



# 215

PARK  
AVENUE  
SOUTH

Overlooking  
Union Square

SL GREEN  
REALTY CORP.

215  
PARK  
AVENUE  
SOUTH



CLOSE PROXIMITY TO UNION SQUARE PARK

215  
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AVENUE  
SOUTH



215

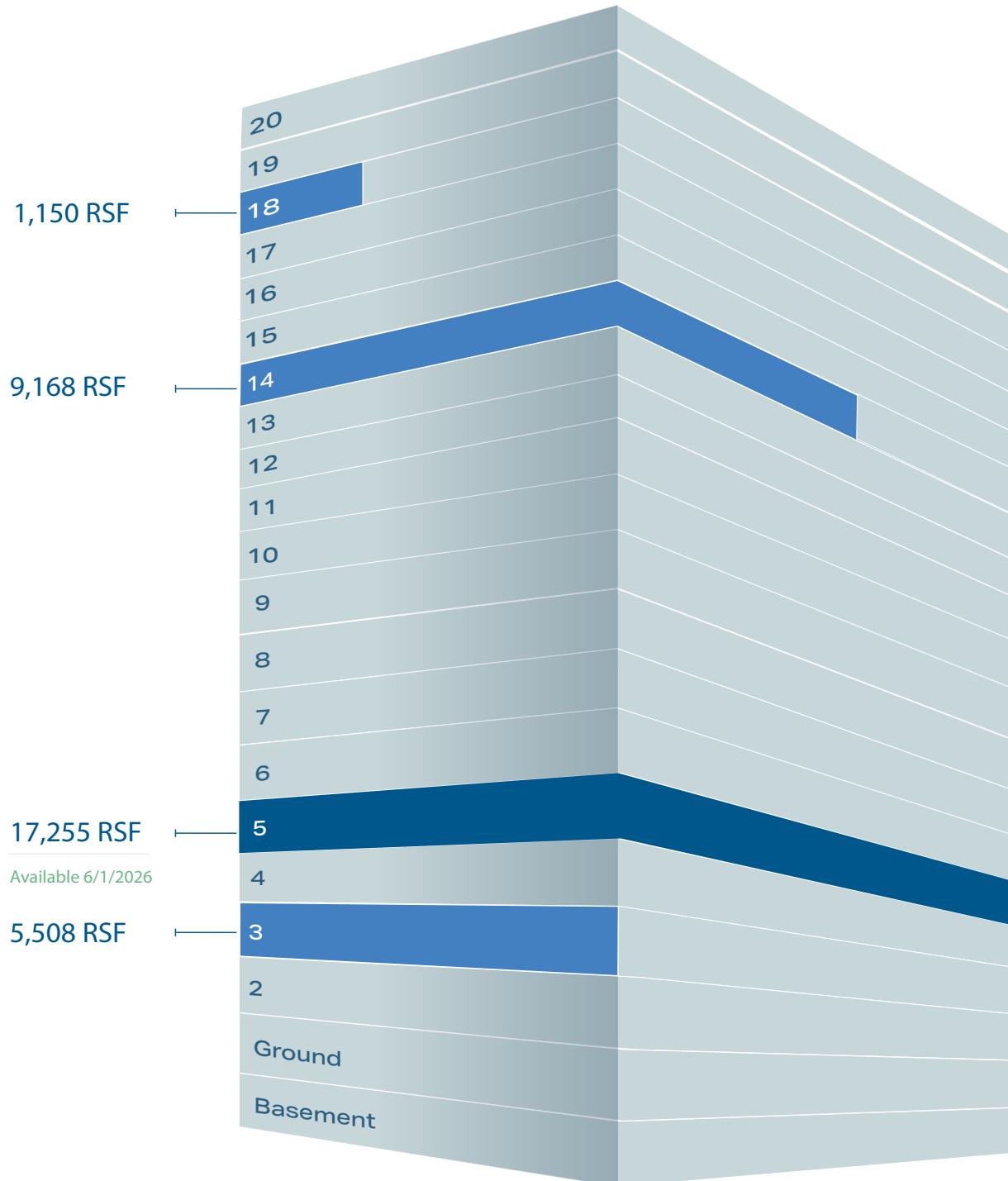


LOBBY

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ELEVATOR CORRIDOR



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SAMPLE FINISHES-MAIN AREA

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SAMPLE FINISHES-MAIN AREA

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SAMPLE FINISHES-KITCHEN

