

WELCOME TO
810SEVENTH



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EXCEPTIONAL VALUE

Next Generation Furnished Pre-Built Units

Amazing Park and River Views

On-Site Conference Facility

New Destination Dispatch Elevators

EASY COMMUTE

210-Car On-Site Parking Garage

6 Minutes to Port Authority

7 Minutes to Penn Station

10 Minutes to Grand Central

BOMA International Award-Winner

Two-Time Pinnacle Award-Winner



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ELEGANT LOBBY



ICONIC PUBLIC ART

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EVERYWHERE
FROM HERE

6 MINUTES TO PORT AUTHORITY
7 MINUTES TO PENN STATION
10 MINUTES TO GRAND CENTRAL

WALK TO

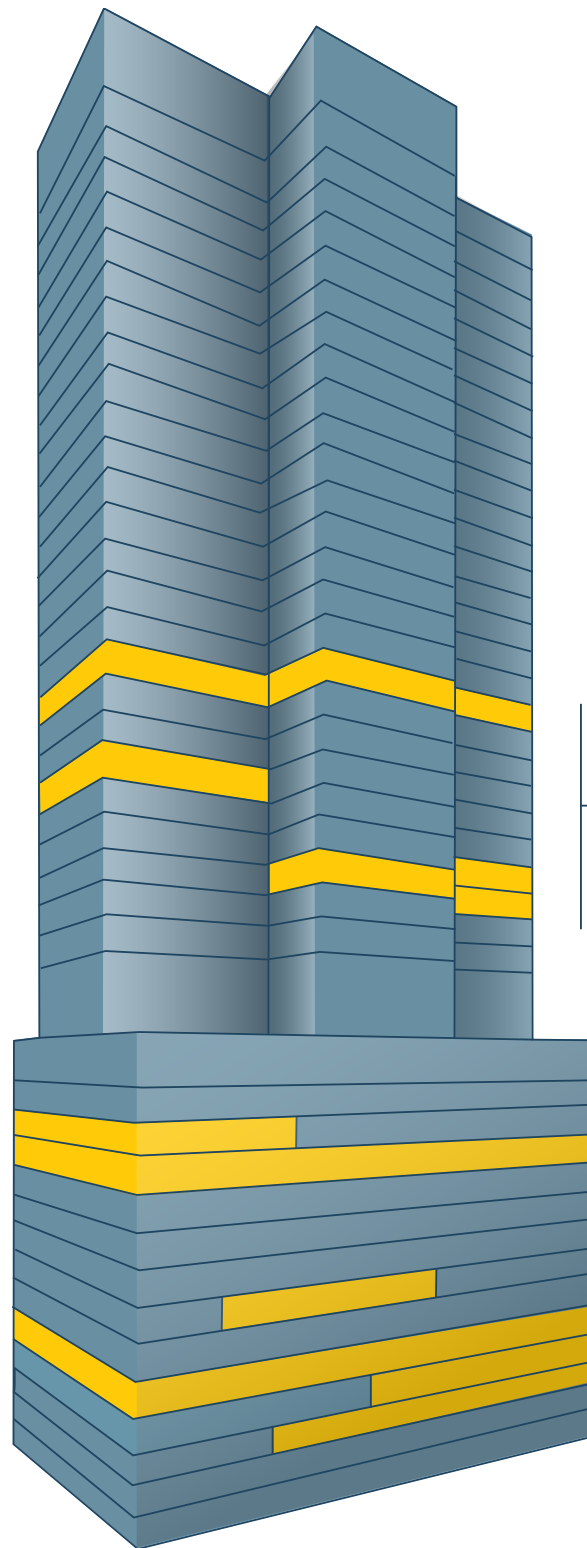
1 2 A C B D N Q R W

SUBWAYS



STACK PLAN

 Available



Mid-Rise Floors

Entire 25:	17,320 RSF
Partial 22:	5,317 RSF
Partial 20:	6,042 RSF
Partial 19:	8,634 RSF

Base Floors

Partial 11	7,112 RSF
Entire 10:	22,437 RSF
Partial 6:	3,599 RSF
Entire 4:	22,393 RSF
Partial 3:	9,572 RSF
Partial 2:	11,202 RSF





