

501 Seventh Avenue

One-Of-A-Kind 150K SF
Building-Within-Building



OPPORTUNITY TO CREATE EXCLUSIVE LOBBY
STEPS FROM PENN STATION

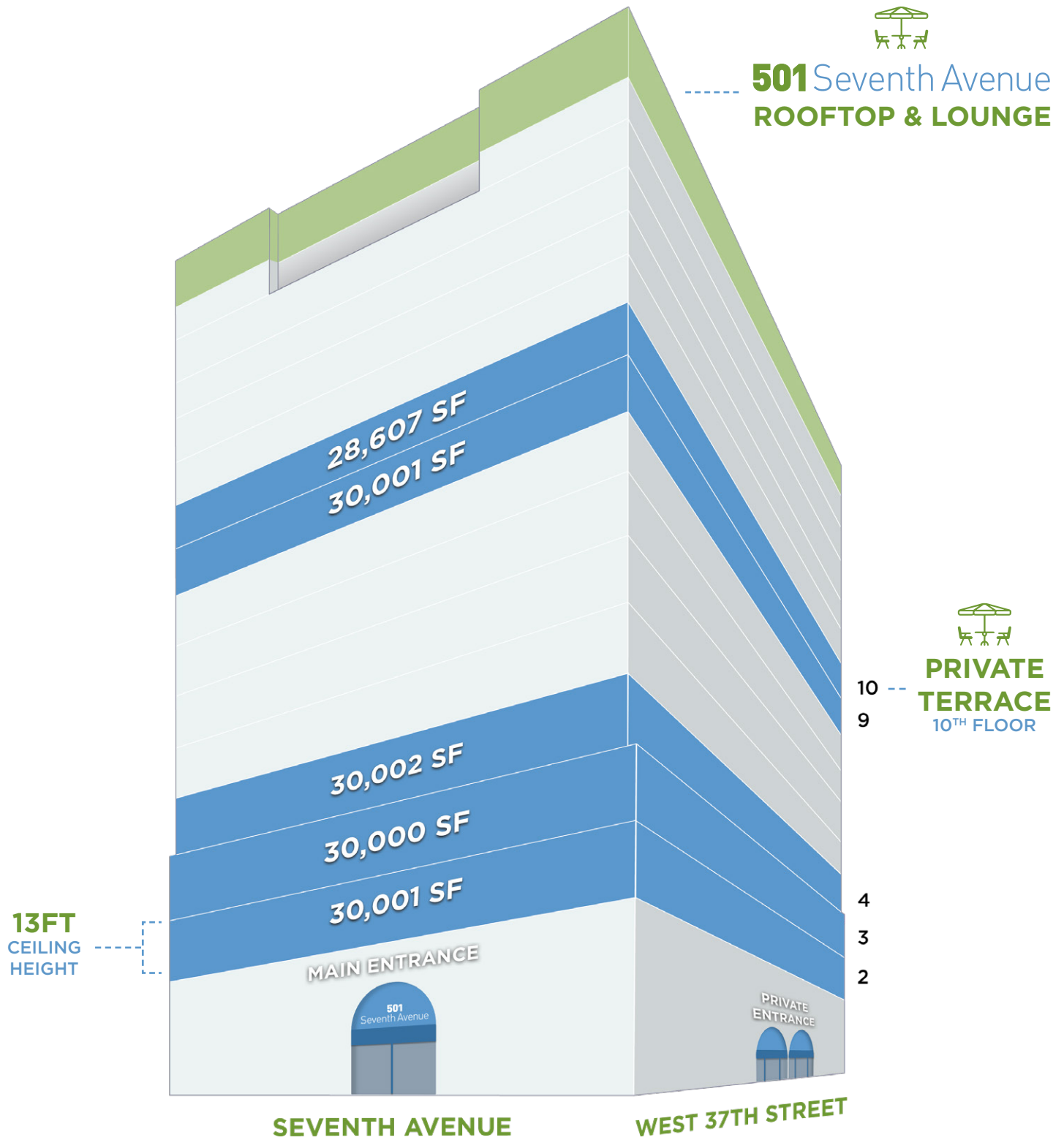
EMPIRE STATE
REALTY TRUST

New In-Building Rooftop Amenity



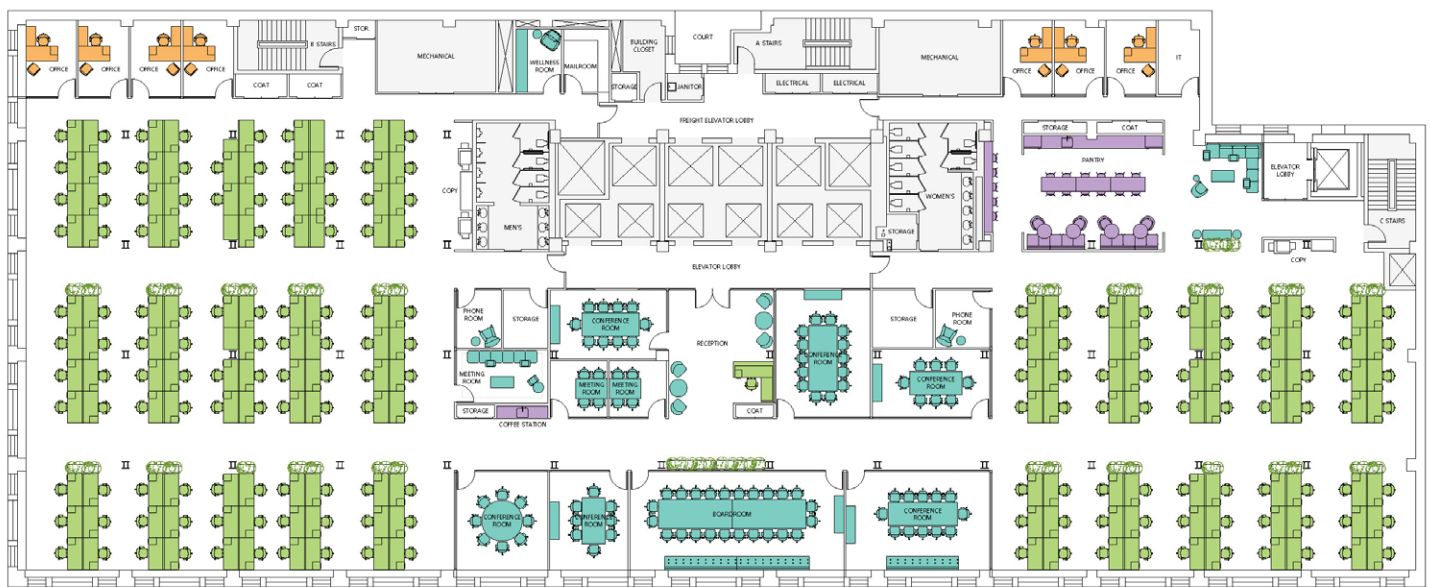
Stacking Plan

150K SF Available



Open Plan Test Fit

30,000 sq. ft.



| | |
|--------------|------------|
| Office | 7 |
| Workstation | 174 |
| Total | 181 |

| | |
|-----------------|---|
| Reception | 1 |
| Boardroom | 1 |
| Conference Room | 6 |
| Meeting Room | 3 |
| Phone Room | 2 |
| Pantry | 1 |
| Coffee Station | 1 |

| | |
|---------------|---|
| Copy | 2 |
| IT | 1 |
| Coat | 4 |
| Storage | 6 |
| Wellness Room | 1 |
| Mail Room | 1 |

In Good Company

Join a Diverse Community of Tenants

CAROLINA HERRERA

CAPTIVATE



GROW WITH ESRT

ESRT facilitated the expansion of over 302 tenants, totaling 3M RSF of portfolio growth.

