

220E42

ARCHITECTURALLY DISTINCT. HISTORICALLY SIGNIFICANT.



OPPORTUNITY HIGHLIGHTS

- Steps to Grand Central and top restaurants
- Landmarked lobby
- Stunning river and city views

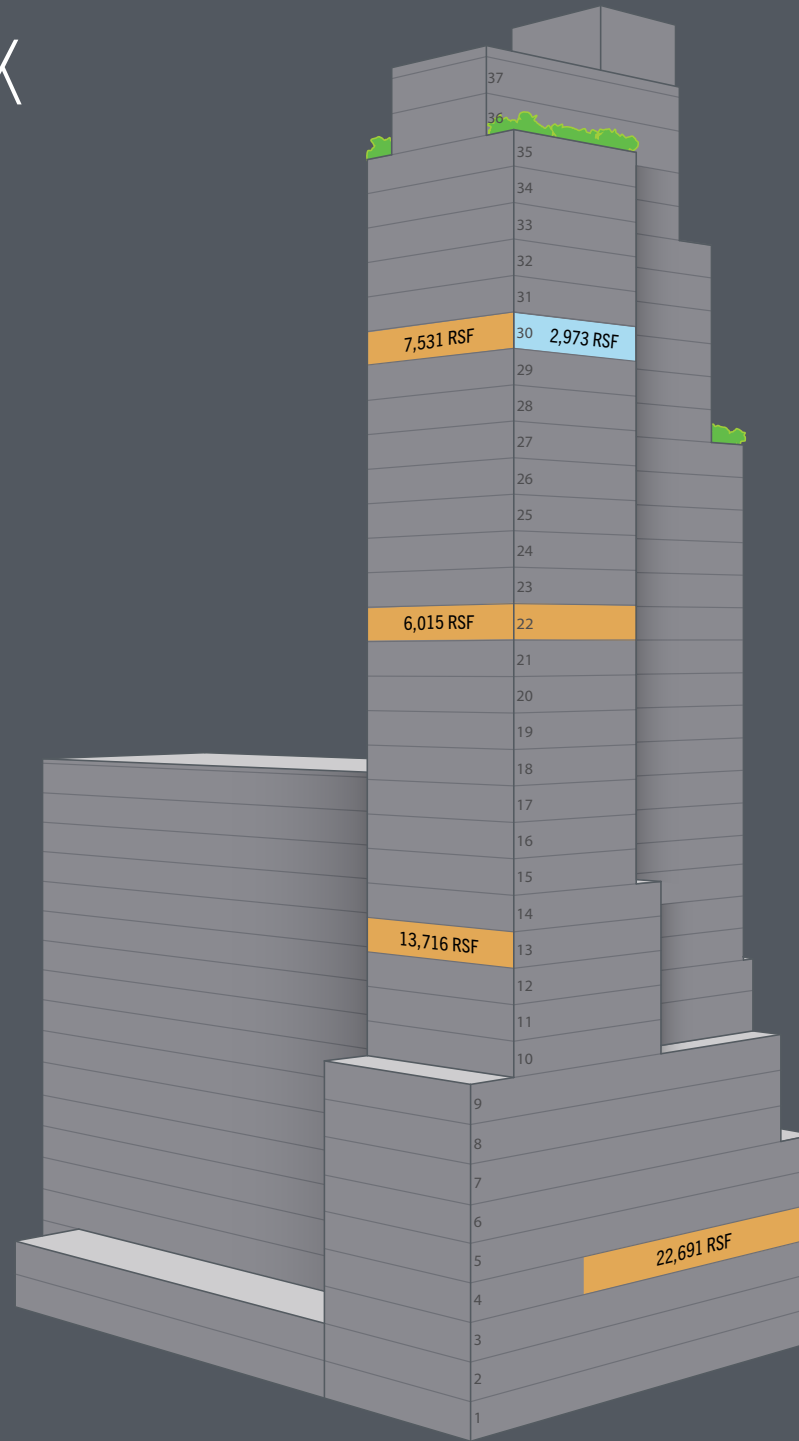
- Exceptional outdoor space
- Build-to-suit opportunity 6,000 -22,700 RSF
- Robust infrastructure