PREBUILT FINISHES
Artist Rendering







CONFERENCE CENTER

convene











DISCOVER

Unrivalled expertise A breathtaking experience



22nd Floor

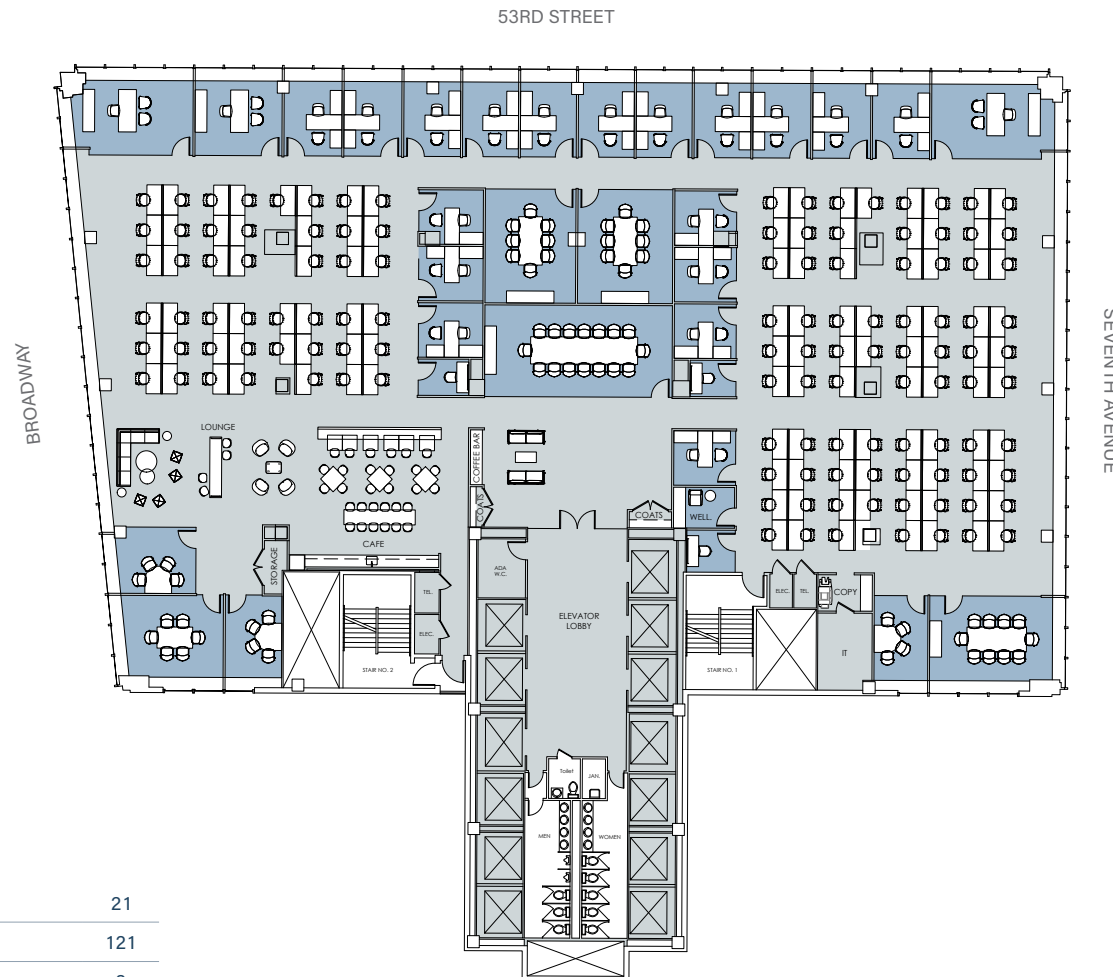


23rd Floor

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BASE FLOOR - 22,393 RSF

OPEN LAYOUT



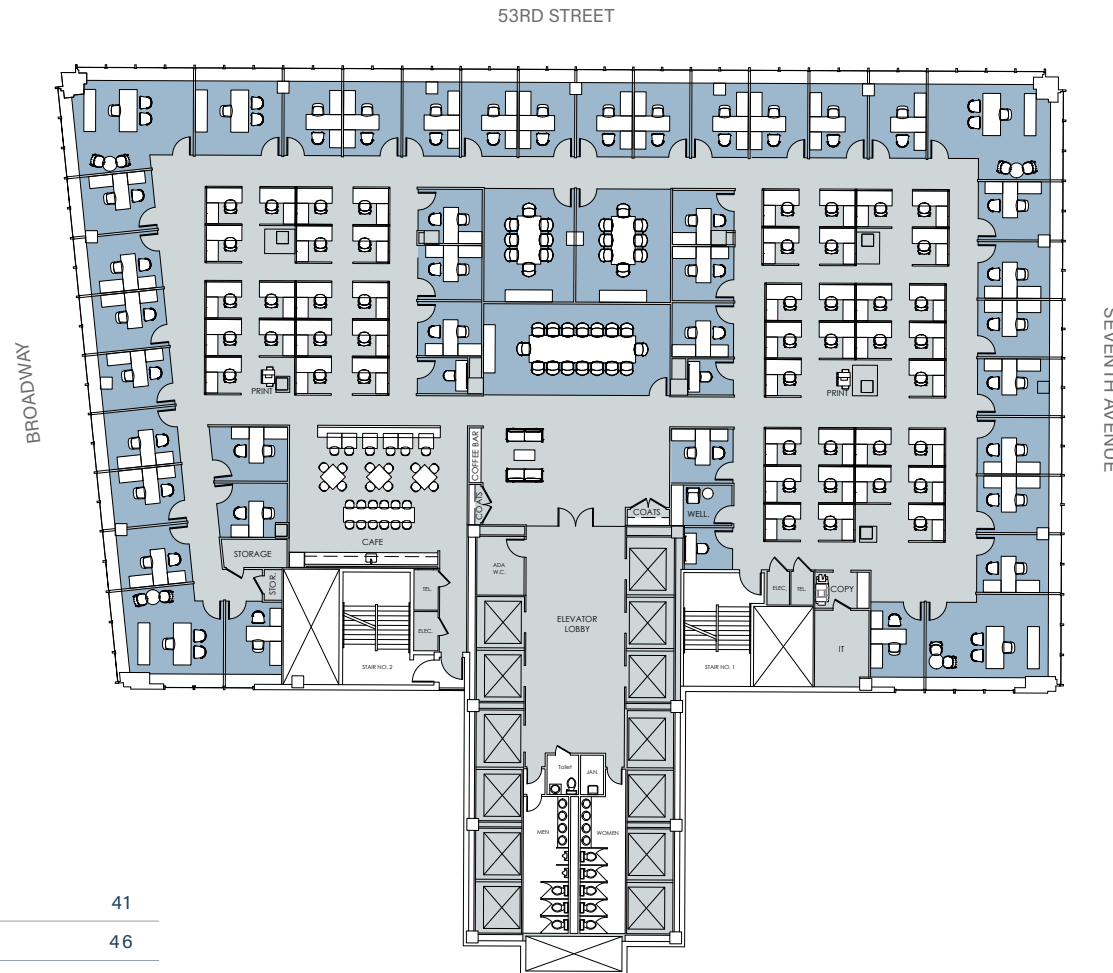
FLOOR KEY

Office	21
Workstation	121
Conference Room	8
Phone Room	3
Pantry	1
Reception	1
Total Personnel	143

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BASE FLOOR - 22,393 RSF

OFFICE LAYOUT



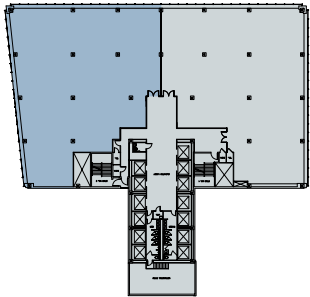
FLOOR KEY

Office	41
Workstation	46
Conference Room	3
Phone Room	3
Pantry	1
Reception	1
Total Personnel	88



FLOOR KEY

Office	13
Workstation	39
Conference Room	2
Pantry	1
Phone Room	4
Reception	1
Total Personnel	53



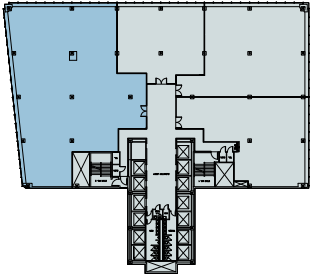
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SUITE 300 - 9,572 RSF
PREBUILT

