



So cool. SoHo.



THE SOHO BUILDING

Opportunity Highlights



2,100 - 9,397 RSF Boutique Pre-built Offices

- Modern loft and upscale finishes
- Open ceilings, exposed brick, hardwood and polished concrete floors
- Communal roof deck with WiFi access
- Fine art on display throughout building
- Ideal SoHo location, central to shopping, dining and lifestyle amenities



Lobby



Pre-built Finishes



Pre-built Finishes



Art Collection



Communal Roof Deck



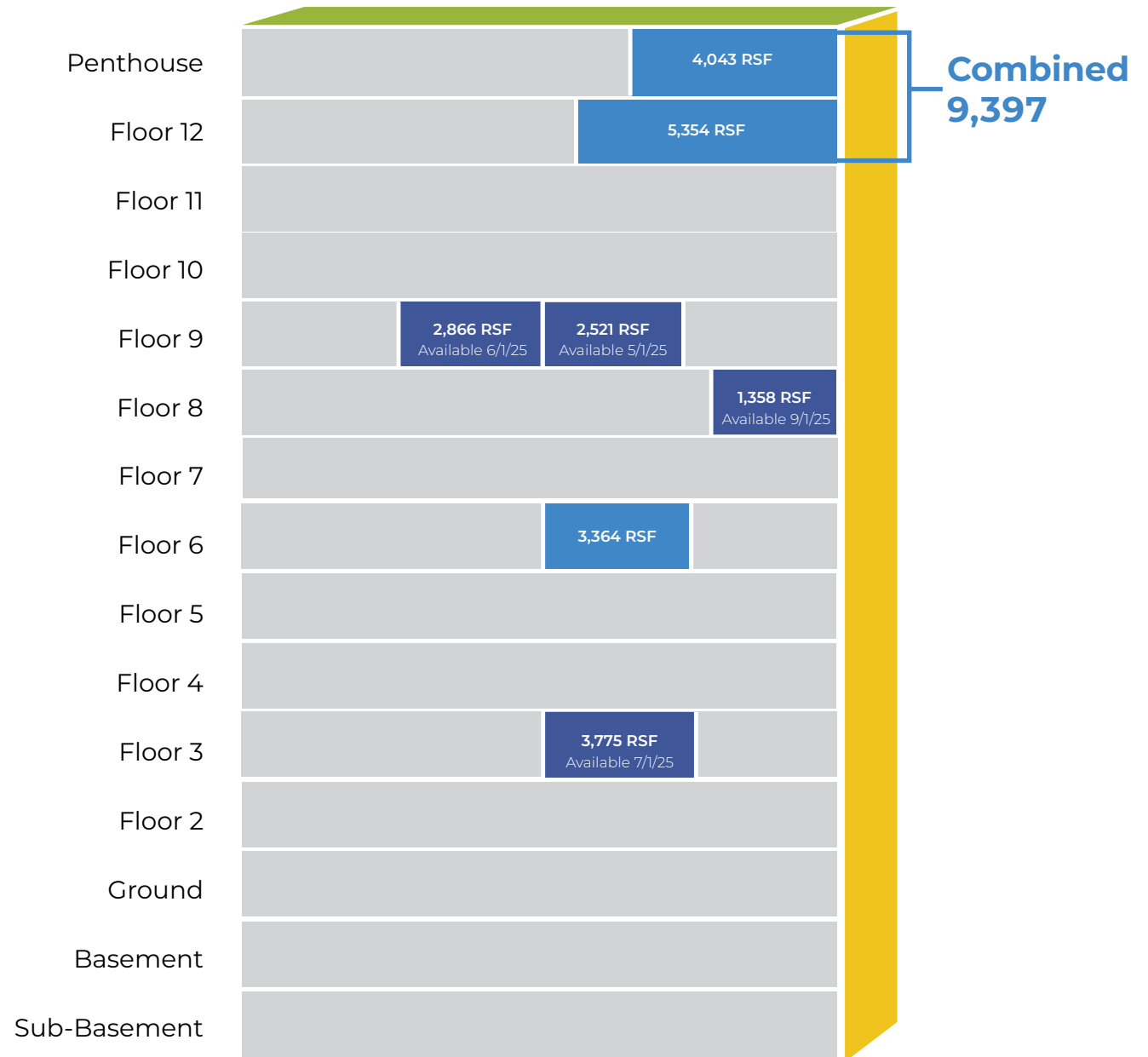
Roof Deck View

Stacking Plan

 CURRENT AVAILABILITY

 2025 AVAILABILITY

Communal Roof Deck



Existing Conditions

SUITE 300
3,755 RSF

Floor Key:

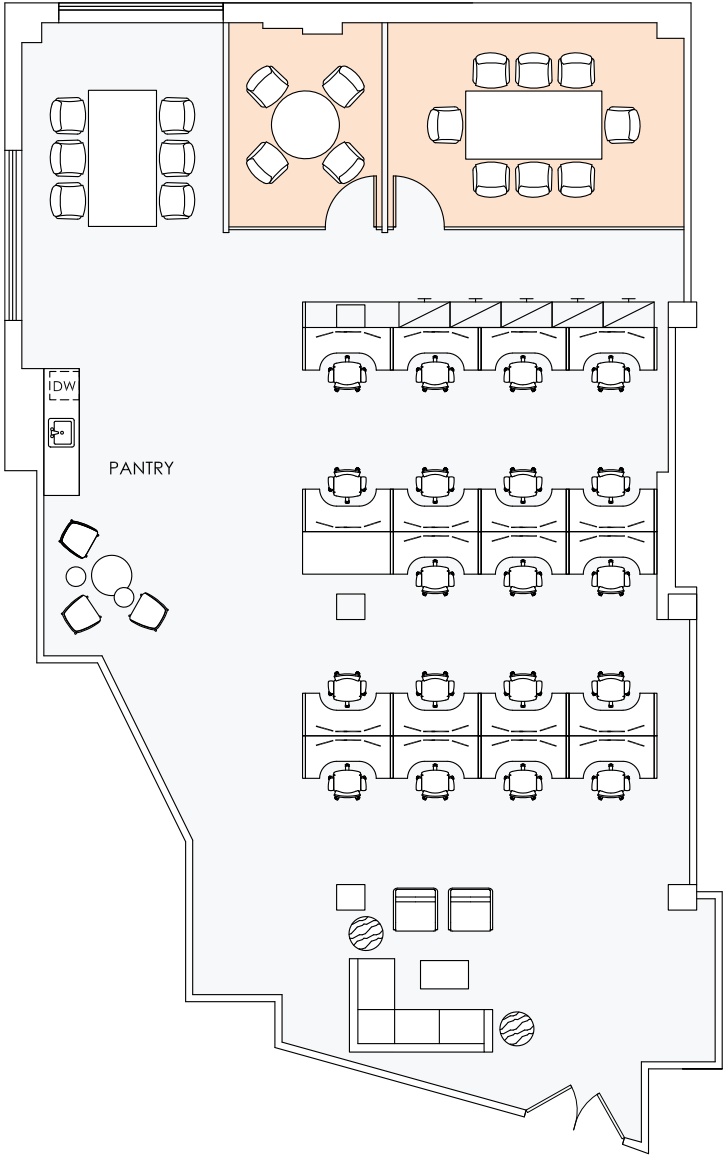
Office	1
Conference Room	1
Workstation	19
Pantry	1
Total Personnel	20



3rd Floor Layout



MORE INFO



Prebuilt

SUITE 600B
3,364 RSF

Floor Key:

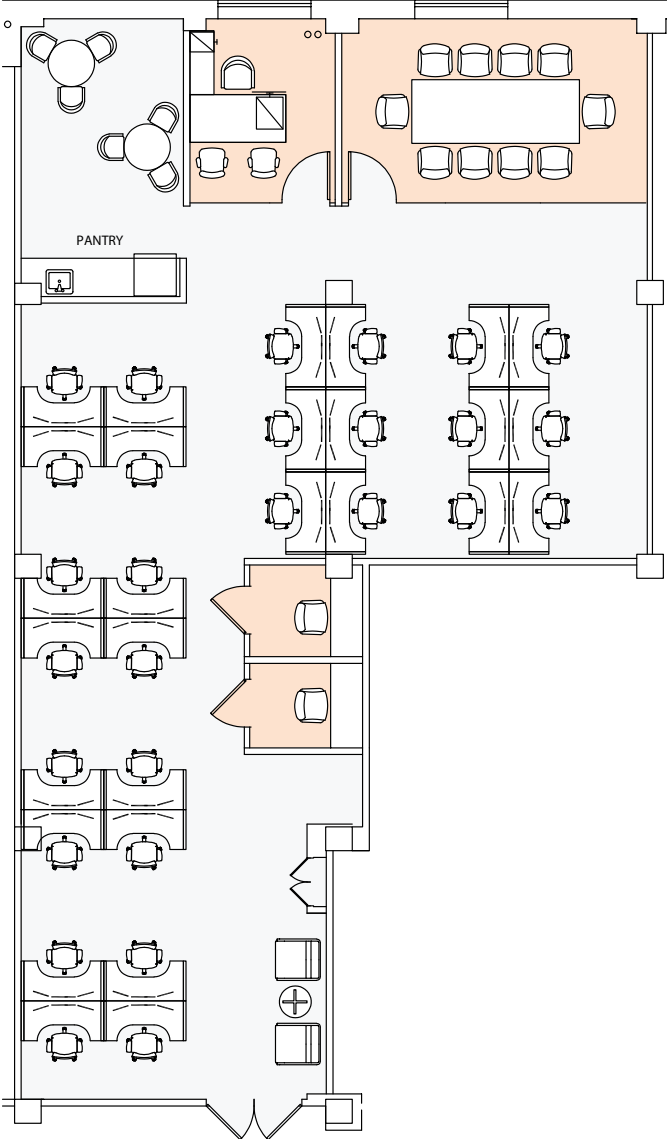
Office	1
Workstation	28
Conference Room	1
Phone Station	2
Pantry	1
Reception	1
Total Personnel	30



6th Floor Layout

MORE INFO

GO TO VIRTUAL TOUR





Suite 600B



Suite 600B

Existing Conditions

with Sample Furniture

SUITE 805

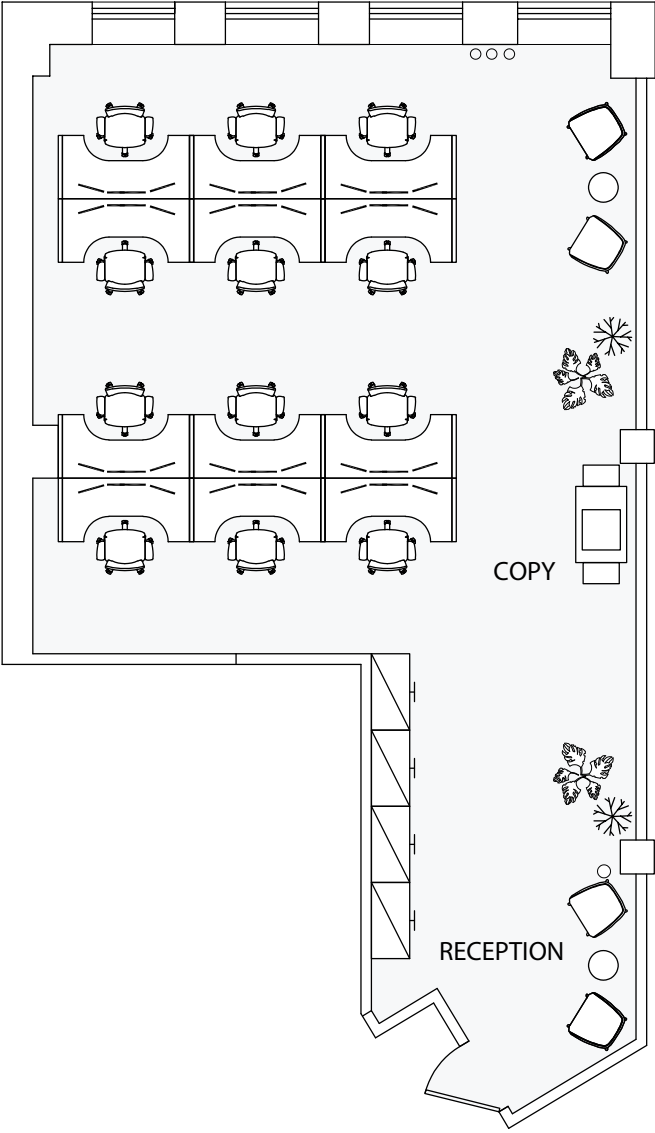
1,358 RSF

Floor Key:

Workstation	12
Reception	1
Total Personnel	13



8th Floor Layout



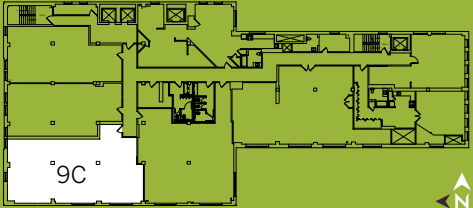
MORE INFO

Existing Conditions

SUITE 9C
2,866 RSF

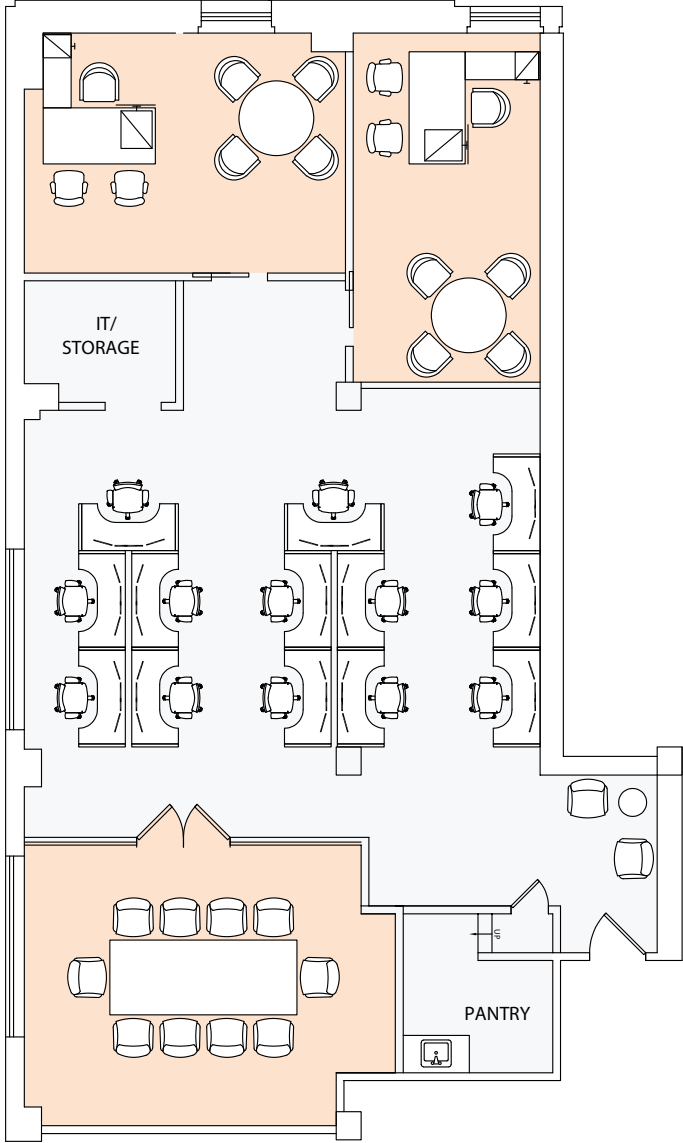
Floor Key:

Office	2
Conference Room	1
Workstation	13
Pantry	1
IT/Storage	1
Total Personnel	15



