



215

**PARK
AVENUE
SOUTH**

Overlooking
Union Square

 **SL GREEN**
REALTY CORP.

215
PARK
AVENUE
SOUTH

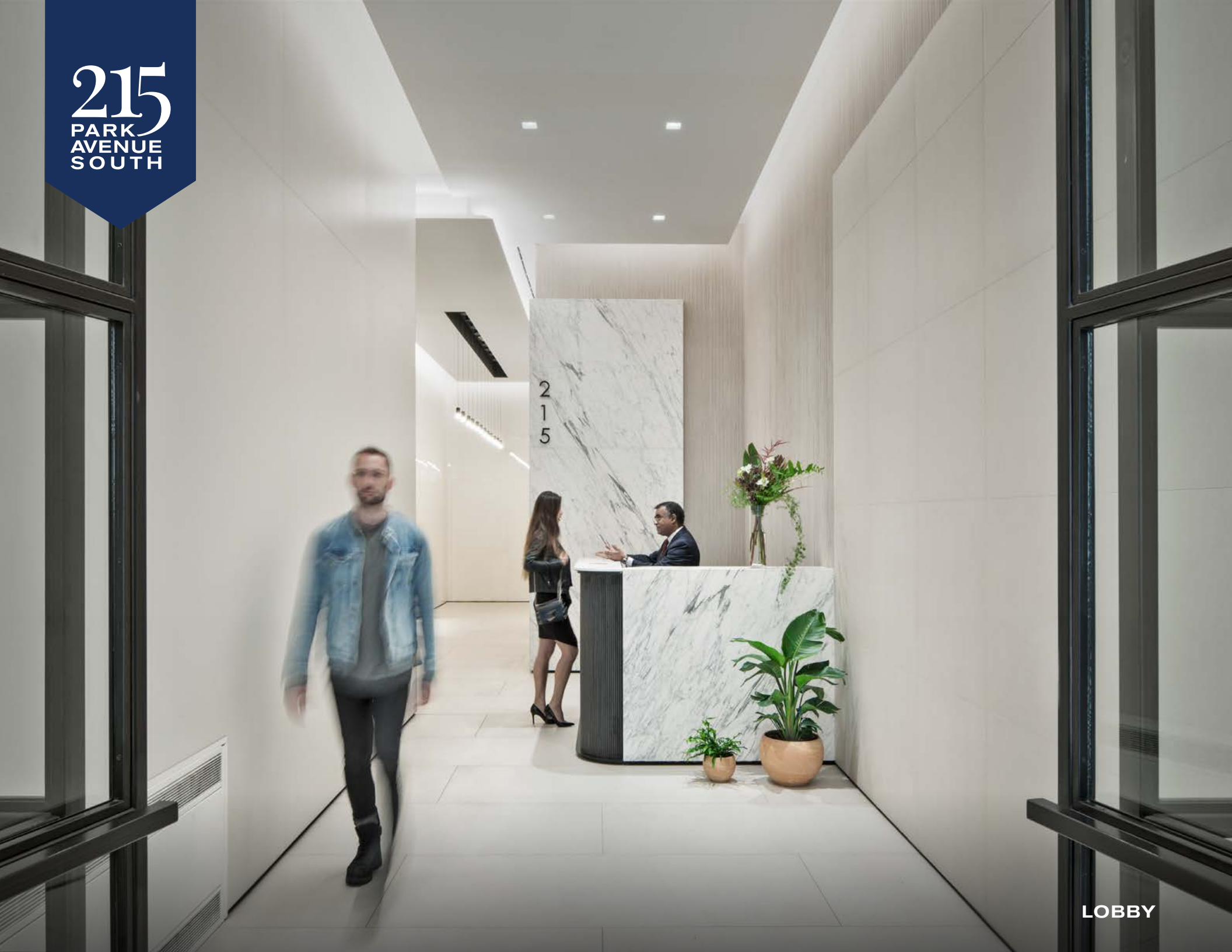


CLOSE PROXIMITY TO UNION SQUARE PARK

215
PARK
AVENUE
SOUTH

215

LOBBY



215
PARK
AVENUE
SOUTH



