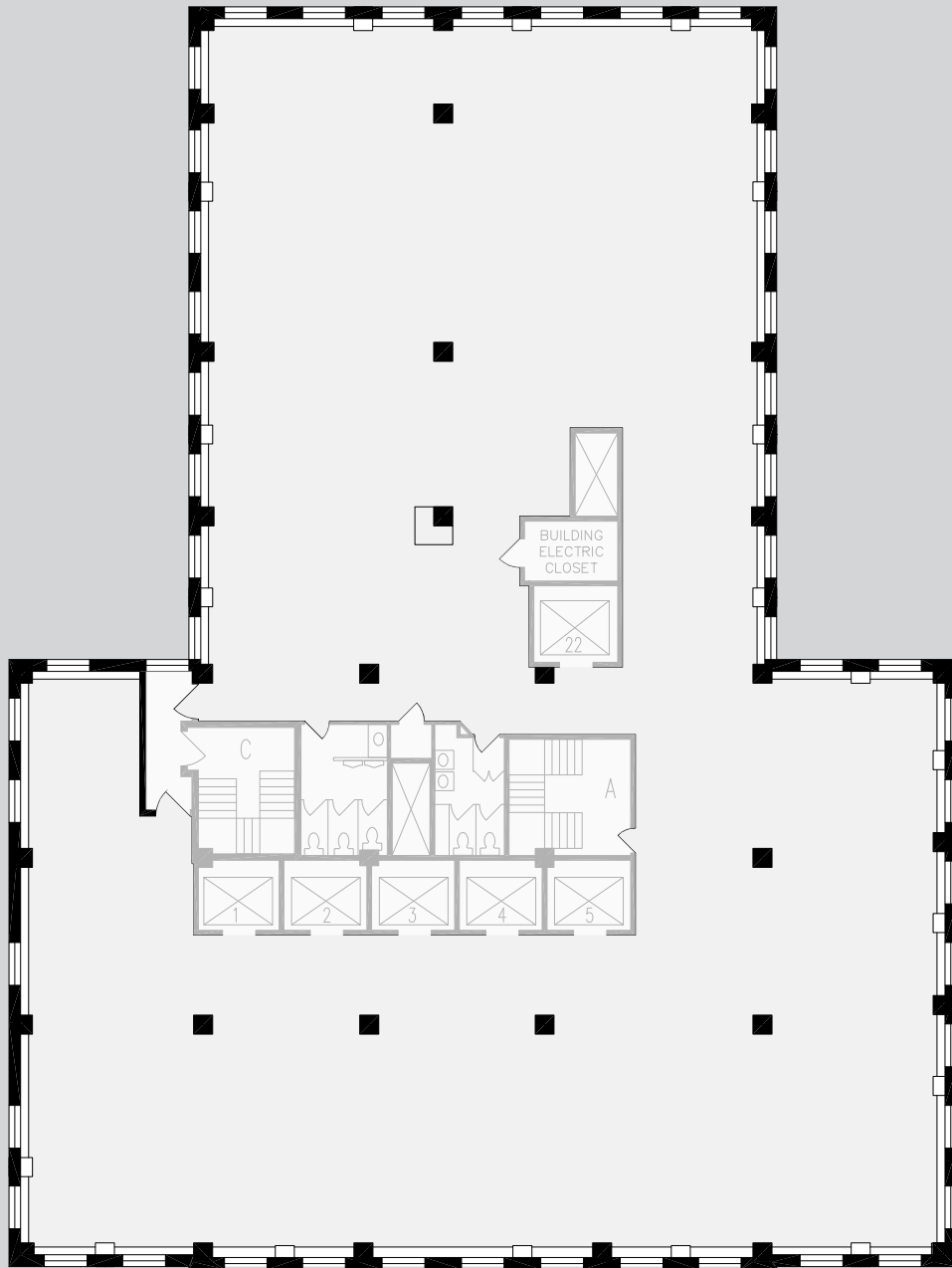




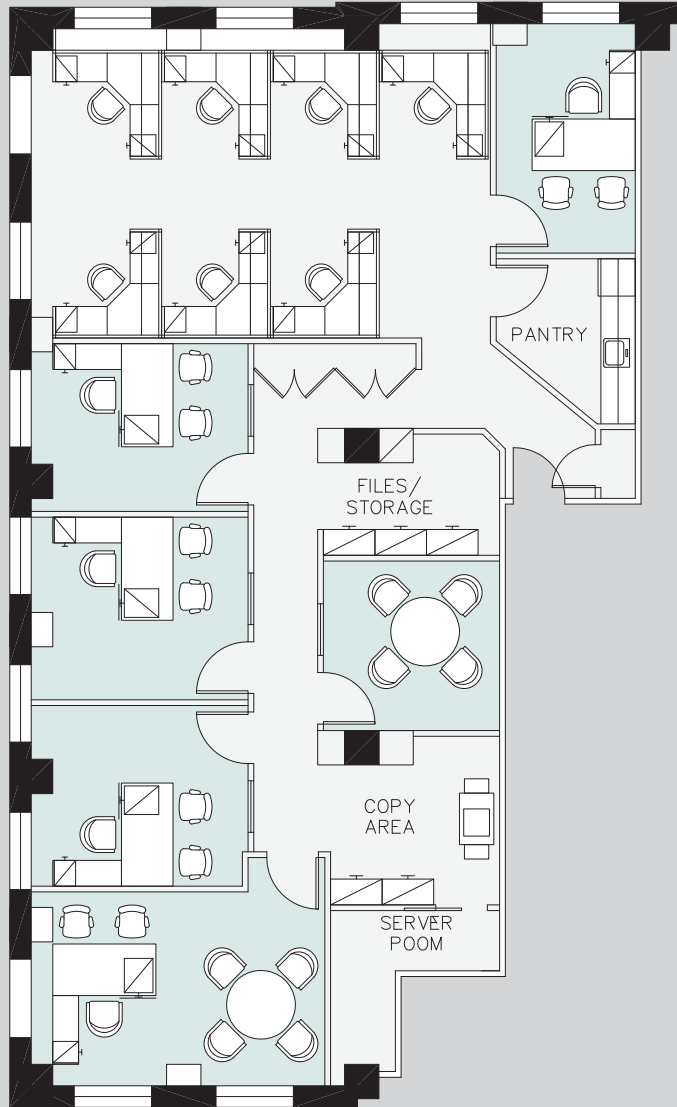
EXISTING CONDITIONS ENTIRE 32ND FLOOR 13,235 RSF

FLOOR KEY:

| | |
|------------------------|-----------|
| Offices | 18 |
| Workstations | 18 |
| Conference Rooms | 4 |
| Pantry | 1 |
| Reception | 1 |
| Total Headcount | 37 |



CORE AND SHELL
ENTIRE 32ND FLOOR
13,235 RSF



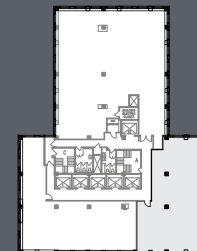
EXISTING CONDITIONS

SUITE 3304

3,141 RSF

FLOOR KEY:

| | |
|------------------------|-----------|
| Offices | 5 |
| Workstations | 7 |
| Conference Room | 1 |
| Receptionist | 1 |
| Pantry | 1 |
| Copy Area | 1 |
| Total Headcount | 12 |





