

450 PARK

Powerful. Polished. Park.

 SL GREEN
REALTY CORP.





52,000 RSF
Block Opportunity

10,400 RSF Full Floors



New Tenant Spa & Gym

High Design Pre-Builds

Spectacular Views

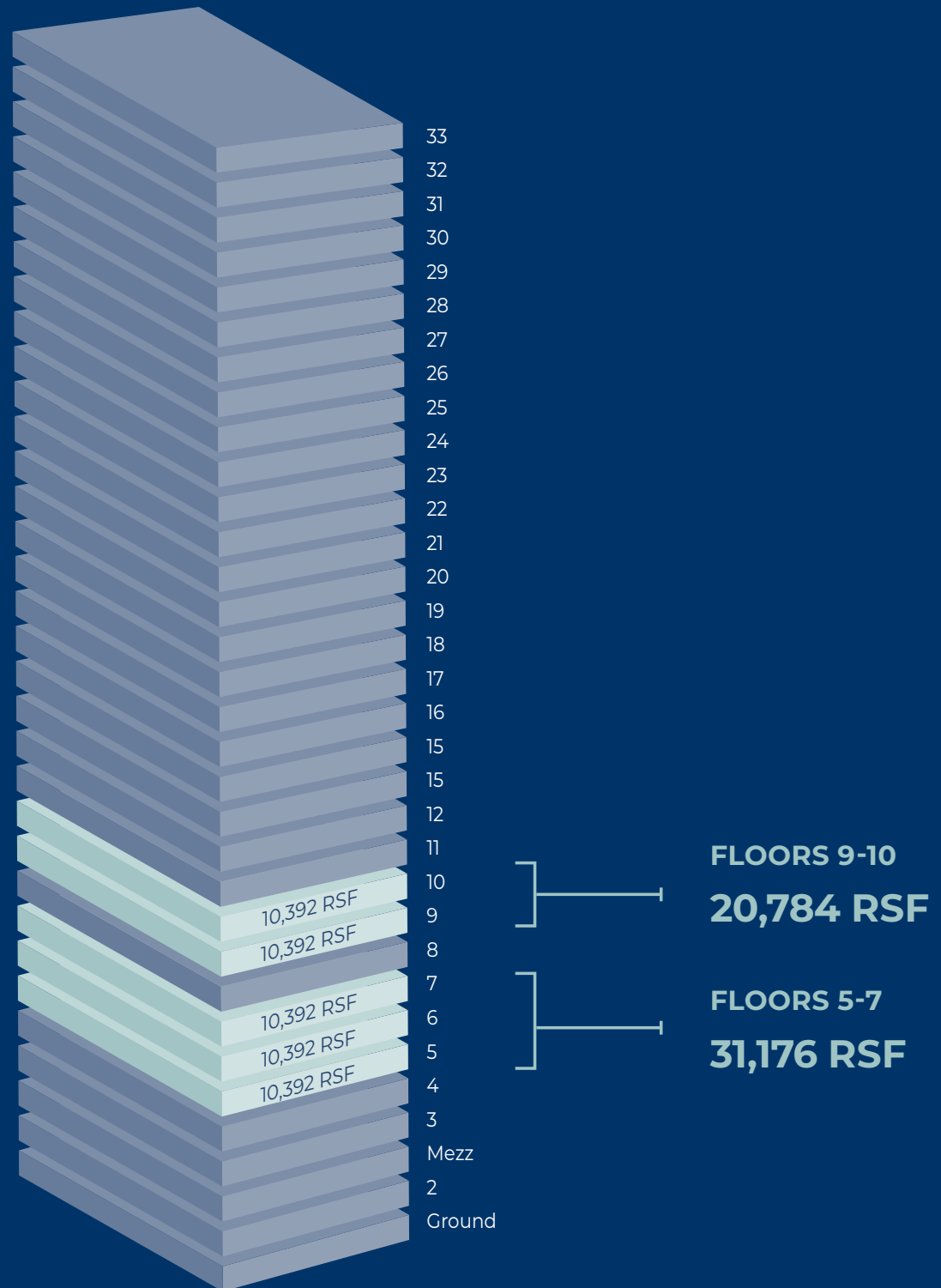