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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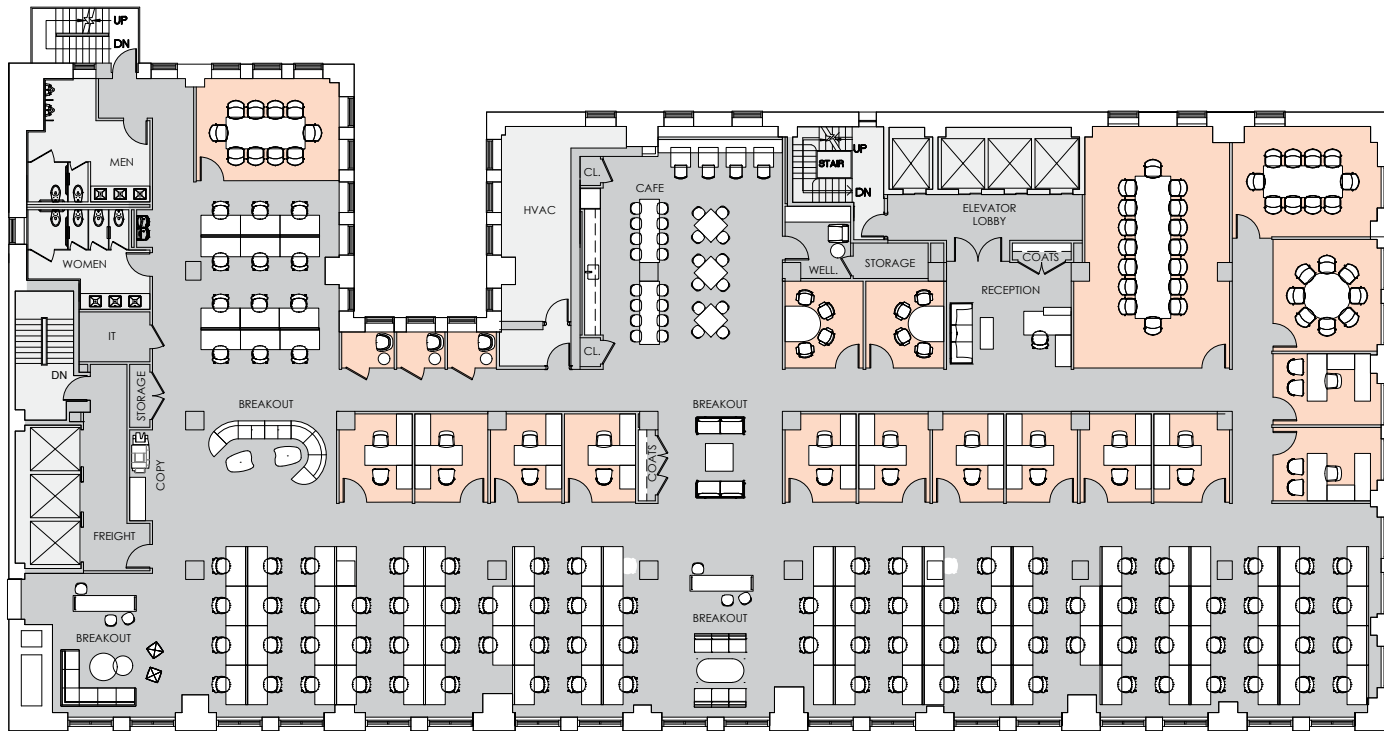


PRE-BUILT FINISHES - OPEN WORKSPACE

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PRE-BUILT FINISHES - GLASS FRONT OFFICES