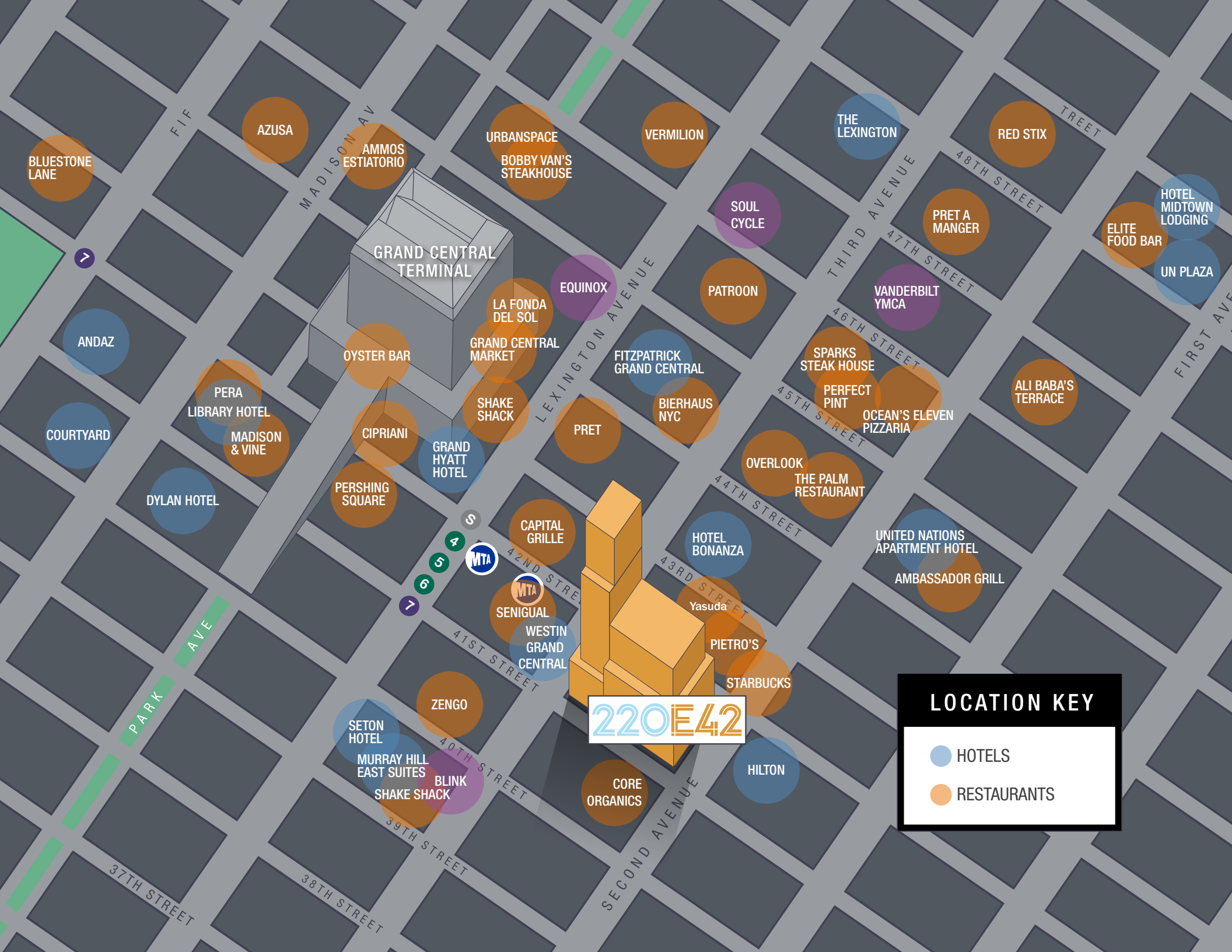
SPECTACULAR VIEWS





CLASSIC & CONVENIENT





BLUESTONE LANE

AZUSA

AMMOS ESTIATORIO

URBANSACE
BOBBY VAN'S STEAKHOUSE

VERMILION

THE LEXINGTON

RED STIX

HOTEL MIDTOWN LODGING

ELITE FOOD BAR

UN PLAZA

GRAND CENTRAL TERMINAL

EQUINOX

PATROON

PRET A MANGER

VANDERBILT YMCA

ANDAZ

LA FONDA DEL SOL

GRAND CENTRAL MARKET

FITZPATRICK GRAND CENTRAL

SPARKS STEAK HOUSE

PERA LIBRARY HOTEL

OYSTER BAR

SHAKE SHACK

PRET

BIERHAUS NYC

PERFECT PINT

OCEAN'S ELEVEN PIZZARIA

ALI BABA'S TERRACE

COURTYARD

MADISON & VINE

CIPRIANI

GRAND HYATT HOTEL

PRET

OVERLOOK

THE PALM RESTAURANT

DYLAN HOTEL

PERSHING SQUARE

CAPITAL GRILLE

HOTEL BONANZA

UNITED NATIONS APARTMENT HOTEL

AMBASSADOR GRILL

MTA 4
MTA 5
MTA 6
MTA 7

MTA SENIGUAL

WESTIN GRAND CENTRAL

Yasuda

PIETRO'S

STARBUCKS

220 E 42

ZENGO

SETON HOTEL

MURRAY HILL EAST SUITES

BLINK SHAKE SHACK

CORE ORGANICS

HILTON

LOCATION KEY

● HOTELS

● RESTAURANTS

37TH STREET

38TH STREET

39TH STREET

40TH STREET

41ST STREET

42ND STREET

43RD STREET

44TH STREET

45TH STREET

46TH STREET

47TH STREET

48TH STREET

FIFTH AVENUE

MADISON AVENUE

LEXINGTON AVENUE

THIRD AVENUE

FIRST AVENUE

PARK AVENUE

BUILDING SPECS

| | |
|-----------------------|---|
| LOCATION | 42nd Street between 2nd and 3rd Avenue |
| YEAR BUILT | 1930-Tower; 1959- annex and low rise addition |
| BUILDING SIZE | 1,169,582 rsf |
| BUILDING HEIGHT | Thirty-seven (37) Floors |
| BUILDING CONSTRUCTION | Concrete-encased steel Facade: White and red glazed brick and mortar Lobby: Landmark lobby, including revolving 12' globe, display of weather instruments in elegant bronze |
| FLOOR LAYOUT | Center core |
| FLOOR SIZES | Floors 2-9 64,000 - 73,000 rsf Floors 10-14 50,000 rsf Floors 15-18 30,000 rsf Floors 19-33 13,000 rsf Floors 34-37 7,500-10,000 rsf |