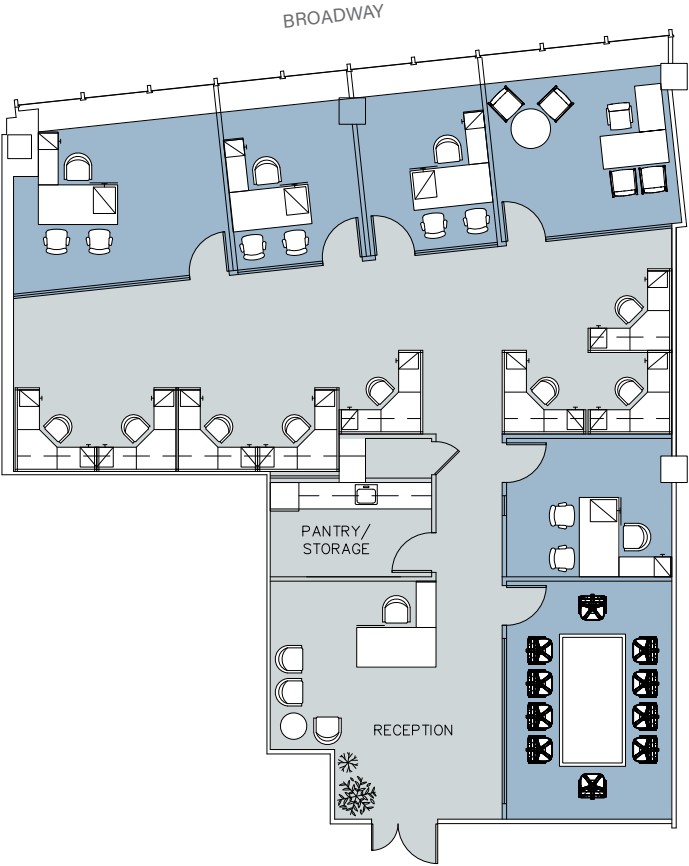


FLOOR KEY

Office	11
Workstation	39
Conference Room	2
Pantry	1
Phone Room	1
Wellness Room	1
Reception	1
Total Personnel	51

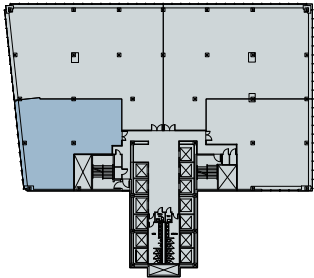


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FLOOR KEY

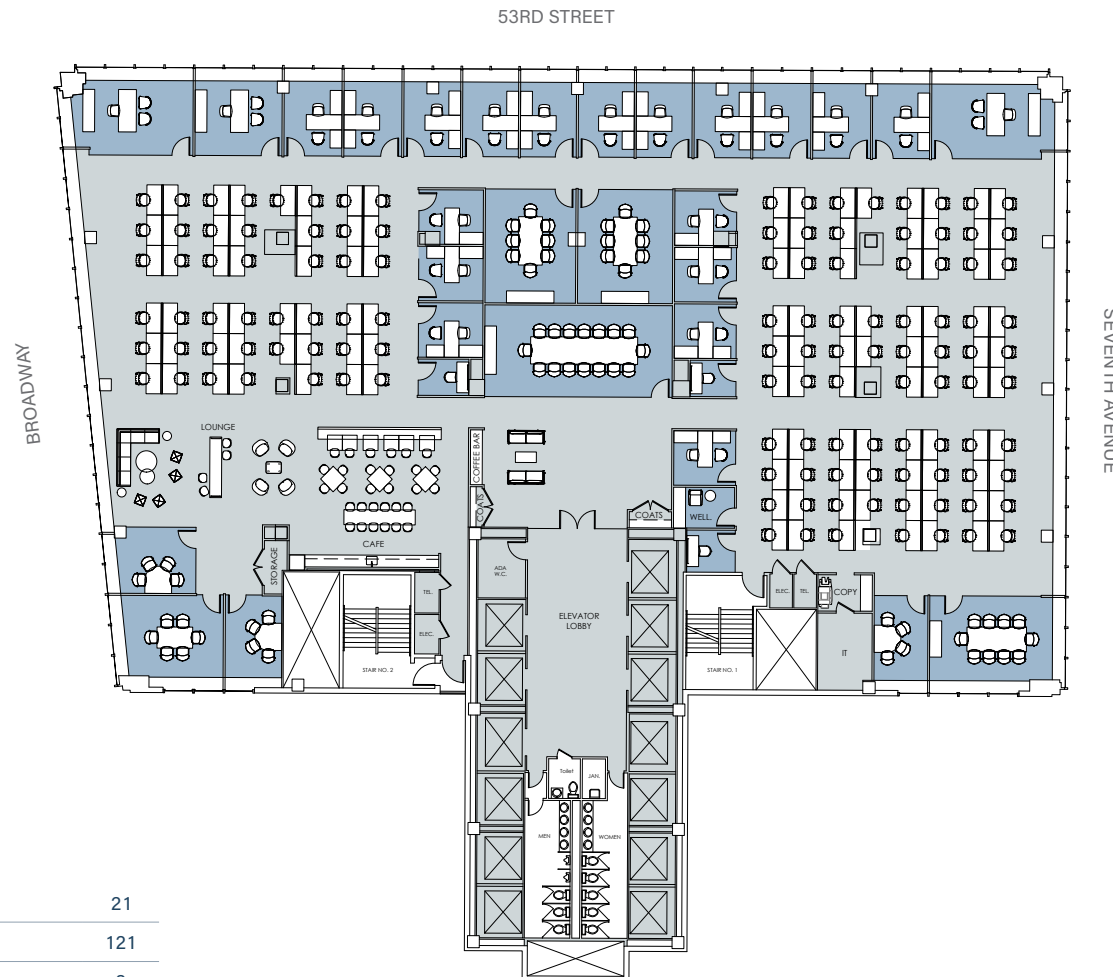
Office	5
Workstation	8
Conference Room	1
Pantry	1
Reception	1
Total Personnel	14