STACK PLAN

AVAILABLE

JAN 2027





Artist Rendering

RECEPTION



Artist Rendering

RECEPTION



Artist Rendering

GLASS-FRONT OFFICES



Artist Rendering

GLASS-FRONT OFFICES



Artist Rendering

OPEN WORKSTATIONS



UPSCALE PANTRIES



PROPOSED LAYOUT

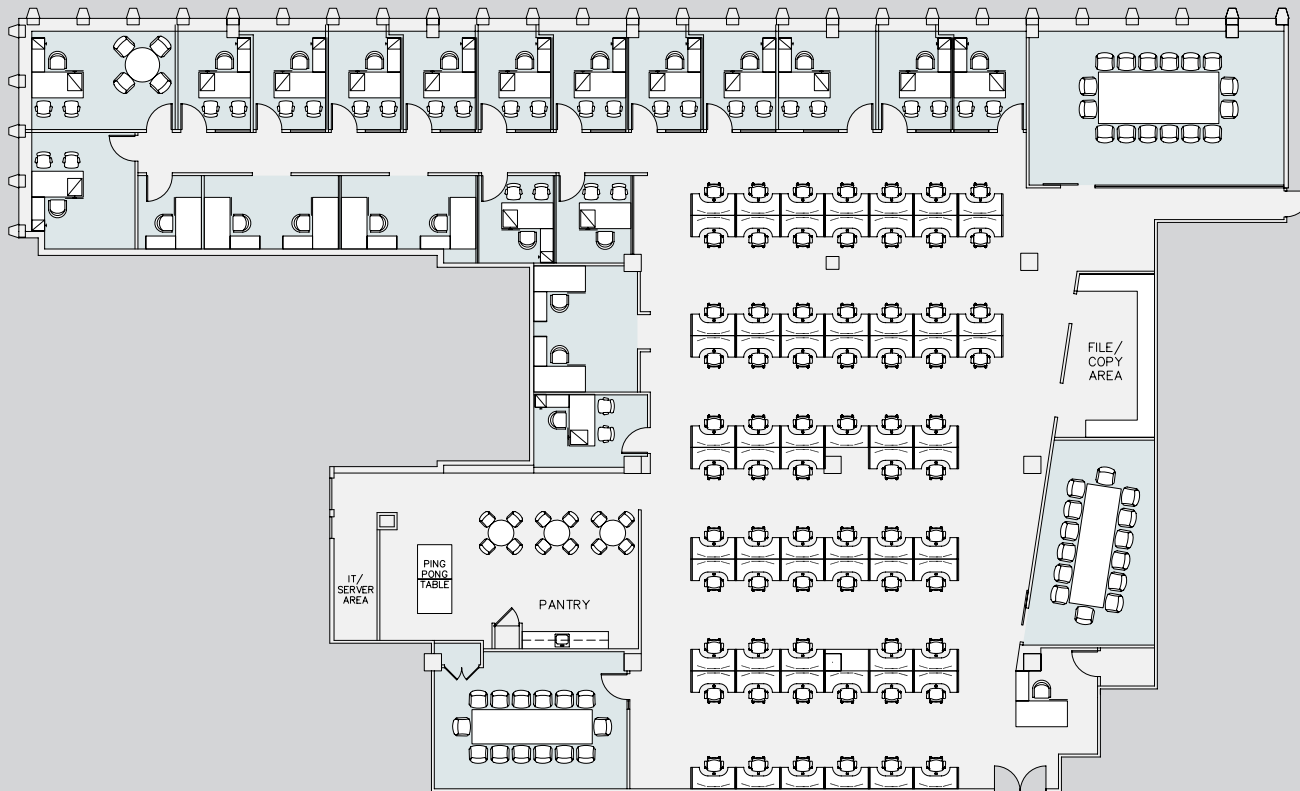
SUITE 410

22,691 RSF

FLOOR KEY:

Office	29
Workstation	81
Conference Room	4
Phone Room	6
Reception	1
Pantry	1
Total Headcount	111





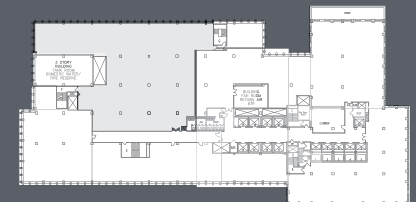
EXISTING CONDITIONS

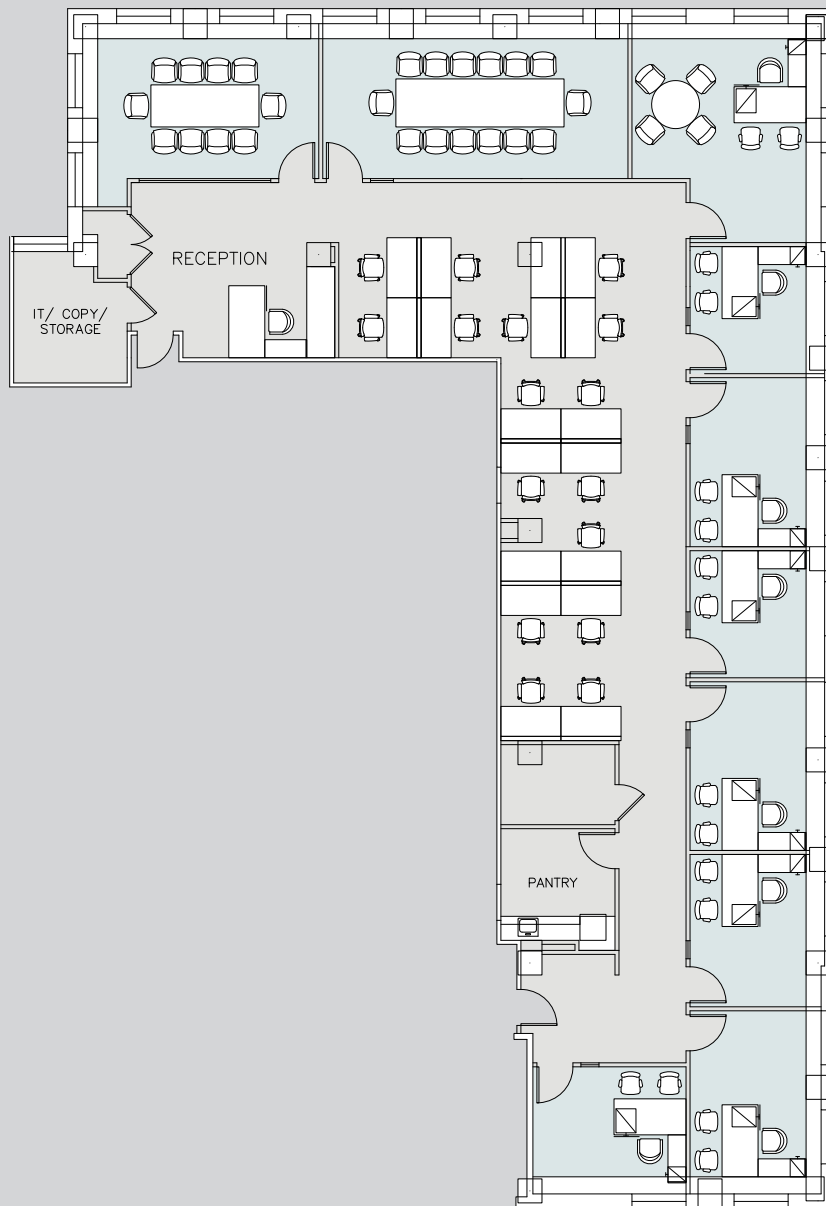
SUITE 1306

13,716 RSF

FLOOR KEY:

Office	17
Workstation	76
Conference Room	3
Reception	1
Pantry	1
Total Headcount	96





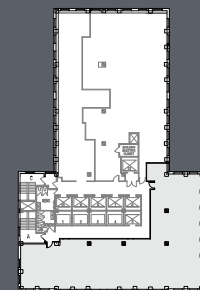
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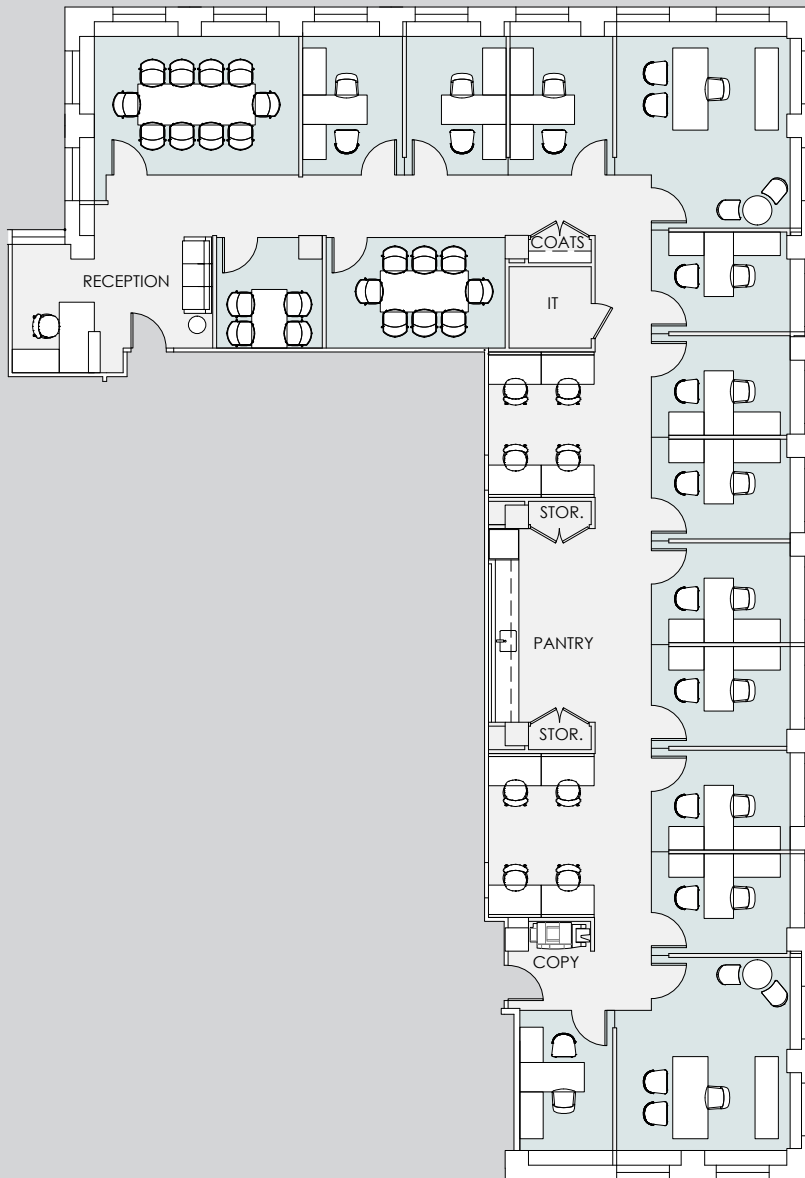
SUITE 2204-05

6,015 RSF

FLOOR KEY:

Office	8
Workstation	16
Conference Room	2
Reception	1
IT/Copy/Storage Room	1
Pantry	1
Total Headcount	25