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PRE-BUILT FINISHES- PANTRY

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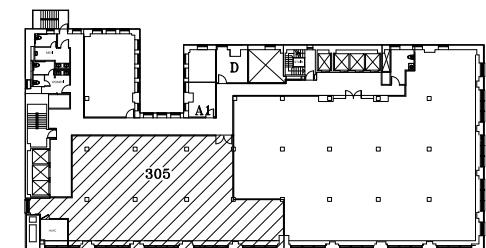
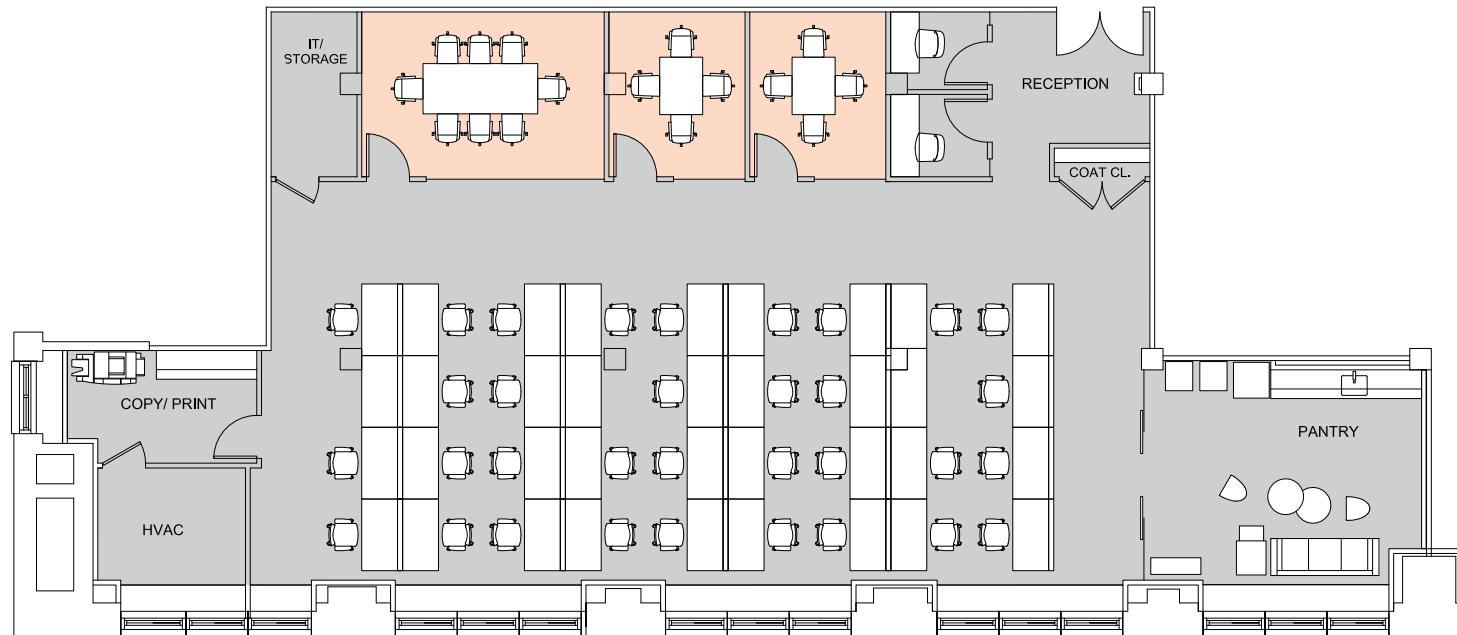


PRE-BUILT FINISHES - OPEN WORKSPACE

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PRE-BUILT FINISHES - GLASS FRONT OFFICES



**EXISTING CONDITIONS  
WITH FURNITURE  
SUITE 305 – 5,508 RSF**



[Click here for more information](#)

FLOOR KEY		Total Employees	34
Conference Room	3	Reception	1
Workstation	33	Pantry	2
Phone Room	2	Copy/Print Room	1
IT Room	1		

