

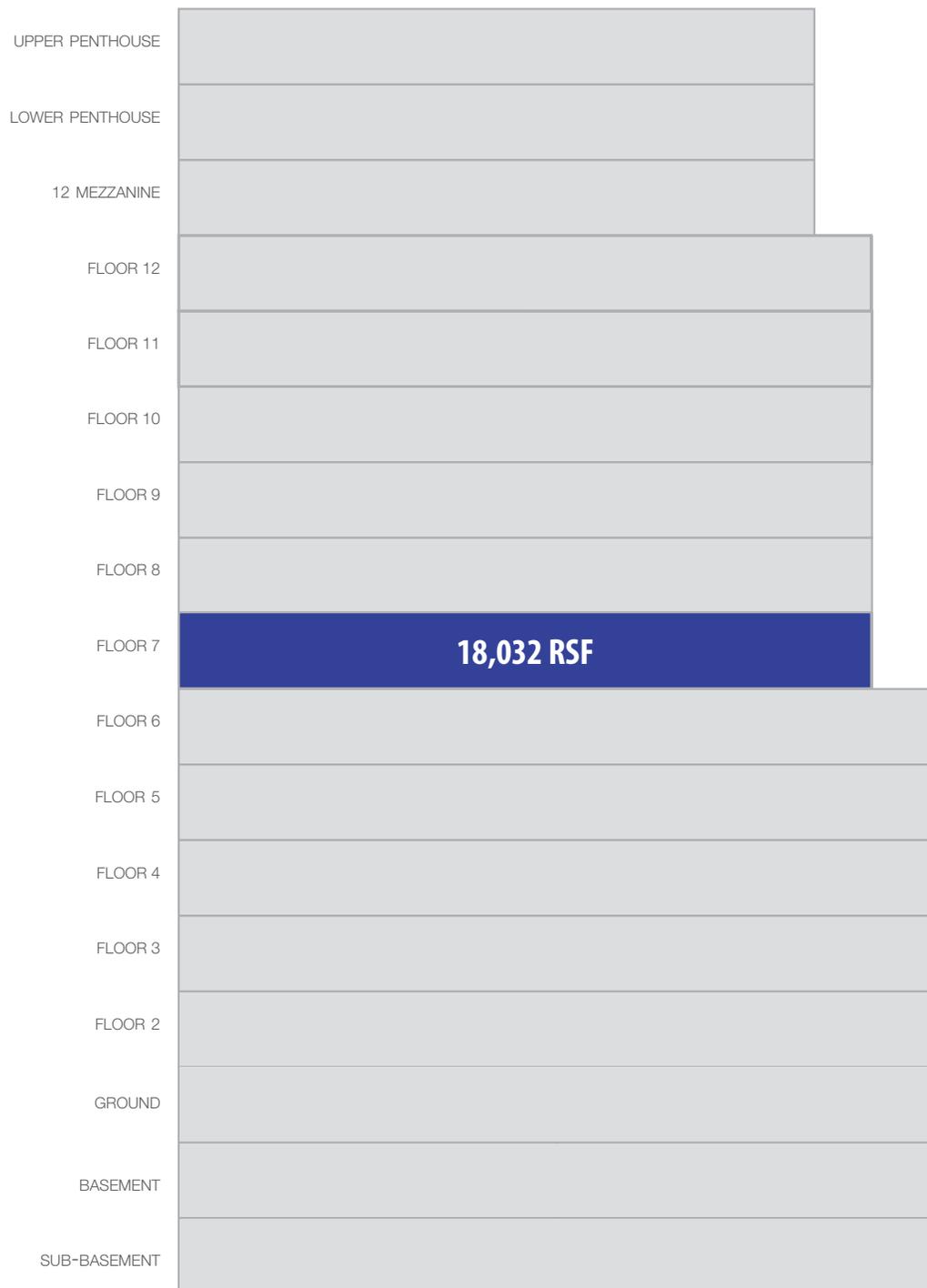
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