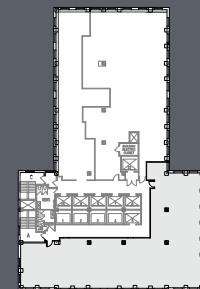


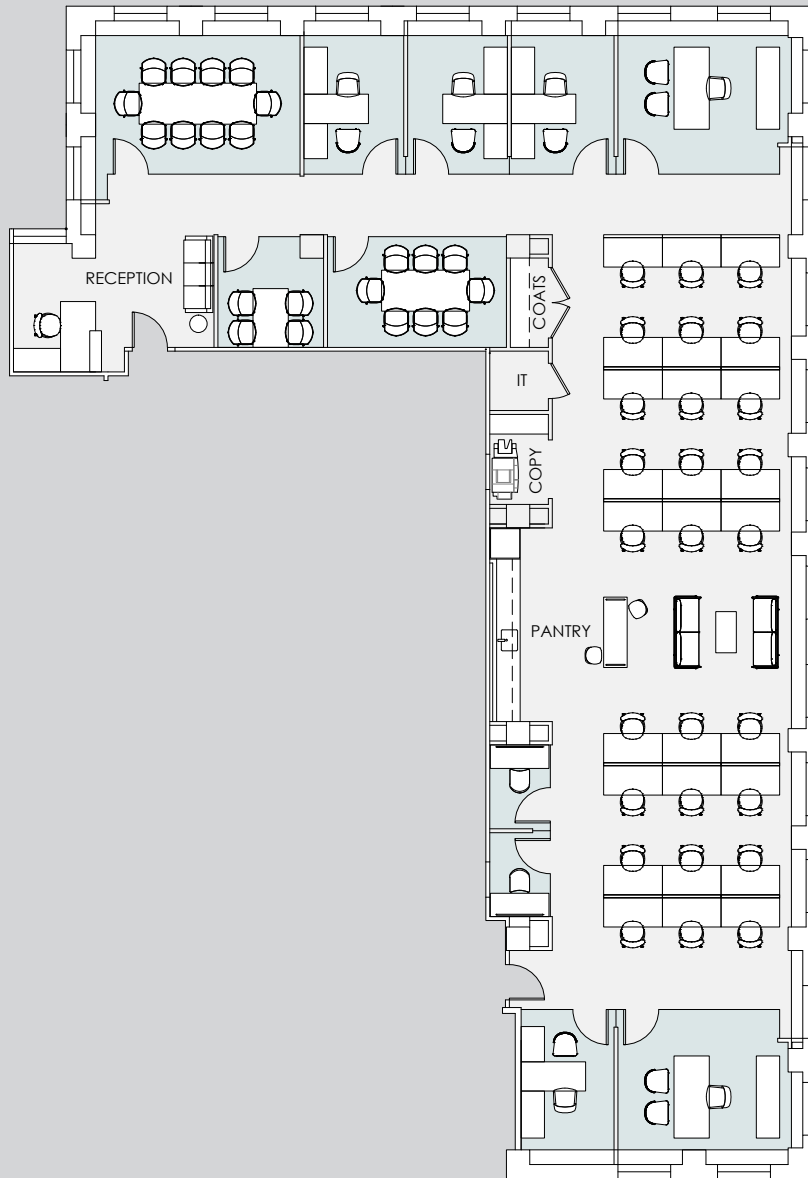


PROPOSED LAYOUT OFFICE PLAN SUITE 2204-05 6,015 RSF

FLOOR KEY:

Office	13
Workstation	8
Conference Room	3
Reception	1
Pantry	1
Total Headcount	22

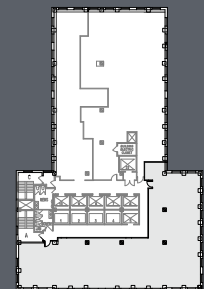


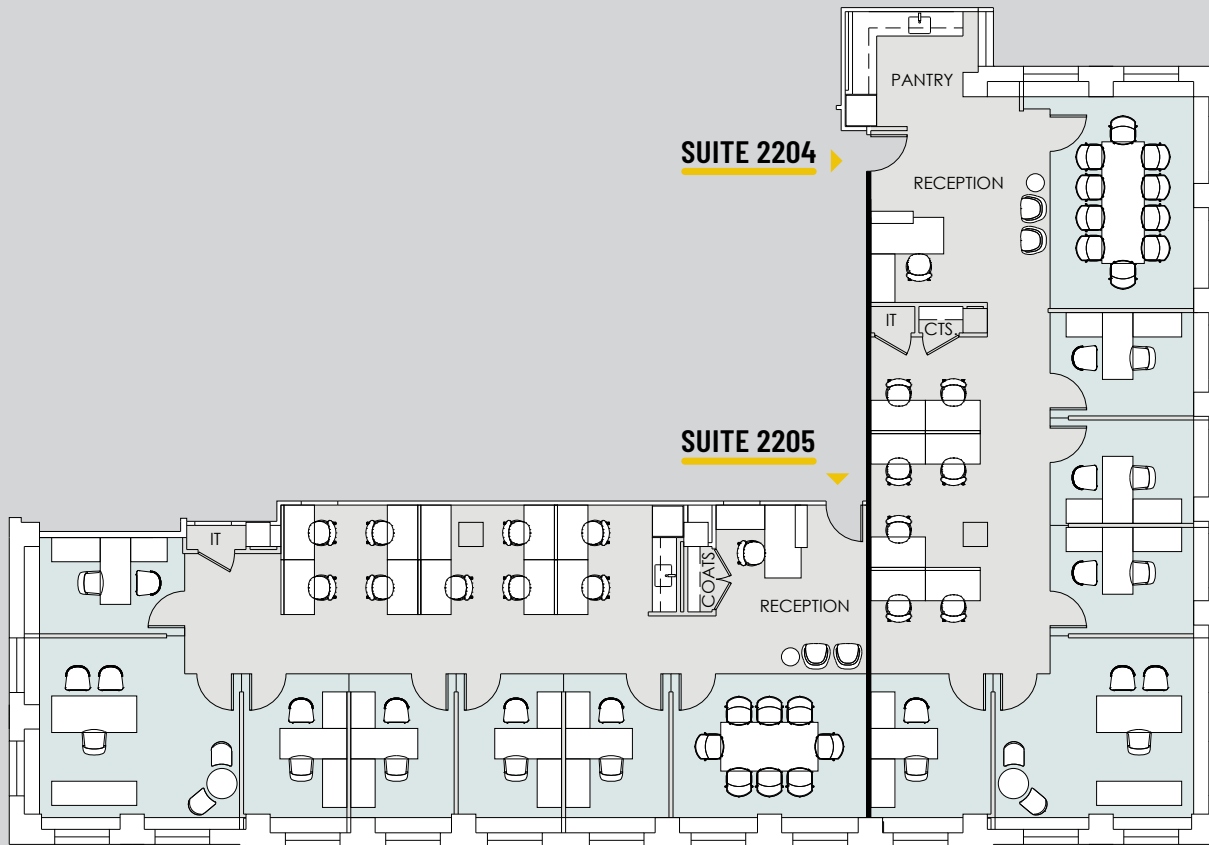


PROPOSED LAYOUT OPEN PLAN SUITE 2204-05 6,015 RSF

FLOOR KEY:

Office	6
Workstation	27
Conference Room	3
Reception	1
Phone Room	2
Pantry	1
Total Headcount	34





PROPOSED DIVISION

SUITE 2204-05

6,015 RSF

2204 3,000 RSF

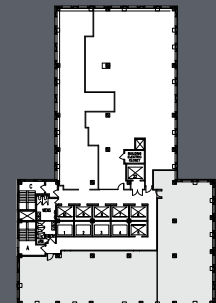
FLOOR KEY:

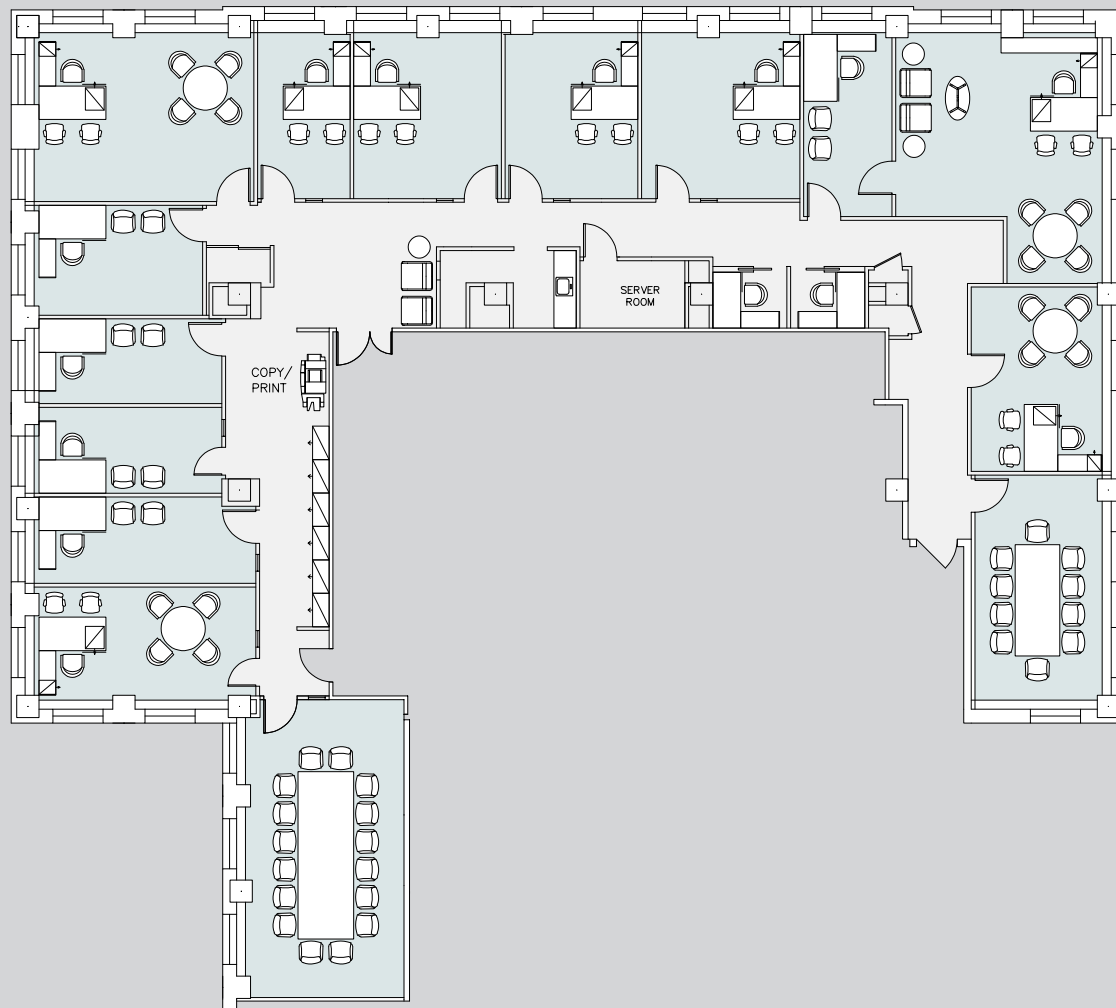
Office	5
Workstation	7
Conference Room	1
Reception	1
Pantry	1
Total Headcount	13

2205 3,015 RSF

FLOOR KEY:

Office	6
Workstation	7
Conference Room	1
Reception	1
Pantry	1
Total Headcount	14





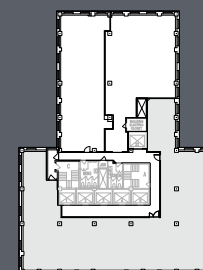
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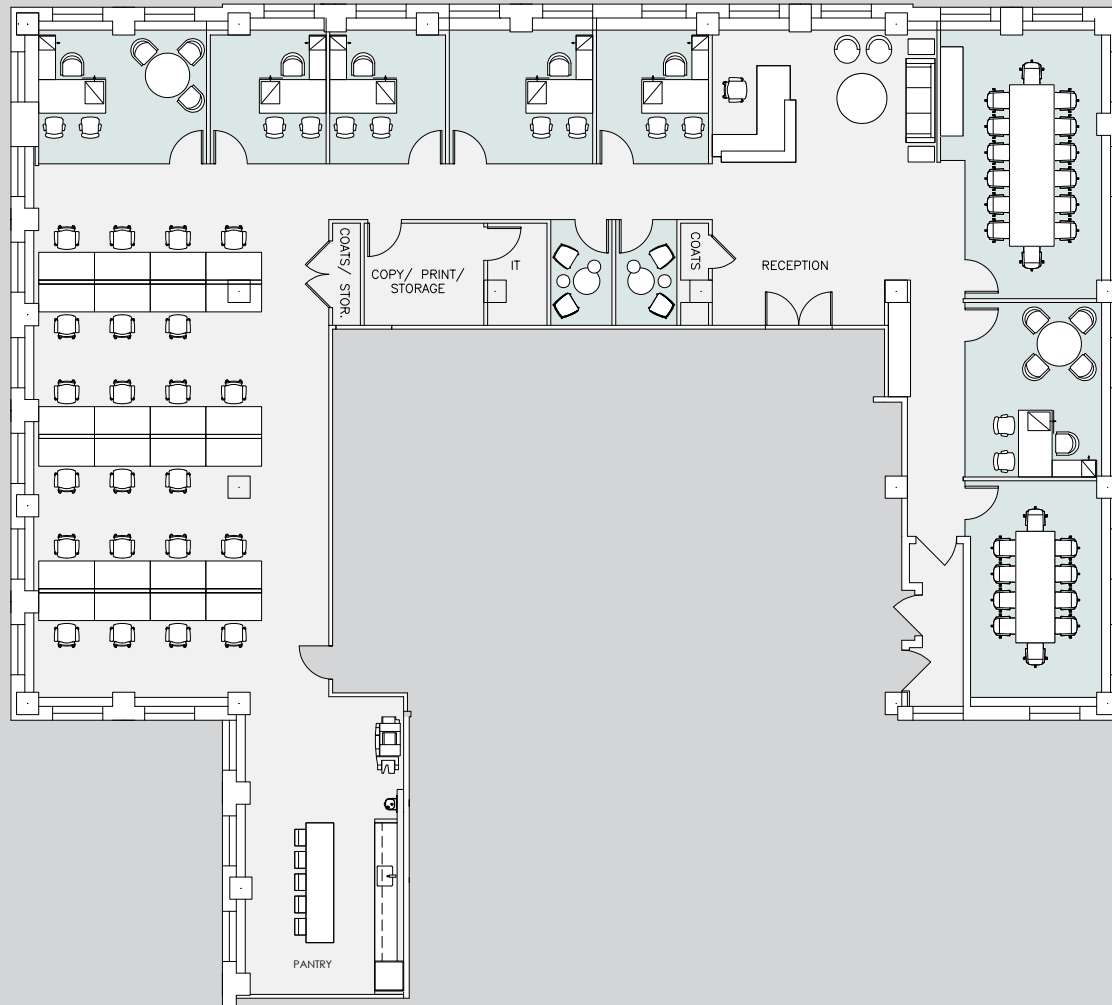
SUITE 3000

