

10E

53



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BUILDING ENTRANCE



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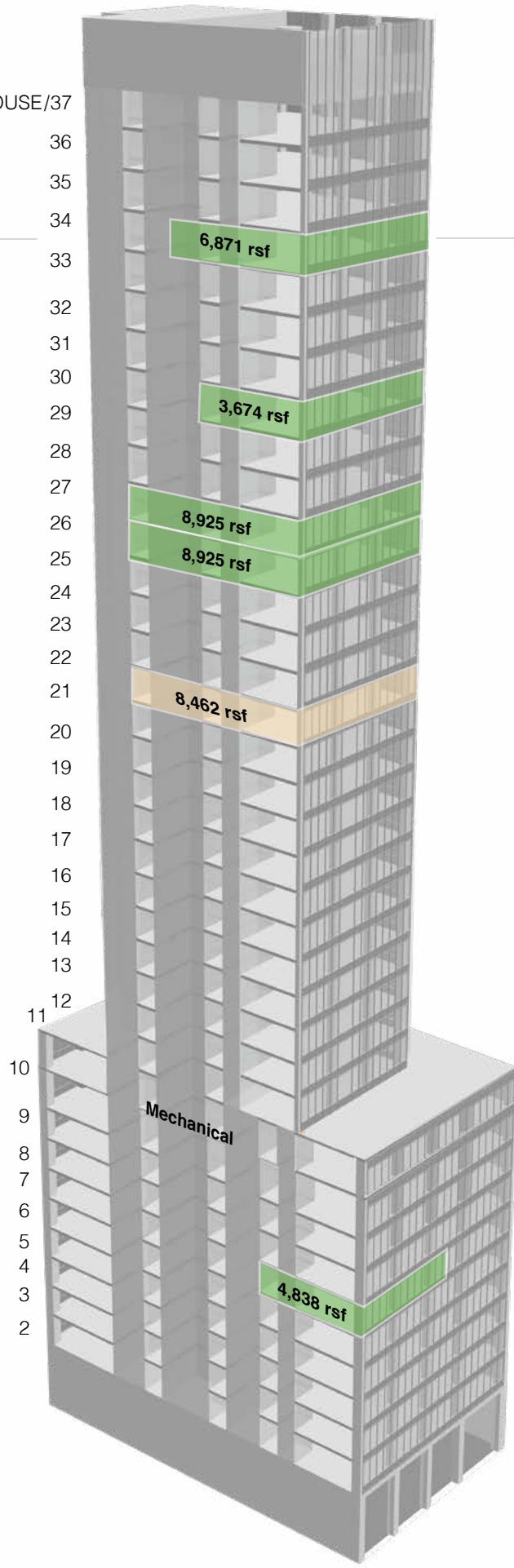
BUILDING LOBBY



# 10E 53

PENTHOUSE/37

STACKING PLAN



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PREBUILD



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PREBUILD PANTRY



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ELEVATOR LOBBY



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SAMPLE TENANT BUILDOUT



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SAMPLE TENANT BUILDOUT



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SAMPLE TENANT BUILDOUT



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BATHROOMS



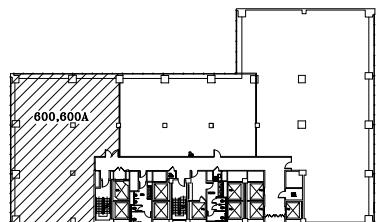
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SUITE 600 — 4,838 RSF  
EXISTING CONDITIONS WITH FURNITURE



**FLOOR KEY:**

|                        |           |
|------------------------|-----------|
| Total Office           | 3         |
| Workstation            | 32        |
| Conference Room        | 1         |
| Pantry                 | 1         |
| IT Room                | 1         |
| <b>Total Personnel</b> | <b>35</b> |

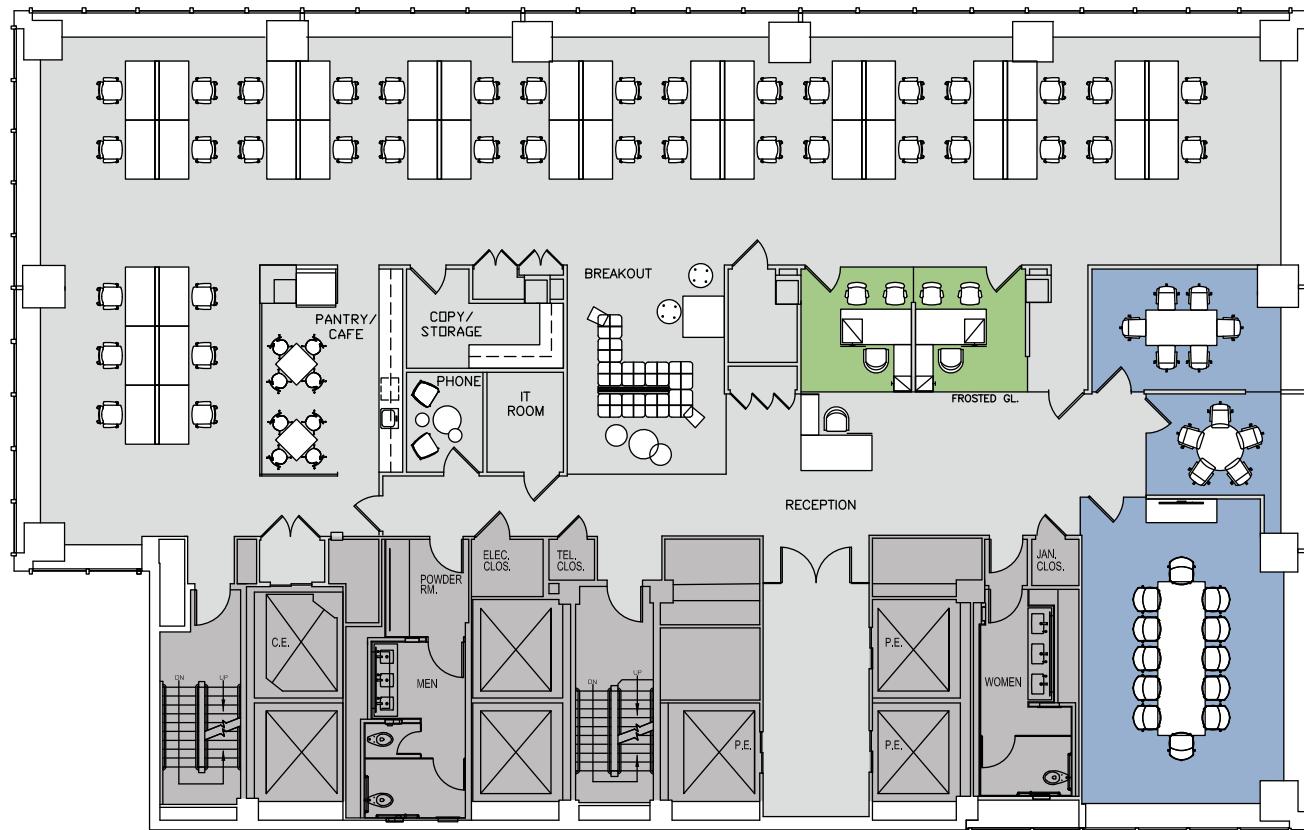


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REALTY CORP.