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10TH FLOOR - 22,437 RSF

OPEN LAYOUT



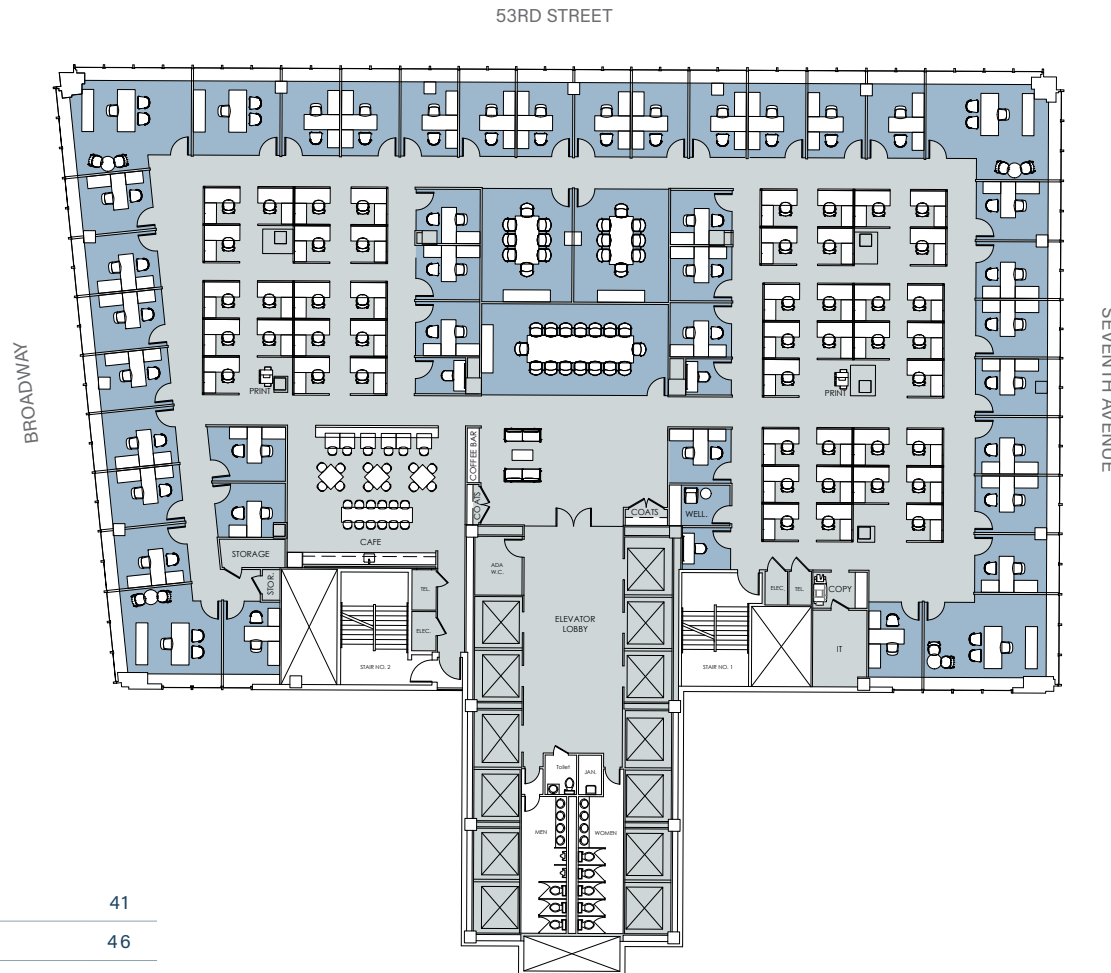
FLOOR KEY

Office	21
Workstation	121
Conference Room	8
Phone Room	3
Pantry	1
Reception	1
Total Personnel	143