7,531 RSF

FLOOR KEY:

Office	13
Workstation	2
Conference Room	2
Total Headcount	15

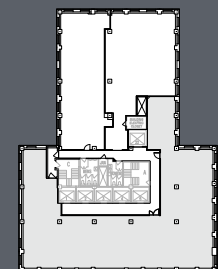


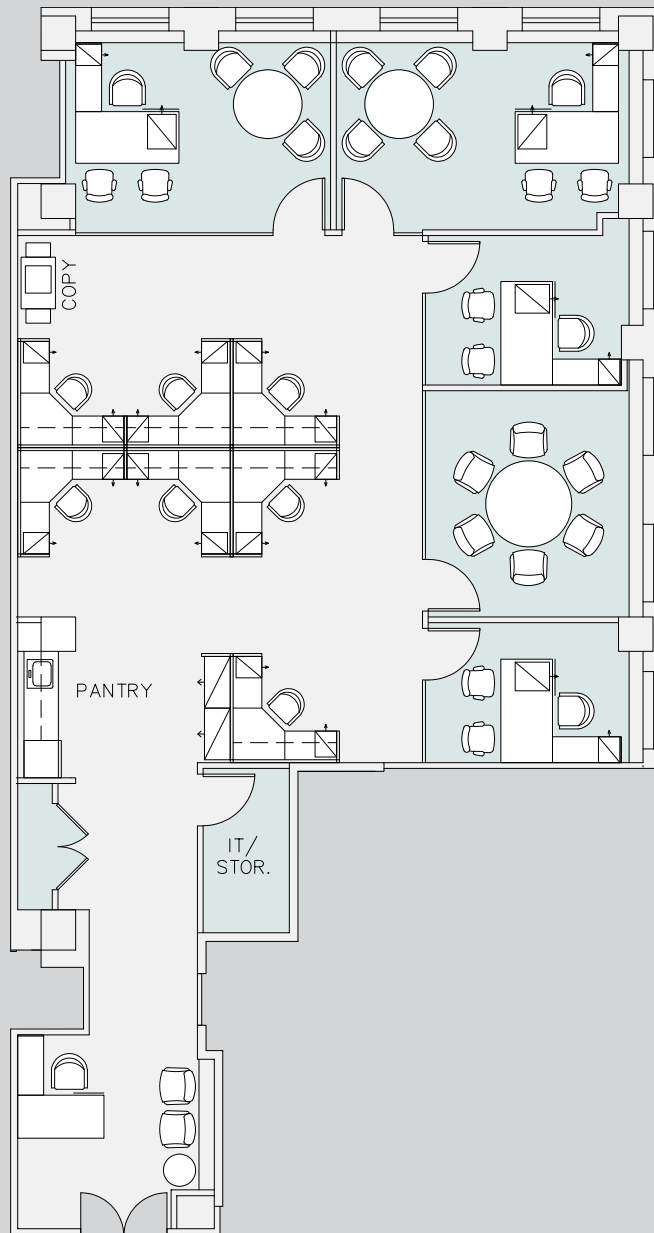


PROPOSED LAYOUT SUITE 3000 7,531 RSF

FLOOR KEY:

Office	6
Workstation	22
Conference Room	2
Reception	1
Pantry	1
Phone Room	2
Total Headcount	29





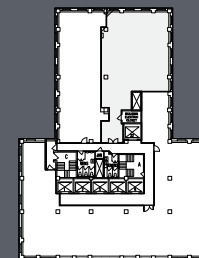
EXISTING CONDITIONS

SUITE 3010

2,973 RSF

FLOOR KEY:

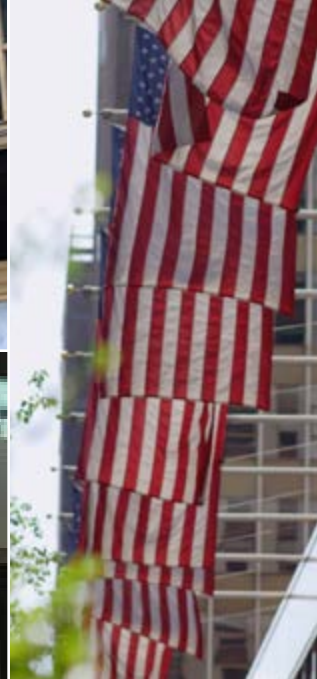
Offices	4
Workstations	12
Conference/Breakout Room	1
Pantry	1
Reception	1
Total Personnel	17