| FLOOR LOADS | Floor 2 195 lbs per rsf Floors 3-6 165 lbs per rsf Floors 7-10 50 lbs per rsf Floor 11 220 lbs per rsf Floor 12 110 lbs per rsf Floors 13-14 210 lbs per rsf Floors 15-18 110 lbs per rsf Floor 19 100 lbs per rsf Floors 20-36 60 lbs per rsf Floor 37 75 lbs per rsf |
| COLUMN SPACING | 24' |

| | |
|----------------------------------|--|
| ELEVATORS | Twenty-three (23) passenger elevators; three (3) freight elevators Loading dock located on 41st Street |
| HVAC/ SUPPLEMENTAL COOLING | Water-cooled central plant system with 2,500 tons of capacity. Hours M - F 8am - 6pm, Sat 8am - 1pm Supplemental condenser water available for tenant use 120/208-volt, three (3) phase service; electrical closet in floors 1-37 |
| ELECTRIC | Cummins diesel-fueled 520 Amp Emergency life safety generator Recently upgraded Firecom Class E System |
| LIFE/SAFETY | 24/7 security guards with turnstile access control CCTV surveillance throughout lobby, loading dock and entrance ways |
| SECURITY/ACCESS | Messenger center on premises |
| TELECOM/CABLE | Verizon, Zayo, AT&T, Cogent Communications, Broadview Networks, Sprint, Spectrum, Teleport Communications and Level 3 |
| TRANSPORTATION | 1.5 blocks east of Grand Central Station. Easy access to the Queens-Midtown Tunnel |
| AMENITIES | Espresso Bar |

SUSTAINABILITY AT SL GREEN



HIGHLIGHTS

AIR

- HVAC systems are equipped with MERV-14 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

- 220 East 42nd Street 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 220 East 42nd Street 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

- 220 East 42nd Street 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

- 220 East 42nd Street 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

We support tenant sustainability reporting through data sharing across energy, emissions, water, and waste.