Ideal Location + Prestigious
Address

Easy Proximity to
Grand Central Terminal

AVAILABILITIES

 CURRENT AVAILABILITY

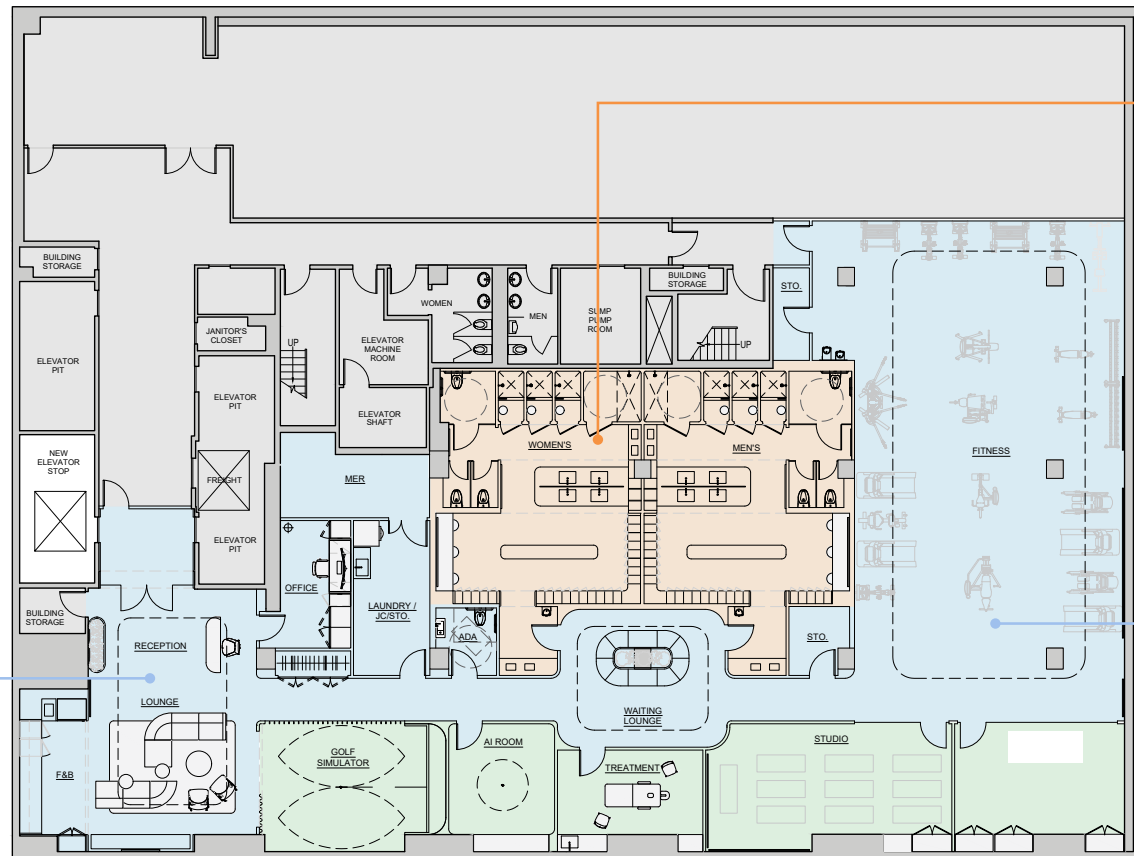




New Lobby Interior



EAST 56TH ST



PARK AVENUE

EAST 57TH ST