9th Floor Layout

MORE INFO

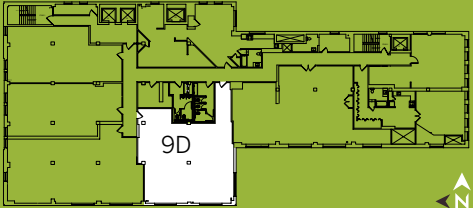


Existing Conditions

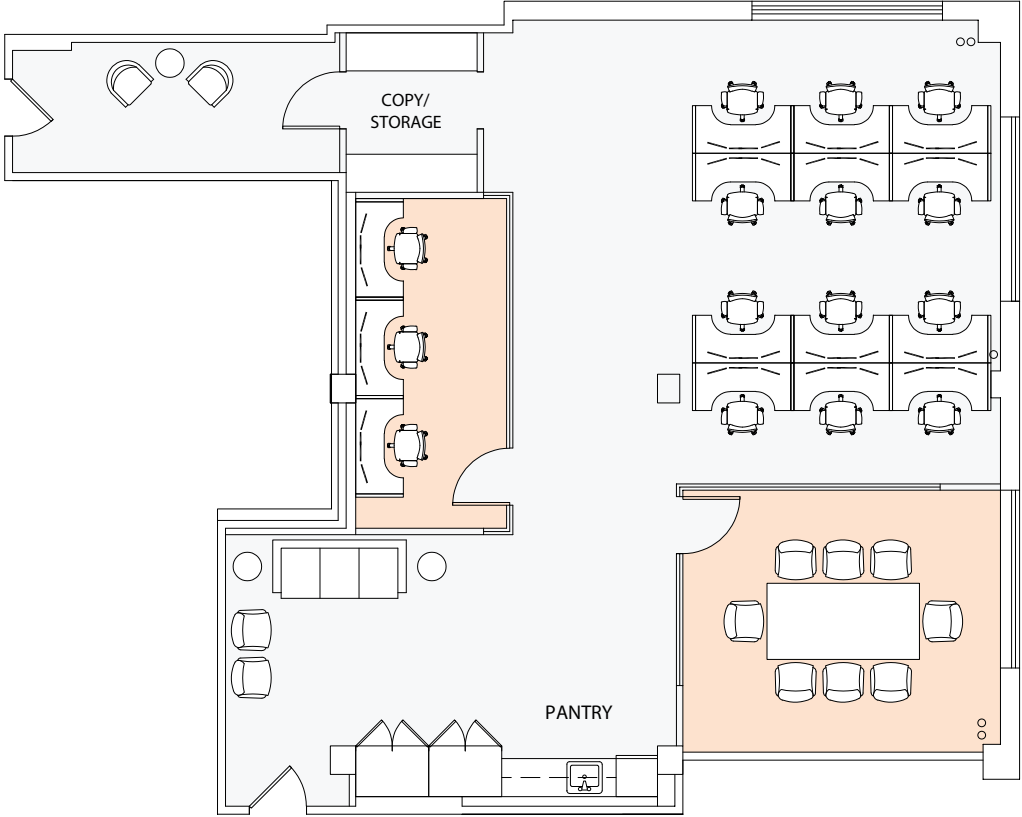
SUITE 9D
2,521 RSF

Floor Key:

Office	1
Conference Room	1
Workstation	12
Reception	1
Pantry	1
Total Personnel	14



9th Floor Layout



[MORE INFO](#)

Existing Conditions

SUITE 1200
PENTHOUSE COMBINED

9,397 RSF

Floor Key:

Workstation	66
Conference Room	3
Reception	1
Phone Room	7
Pantry	1
Total Personnel	67