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ENTIRE 22ND FLOOR – 8,462 RSF  
EXISTING CONDITIONS WITH SAMPLE FURNITURE



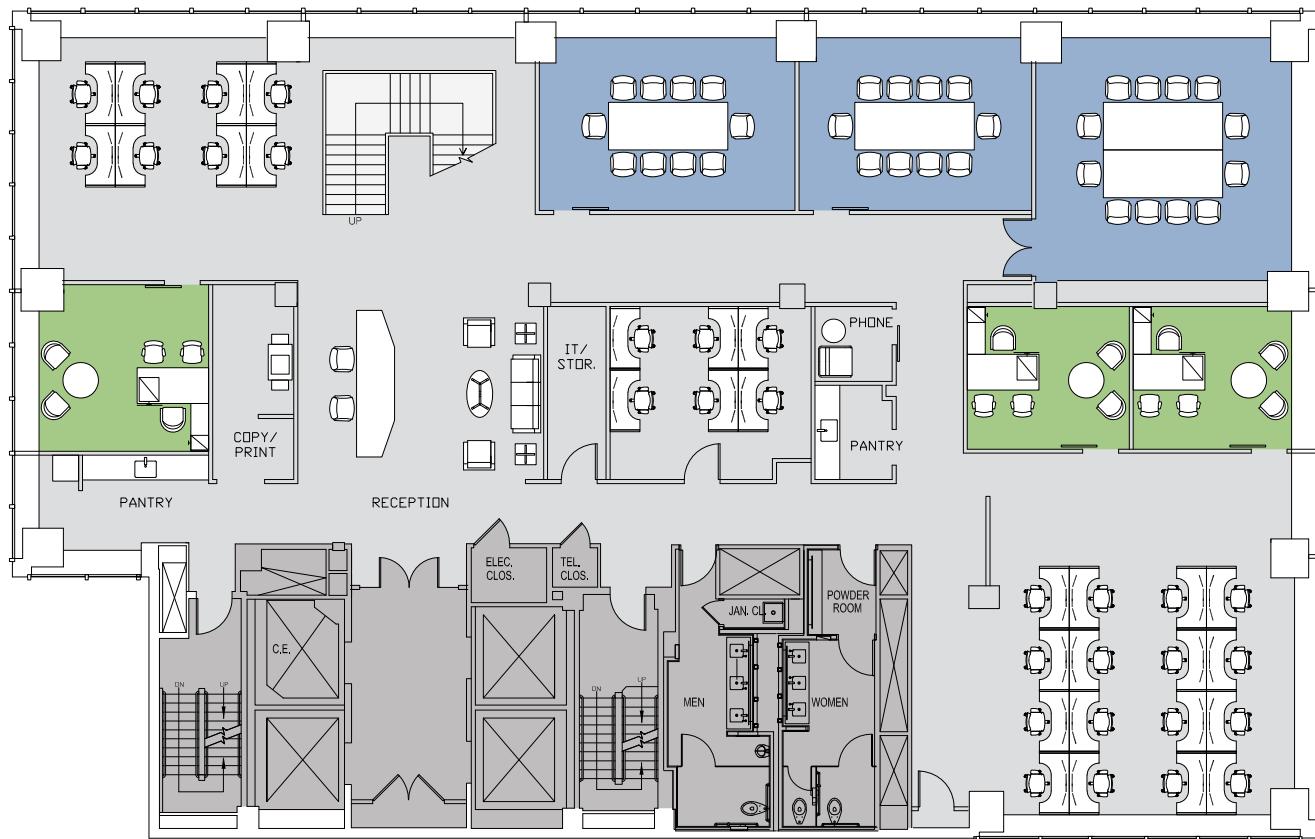
| FLOOR KEY:          |    |
|---------------------|----|
| Total Office        | 2  |
| Workstation         | 38 |
| Conference Room     | 3  |
| Reception           | 1  |
| Pantry              | 1  |
| Breakout Area       | 1  |
| IT Room             | 1  |
| Copy / Storage Room | 1  |
| Total Personnel     | 41 |

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ENTIRE 26TH FLOOR – 8,925 RSF  
EXISTING CONDITIONS



| FLOOR KEY:       |    |
|------------------|----|
| Total Office     | 3  |
| Workstation      | 24 |
| Conference Room  | 4  |
| Reception        | 1  |
| Pantry           | 2  |
| Phone Room       | 1  |
| IT/ Storage Room | 1  |
| Copy/ Print Room | 1  |
| Total Personnel  | 28 |

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ENTIRE 26TH FLOOR



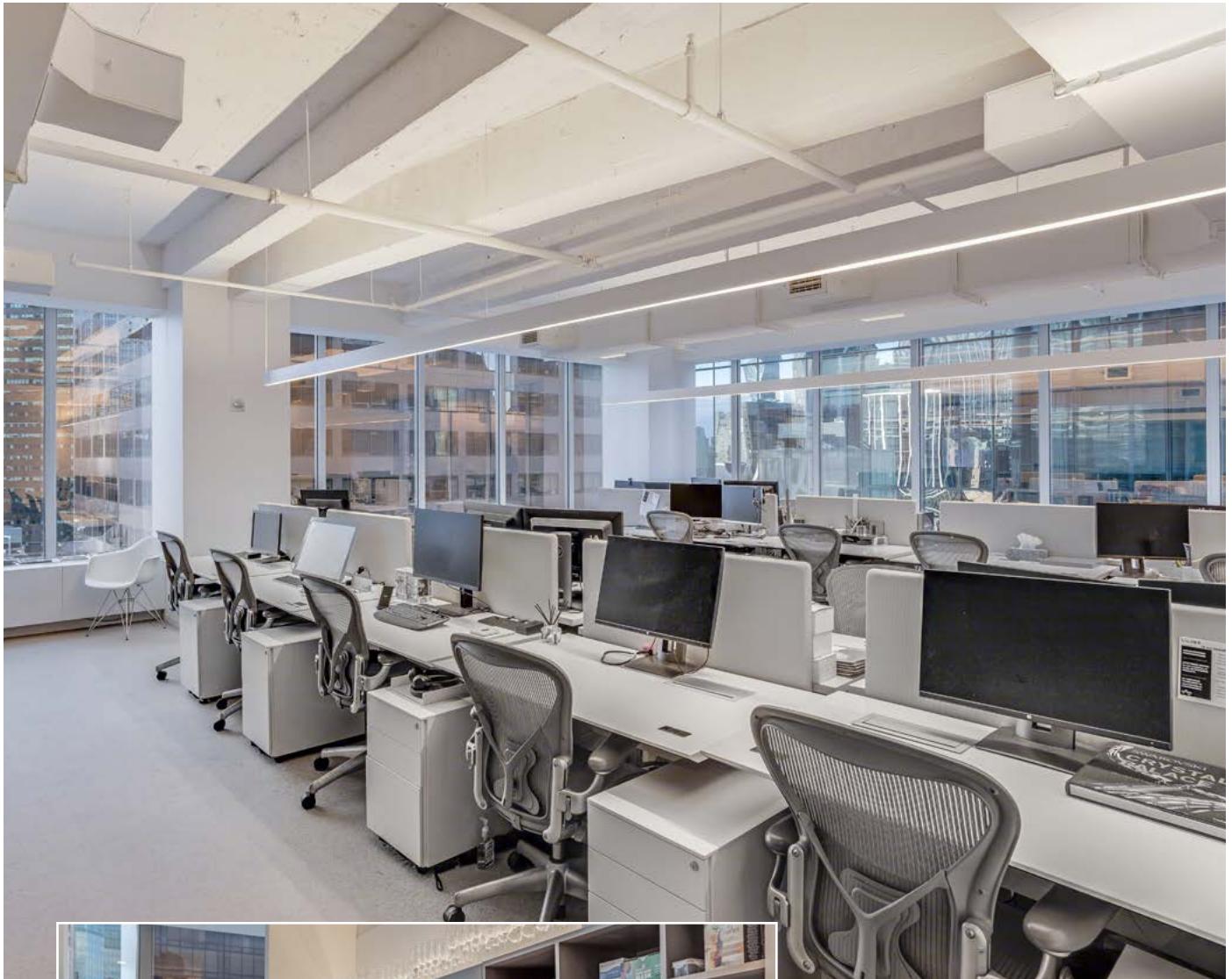
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ENTIRE 26TH FLOOR