Wellness Center Entry



Wellness Center Reception



Wellness Center Golf Simulator



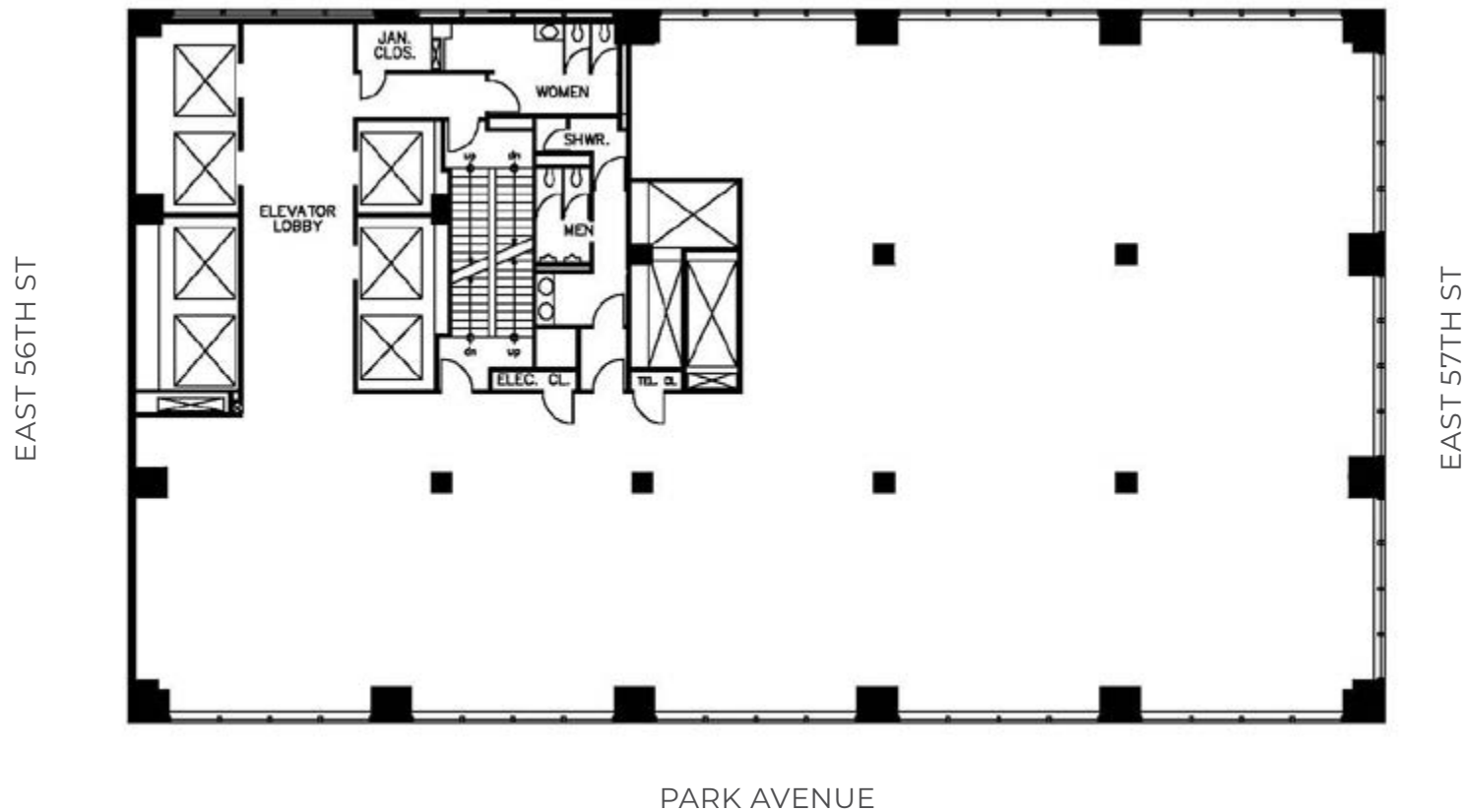
Wellness Center Locker Room

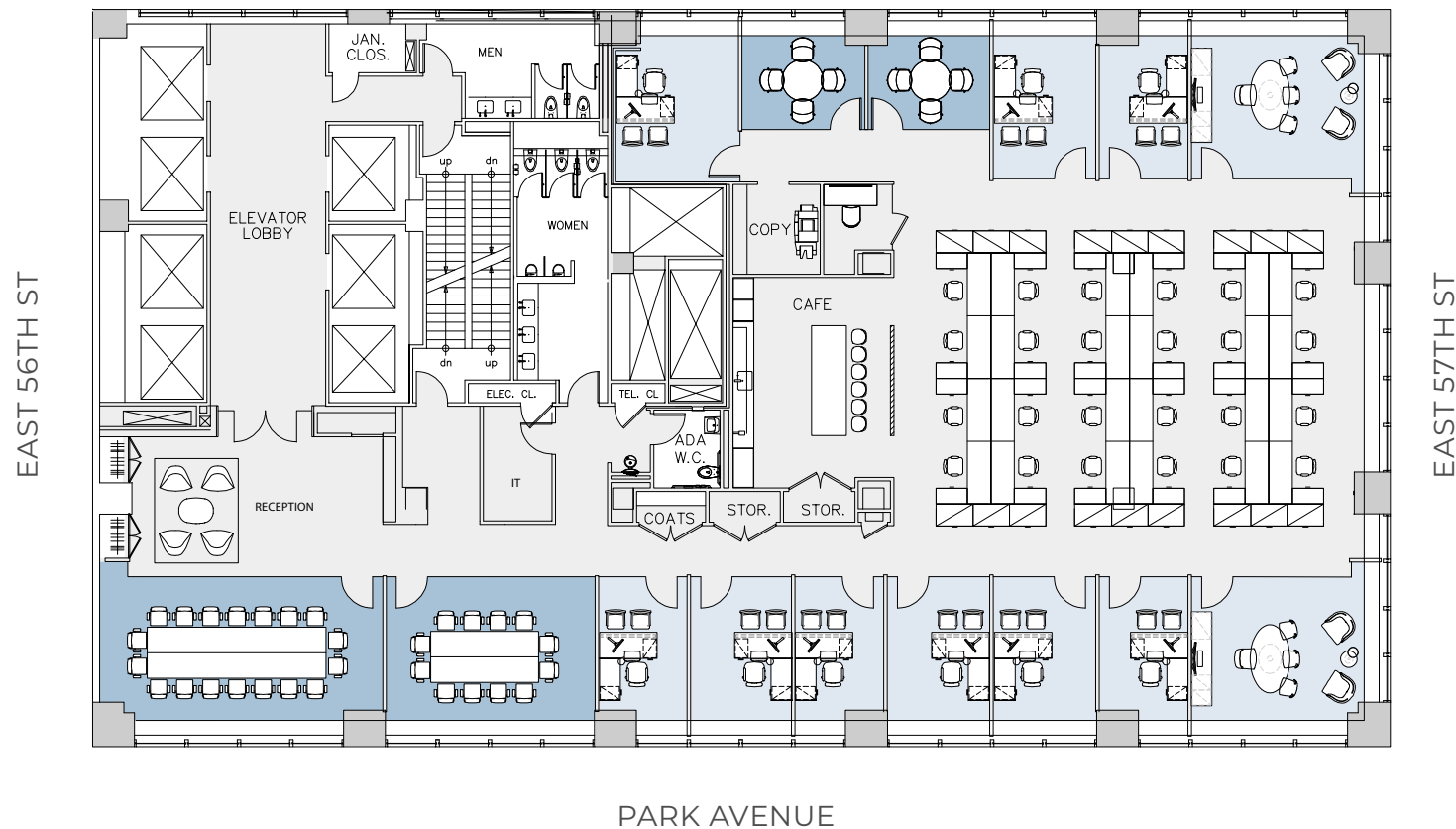


Wellness Center Fitness Room