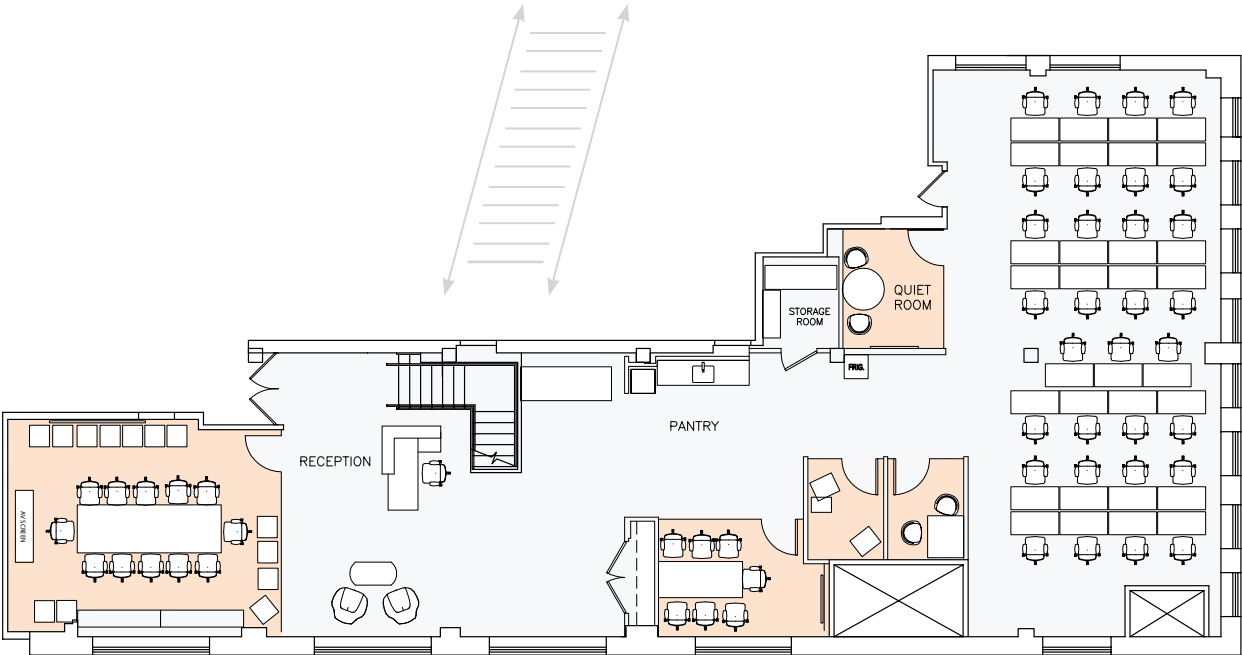
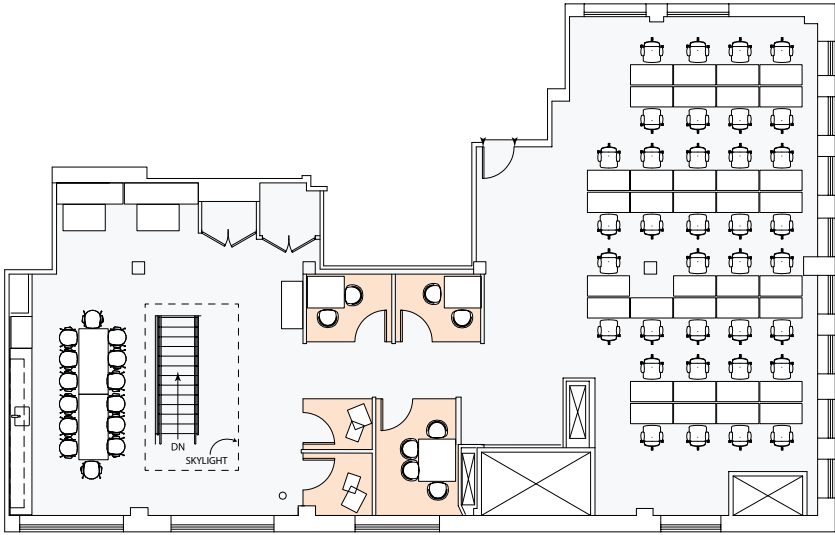
Penthouse Floor Layout



12th Floor Layout

[MORE INFO](#)

[GO TO VIRTUAL TOUR](#)





