

11 MADISON AVENUE





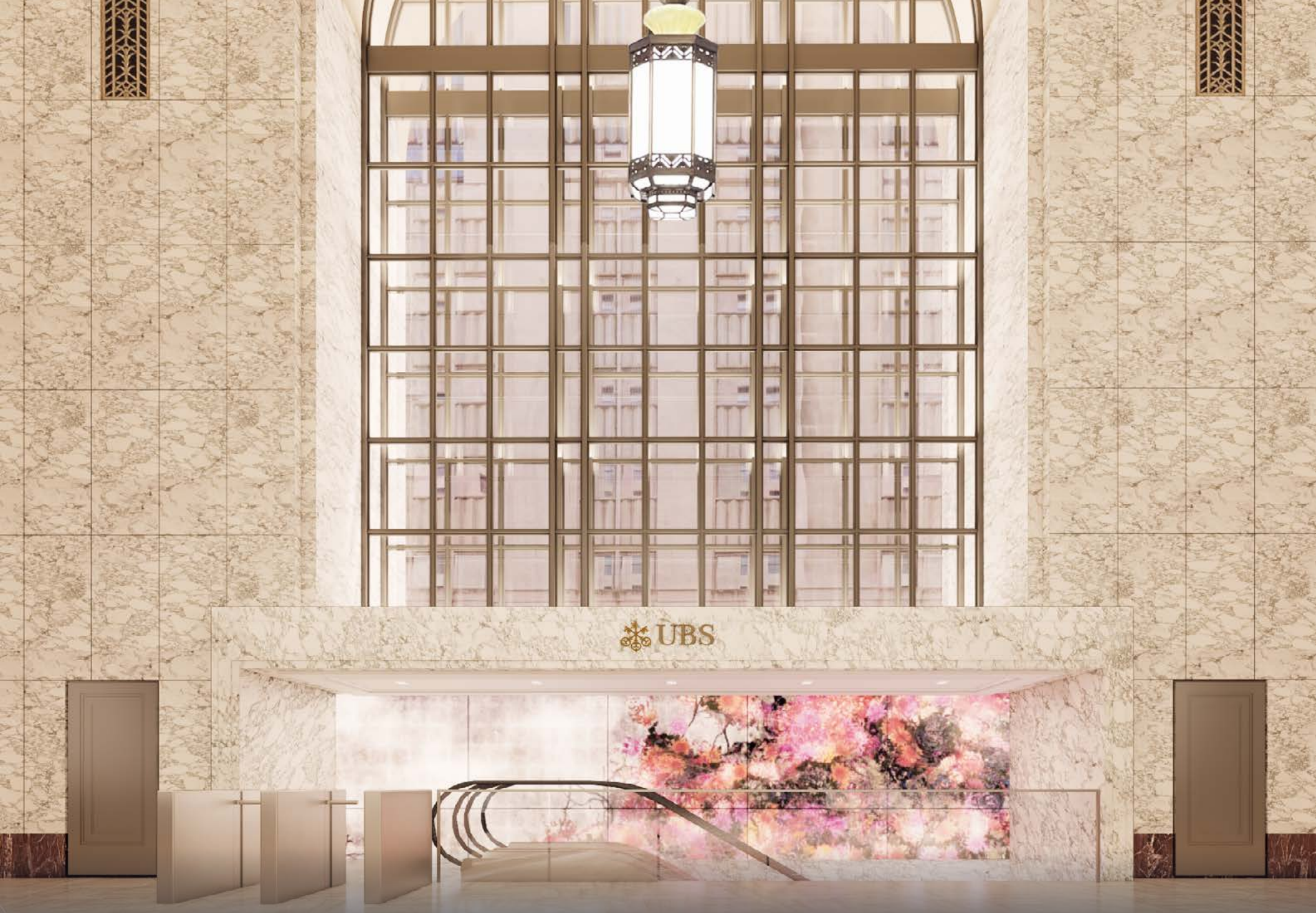
11 MADISON
AVENUE