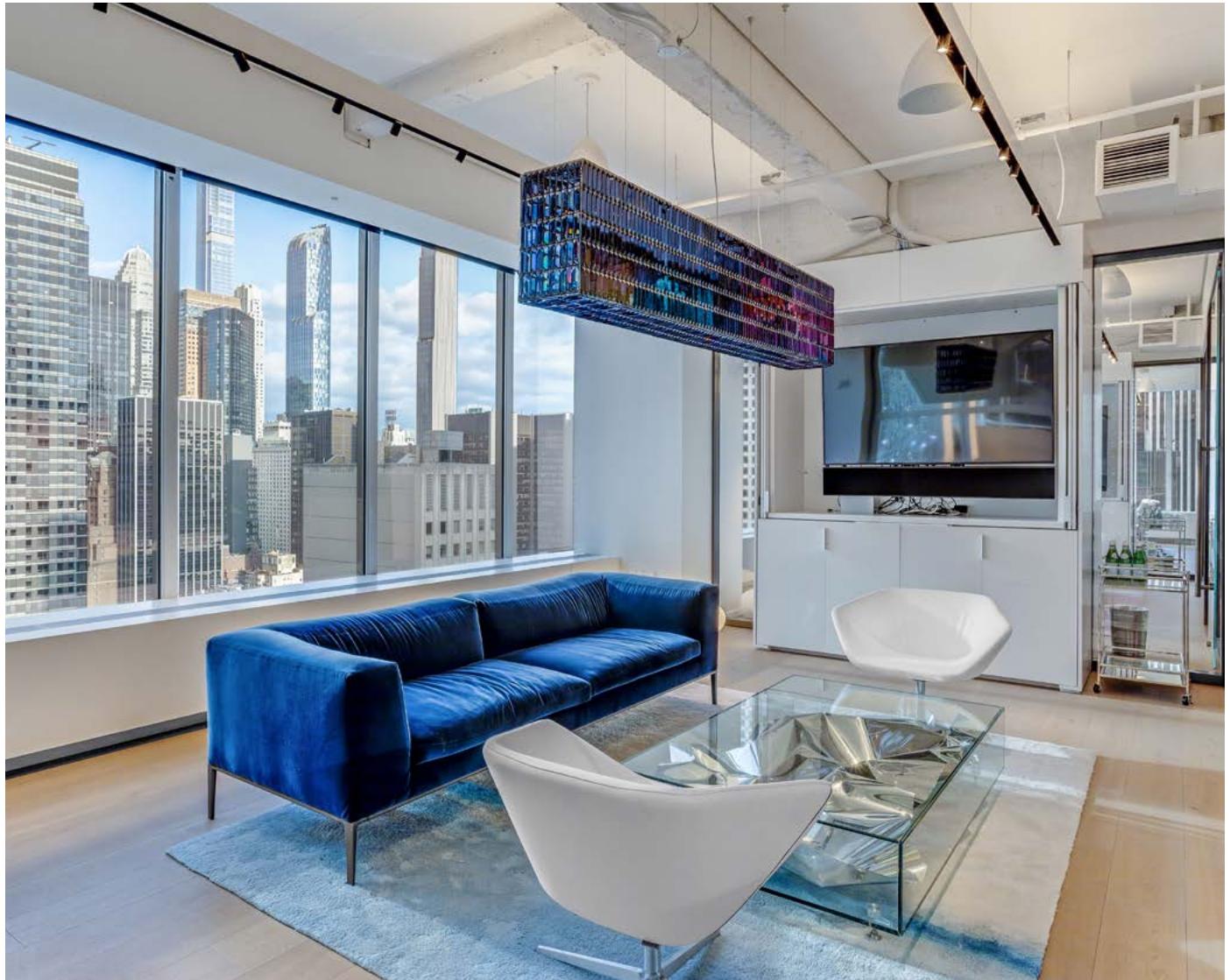
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ENTIRE 26TH FLOOR



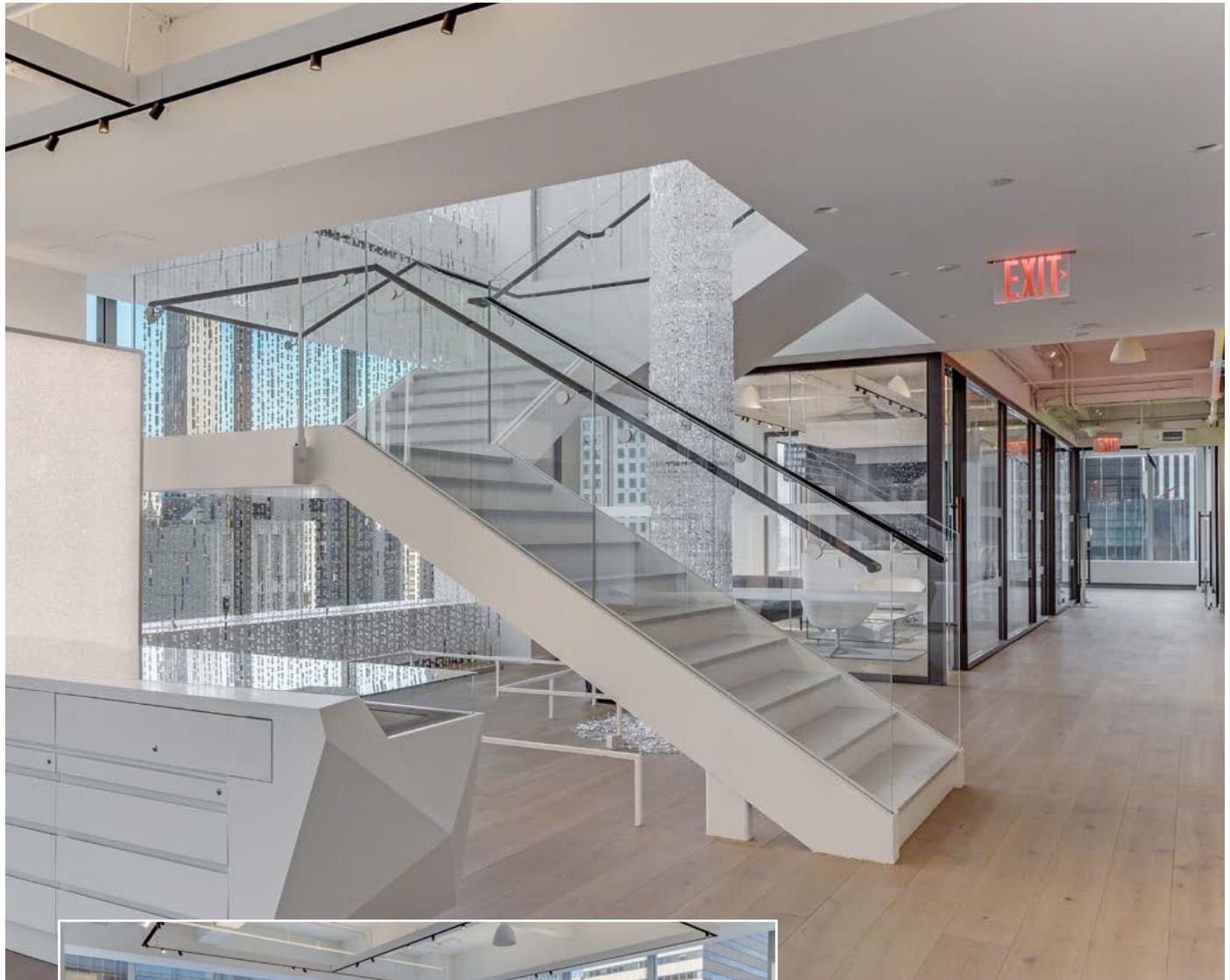
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ENTIRE 26TH FLOOR