- SL Green partners with tenants to pursue a free energy analysis through the NYSEDA Commercial Tenant Program which helps to identify energy saving opportunities within tenant spaces.
- We promote recognition of tenant sustainability practices through the Tenant ENERGY STAR program.

ORGANIZATIONAL SOCIAL RESPONSIBILITY

Company-wide ESG Initiatives

- Set ambitious sustainability targets, including: a portfolio-wide greenhouse gas emissions intensity reduction of 30% by 2025; whole building energy consumption reduction of 20% by 2030; recycling rate of 50% by 2025
- Bloomberg ESG Disclosure score among “Top 5” of all REITs listed on the Russell 1000 Index in 2021
- Top Quartile on Refinitiv (formerly Thomson Reuters) ESG performance among all Residential and Commercial REITs globally
- MSCI’s Environment Category Top 25% Ranking (Opportunities in Green Buildings, 2019, 2020, 2021) & 10% Ranking in 2022
- Adhered to 1.5° Celsius-aligned Science-Based Targets
- Achieved a “5 Star” rating on GRESB, the organization’s highest accolade
- Top 5% of global universe group on Sustainalytics ESG Risk Rating with “Low Risk” categorization
- Released our Taskforce for Climate-related Financial Disclosures (TCFD) report in 2021
- Aligned with ULI Net-Zero by 2050 goal for carbon neutral building operation
- S&P Global Sustainability Yearbook 2022 member for top 15% CSA score among industry peers
- 91st percentile ranking of global peer set assessed by S&P CSA (DJSI) in 2021
- FTSE4Good Index series constituent
- CDP’s Climate Change Questionnaire score of “B” for 2020 and 2021 – tied for highest among U.S. Office REITs
- State Street’s R-Factor Score “Leader” ranking for top 10% performance in Real Estate Industry Annual voluntary ESG disclosures through leading frameworks SASB, GRI, CDP, S&P CSA (DJSI), FTSE Russell
- Seeded Food1st Foundation, a not-for-profit organization with a \$1.5M investment, which has resulted in over 700,000 meals donated to food-insecure New Yorkers and first responders since 2020
- NYC Mayor’s Office of Service “Changemaker Award” in recognition of SL Green’s volunteerism and philanthropic efforts (2018, 2019, 2020, 2021)
- ENERGY STAR Partner of the Year – Sustained Excellence, achieved by less than 1% of 16,000 EPA partners, for 2018, 2019, 2020, 2021, and 2022
- Green Lease Leaders Gold Award (2020-2023)
- Top 20% in ISS Corporate ESG Performance and “High Transparency” level

For more information, visit sustainability.slgreen.com or email sustainability@slgreen.com.