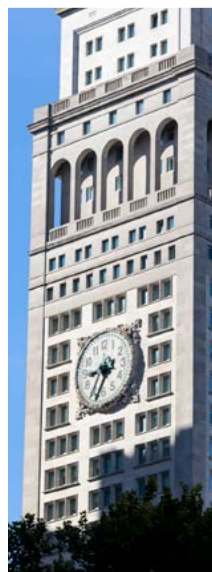








UBS

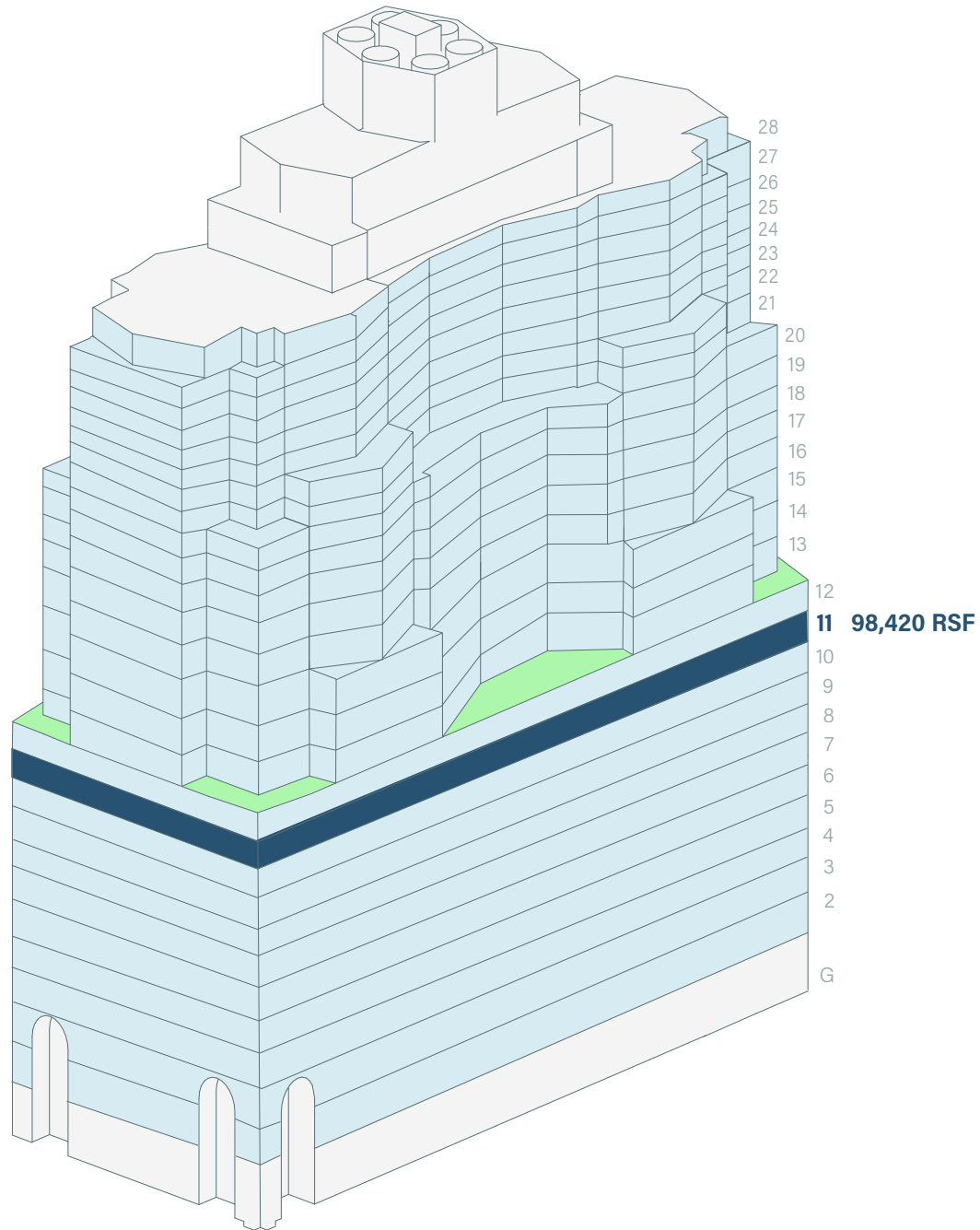