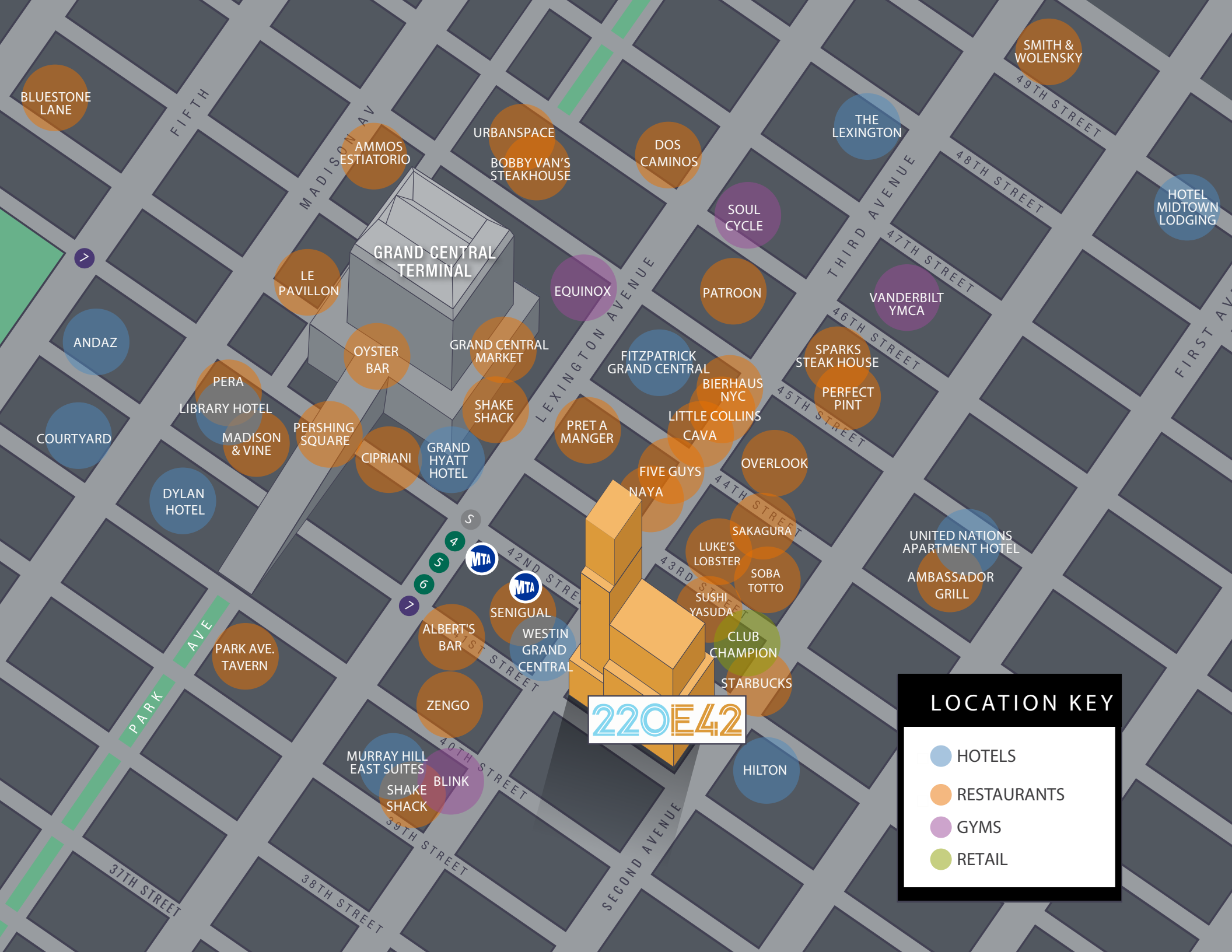
SPECTACULAR VIEWS





CLASSIC & CONVENIENT





BLUESTONE LANE

SMITH & WOLENSKY

THE LEXINGTON

HOTEL MIDTOWN LODGING

AMMOS ESTIATORIO

URBANS
SPACE
BOBBY VAN'S STEAKHOUSE

DOS CAMINOS

SOUL CYCLE

VANDERBILT YMCA

GRAND CENTRAL TERMINAL

LE PAVILLON

EQUINOX

PATROON

ANDAZ

GRAND CENTRAL MARKET

SPARKS STEAK HOUSE

PERA
LIBRARY HOTEL

PERSHING SQUARE

SHAKE SHACK

FITZPATRICK GRAND CENTRAL

BIERHAUS NYC

PERFECT PINT

COURTYARD

MADISON & VINE

OYSTER BAR

CIPRIANI

GRAND HYATT HOTEL

PRET A MANGER

LITTLE COLLINS CAVA

DYLAN HOTEL

FIVE GUYS NAYA

OVERLOOK

UNITED NATIONS APARTMENT HOTEL

AMBASSADOR GRILL

MTA

MTA

ALBERT'S BAR

SENIGUAL

WESTIN GRAND CENTRAL

SAKAGURA

LUKE'S LOBSTER

SOBA TOTTO

SUSHI YASUDA

CLUB CHAMPION

STARBUCKS

PARK AVE. TAVERN

ZENGO

MURRAY HILL EAST SUITES

SHAKE SHACK

BLINK

220E42

HILTON

LOCATION KEY

HOTELS

RESTAURANTS

GYMS

RETAIL

BUILDING SPECS

LOCATION	42nd Street between 2nd and 3rd Avenue	
YEAR BUILT	1930-Tower; 1959- annex and low rise addition	
BUILDING SIZE	1,232,714 rsf	
BUILDING HEIGHT	Thirty-seven (37) Floors	
BUILDING CONSTRUCTION	Concrete-encased steel Facade: White and red glazed brick and mortar Lobby: Landmark lobby, including revolving 12' globe, display of weather instruments in elegant bronze	
FLOOR LAYOUT	Center core	
FLOOR SIZES	Floors 2-9	64,000 - 73,000 rsf
	Floors 10-14	50,000 rsf
	Floors 15-18	30,000 rsf
	Floors 19-33	13,000 rsf
	Floors 34-37	7,500-10,000 rsf
FLOOR LOADS	Floor 2	195 lbs per rsf
	Floors 3-6	165 lbs per rsf
	Floors 7-10	50 lbs per rsf
	Floor 11	220 lbs per rsf
	Floor 12	110 lbs per rsf
	Floors 13-14	210 lbs per rsf
	Floors 15-18	110 lbs per rsf
	Floor 19	100 lbs per rsf
	Floors 20-36	60 lbs per rsf
	Floor 37	75 lbs per rsf
COLUMN SPACING	24'	