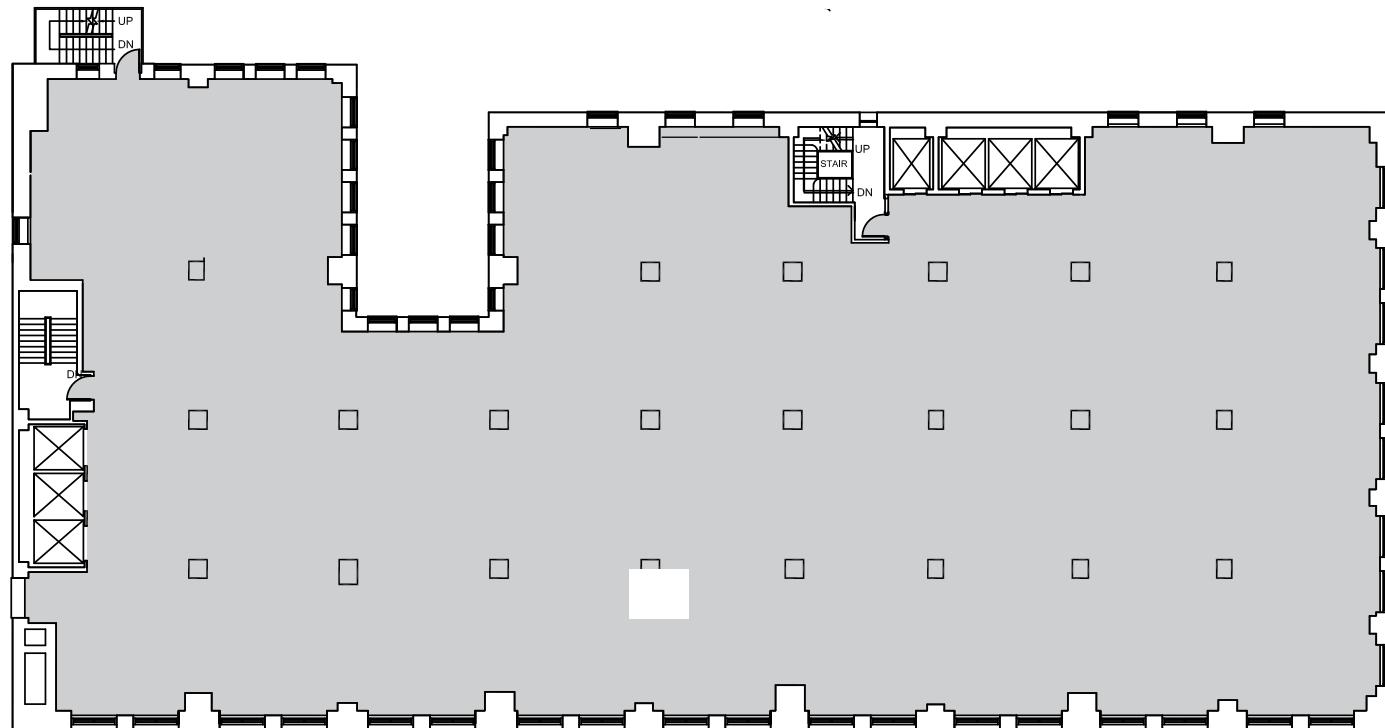


**PROPOSED LAYOUT  
WITH SAMPLE FURNITURE  
5TH FLOOR - 17,225 RSF**

[Click here for more information](#)