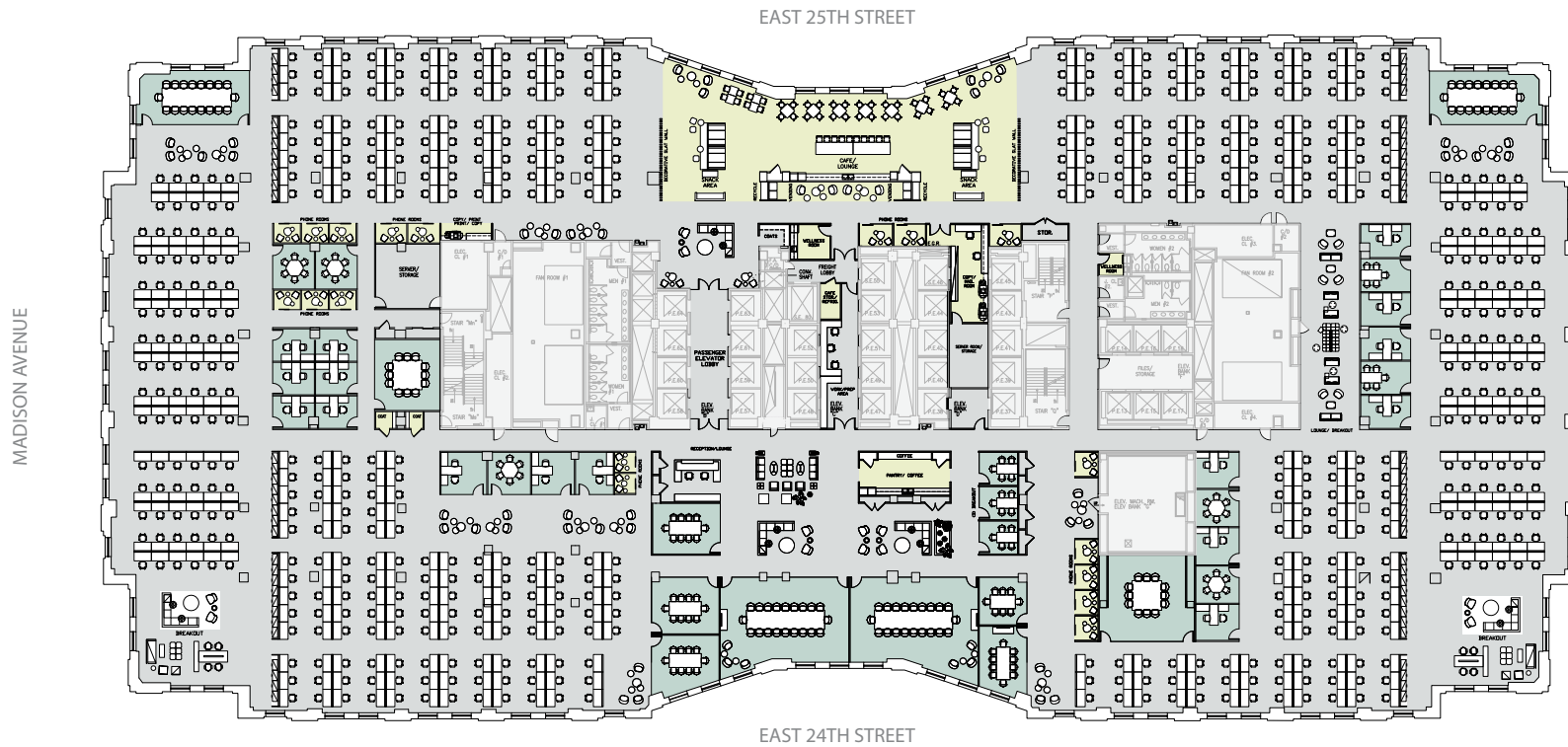




SONY
Beam **SUNTORY**
 **UBS**
WWE





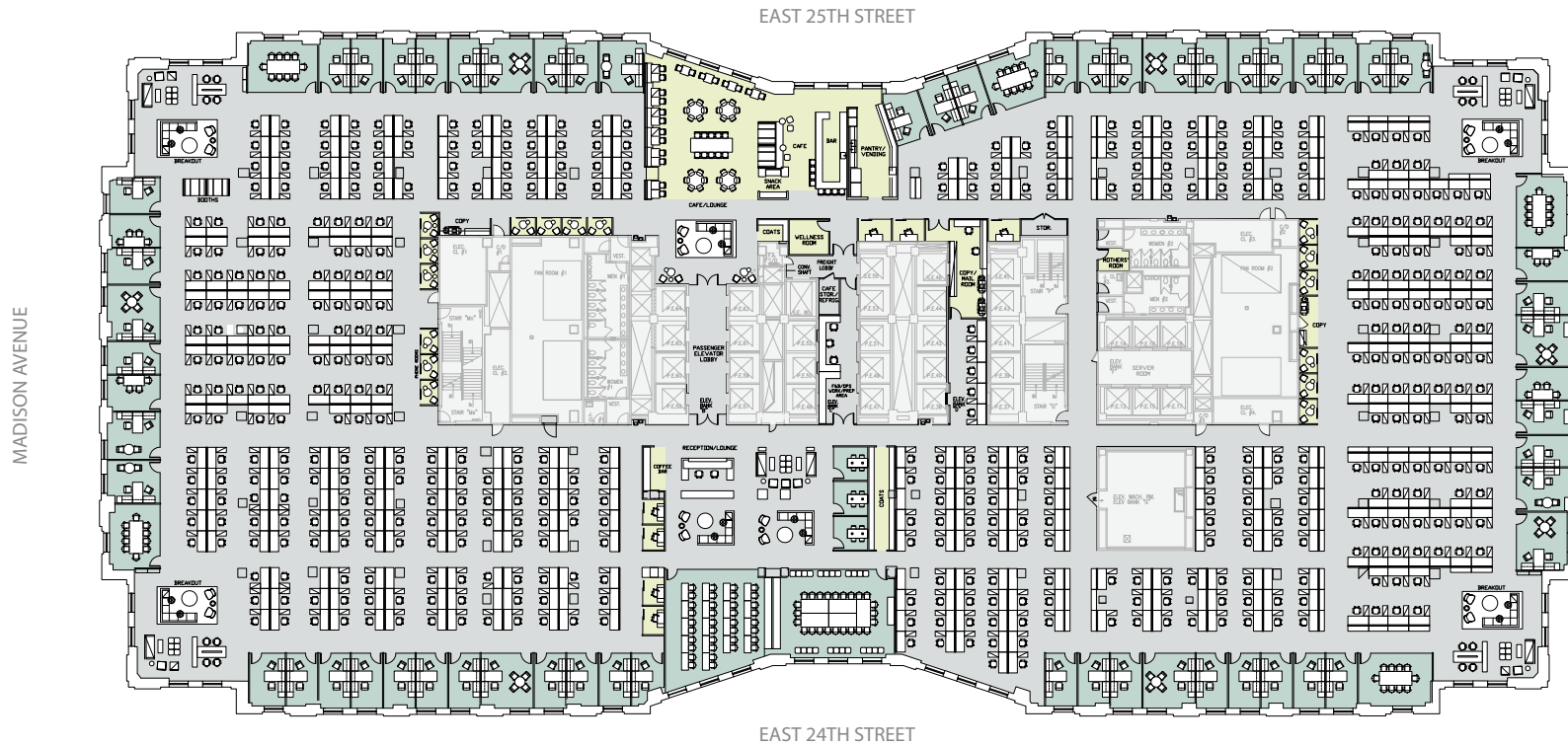


WORKSTATION INTENSIVE TEST FIT

11TH FLOOR - 98,420 RSF

[Click here for more information](#)