The Campus Amenities

FULL ACCESS to Rooftop Lounge at 1333 Broadway

250 Capacity



Aerial View



Open Area



VIRTUAL
TOUR

FULL ACCESS to Lounge and Town Hall at 1400 Broadway

250+ Capacity



Lounge Pantry



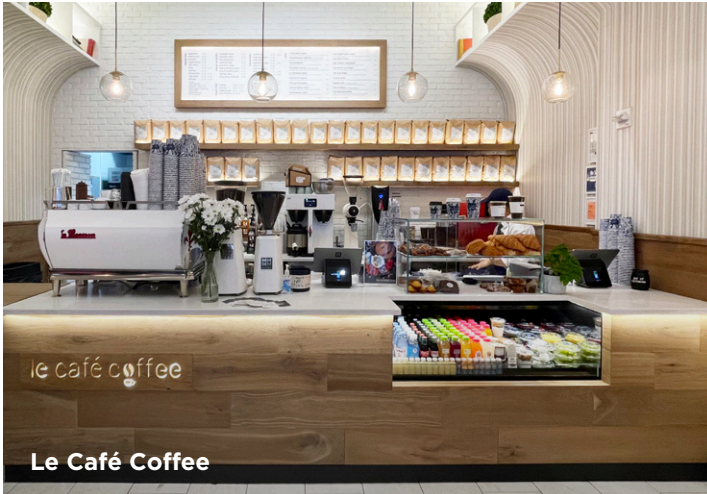
Town Hall



Tenant Lounge

Neighborhood Amenities

Nearby Dining, Hospitality and More



EATERIES

250+ Restaurants & Bars
Including Ci Siamo, Zou Zou's, Dear Irving, and Shake Shack.

HOSPITALITY

40+ Hotels
Including Moxy, Renaissance, Luma Hotels, and Hotel Aliz.

FINE DINING

5+ Michelin-Guide Restaurants
Including Wolfgang's Steakhouse, Chef's Table at Brooklyn Fare, Mercato, and Tonchin.

HEALTH & WELLNESS

25+ Lifestyle Retail Locations
Including Club Pilates, Orangetheory Fitness, Face Glow NYC, MStudio Nails, One Medical, CityMD, and NewHair Salon.

REC SPACE

5+ Designated Parks & Rec Areas
Including Bryant Park, Herald Square, and The NY Public Library.

SHOPPING

150+ Retail Stores & Boutiques
Including Macy's, H&M, Banana Republic, Target, Urban Outfitters, and Zara.





Close proximity to Penn Station, Port Authority, PATH, Grand Central Terminal and 16 subway lines to provide a one-seat commute for tenants that utilize these high-traffic transportation hubs.

A C E 1 2 3 7 B D F M N Q R W S

ESRT Turnkey Suites

Plug-and-Play Pre-Builts



Architectural Design Partnership

Custom design and
development of your space



Furniture

Furnished with sit/stand desks



IT Wiring

Voice/Data Cabling
and A/V Install

ESRT
TURNKEY
SUITES

✓ LEADER IN SUSTAINABILITY, ENERGY EFFICIENCY & IEQ

- Save up to **\$1 per SF** on energy bill
- Bi-polar ionization neutralizes **99.92%** of viruses
- CO₂ sensors increase employee cognitive function by **50%**

✓ FULLY AMENITIZED

- Increase employee recruitment, retention and productivity

✓ LOCATIONS NEAR MASS TRANSIT

✓ FULLY MODERNIZED ASSETS

- Over **\$1B** spent

✓ ESRT TURNKEY SUITES

- Furnished, wired and move-in ready

✓ SERVICE ORIENTED FIRM

- Over **302 tenant expansions**, totaling **3M RSF** since we went public

✓ FINANCIAL STABILITY

- Publicly traded on the NYSE with a **best-in-class** balance sheet
- **\$0.8B** of balance sheet liquidity as of 03/31/25



Solidly Stands Apart

In a volatile market, it is critical for tenants to partner with a financially stable, service-oriented owner on real estate decisions. **501 Seventh Avenue is debt-free.**

Empire State Realty Trust, a publicly traded company with a best-in-class balance sheet maintains a solid financial platform and leads the way on healthy buildings with premier indoor environmental quality (IEQ), industry-leading sustainability and energy efficiency practices, and unmatched amenities.