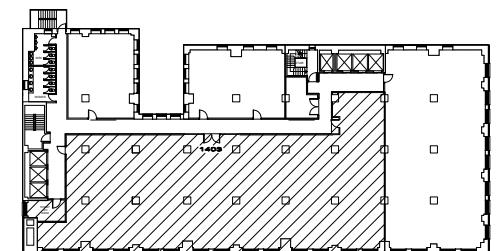
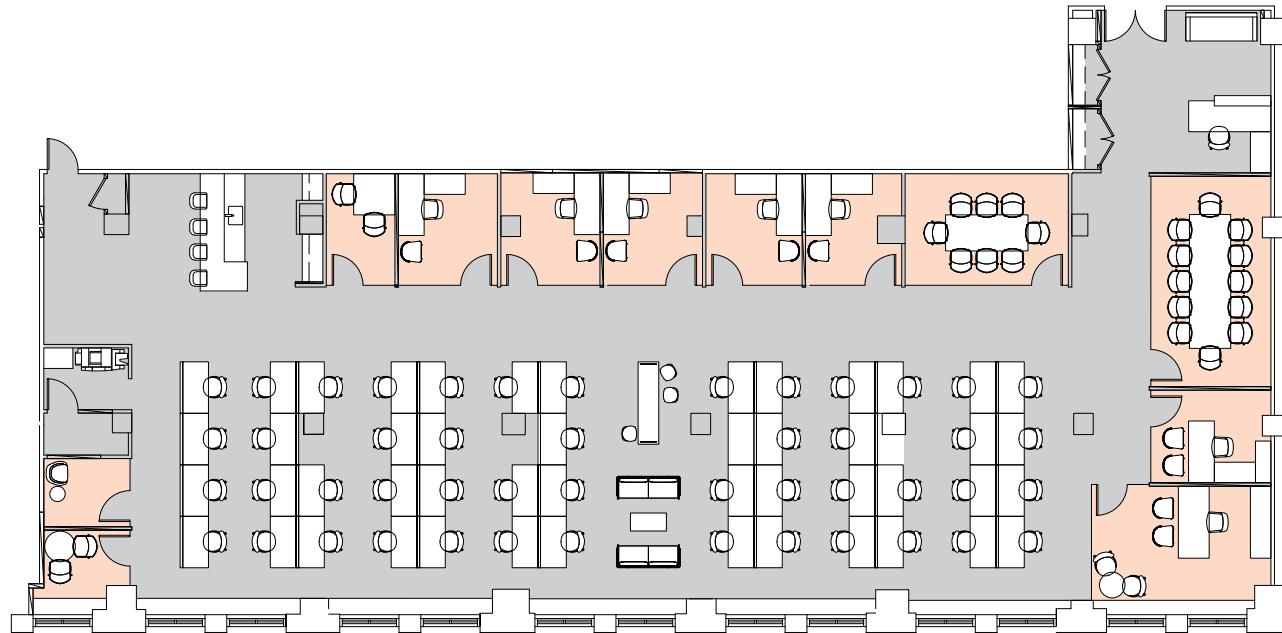
FLOOR KEY		Total Employees	107
Office	12	Reception	1
Workstation	94	Cafe	1
Conference Room	4	Huddle Room	2
Phone Room	3	Breakout Area	4

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**CORE AND SHELL**  
**ENTIRE 5TH FLOOR – 17,255 RSF**

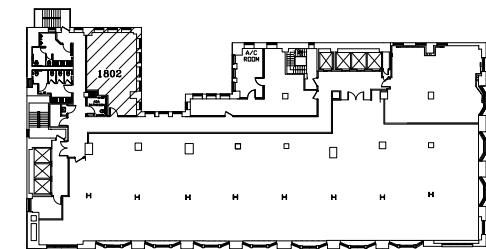
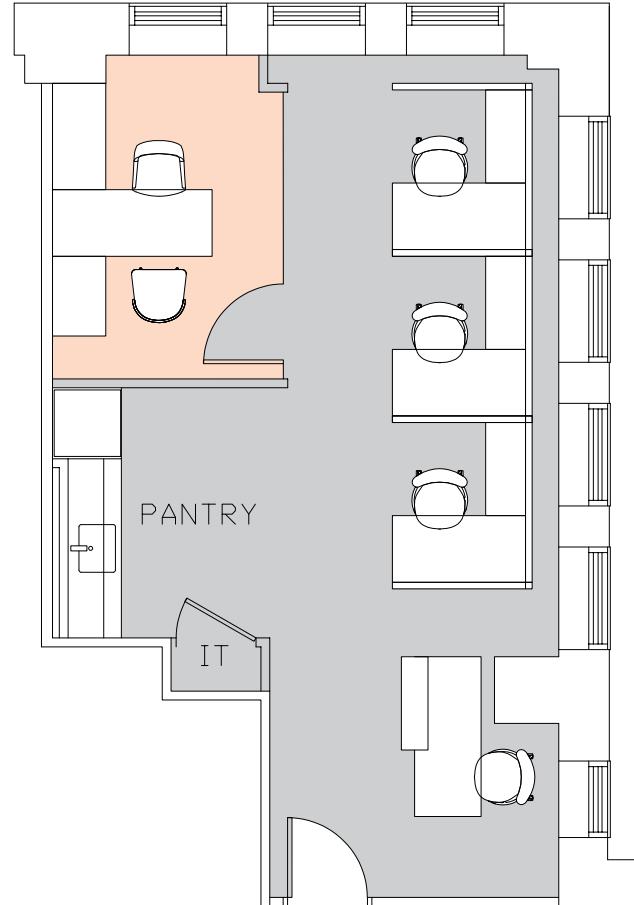
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**PROPOSED PREBUILD  
SUITE 1403 – 9,168 RSF**