Total Offices	16	Workstations	581
Conference Rooms	11	Reception	1
Breakout Rooms	10	Café/Lounge	1
Phone Rooms	18	Copy/ Mail Room	1
		Total Staff	598
		RSF/head	165 RSF

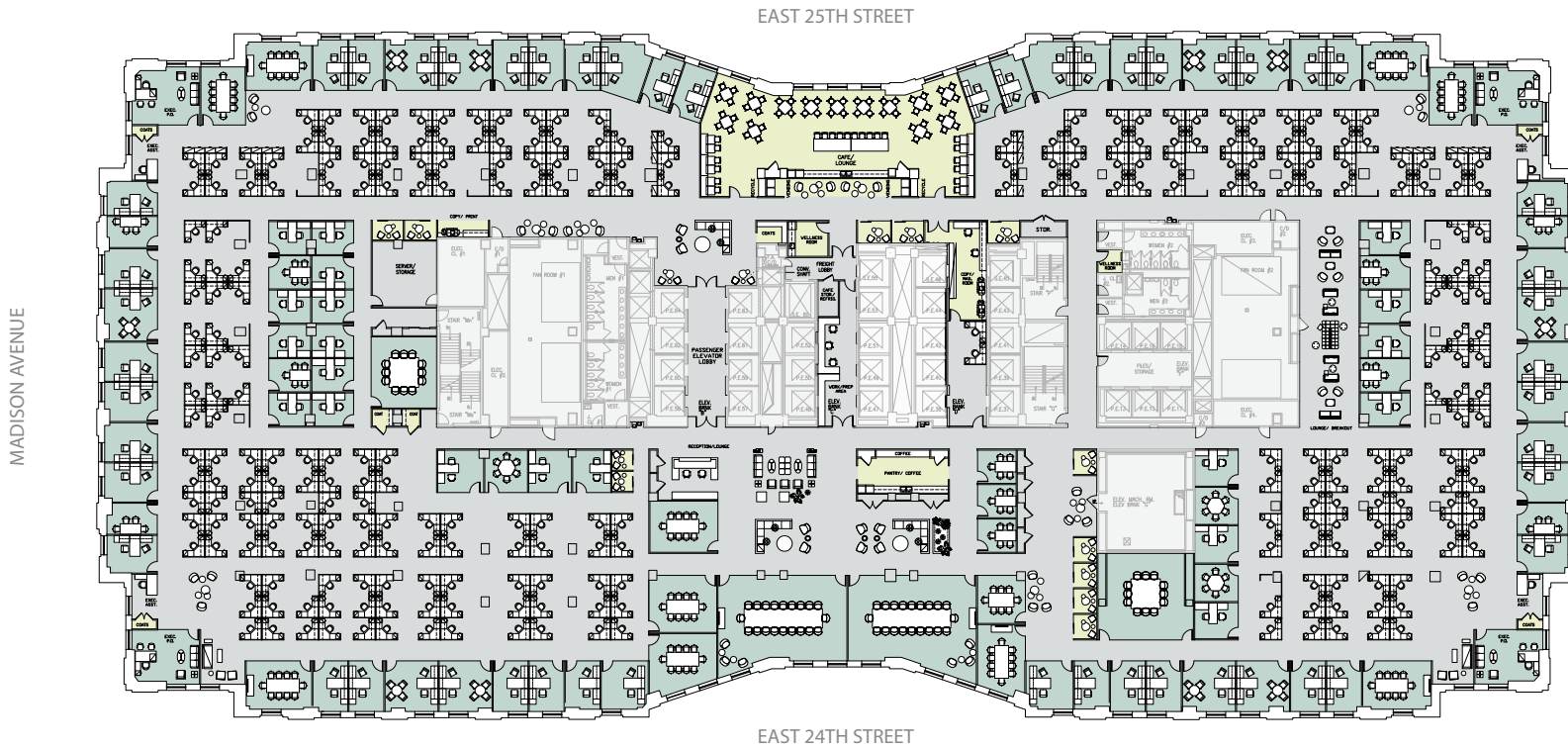


OFFICE TEST FIT

11TH FLOOR - 98,420 RSF

Total Offices	56	Workstations	455
Conference Rooms	7	Reception	1
Breakout Rooms	11	Café/Lounge	1
Phone Rooms	23	Copy/ Mail Room	1
		Total Staff	515
		RSF/head	191 RSF