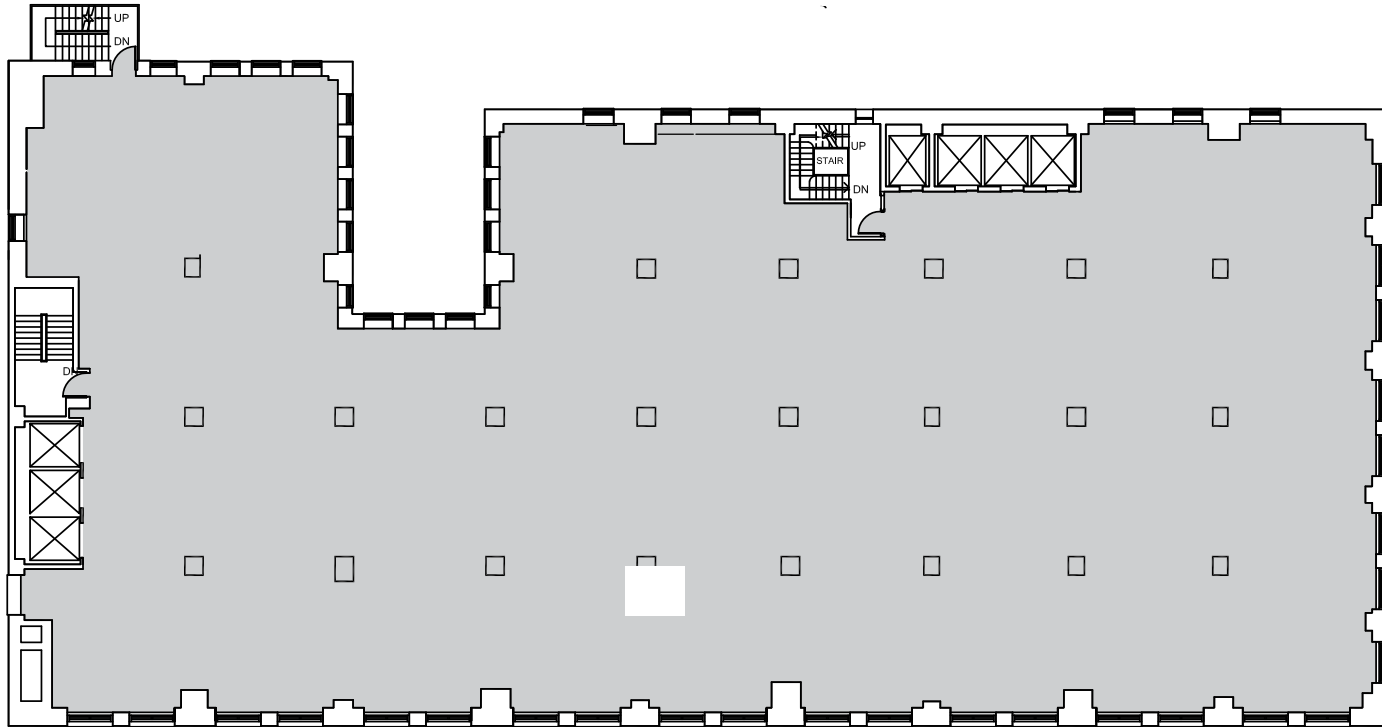


**PROPOSED LAYOUT
 WITH SAMPL FURNITURE
 5TH FLOOR – 17,225 RSF**

[Click here for more information](#)

FLOOR KEY

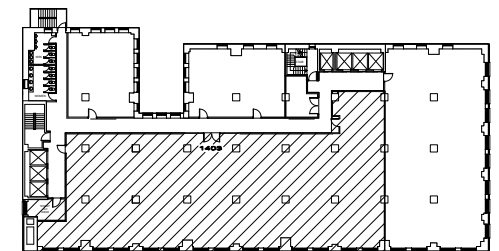
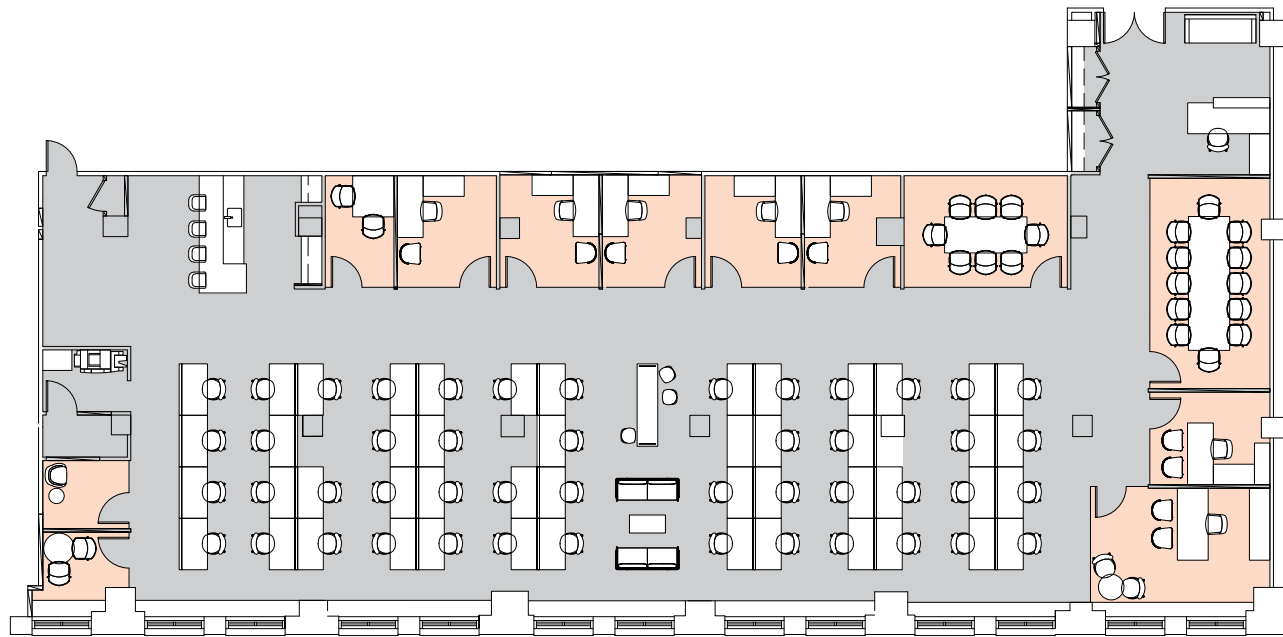
		Total Employees	107
Office	12	Reception	1
Workstation	94	Cafe	1
Conference Room	4	Huddle Room	2
Phone Room	3	Breakout Area	4