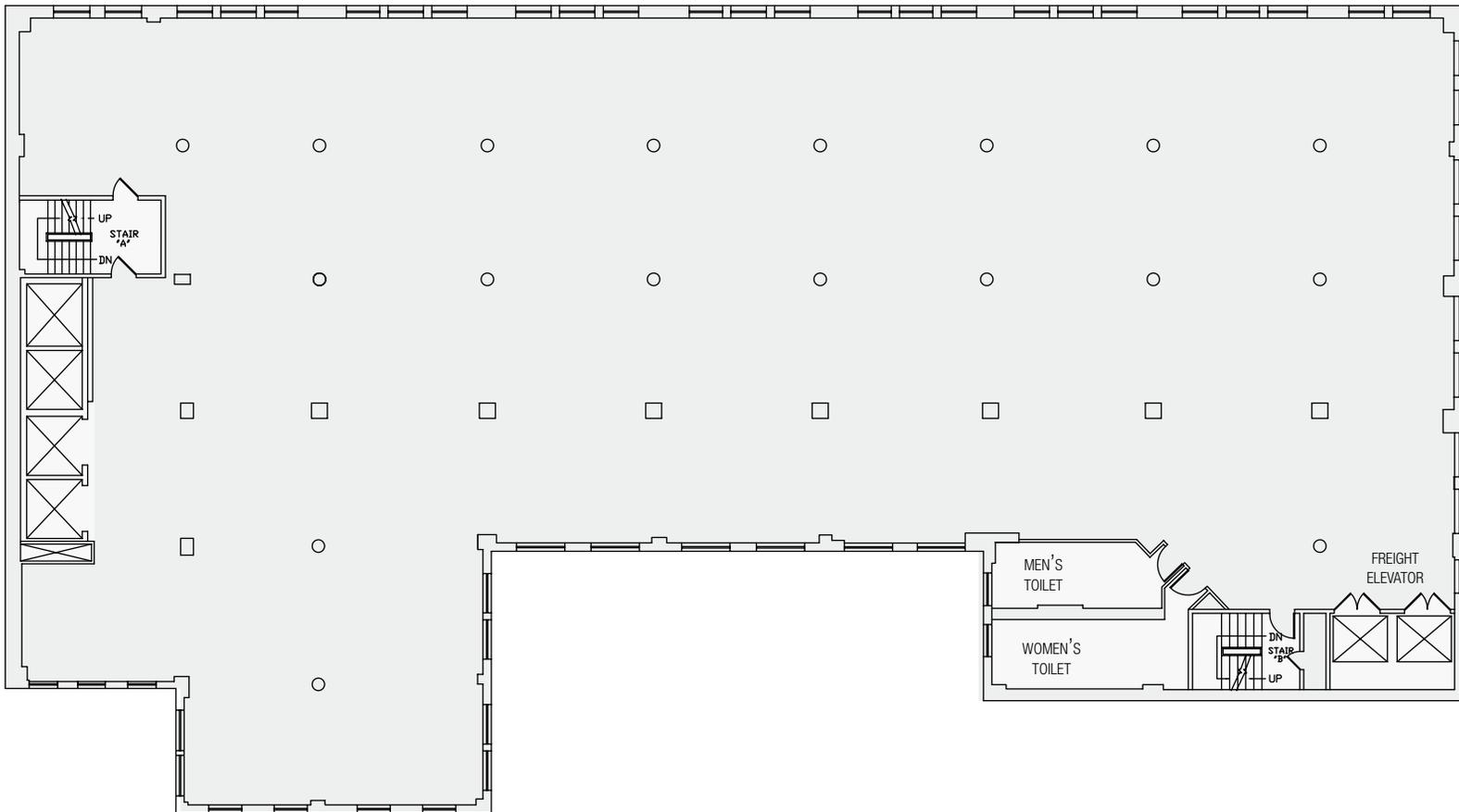
*Park
Avenue
South*