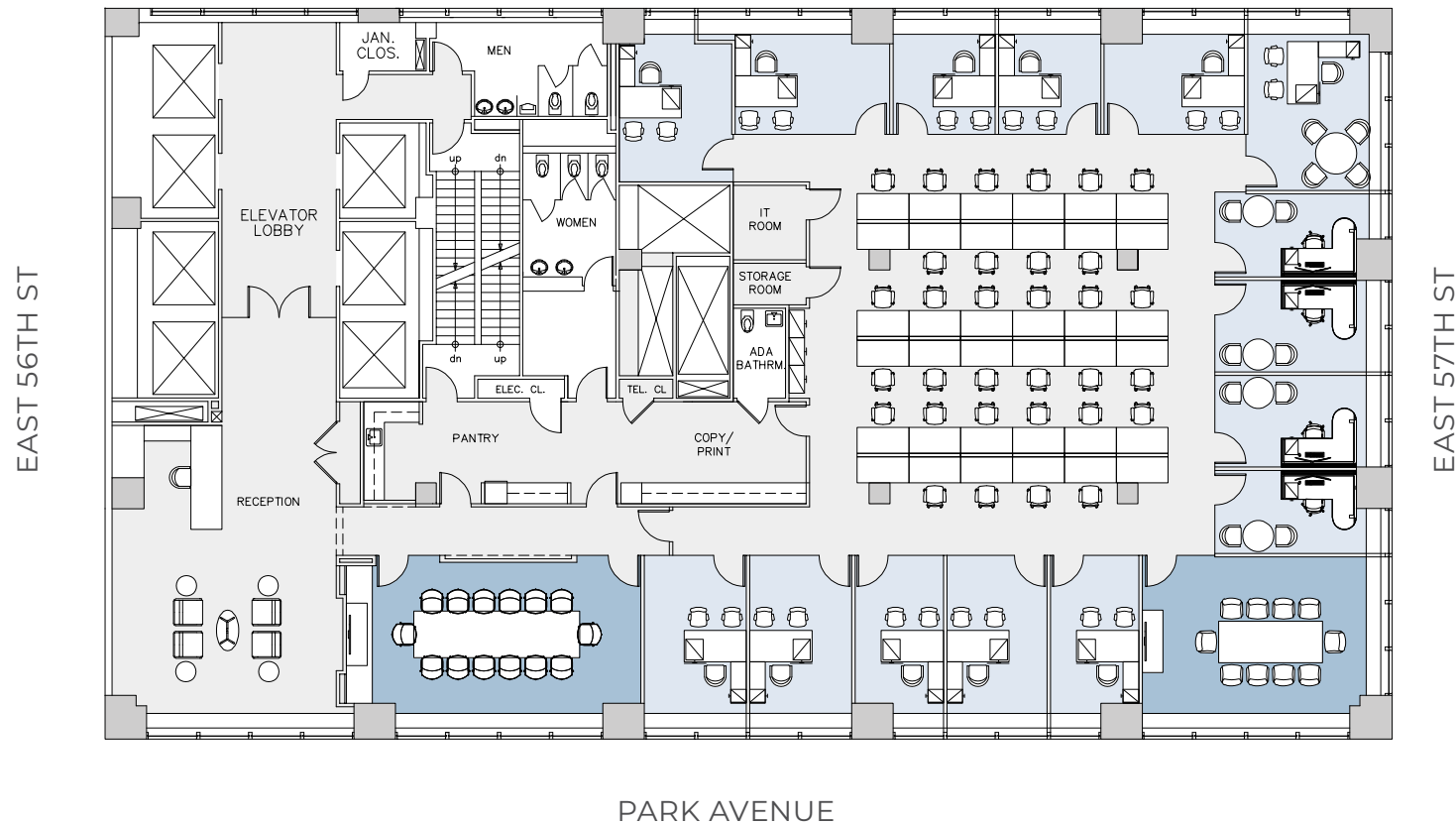
Wellness Center Fitness Studio





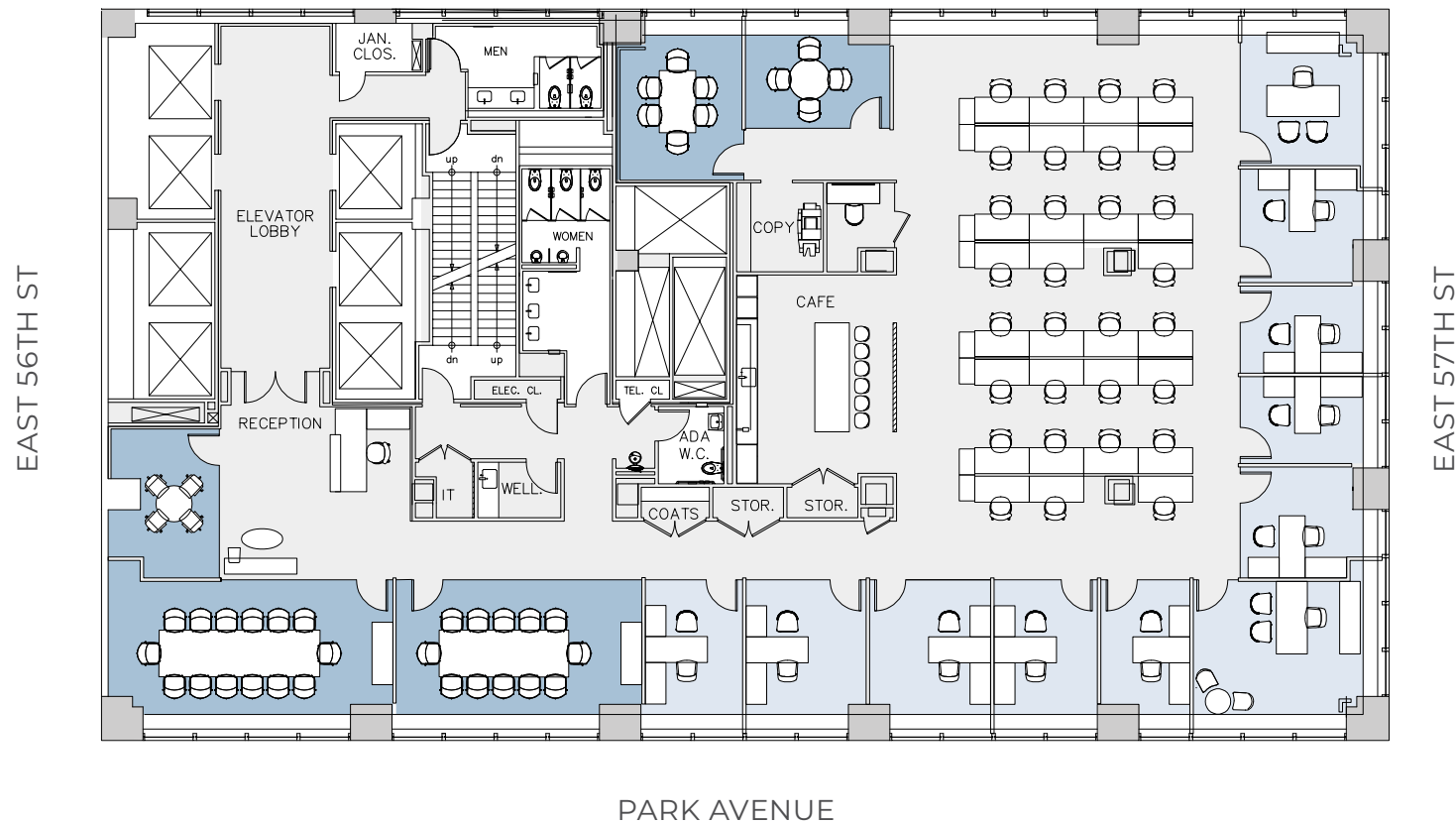
FLOOR KEY

Office	11
Workstation	24
Conference Room	2
Reception	1
Cafe	1
Phone Room	1
Huddle Room	2
Total Headcount	36