FINANCIAL STABILITY

\$0.8B of balance sheet liquidity
as of 03/31/25

Well-laddered Debt Maturity schedule

5.2x Net debt/Adj. EBITDA
(REIT peer average: 8.6x)

\$1B spent on property upgrades

No floating rate debt exposure

TENANT ADVANTAGES

Certainty of owner performance/service

Consistent, high-level service/maintenance

No cut corners on construction or operations

High-end finishes

Flexibility of offerings such as terms and options

Expedited response time with no need for lender/partner approvals

ESRT is a service firm and a true partner to its tenants with over **302 tenant expansions**, which total **3M RSF** since it went public in 2013.

This partnership allows our tenant family to move within the ESRT portfolio hassle-free with a commitment to **100% commission** paid on lease signing.

Welcome to ESRT IEQ Suites

Leading the Way in Indoor Environmental Quality



Indoor Environmental Quality (IEQ) improves employee health and productivity. We've created a program of industry-leading healthy suites to provide tenants with the opportunity to maximize their IEQ, employee recruitment and retention, and their bottom line.

To learn more, visit: www.esrt.nyc/ieq-501.



Light Quality

Natural Light with Views

78% of employees state access to natural light and views improves their wellbeing; 70% report improved work performance.

Daylight Dimming

Workers in naturally lit offices report >50% reduction in eye strain, headaches, and drowsiness.



Air Quality

Bi-Polar Ionization

Neutralizes 99.92% of viruses.

CO₂ Sensors

Workers with low levels of CO₂ perform 50% better on cognitive tasks.

MERV 13 Filters

Removes 85% of harmful air particles (e.g. allergens, viruses, and bacteria).

Ventilation

Mitigates indoor air pollution, a top 10 cause of illness in humans.



Healthy Products

Low/No VOC Materials and No Red List Materials

VOCs are typically 10x higher indoors, which has adverse effects on human health and the environment.

Data provided by Microchem Laboratory, The Center For Disease Control, Harvard Business Review, World Health Organization.

ESRT: The Green Leader

Setting the Standard for Innovation and Technology

Goals

- Maintain leadership in Indoor Environmental Quality
- 50% reduction in energy use by 2035
- 75% waste diversion rate by 2035
- 30% reduction in water intensity by 2035

Indoor Environmental Quality


- MERV 13 filters and increased ventilation
- Active bi-polar ionization, neutralizes 99.92% of viruses
(as shown by an independent study from Microchem Laboratory)
- Portfolio-wide low/no VOC materials
- Annual air and water quality testing

Tenant Engagement

- Save up to \$1 per SF on energy bill
- Custom sustainable and efficient design support
- Utility and sustainability data available
- Green Lease Provisions across 100% of portfolio
- Honeybee apiaries to improve local biodiversity