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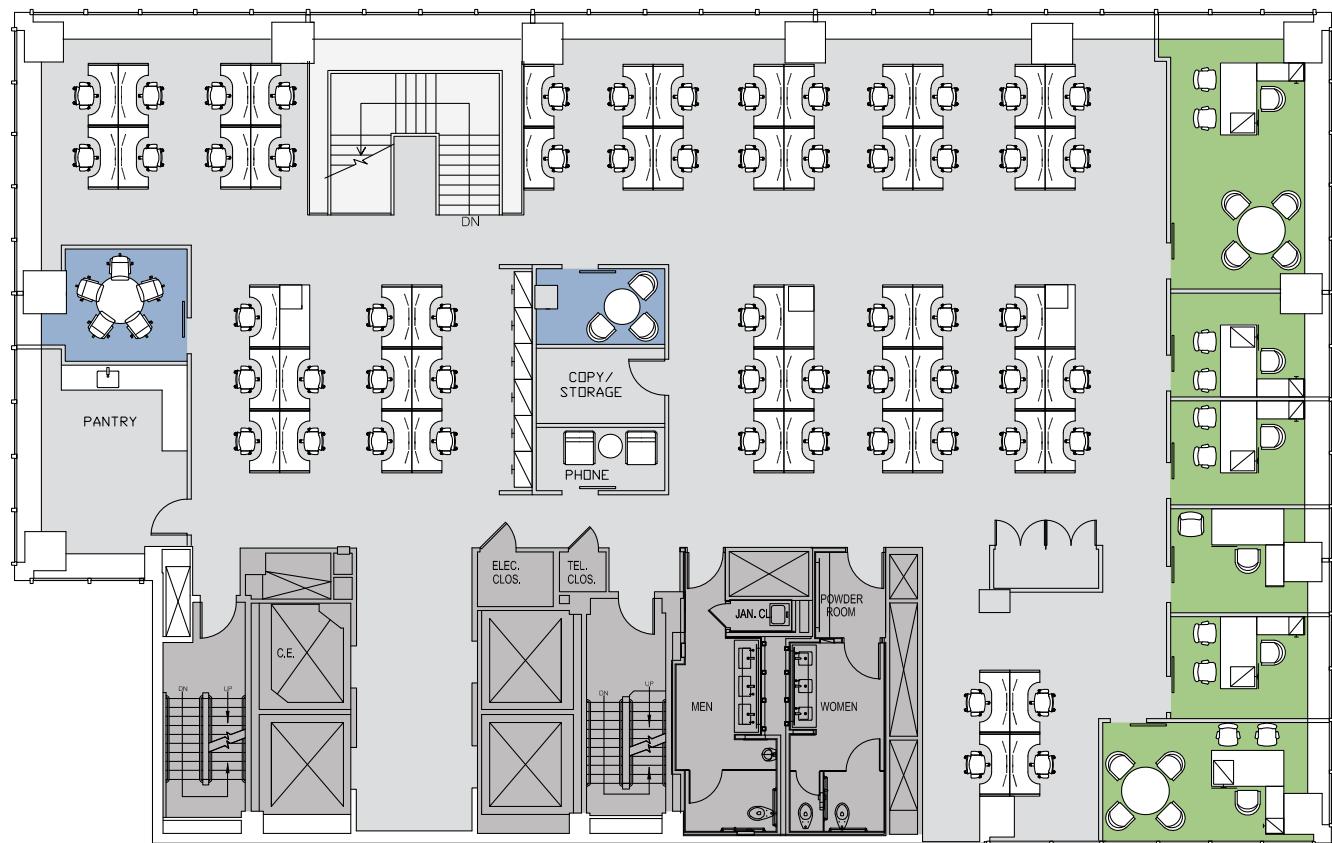
ENTIRE 26TH FLOOR



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ENTIRE 27TH FLOOR – 8,925 RSF  
EXISTING CONDITIONS