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

[Click here for more information](#)

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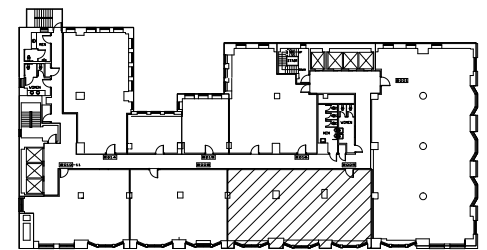
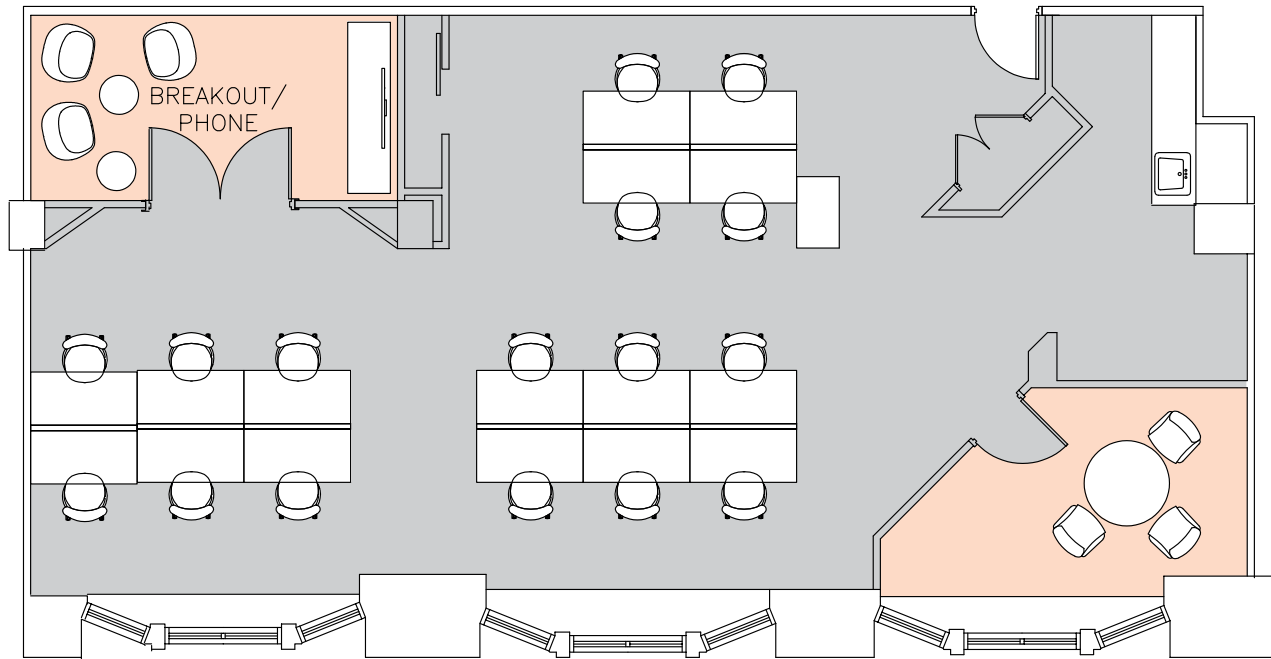