[Click here for more information](#)



OFFICE INTENSIVE TEST FIT

11TH FLOOR - 98,420 RSF

[Click here for more information](#)

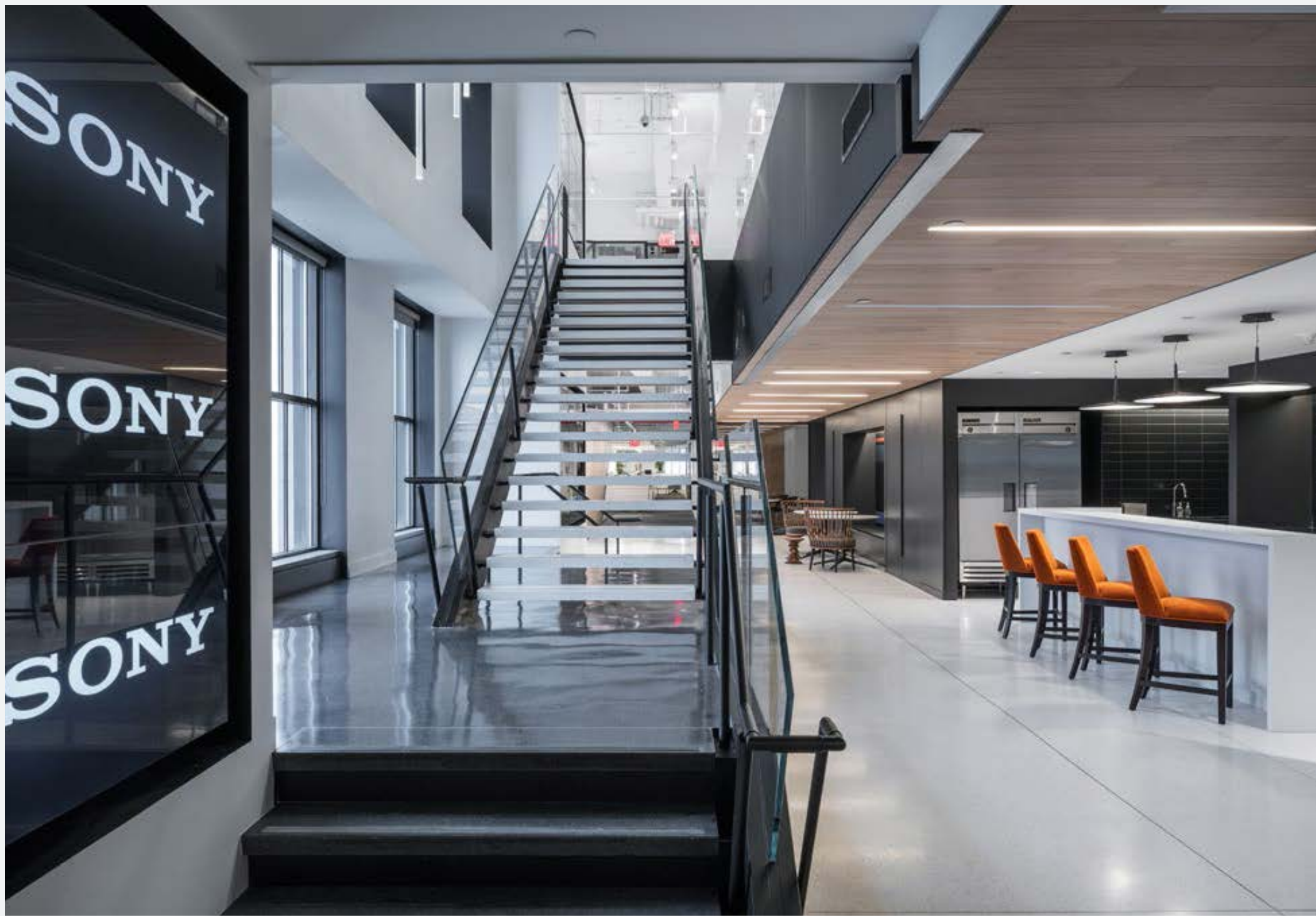
Total Offices	76	Workstations	294
Conference Rooms	15	Reception	1
Breakout Rooms	10	Café/Lounge	1
Phone Rooms	12	Copy/ Mail Room	1
		Total Staff	371
		RSF/head	265 RSF