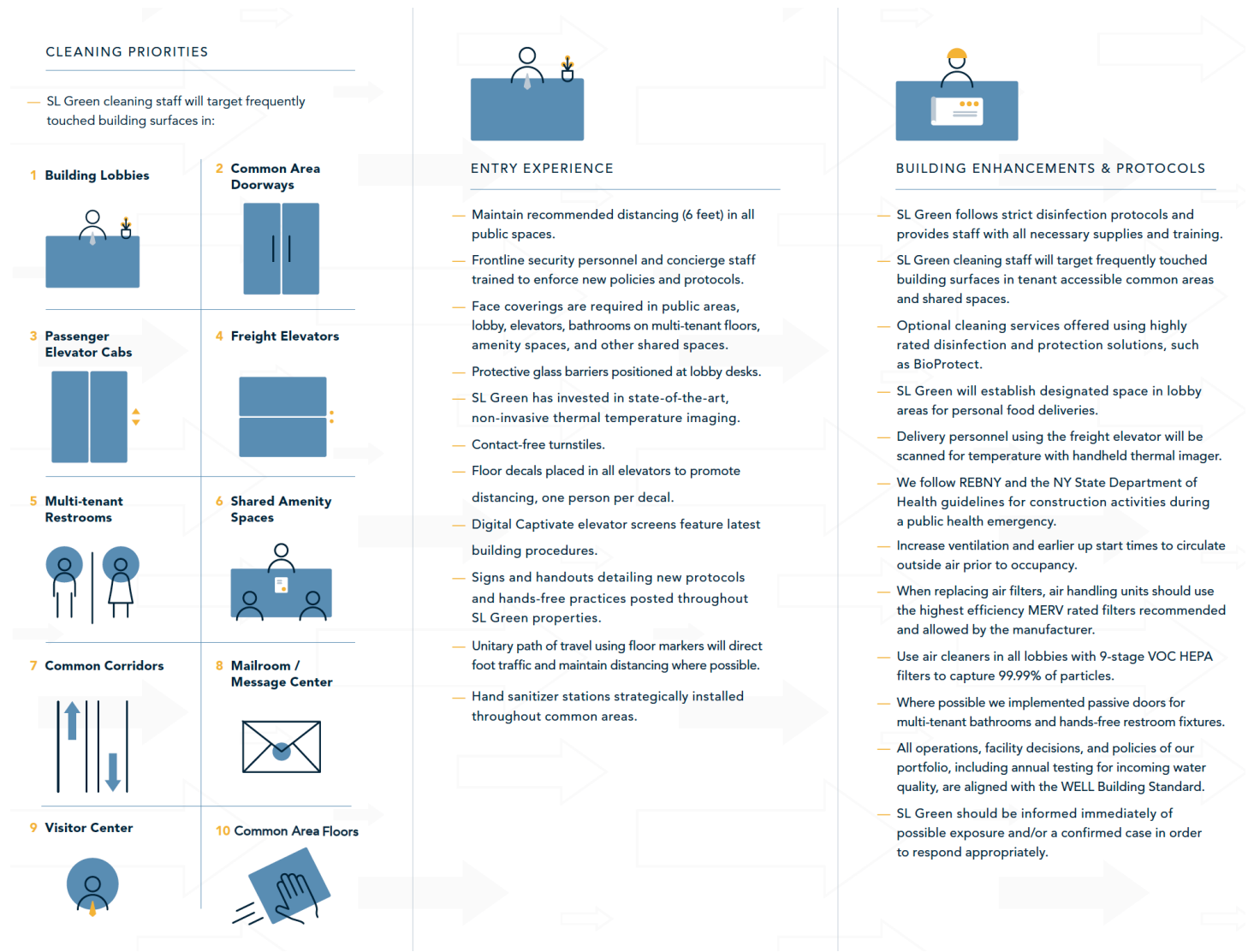
SL GREEN FORWARD

PRESS PLAY ON YOUR DAY-TO-DAY

SL Green Forward is our ongoing effort to ensure maximum safety, cleanliness, and wellness programs for our tenants. It is an extension of our best-in-class strategy to provide a healthy environment throughout our portfolio. Your safety and well-being are SL Green's number one priority.

We are taking extra precautions to ensure we are doing our part. **Be on the lookout for friendly reminders and guidelines posted throughout the building.** These small adjustments will help us all press play on our daily routines.

WE ARE READY TO WELCOME OUR TENANTS BACK TO THE OFFICE





CORPORATE PROFILE

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, 2022, SL Green held interests in **62 buildings totaling 33.6 million square feet**. This included ownership interests in **29.3 million square feet of Manhattan buildings and 3.5 million square feet** securing debt and preferred equity investments.

220E42



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