PRE-BUILT
SUITE 1403 – 9,168 RSF

[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



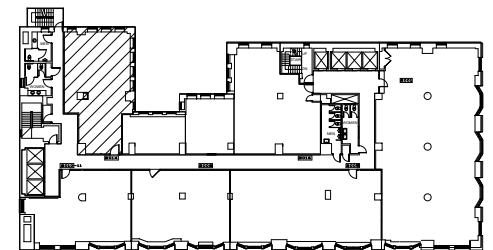
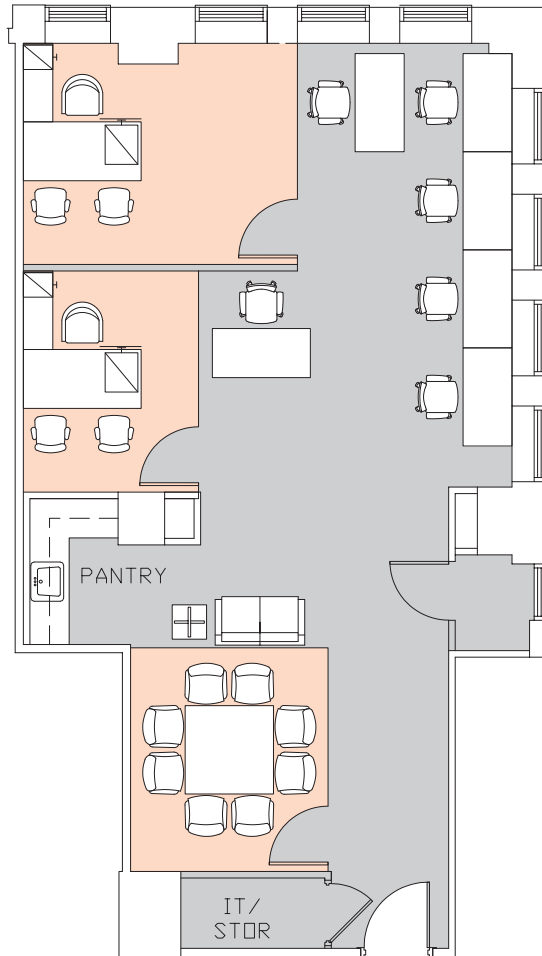
**EXISTING CONDITIONS
 WITH SAMPLE FURNITURE
 SUITE 2005 - 2,721 RSF**

[Click here for more information](#)

FLOOR KEY

		Total Employees	16
Workstation	16	Breakout Room	1
Conference Room	1	Pantry	1

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**EXISTING CONDITIONS
 WITH SAMPLE FURNITURE
 SUITE 2014 – 1,978 RSF**