CORE AND SHELL

11TH FLOOR - 98,420 RSF

[Click here for more information](#)





Owner: SL Green Realty Corp.

Location: Madison Avenue and Park Avenue South, Between 24th and 25th Streets

Year Built: Phased: 1932 - 1950

Architect: D. Everett Ward and Harvey Wiley Corbett

Building Size: 2,310,056 rentable square feet

Building Height: 31 stories above ground 4 stories below ground

Floor Sizes:

4B	26,718	3B	22,831
2B	90,964	1B	73,697
1	28,337	1M	21,421
2	77,965	3	87,482
4	103,662	5	13,662
6	103,630	7	103,630
8	103,360	9	98,391
10	98,420	11	98,420
12	99,556	13	82,812
14	82,390	15	18,012
16	73,558	17	73,626
18	72,378	19	74,391
20	74,600	21	60,716
22	60,710	23	48,738
24	48,282	25	48,282
26	49,532	27	49,472
28	48,068	29	4,376

Lobby: Marble floors and walls with six separate entrances.

Facade: Curtain wall constructed of limestone and granite with fixed framed glass windows.

Construction: Concrete-encased structural steel.

BMS: Siemens Apogee 600 system.

Column Spacing: East to West typically 17' on center. North to South typically 22' on center.

Ceiling Height: (Slab to Slab height)

- « Lobby approximately 45'0"
- « Floors 2-4 approximately 17'0"
- « Floors 5-15 approximately 13'0"
- « Floors 16-29 approximately 12'6"

Security: Coordinated program of controlled electronic access (turnstiles with key-card access). Electronic surveillance and uniformed security guards on a 24/7 basis.

Loading Dock: Six loading bays accessed from 25th street. The loading bays offer direct access to the service elevators.

Elevators/Escalator::

- « Six escalators run between the lobby and B2.
- « 41 passenger elevators and five freight elevators.

Electric Capacity: 6 watts per square foot. 6 vaults and five KVA transformers. 5 transformers provide service to 6 switchboards adjacent to vaults in level 1B.

Generator: Caterpillar 1750 KVA generator supports base building life safety.

Floor Loads:

- « Lobby and Loading Dock: 120 pounds per square foot
- « Rest of Property: 80 pounds per square foot

Telecom/ Cable:

- « Altice Business, AT&T, Century Link, Crown Castle Fiber, Pilot Fiber, Spectrum Business, Verizon, Zayo
- « Wired Certified Platinum

HVAC: Central cooling plant. Operates from 8:00 AM-6:00 PM, Monday through Friday. Condenser water available for tenant supplemental cooling from separate cooling tower plant.

Life Safety: Standpipe and sprinkler system with sprinkler control valves stations and fire pumps. The base building fire alarm system is a Class "E" addressable fire alarm system equipped with new command centers and central station reporting, fully integrated with the HVAC systems.



HIGHLIGHTS

AIR

- HVAC systems are equipped with MERV-15 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. 6
- 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

- 11 Madison 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 11 Madison 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

- 11 Madison 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

- 11 Madison 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

- 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

ABOUT SL GREEN

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 December 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.



11 MADISON AVENUE

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