304 | *Park Avenue South*

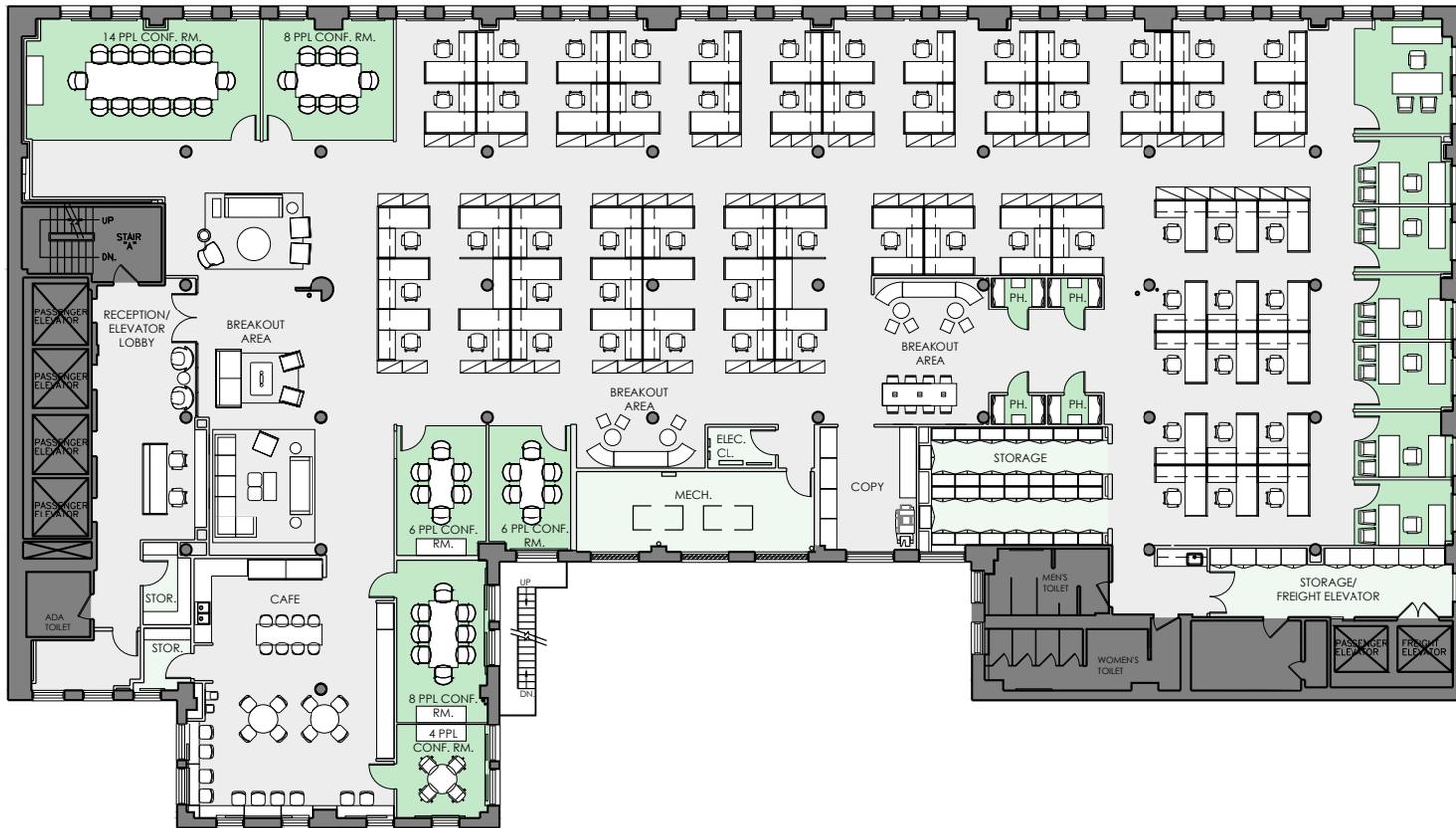
STACKING PLAN







FLOOR KEY	
Workstation	83
Conference Room	5
Reception	1
Breakout Area	3
Pantry	1
Phone Room	4
Copy	2
Storage	4
Total Personnel	84



FLOOR KEY	
Office	7
Workstation	63
Conference Room	5
Reception	1
Breakout Area	3
Cafe	1
Phone Room	4
Copy	1
Storage	4
Total Personnel	71