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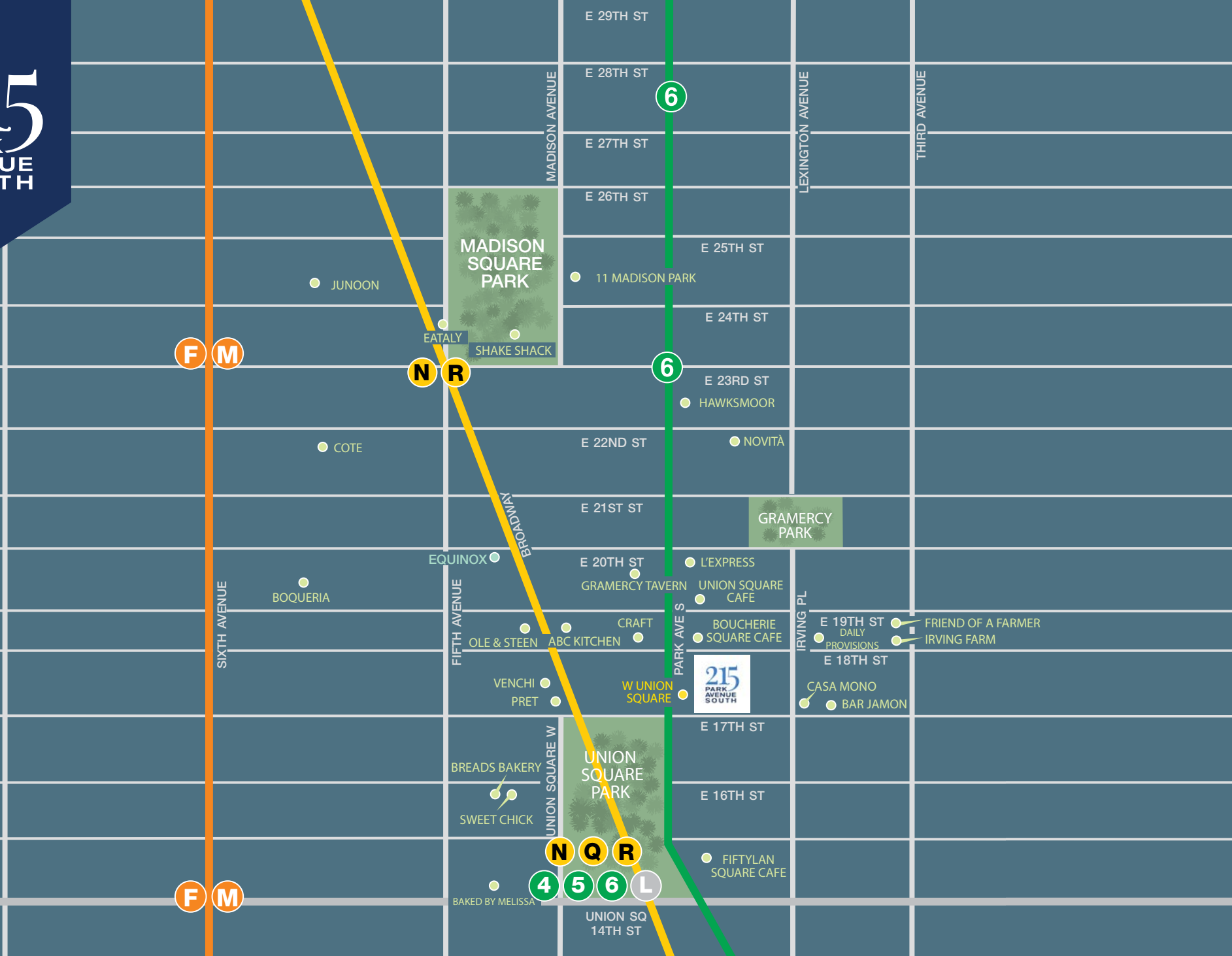
FLOOR KEY

		Total Employees	8
Office	2	Pantry	1
Workstation	6	IT/ Storage Room	1
Conference Room	1		

LOCATION	Northeast corner of 18th Street and Park Avenue South	
YEAR BUILT	1914 (Renovated 2018)	
ARCHITECT	Maynicke & Franke	
BUILDING SIZE	338,636 RSF	
BUILDING HEIGHT	Twenty (20) Floors	
BUILDING CONSTRUCTION	Steel and Brick Double-hung insulated operable windows Facade: Brick and Masonry Lobby under renovation	
FLOOR SIZES	Floors 2-15	17,255 RSF
	Floors 16-17	16,612 RSF
	Floor 18	16,686 RSF
	Floors 19-20	16,679 RSF
TYPICAL SLAB HEIGHTS	Retail	19' 6"
	2-3	13' 3"
	4-19	11' 6"
	20	13'11" - 15'7"
COLUMN SPACING	18'6"	
ELEVATORS	<ul style="list-style-type: none"> • Four (4) passenger elevators, three (3) freight • Full modernization of the passenger and freight cabs with new motors, hoists, controls and interiors • Loading dock located on 18th Street 	

HVAC/SUPPLEMENTAL COOLING	Air cooled tenant controlled A/C units; Steam heating supplied by Con Edison
ELECTRIC	Up to six (6) Watts per square foot exclusive of A/C available for tenant use
LIFE/SAFETY	Fully sprinkled; addressable Class E System
SECURITY/ACCESS	<ul style="list-style-type: none"> • The building security desk is manned 24 hours a day, 7 days a week • Turnstiles with access cards for tenants in the lobby • CCTV surveillance in public areas and all elevators
TELECOM/CABLE	Crown Castle Fiber, Skywire Networks, Spectrum, Verizon, Pilot Fiber Wired Certified Platinum
TRANSPORTATION	Close proximity to subway lines: 4, 5, 6, L, N, Q, R
AMENITIES	Near Union Square, The W Hotel and fine dining restaurants
ENERGY PERFORMANCE	Energy Star rated