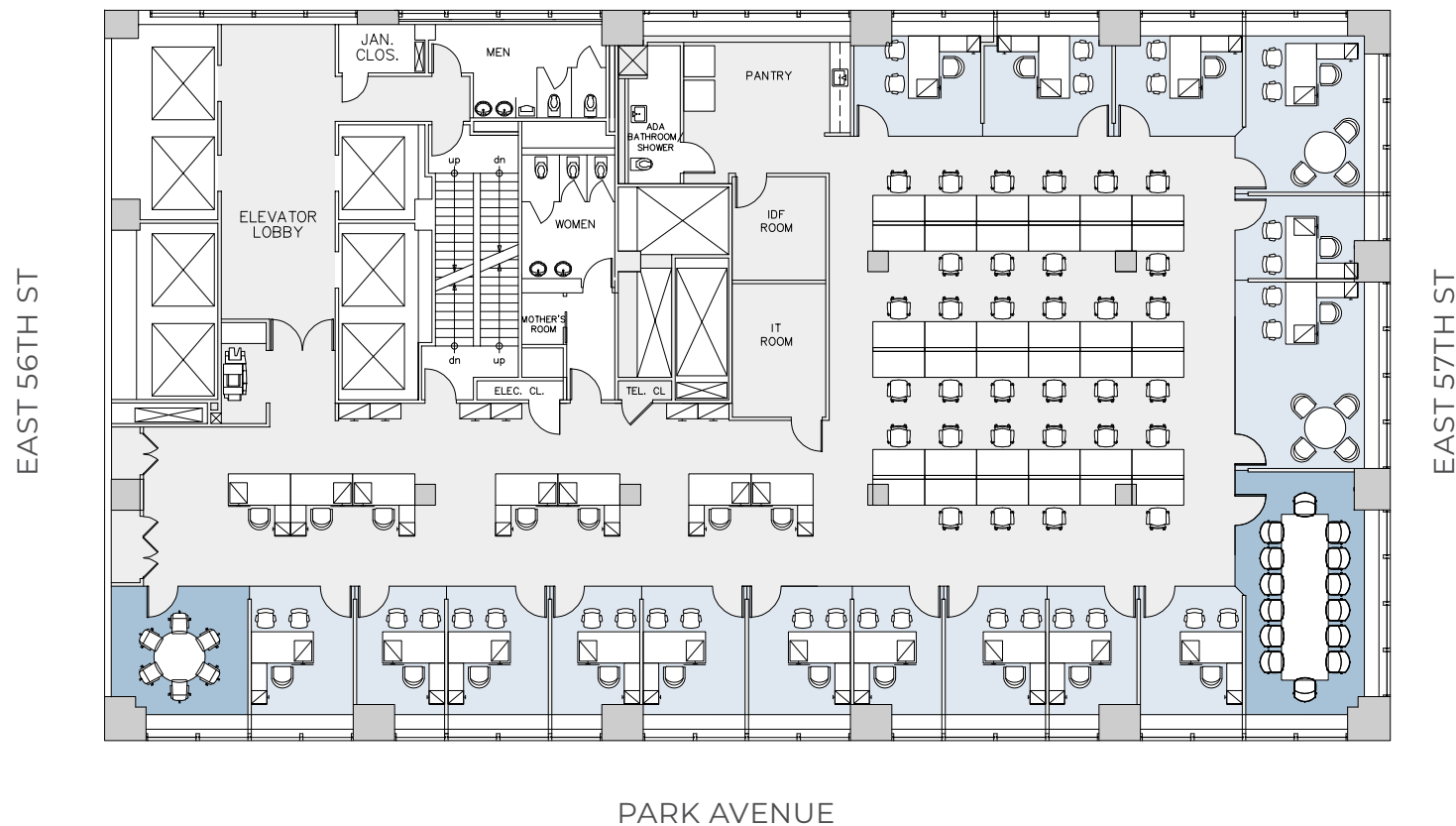


FLOOR KEY

Office	15
Workstation	32
Conference Room	2
Reception	1
Pantry	1
ADA Bathroom	1
Copy/Print Area	1
IT Room	1
Total Headcount	48



FLOOR KEY	
Office	11
Workstation	30
Conference Room	3
Cafe	1
Huddle Room	2
Phone Room	1
Wellness Room	1
Total Headcount	42