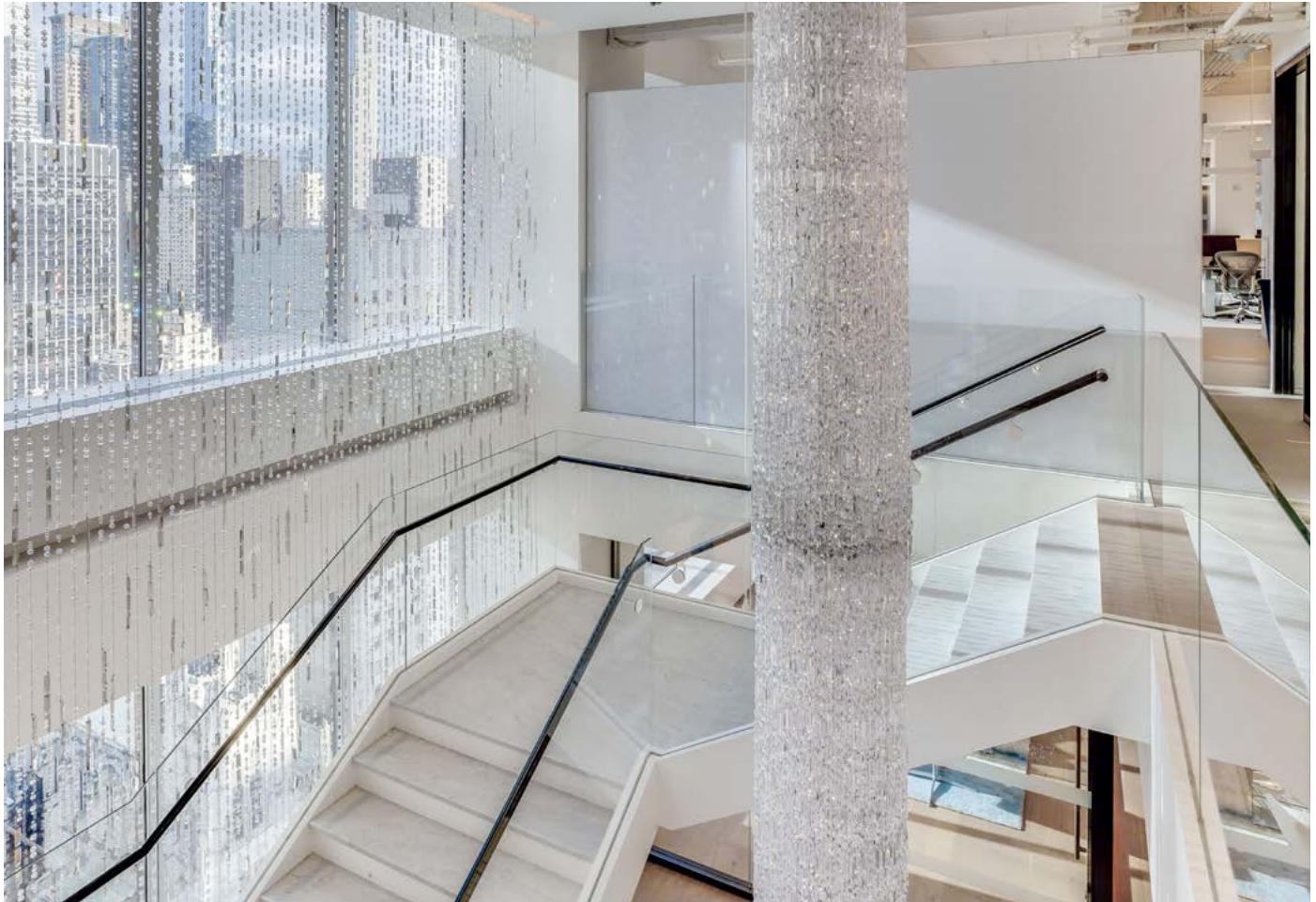
| FLOOR KEY:        |    |
|-------------------|----|
| Total Office      | 6  |
| Workstation       | 57 |
| Conference Room   | 3  |
| Pantry            | 1  |
| Phone Room        | 1  |
| Copy/Storage Room | 1  |
| Total Personnel   | 63 |

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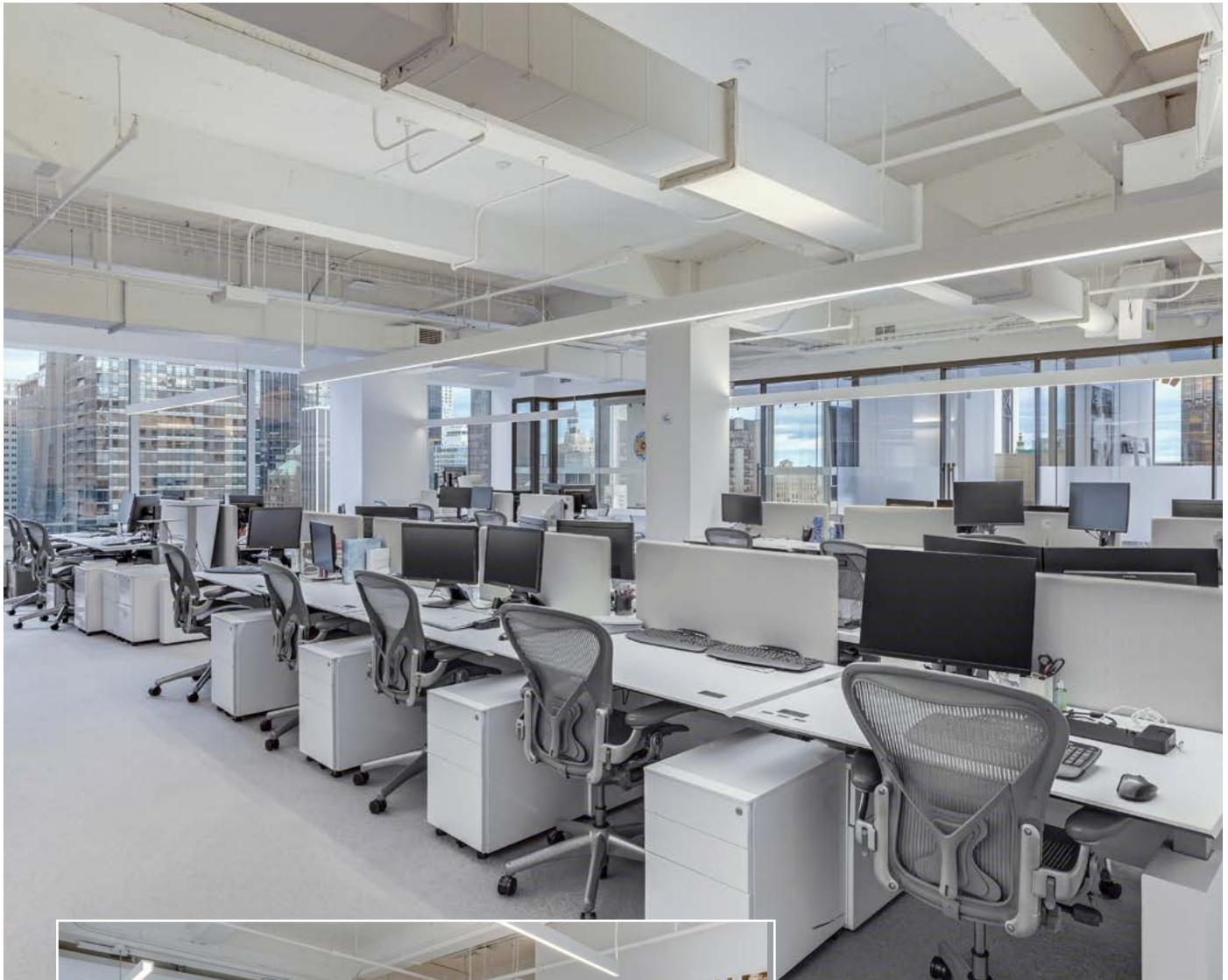
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ENTIRE 27TH FLOOR