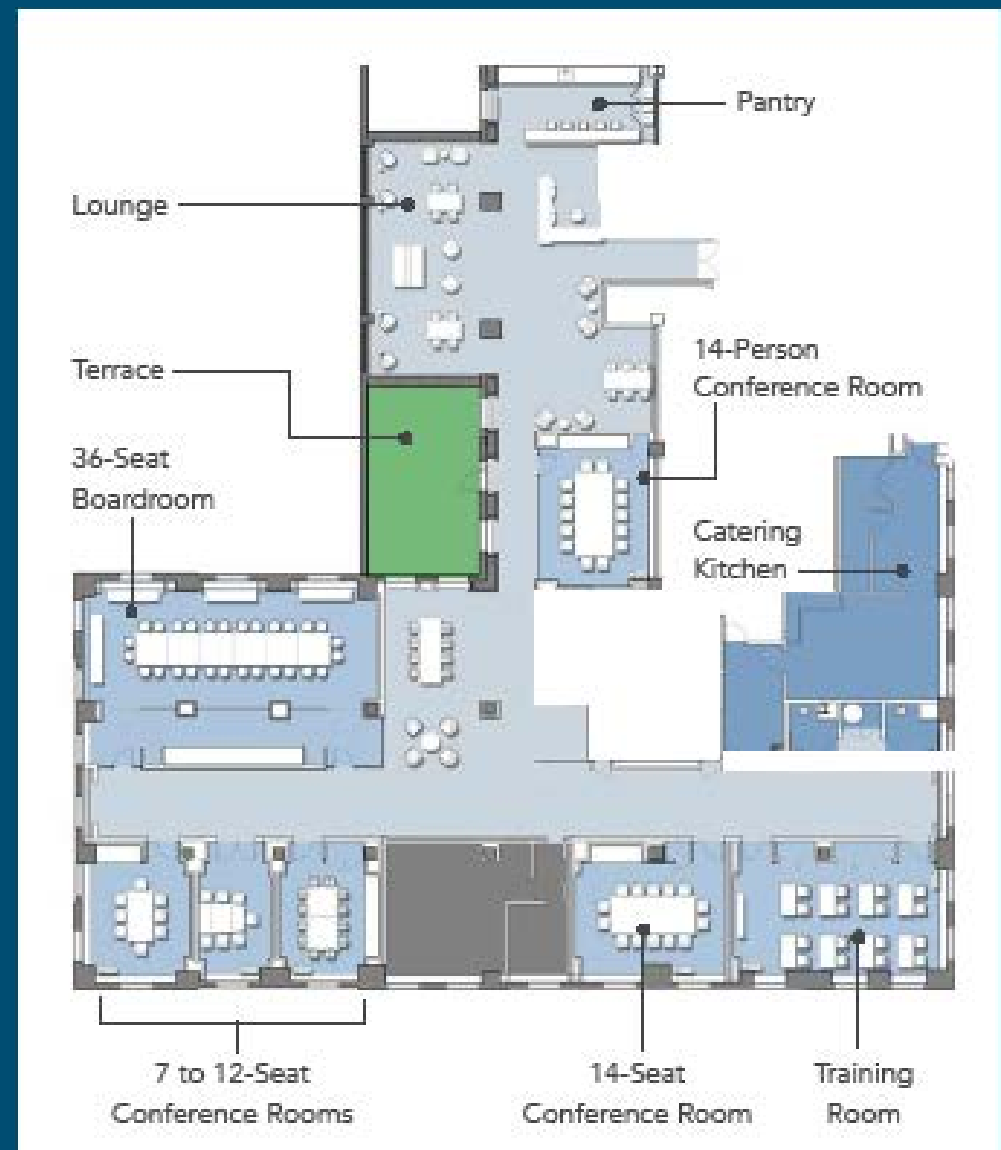
ELEVATORS	Twenty-three (23) passenger elevators; three (3) freight elevators Loading dock located on 41st Street
HVAC/ SUPPLEMENTAL COOLING	Water-cooled central plant system with 2,500 tons of capacity. Hours M - F 8am - 6pm, Sat 8am - 1pm Supplemental condenser water available for tenant use 120/208-volt, three (3) phase service; electrical closet in floors 1-37
ELECTRIC	Cummins diesel-fueled 520 Amp Emergency life safety generator Recently upgraded Firecom Class E System
LIFE/SAFETY	24/7 security guards with turnstile access control CCTV surveillance throughout lobby, loading dock and entrance ways
SECURITY/ACCESS	Messenger center on premises
TELECOM/CABLE	Verizon, Zayo, AT&T, Cogent Communications, Broadview Networks, Sprint, Spectrum, Teleport Communications and Level 3
TRANSPORTATION	1.5 blocks east of Grand Central Station. Easy access to the Queens-Midtown Tunnel
AMENITIES	Espresso Bar, Club Champion



at 420 Lexington Avenue

18,000 SQUARE-FOOT LUXURY CONFERENCE CENTER





- Meeting Rooms for 4 to 36 people
- On-site Staff Assists with Catering, IT and Logistics

- Landscaped Terrace
- Catering Kitchen
- State-of-the-Art Audio/Video



SCAN OR CLICK
TO TOUR

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.
- 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

- 220 East 42nd Street 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 220 East 42nd Street 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

- 220 East 42nd Street 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

- 220 East 42nd Street 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 requirement 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 NYSDA 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.

220E42



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