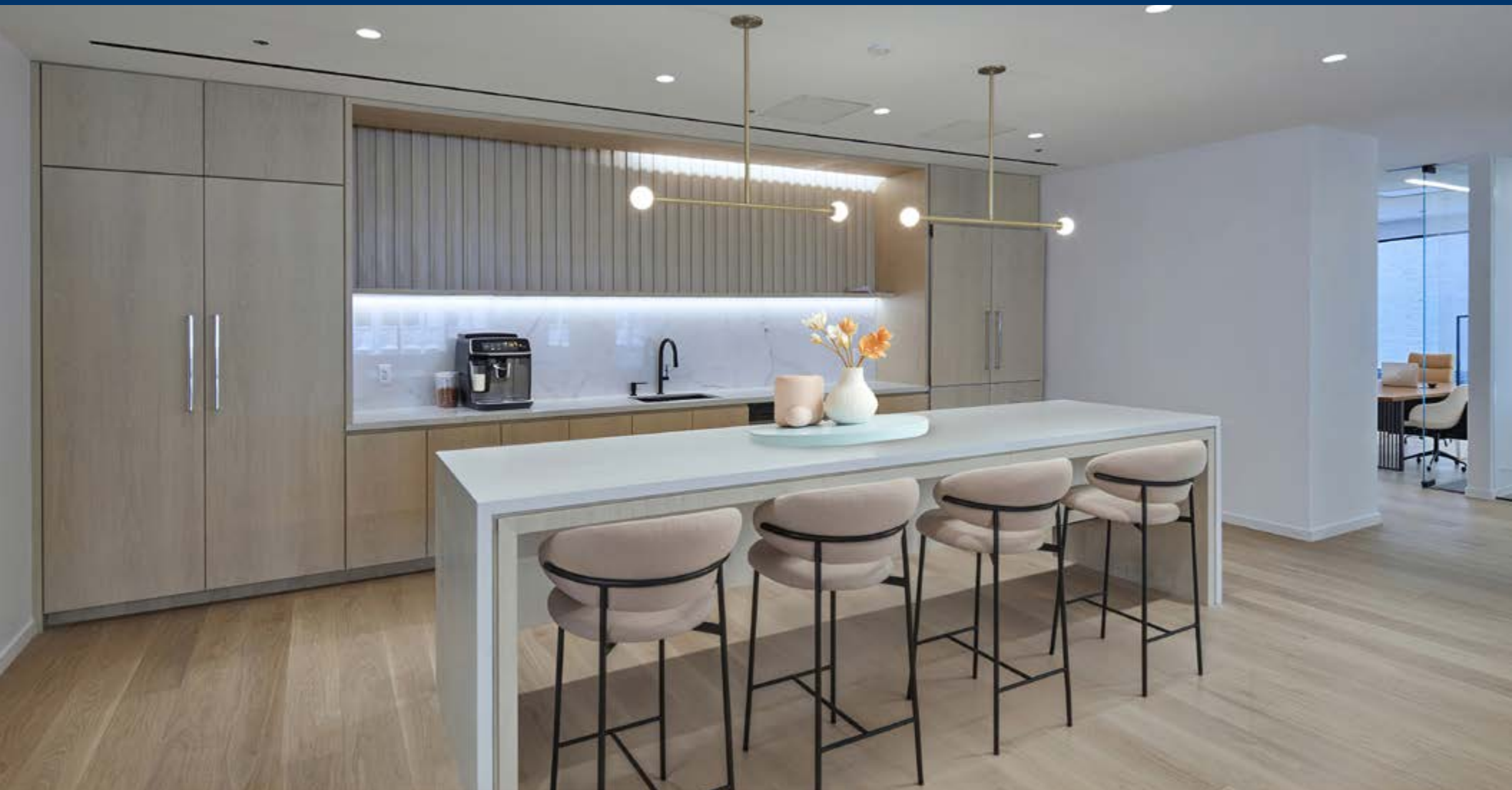


FLOOR KEY

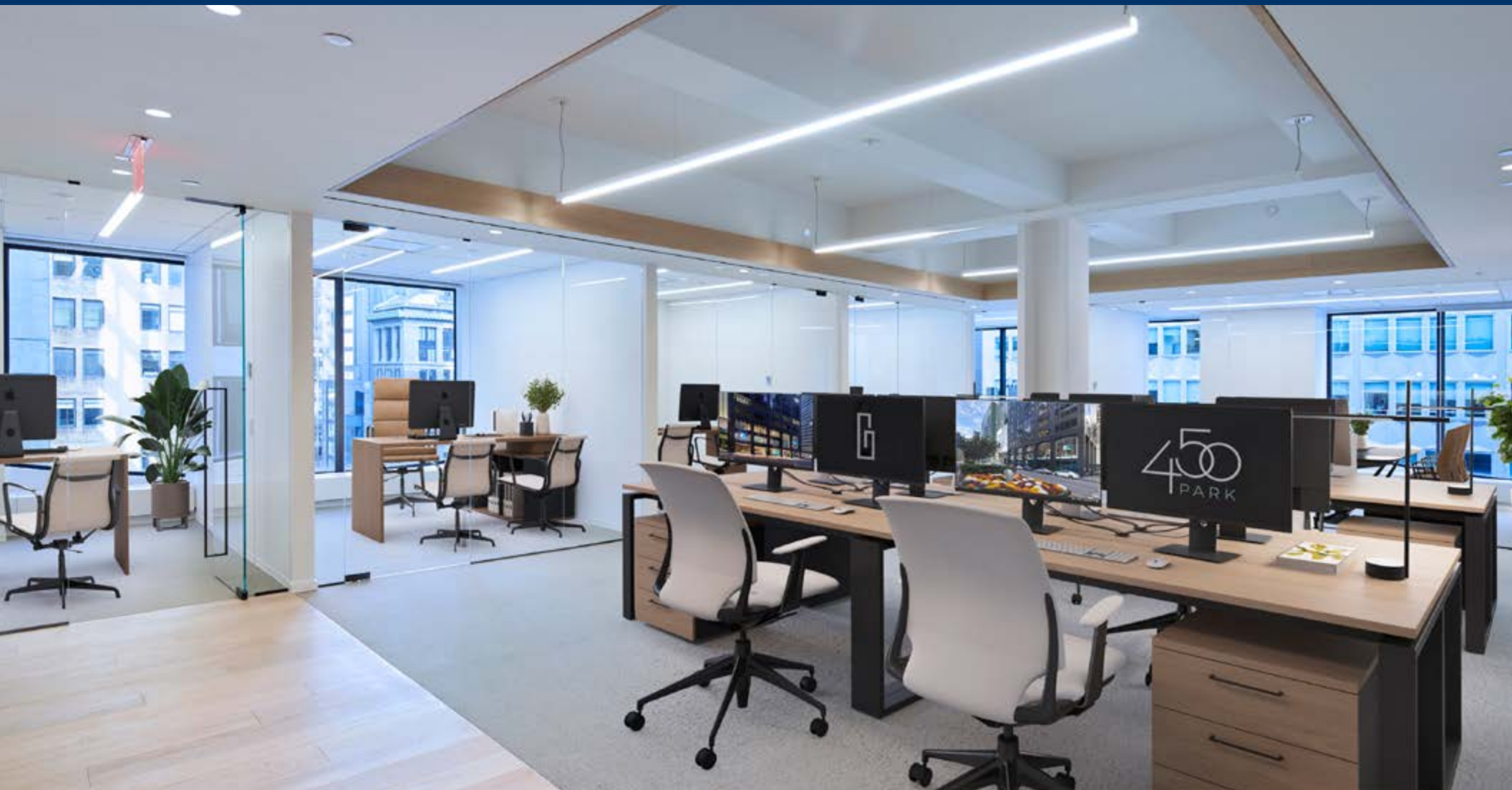
Office	16
Workstation	32
Conference Room	2
Pantry	1
Copy Area	1
IT/IDF Room	1
Mothers Room	1
ADA Bathroom with Shower	1
Total Headcount	48