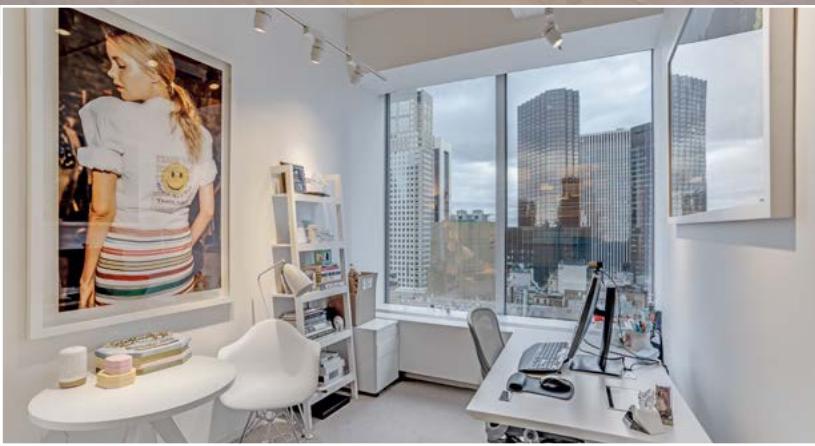
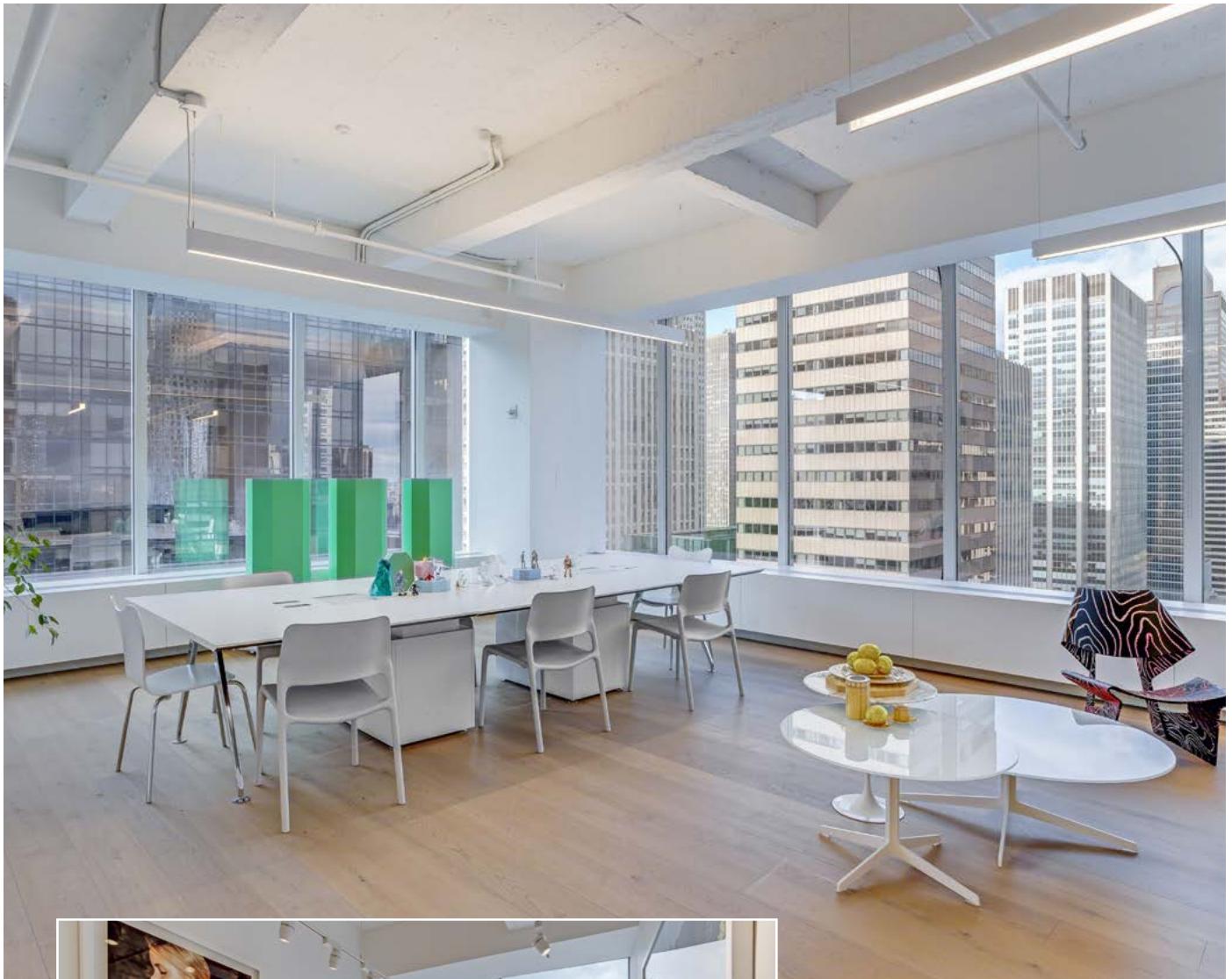
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ENTIRE 27TH FLOOR



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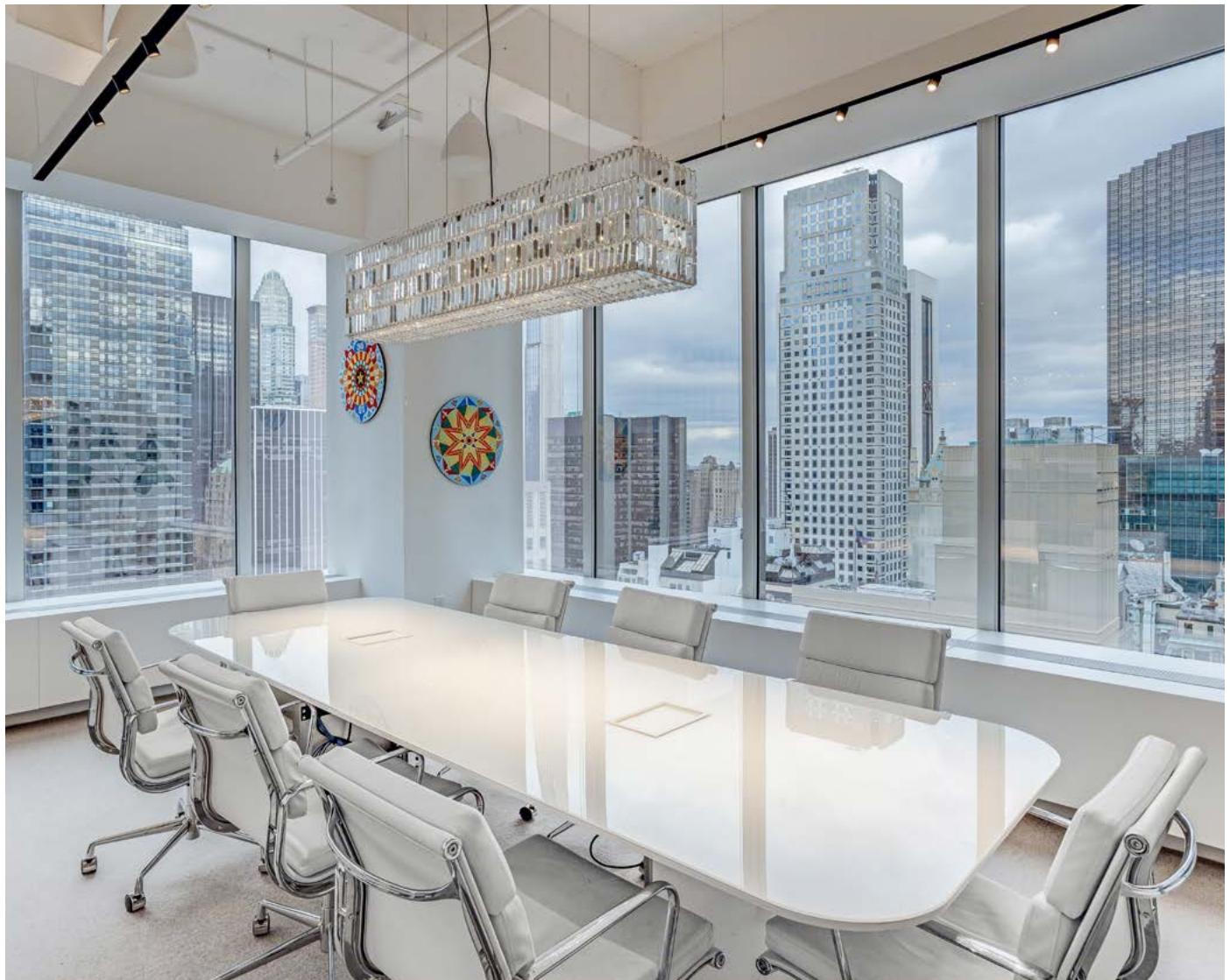
ENTIRE 27TH FLOOR



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REALTY CORP.