Suite 1200 + Penthouse Combined



Suite 1200 + Penthouse Combined



SUITE 1200 + PENTHOUSE COMBINED



Suite 1200 + Penthouse Combined



Suite 1200 + Penthouse Combined



Suite 1200 + Penthouse Combined

Building Specifications

LOCATION	110 Greene Street, New York, NY 10012
YEAR BUILT	125 Mercer was completed in 1908 and 110 Greene in 1920. Years later these two buildings were joined to make up what is now the SoHo Building
ARCHITECT	Charles "Broadway" Rouse
BUILDING SIZE	Approximately 221,000 Rentable Square Feet
BUILDING CONSTRUCTION	<p>Steel and Masonry Window Module: Sliding glass with small mullions that vary in size Window Dimensions:</p> <p>North: 3'-6"x8" & 8'x8' South: 9'x6' & 6'x8' East (Greene): 3'-6" West (Mercer): 3'-6"</p> <p>Lobby: Winner of the Arts Commission Award, the SoHo Building's entrance is introduced by an inlaid Landmark sidewalk transit art amp on the street, which is illuminated from one of the buildings two sidewalk vaults</p> <p>Through the lobby doors you will find an elegant remodeled lobby with art that is fitting of the neighborhood</p> <p>Exterior skin materials: Brick masonry, with cast-iron and stone trim</p>
FLOOR LAYOUT	13 floors not including basements and rooftop
FLOOR SIZES	Approximately 17,500 RSF
FLOOR LOADS	150 lbs. per sq. ft.
TYPICAL SLAB HEIGHTS	Approximately 12-14'
COLUMN SPACING	15' to 25'

ELEVATORS	<p>Three (3) Passenger elevators serve floors Cellar - 8</p> <p>Two (2) Passenger elevators serve floors 9 - 10</p> <p>Three (3) Passenger elevators serve floors 11 - 12</p> <p>One (1) Freight elevator serves floors Subcellar – 13</p>
FREIGHT ENTRANCE	Building freight entrance is located at 125 Mercer Street which utilizes a uniformed guard from 8am-6pm
HVAC/ SUPPLEMENTAL COOLING	<p>The building hours of operations are 8:00am-8:00pm.</p> <p>The AC system on each floor (other than the 10th floor) has 2 zones, which are cooled by water source package units</p> <p>The building is serviced with 120/208 volts and various amps on each floor</p> <p>Approximately 500-amps/floor (number of switches vary), providing on average six (6) watts psf on each floor (exclusive of HVAC)</p> <p>Electric: Up to six (6) watts per RSF available for tenant use</p>
LIFE/SAFETY	<p>Addressable Class E System</p> <p>Building is fully sprinklered</p>
SECURITY /ACCESS	A doorman is on duty 24 hours per day, 7 days a week
TELECOM/CABLE	<p>Service providers include: Spectrum, Verizon Business, Signal Point, M2Engage and Stealth Communications</p> <p>Fiber providers include: Crown Castle/Lighttower, TW Fiber, & Verizon Enterprise Wired Certified Gold</p>
AMENITIES	<p>Communal roof deck</p> <p>Shared conference room</p>