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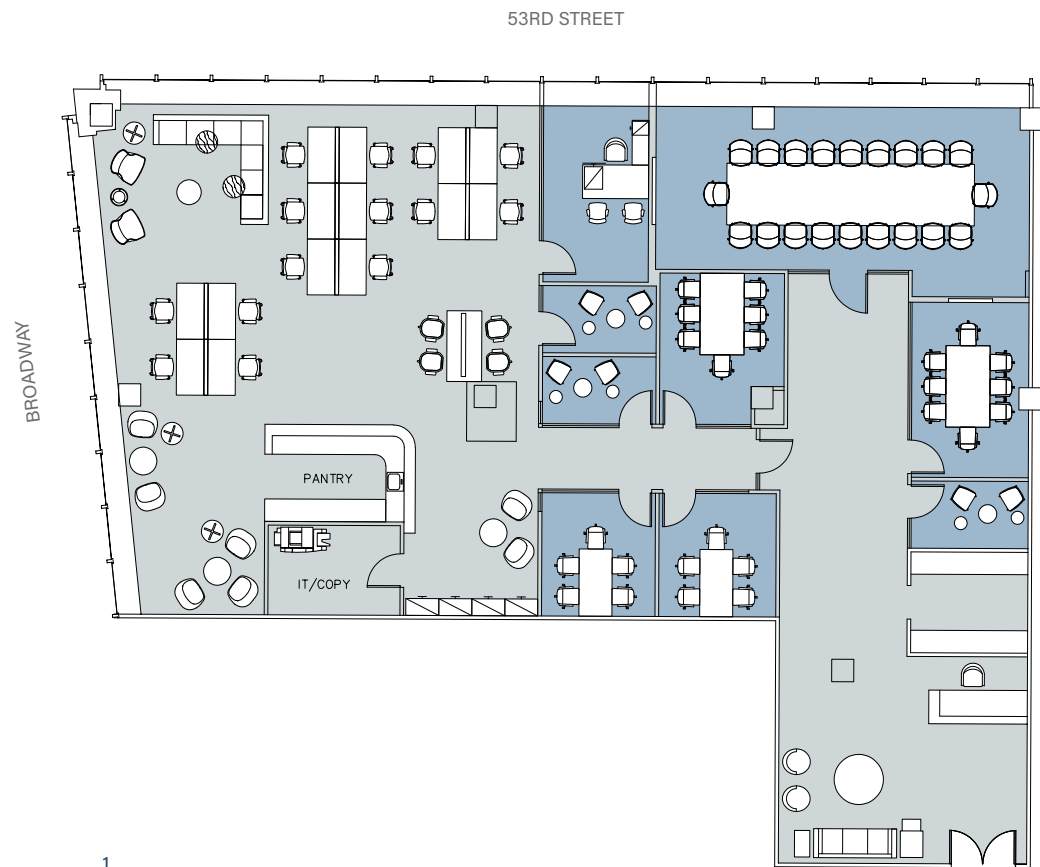
10TH FLOOR - 22,437 RSF

OFFICE LAYOUT



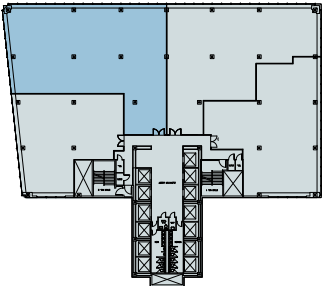
FLOOR KEY

Office	41
Workstation	46
Conference Room	3
Phone Room	3
Pantry	1
Reception	1
Total Personnel	88



FLOOR KEY

Office	1
Workstation	14
Conference Room	5
Phone Room	3
Pantry	1
Reception	1
Total Personnel	16



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SUITE 1901 - 8,634 RSF

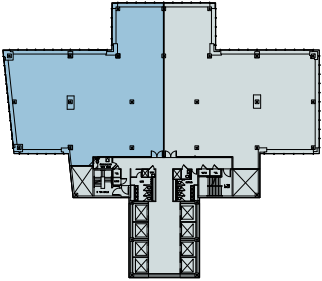
P R E B U I L T

53RD STREET



FLOOR KEY

Office	10
Workstation	41
Conference Room	2
Pantry	1
Reception	1
Total Personnel	52



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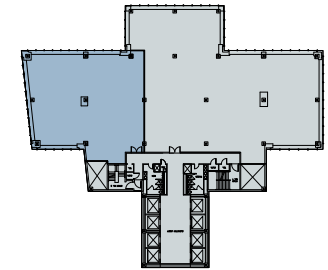
SUITE 2005 - 6,042 RSF