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ENTIRE 27TH FLOOR



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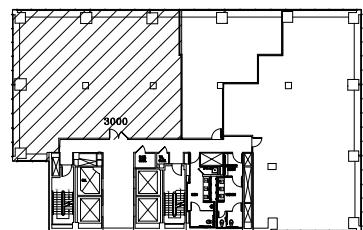


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SUITE 3000 — 3,674 RSF  
EXISTING CONDITIONS WITH SAMPLE FURNITURE



| FLOOR KEY:      |    |
|-----------------|----|
| Total Office    | 7  |
| Workstation     | 5  |
| Conference Room | 1  |
| Cafe            | 1  |
| Total Personnel | 12 |

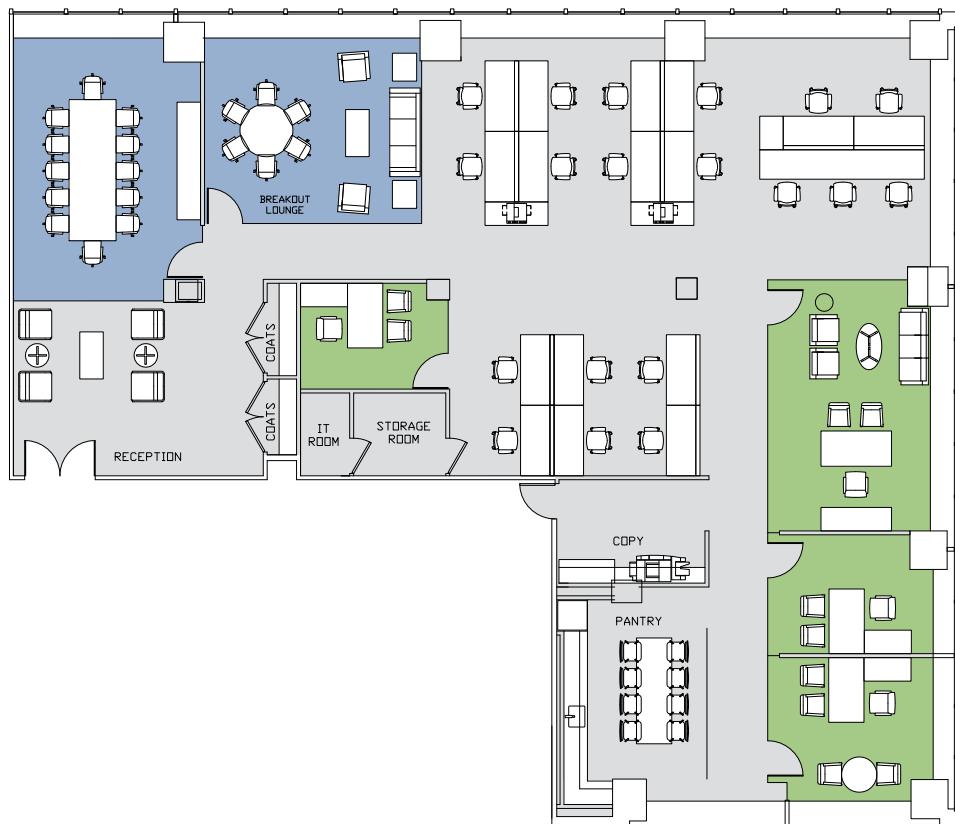


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 SL GREEN  
REALTY CORP.

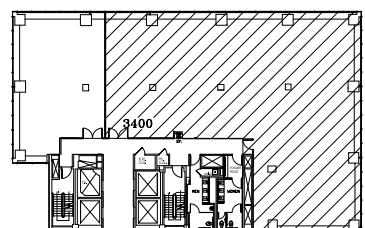
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SUITE 3400 — 6,871 RSF  
EXISTING CONDITIONS



FLOOR KEY:

|                 |    |
|-----------------|----|
| Total Office    | 4  |
| Workstation     | 19 |
| Conference Room | 2  |
| Reception       | 1  |
| Pantry          | 1  |
| Breakout Lounge | 1  |
| IT Room         | 1  |
| Storage Room    | 1  |
| Copy Room       | 1  |
| Total Personnel | 24 |



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SL GREEN  
REALTY CORP.