[Click here for more information](#)

FLOOR KEY		Total Employees	56
Office	7	Huddle Room	1
Workstation	48	Reception	1
Conference Room	2	Phone Room	1



**PROPOSED PREBUILD  
SUITE 1802 – 1,150 RSF**

[Click here for more information](#)

FLOOR KEY		Total Employees	5
Office	1	Pantry	1
Workstation	3	IT Closet	1
Reception	1		



<b>LOCATION</b>	Northeast corner of 18th Street and Park Avenue South		<b>HVAC/SUPPLEMENTAL COOLING</b>	Air cooled tenant controlled A/C units; Steam heating supplied by Con Edison
<b>YEAR BUILT</b>	1914 (Renovated 2018)		<b>ELECTRIC</b>	Up to six (6) Watts per square foot exclusive of A/C available for tenant use
<b>ARCHITECT</b>	Maynicke & Franke		<b>LIFE/SAFETY</b>	Fully sprinkled; addressable Class E System
<b>BUILDING SIZE</b>	338,636 RSF		<b>SECURITY/ACCESS</b>	<ul style="list-style-type: none"> <li>The building security desk is manned 24 hours a day, 7 days a week</li> <li>Turnstiles with access cards for tenants in the lobby</li> <li>CCTV surveillance in public areas and all elevators</li> </ul>
<b>BUILDING HEIGHT</b>	Twenty (20) Floors			
<b>BUILDING CONSTRUCTION</b>	Steel and Brick Double-hung insulated operable windows Facade: Brick and Masonry Lobby under renovation			
<b>FLOOR SIZES</b>	<b>Floors 2-15</b> <b>Floors 16-17</b> <b>Floor 18</b> <b>Floors 19-20</b>	17,255 RSF 16,612 RSF 16,686 RSF 16,679 RSF	<b>TELECOM/CABLE</b>	Crown Castle Fiber, Skywire Networks, Spectrum, Verizon, Wired Certified Gold
<b>TYPICAL SLAB HEIGHTS</b>	<b>Retail</b> <b>2-3</b> <b>4-20</b>	19' 6" 13' 3" 11' 6"	<b>TRANSPORTATION</b>	Close proximity to subway lines: 4, 5, 6, L, N, Q, R
<b>COLUMN SPACING</b>	18'6"		<b>AMENITIES</b>	Near Union Square, The W Hotel and fine dining restaurants
<b>ELEVATORS</b>	<ul style="list-style-type: none"> <li>Four (4) passenger elevators, three (3) freight</li> <li>Full modernization of the passenger and freight cabs with new motors, hoists, controls and interiors</li> <li>Loading dock located on 18th Street</li> </ul>		<b>ENERGY PERFORMANCE</b>	Energy Star rated

## BUILDING SPECIFICATIONS

# 215 PARK AVENUE SOUTH

## NEIGHBORHOOD MAP



# SUSTAINABILITY AT SL GREEN



## HIGHLIGHTS

### AIR

- HVAC systems are equipped with MERV-10 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.
- 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

- 215 Park Ave South 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 215 Park Ave South 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

- 215 Park Ave South 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

- 215 Park Ave South 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.