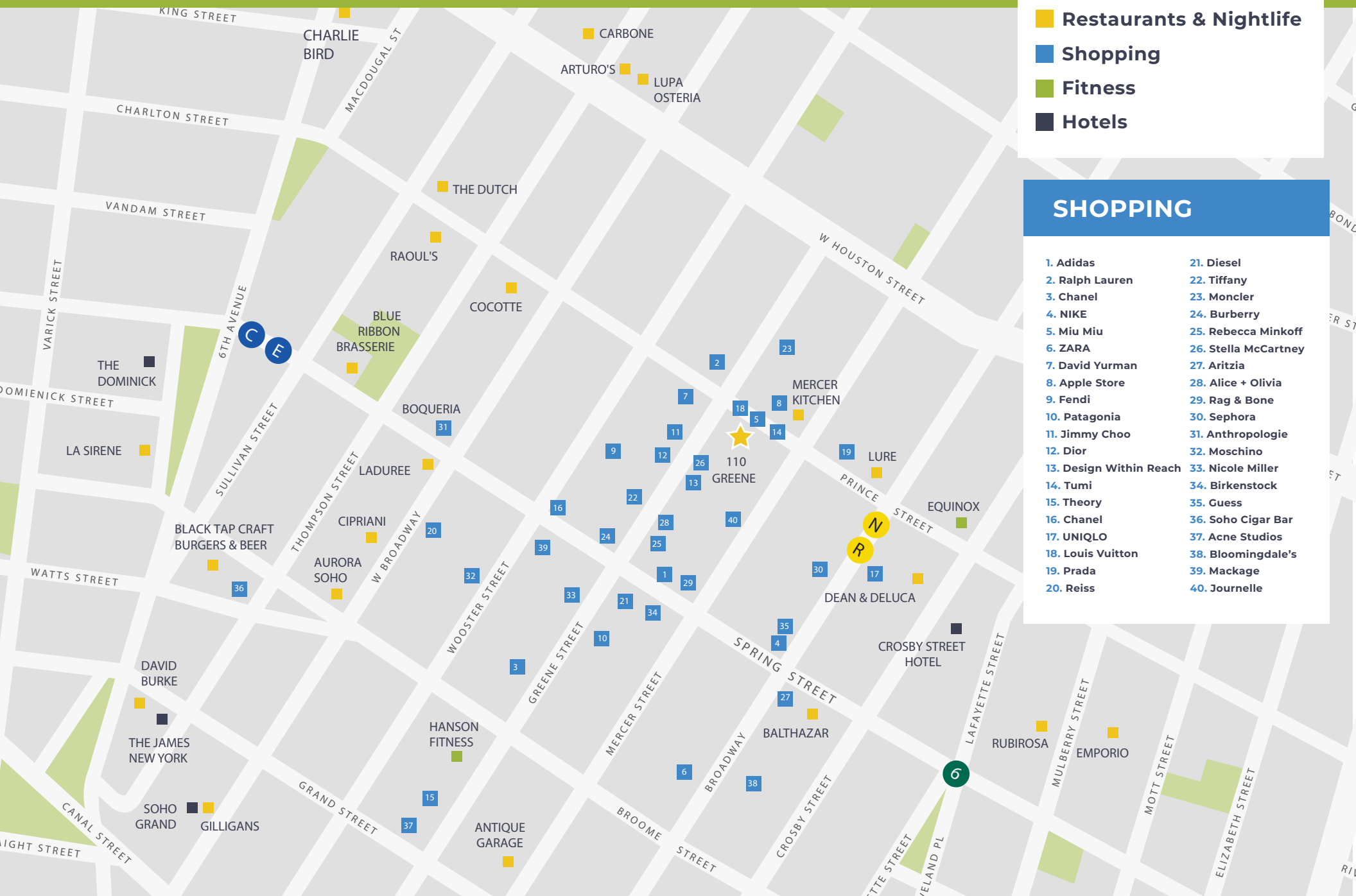
Neighborhood Map

LOCATION KEY

- Restaurants & Nightlife
- Shopping
- Fitness
- Hotels

SHOPPING

- | | |
|-------------------------|----------------------|
| 1. Adidas | 21. Diesel |
| 2. Ralph Lauren | 22. Tiffany |
| 3. Chanel | 23. Moncler |
| 4. NIKE | 24. Burberry |
| 5. Miu Miu | 25. Rebecca Minkoff |
| 6. ZARA | 26. Stella McCartney |
| 7. David Yurman | 27. Aritzia |
| 8. Apple Store | 28. Alice + Olivia |
| 9. Fendi | 29. Rag & Bone |
| 10. Patagonia | 30. Sephora |
| 11. Jimmy Choo | 31. Anthropologie |
| 12. Dior | 32. Moschino |
| 13. Design Within Reach | 33. Nicole Miller |
| 14. Tumi | 34. Birkenstock |
| 15. Theory | 35. Guess |
| 16. Chanel | 36. Soho Cigar Bar |
| 17. UNIQLO | 37. Acne Studios |
| 18. Louis Vuitton | 38. Bloomingdale's |
| 19. Prada | 39. Mackage |
| 20. Reiss | 40. Journelle |



SUSTAINABILITY AT SL GREEN



HIGHLIGHTS

AIR

- HVAC systems are equipped with MERV-13 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

- 110 Greene 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 110 Greene 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

- 110 Greene 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

- 110 Greene 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

- 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 RTEEM + 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 December 31, 2024, SL Green held interests in **54 buildings** totaling **30.6 million square feet**. This included ownership interests in **27.0 million square feet** of Manhattan buildings and **2.8 million square feet** securing debt and preferred equity investments.

110 GREENE

THE SOHO BUILDING



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