# BUILDING SPECIFICATIONS



|                                  |  |                |           |                |            |                   |            |                     |                 |
|----------------------------------|--|----------------|-----------|----------------|------------|-------------------|------------|---------------------|-----------------|
| <b>LOCATION</b>                  | Entrances on both 52nd and 53rd Streets between Madison and Fifth Avenue   |                |           |                |            |                   |            |                     |                 |
| <b>YEAR BUILT</b>                | 1971   |                |           |                |            |                   |            |                     |                 |
| <b>ARCHITECT</b>                 | Emery Roth & Sons  |                |           |                |            |                   |            |                     |                 |
| <b>BUILDING SIZE</b>             | 392,849  |                |           |                |            |                   |            |                     |                 |
| <b>BUILDING HEIGHT</b>           | Thirty-seven (37) Floors   |                |           |                |            |                   |            |                     |                 |
| <b>BUILDING CONSTRUCTION</b>     | Structural steel frame construction, comprised of columns, girders and beams encased in concrete<br>The facade is a curtain wall system of bronze duranotic aluminum mullions and spandrel panels with tinted glass  |                |           |                |            |                   |            |                     |                 |
| <b>FLOOR SIZES</b>               | <table> <tr> <td><b>Floor 2</b></td><td>9,921 rsf</td></tr> <tr> <td><b>Floor 3</b></td><td>11,997 rsf</td></tr> <tr> <td><b>Floors 4-9</b></td><td>16,406 rsf</td></tr> <tr> <td><b>Floors 11-37</b></td><td>8,462-8,926 rsf</td></tr> </table>   | <b>Floor 2</b> | 9,921 rsf | <b>Floor 3</b> | 11,997 rsf | <b>Floors 4-9</b> | 16,406 rsf | <b>Floors 11-37</b> | 8,462-8,926 rsf |
| <b>Floor 2</b>                   | 9,921 rsf  |                |           |                |            |                   |            |                     |                 |
| <b>Floor 3</b>                   | 11,997 rsf   |                |           |                |            |                   |            |                     |                 |
| <b>Floors 4-9</b>                | 16,406 rsf   |                |           |                |            |                   |            |                     |                 |
| <b>Floors 11-37</b>              | 8,462-8,926 rsf  |                |           |                |            |                   |            |                     |                 |
| <b>FLOOR LOAD</b>                | 50 pounds per square foot  |                |           |                |            |                   |            |                     |                 |
| <b>TYPICAL SLAB HEIGHTS</b>      | 11' 6"   |                |           |                |            |                   |            |                     |                 |
| <b>COLUMN SPACING</b>            | 21' on center  |                |           |                |            |                   |            |                     |                 |
| <b>ELEVATORS</b>                 | Nine (9) passenger cars, one (1) freight elevator car<br>Loading dock located on 52nd Street side of the building  |                |           |                |            |                   |            |                     |                 |
| <b>HVAC/SUPPLEMENTAL COOLING</b> | The building HVAC system is a central chilled water plant with constant volume<br>The fan system consists of two (2) 650 ton York high pressure steam paraflow absorbers<br>Perimeter steam heat supplied from Con Edison<br>Operating hours are Monday-Friday 8:00 AM - 8:00 PM   |                |           |                |            |                   |            |                     |                 |
| <b>ELECTRIC</b>                  | The building is fed by two (2) Con Edison feeds from an electrical vault on 53rd Street<br>Approximately six (6) watts per square foot (exclusive of base building HVAC) is allocated for tenant use   |                |           |                |            |                   |            |                     |                 |
| <b>LIFE/SAFETY</b>               | Class E fire alarm system (Notifier CPU2-3030D)<br>• The system monitors heat sensitive sprinkler heads, tamper and flow devices, smoke detectors, smoke trip devices, alarm and strobe devices, stairwell pressurization fans, and elevator recall and door releases<br>• The system also has communication capabilities and is tied into the PA System and warden phones are provided at the passenger elevator lobbies throughout the building and also at the freight elevator lobby |                |           |                |            |                   |            |                     |                 |
| <b>SECURITY/ACCESS</b>           | The building security desk is manned 24 hours a day, 7 days a week<br>Turnstiles with access cards for tenants in the lobby<br>CCTV surveillance in public areas and all elevators   |                |           |                |            |                   |            |                     |                 |
| <b>TELECOM/CABLE</b>             | Cogent, Crown Castle Fiber, Verizon<br>Wired Certified Platinum, DAS   |                |           |                |            |                   |            |                     |                 |
| <b>TRANSPORTATION</b>            | The building is located in close proximate to the 6,E,M,B,D and F subway lines   |                |           |                |            |                   |            |                     |                 |
| <b>AMENITIES</b>                 | Equinox "E Club" and Blue Bottle Coffee located in building<br>Landscaped public seating adjacent to both 53rd and 52nd Street entrances to the building   |                |           |                |            |                   |            |                     |                 |

# 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

- 10 East 53rd 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 10 East 53rd 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

- 10 East 53rd 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

- 10 East 53rd 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

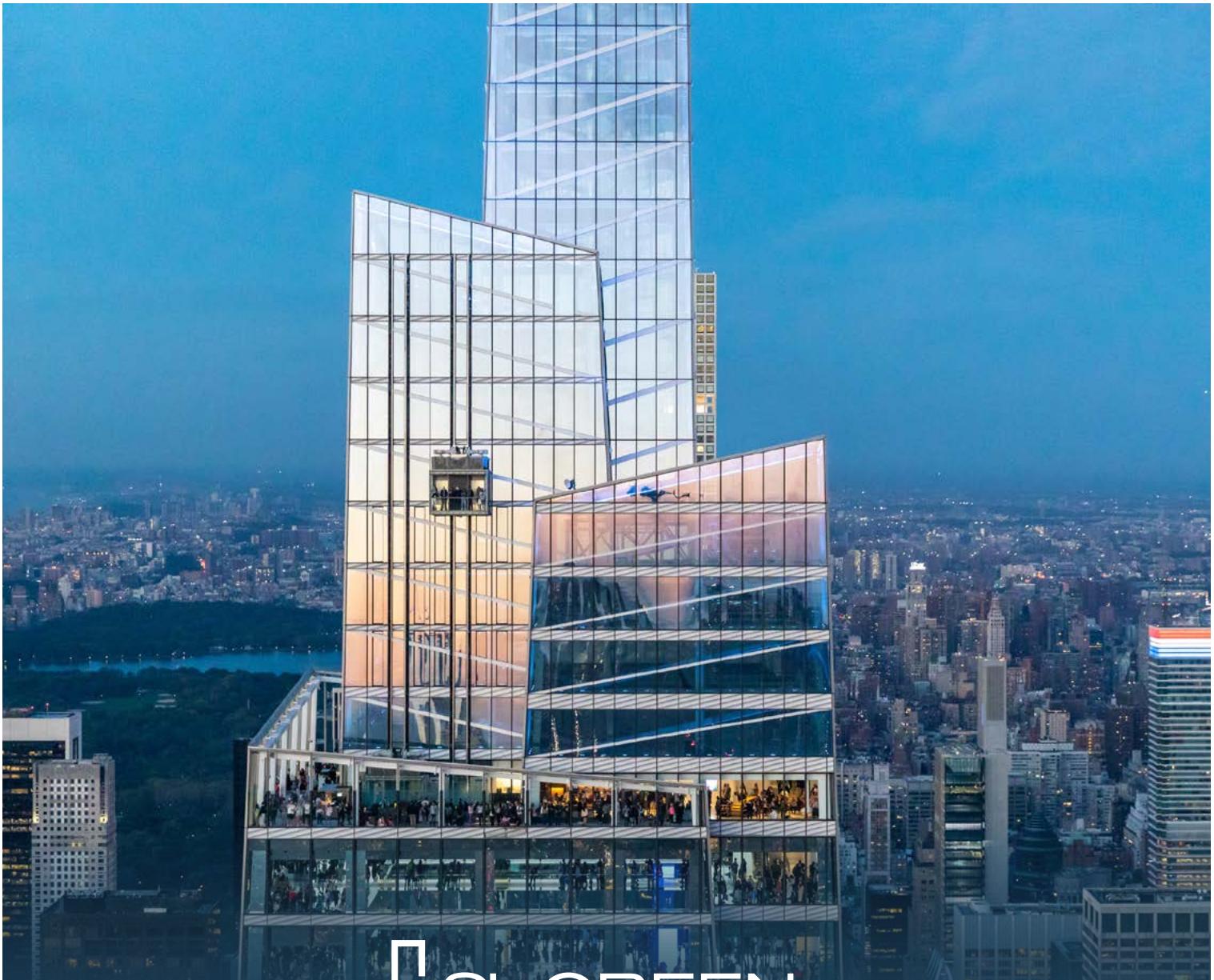
- SL Green partners with tenants to pursue incentives such as the NYSERDA RTEM + Tenant Program, which provides funding to install software in tenant spaces that gives real-time insights on energy usage. The software can help tenants identify measures to reduce their energy usage.
- We promote recognition of tenant sustainability practices through the Tenant ENERGY STAR program.
- If interested in additional partnership opportunities, please contact the SL Green sustainability team.

## 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.



**Gary Rosen**  
Senior Managing Director  
212.216.1687  
[gary.rosen@slgreen.com](mailto:gary.rosen@slgreen.com)

**Howard Tenenbaum**  
Executive Vice President  
212.216.1685  
[howard.tenenbaum@slgreen.com](mailto:howard.tenenbaum@slgreen.com)

**Siena Green**  
Associate  
212.356.4120  
[siena.green@slgreen.com](mailto:siena.green@slgreen.com)