## ORGANIZATIONAL SOCIAL RESPONSIBILITY

### Company-wide ESG Initiatives

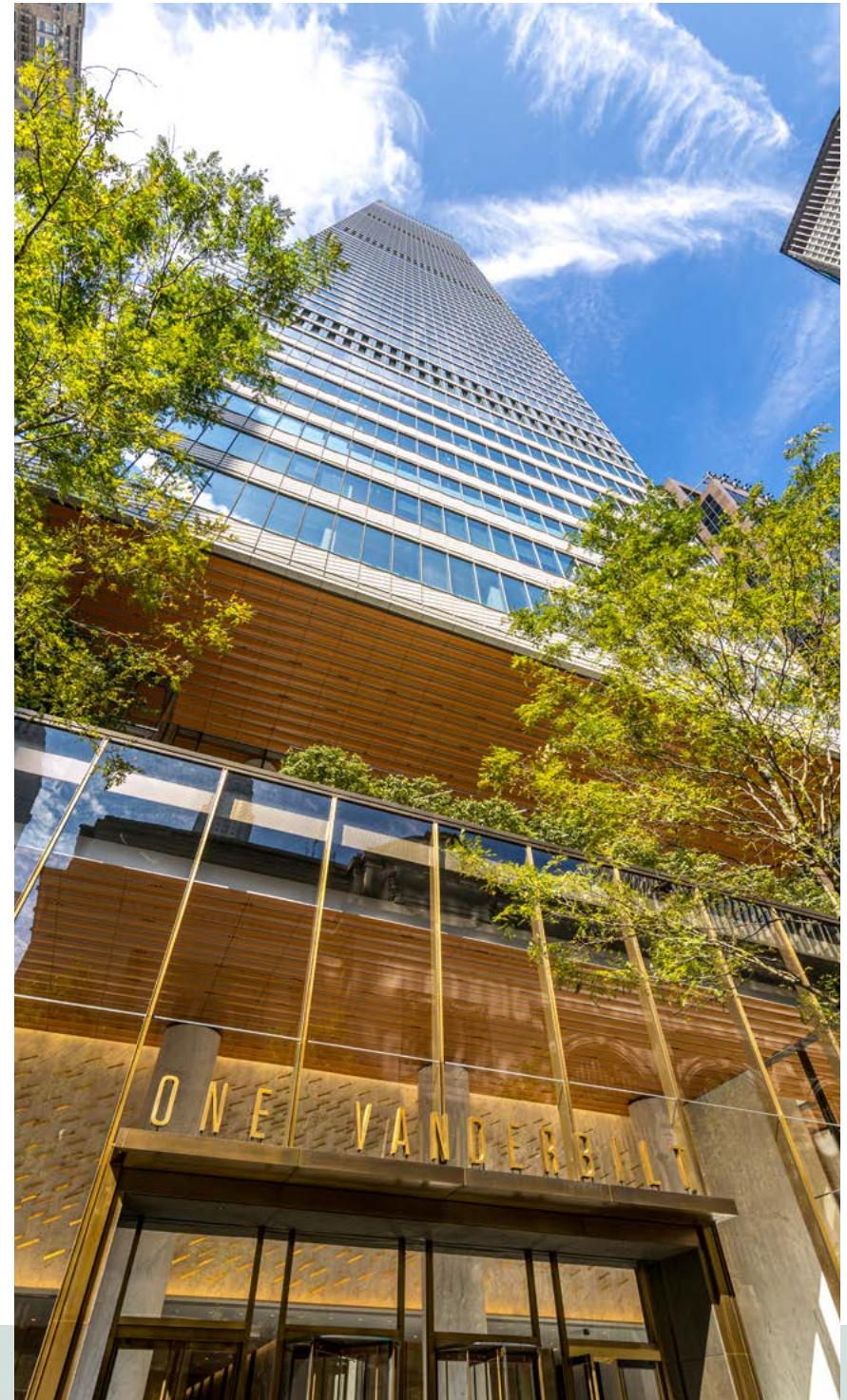
- Green Lease Leaders Platinum Award (2023-2026)
- S&P Global Sustainability Yearbook members (2022-2025)
- USA Today Recognition – America's Climate Leaders 2025
- Validated our Scope 1, 2, & 3 emissions reduction targets with the SBTi in 2023

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 the 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.



# 215 PARK AVENUE SOUTH

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