PREMIUM PRE-BUILT FINISHES



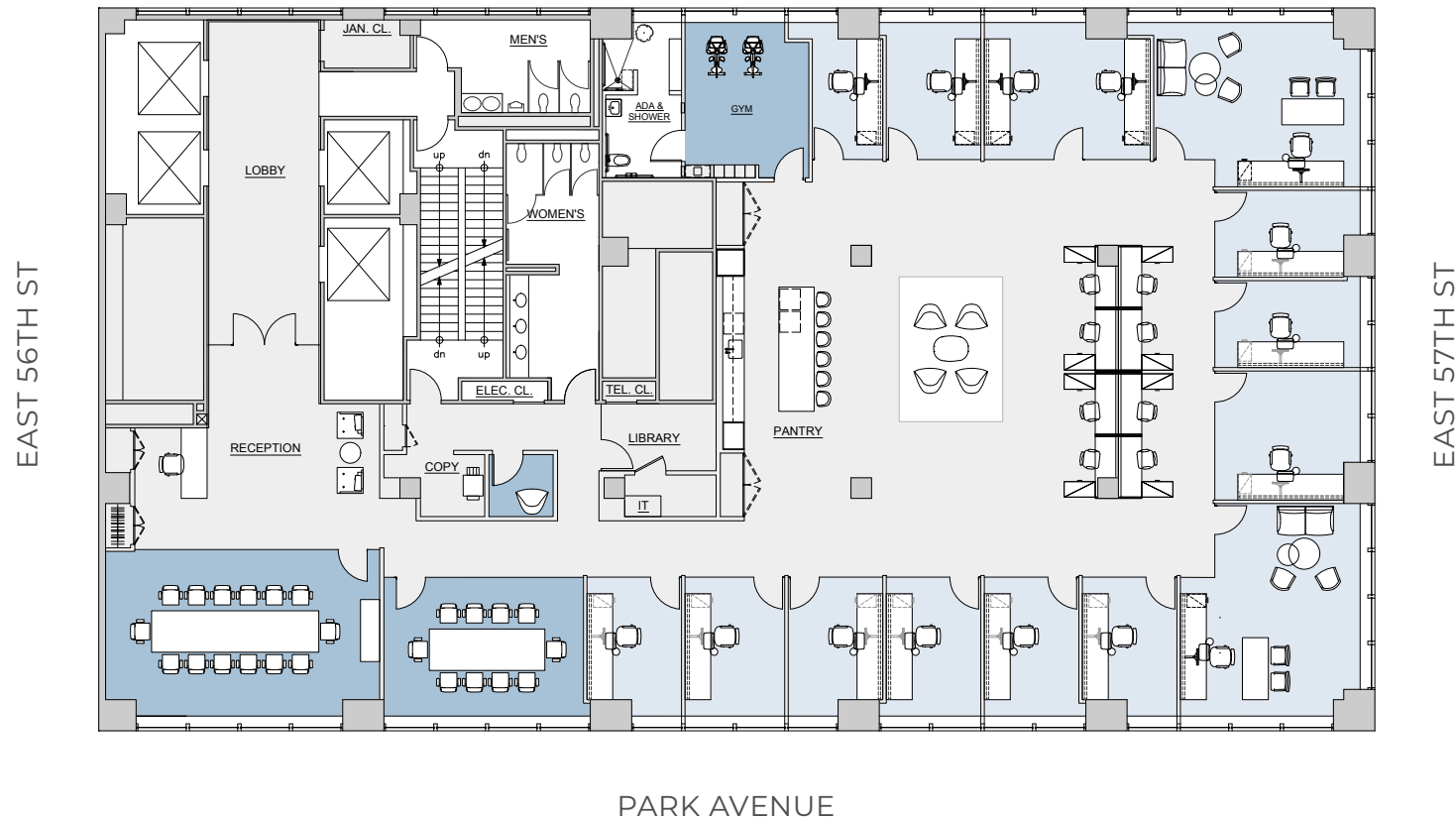
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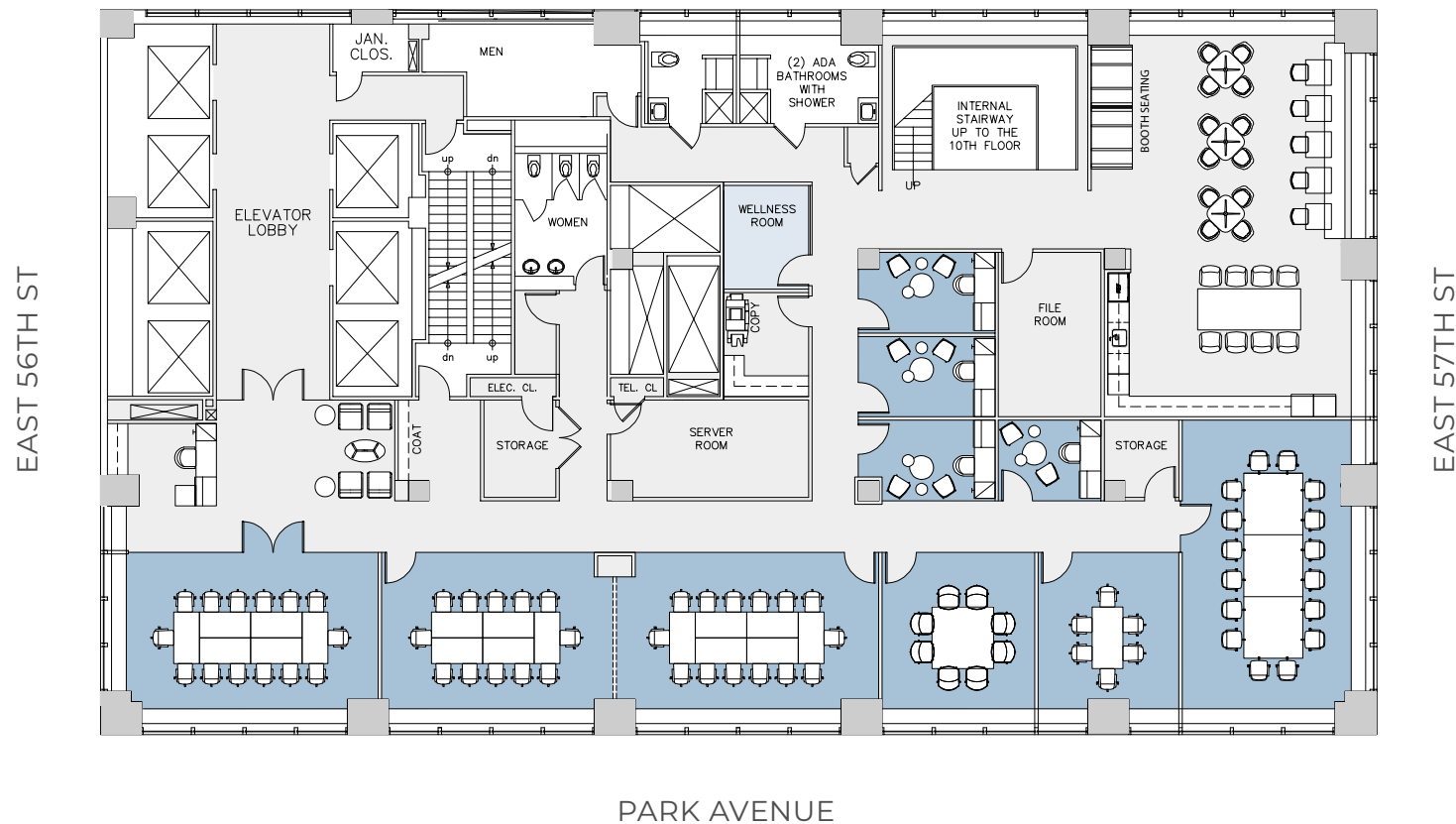