P R E B U I L T



FLOOR KEY

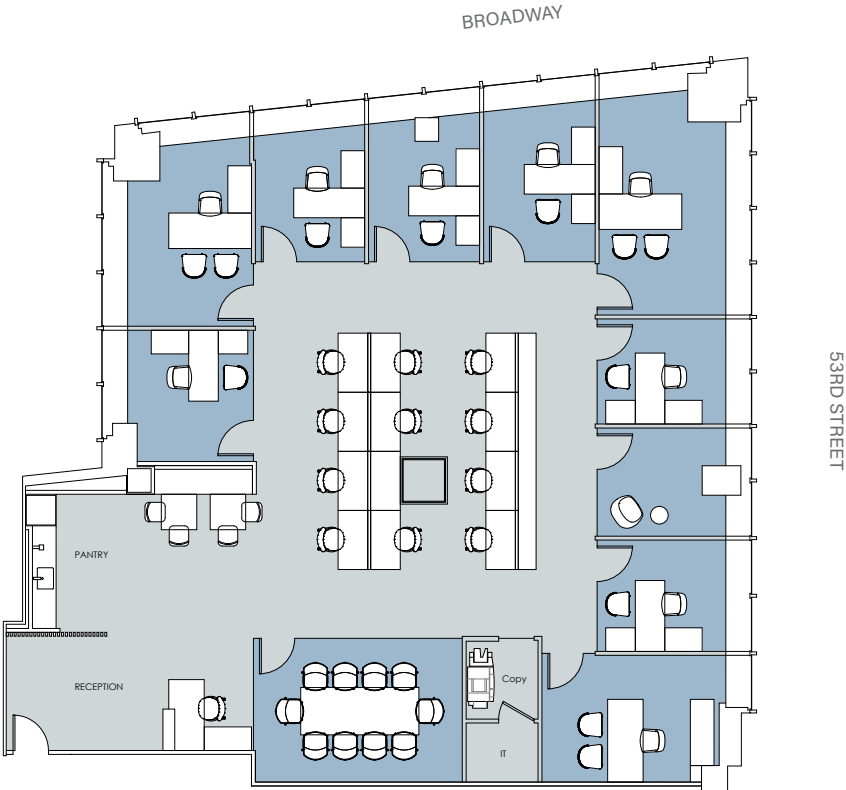
Office	9
Workstation	14
Conference Room	1
Pantry	1
Reception	1
Total Personnel	24



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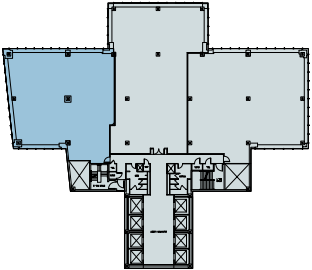
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SUITE 2201 - 5,317 RSF
PREBUILT