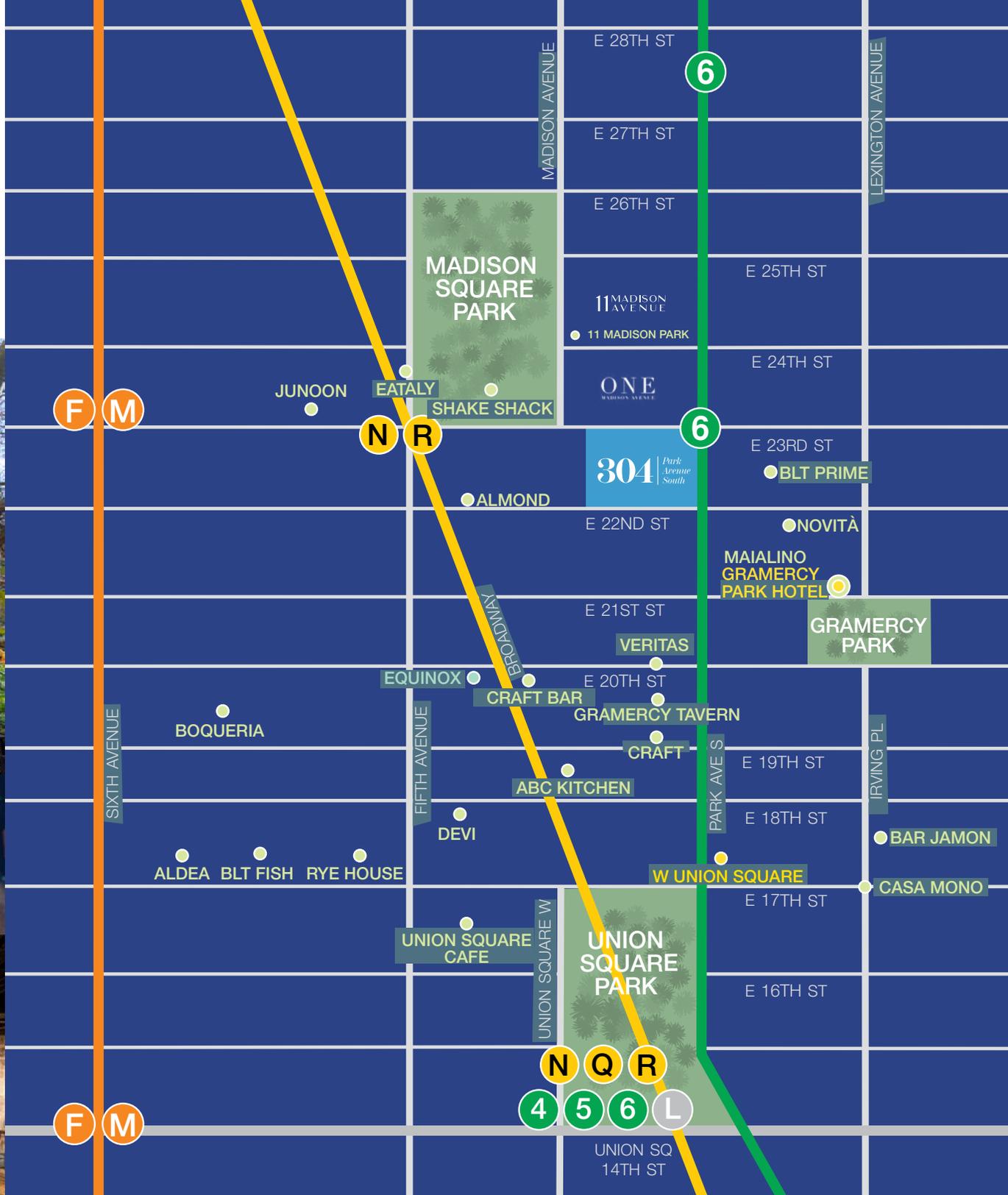
LOCATION	Southwest corner of 23rd Street and Park Ave South
YEAR BUILT	1908 Renovated: 2007
BUILDING SIZE	220,769 rsf
BUILDING HEIGHT	Twelve floors plus Penthouse
BUILDING CONSTRUCTION	Steel and Brick Double-hung insulated operable windows Facade: Brick and Masonry
FLOOR SIZES	Floors 2-11 18,045 rsf Floor 12 8,737 rsf Penthouse 5,500 rsf
TYPICAL SLAB HEIGHTS	Retail 16' 9" 2nd 12'9" 3-12 12
COLUMN SPACING	E-W 18'3" N-S 13'9"
ELEVATORS	Five  passenger elevators One  freight loading dock located on Park Ave South

HVAC/SUPPLEMENTAL COOLING	Air cooled tenant controlled A/C units- Steam heat supplied by Con Edison
ELECTRIC	Up to six  Watts per square foot exclusive of A/C available for tenant use
LIFE/SAFETY	Fully sprinkled; addressable Class E System
SECURITY/ACCESS	The building security desk is manned 24 hours a day, 7 days a week CCTV surveillance in public areas and all elevators
TELECOM/CABLE	Verizon, Lumen, Spectrum, and Pilot Fiber Wired Certified Gold
TRANSPORTATION	Close proximity to Subway Lines: 4, 5, 6, N, R, W, F, V
AMENITIES	Near Madison Square Park, Gramercy Park, and Union Square
ENERGY PERFORMANCE	Energy Star rated



304 | *Park Avenue South*

NEIGHBORHOOD MAP



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

- 304 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 304 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

- 304 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

- 304 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

- 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 Decemeber 31, 2025, SL Green held interests in 56 buildings totaling 31.4 million square feet. This included ownership interests in 28.0 million square feet of Manhattan buildings and 2.7 million square feet securing debt and preferred equity investments.

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