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

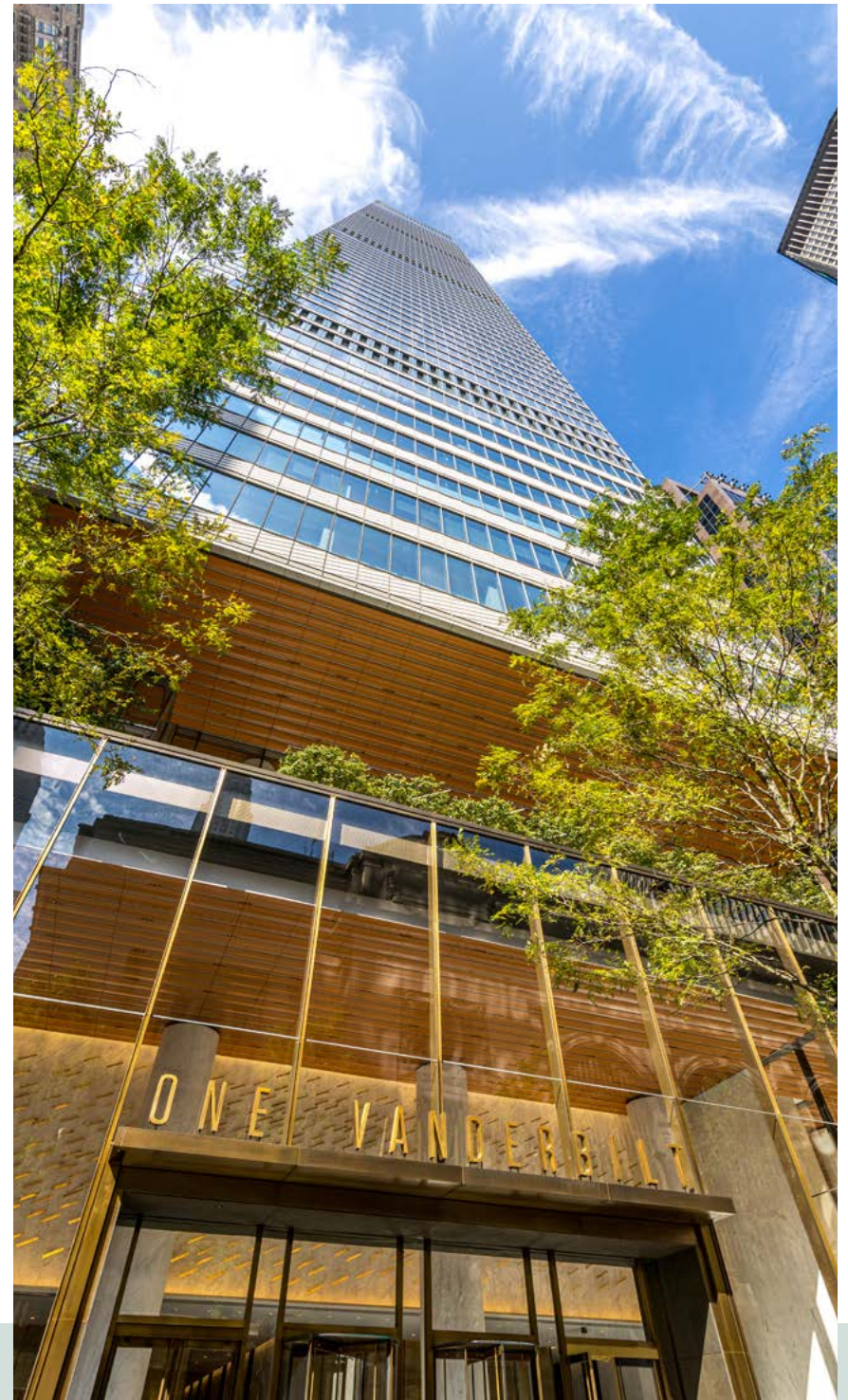
- Green Lease Leaders Platinum Award (2023-2026)
- S&P Global Sustainability Yearbook members (2022-2025)
- USA Today Recognition – America’s Climate Leaders 2025
- Validated our Scope 1, 2, & 3 emissions reduction targets with the SBTi in 2023

For more information, visit sustainability.slgreen.com 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 March 31, 2026, SL Green held interests in 55 buildings totaling 30.8 million square feet which included ownership interests in 29.4 million square feet and 1.4 million square feet securing debt and preferred equity investments, excluding fund investments, and managed 3 buildings totaling 0.8 million square feet owned by third parties.



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