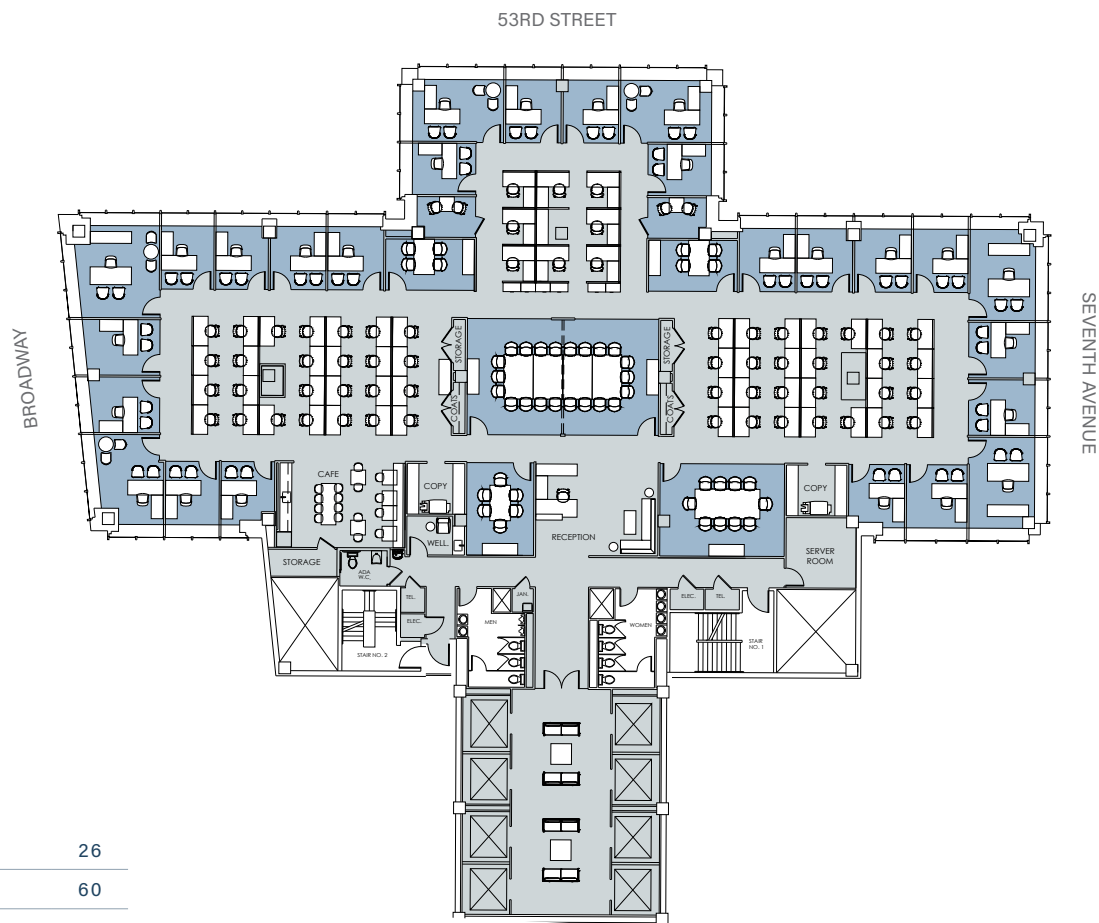


FLOOR KEY

Office	9
Workstation	11
Conference Room	1
Pantry	1
Reception	1
Wellness Room	1
Total Personnel	21

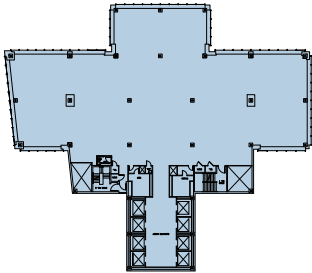


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FLOOR KEY

Offices	26
Workstations	60
Conference Rooms	5
Pantry	1
Reception	1
Phone Rooms	2
Total Personnel	87
RSF Per Person	199



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BUILDING SPECIFICATIONS

LOCATION	Bounded by Seventh Avenue & Broadway between 52nd and 53rd Streets	HVAC/SUPPLEMENTAL COOLING	Air-conditioning provided by two (2) 1,200-ton York steam turbine chillers Currently 800 ton condenser water loop for tenant supplemental air of which approx. 400 tons are available Perimeter induction units and interior zone air-handling units HVAC hours operating hours are Monday - Friday 8:00am - 6:00pm
BUILDING SIZE	765,000 rsf		
BUILDING HEIGHT	Forty-one (41) Floors		
BUILDING CONSTRUCTION	Conventional reinforced concrete foundation system with steel columns and beams Facade: Glass vision panels with gray mortar aluminum spandrel panels; south facade is brick veneer Lobby: Lobby features travertine walls, floors with chocolate marble inserts, dark bamboo ceiling and wall panel accents and new elevator cabs with matching materials	ELECTRIC	Three (3) 3,000 amp services at 480 volts; two (2) separate electric closets located on each floor Up to six (6) watts per sqft for tenant use
		LIFE/SAFETY	Addressable Class E System; Building is fully sprinklered Emergency generator backs up all life-safety systems
		SECURITY/ACCESS	The building security desk is manned 24 hours a day, 7 days a week Turnstiles with access cards for tenants in the lobby and messenger service CCTV surveillance in public areas and turnstile entry controls/ground floor elevator lobby
ARCHITECT	Kahn & Jacobs		
FLOOR LAYOUT	Side core	TELECOM/CABLE	Verizon, AT&T, Pilot Fiber, Cogent, Crown Castle, Zayo, Spectrum, Century Link Wired Certified Platinum DAS for enhanced cell phone service
FLOOR SIZES	Floors 2-14 22,437 rsf Floors 17-41 17,320 rsf		
FLOOR LOADS	50-100 lbs per sf	TRANSPORTATION	Easy access to 1, 2, A, B, C, D, N, Q, R, W subway lines and bus stops
TYPICAL SLAB HEIGHTS	11'8"	AMENITIES	Conference Center 200-car garage located in building Direct access to on-site parking garage
COLUMN SPACING	21' to 26'		
ELEVATORS	Twelve (12) Destination dispatch passenger elevators Freight Elevators: One (1) manually operated freight elevator Freight entrance on 52nd Street Five (5) elevators serve floors 1 - 14 Seven (7) elevators serve floors 17 - 41 One (1) freight elevator serves floors C - 42	BUILDING PERFORMANCE	LEED Gold



WiredScore
PLATINUM

SUSTAINABILITY AT SL GREEN



HIGHLIGHTS

AIR

- HVAC systems are equipped with MERV-16 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

- 810 Seventh Avenue 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 810 Seventh Avenue 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

- 810 Seventh Avenue 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

- 810 Seventh Avenue 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 NYSDERDA 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
- Sustainability’s 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 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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