BUILDING SPOTLIGHT

501 Seventh Avenue



41%

**Energy Reduction Across
Commercial Portfolio Since 2007**

Portfolio Awards and Achievements



1st Commercial Portfolio with WELL Health-Safety
Rating in The Americas



Fitwel Champion

Most
Energy Efficient
REIT in NYC



EPA
Green Power
Partnership



Empire Building
Challenge Partner



GRESB
5-Star Rated



Better Buildings
Challenge



Energy Star
Partner of the Year
Sustained
Excellence



Green Lease
Leader Platinum

Health and Wellness Features

WELL Health-
Safety Rated

Walk Score: 99

Transit Score: 100

Bike Score: 83

In-Building Dining

Operating Features

Operable Windows


Natural Light
and Views

Recycling

Green Cleaning and
Pest Control Products

Facts and Figures

501 7th Avenue By The Numbers

| | |
|--------------------|---|
| LOCATION | Northeast corner of 37th Street & Seventh Avenue |
| COMPLETED | 1923 |
| ARCHITECT | Ely Jacques Kahn |
| BUILDING SIZE | 461,209 rentable square feet, 18 floors |
| FLOOR PLATE | 18,500 - 30,000 rentable square feet |
| AMENITIES | <ul style="list-style-type: none"> • Club Pilates, A Cut Above, Chipotle, Chop & Go, Roppongi 37, Potbelly Sandwich Works and Le Cafe in the building • Additional services, dining, lodging, and specialty retailers within the immediate vicinity • In-building rooftop amenity • ESRT+ Tenant App that brings building services to tenants' fingertips • Access to The Campus amenities including the 1400 Broadway Lounge and Town Hall and the 1333 Broadway Rooftop • Honeybee apiaries to improve local biodiversity |
| ELECTRICAL SERVICE | Sub-metered electric in all new spaces over 2,500 square feet |
| TELECOMMUNICATION | Building is WiredNYC Platinum Certified. Current providers include Astound Fiber, Crown Castle Fiber, Lightpath Fiber, Pilot Fiber, and Spectrum Business. |
| HVAC | Cooling by a combination of air-cooled and water-cooled floor-by-floor package systems; air-conditioned common corridors; perimeter radiant heat |
| SECURITY | 24/7 security, visitor reception desk in the building |
| ELEVATORS | 6 Passenger, 3 Freight |
| FLOOR LOAD | 100 lbs. per sq. ft. |
| CEILING HEIGHT | 11'3" slab-to-slab; 9'3" slab-to-beam |
| OPERATING HOURS | 8:00 A.M. to 6:00 P.M. Monday - Friday, building access 24/7 |
| LOADING FACILITIES | Freight entrance on 37th Street |
| TRANSPORTATION | <p>Convenient to Penn Station, Port Authority, Grand Central Terminal, PATH, LIRR and 16 subway lines</p>  |
| PARKING | Numerous parking garages located in the immediate vicinity |
| LEASING AGENT | Cushman & Wakefield |
| OWNERSHIP | Empire State Realty Trust, Inc. (NYSE: ESRT) is a NYC-focused REIT that owns and manages a well-positioned property portfolio of office, retail and multifamily assets Manhattan and the greater New York metropolitan area. |

Available Internet Service Providers

| CARRIER | TRANSMISSION MEDIA |
|-------------------------|--------------------|
| Astound Fiber (fka RCN) | Fiber |
| Crown Castle Fiber | Fiber |
| Lightpath Fiber | Fiber |
| Pilot Fiber | Fiber |
| Spectrum Business | Coaxial |

Key Features of Connectivity

- **Fiber optic connectivity** available for high-speed, reliable, data communications services.
- **5 high-speed internet service providers** available to provide multiple options to select from.
- **Dark fiber connectivity** option available to lease point-to-point fiber connections.
- **High-speed, low-cost connectivity** option available for small/medium businesses.
- **Physically diverse, underground, protected telecom conduit entrances** for redundant connections from different streets to mitigate outages.
- **Physically diverse vertical telecom riser pathways** for redundant connections to mitigate outages.
- **Base-building telecom equipment** installed within a secure, dedicated, location accessible only by authorized personnel.
- **Secure, protected, vertical telecom riser pathway(s)** to support secure service delivery and mitigate outages.
- **All Telecom License Agreements on file** to ensure the smooth operation of connectivity services.

501 Seventh Avenue

**100%
commission
on lease
signing**

Thank you
for the opportunity
to compete for
your business.

esrtreit.com

EMPIRE STATE
REALTY TRUST

ESRT
LISTED
NYSE

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REBNY
REAL ESTATE BOARD OF NEW YORK

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