FLOOR KEY

Office	14
Workstation	16
Conference Room	2
Reception	1
Total Headcount	31



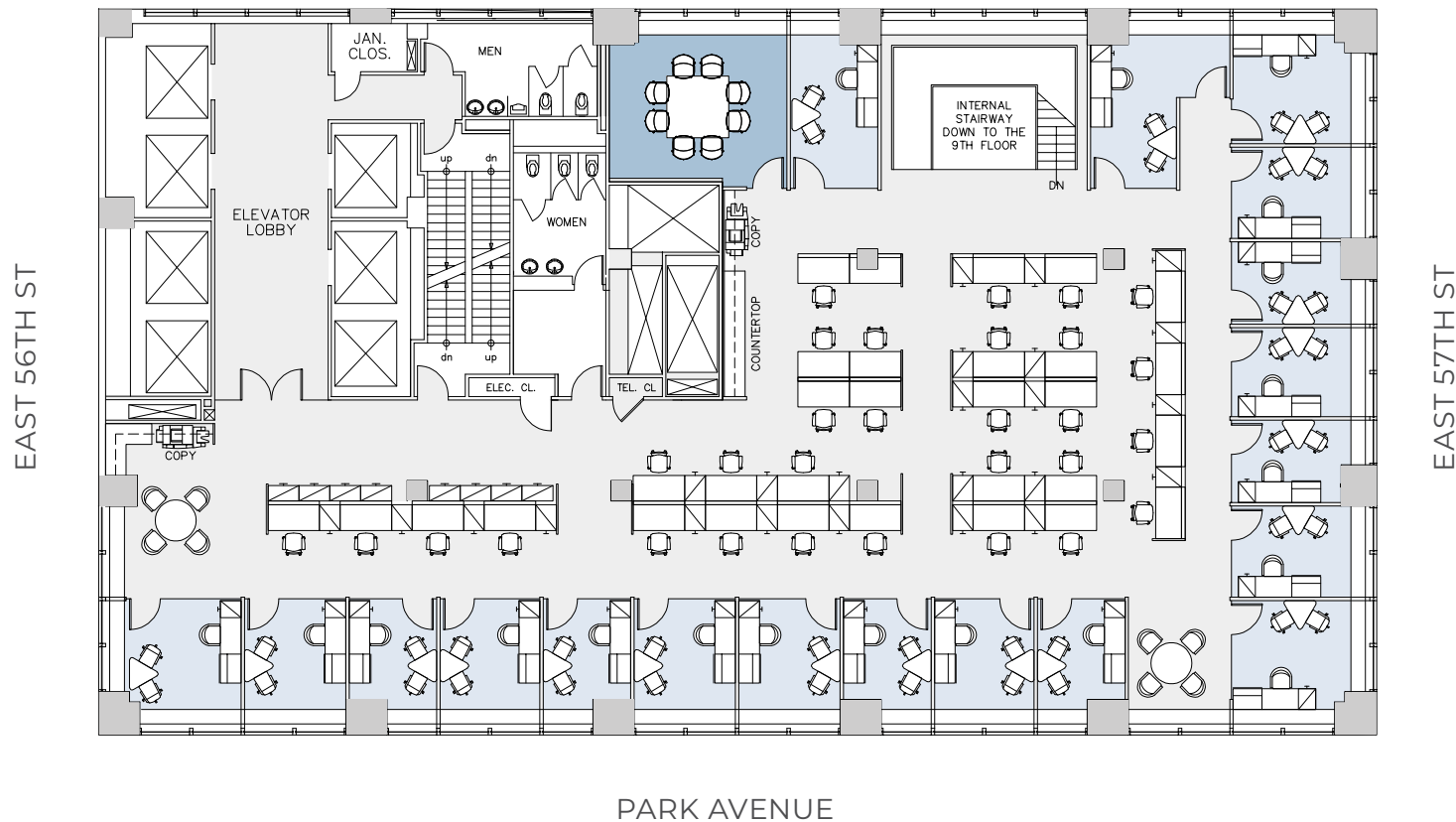
7th Floor



FLOOR KEY	
Large Conference Room	4
Medium Conference Room	2
Breakout Room	4
Reception	1
Cafe	1
Wellness Room	1
Copy Room	1
ADA Bathroom With Shower	2
Storage Room	2
File Room	1



9th Floor



FLOOR KEY	
Office	19
Workstation	30
Conference Room	1
Total Headcount	49



10th Floor



AREA MAP



- 1** Grand Central Terminal
- 2** Rockefeller Center
- 3** The Museum of Modern Art
- 4** Radio City Music Hall
- 5** Chrysler Building
- 6** Carnegie Hall
- 7** The Plaza
- 8** New York Hilton Midtown
- 9** Smith & Wollensky
- 10** The Lexington Hotel, Autograph Collection
- 11** Saks OFF 5TH
- 12** Whole Foods Market
- 13** The Smith
- 14** The St. Regis New York
- 15** Warwick New York
- 16** TAO Uptown
- 17** Nobu Fifty Seven
- 18** sweetgreen
- 19** Concorde Hotel New York
- 20** Izakaya Toribar
- 21** Mr Chow
- 22** Casa Lever
- 23** Blue Bottle Coffee
- 24** Draught 55



BUILDING SPECIFICATION

LOCATION	Southwest corner of the intersection of Park Avenue and East 57th Street														
YEAR BUILT	1972, Renovated in 2003-2006														
ARCHITECT	Emery Roth & Sons														
BUILDING SIZE	338,451 RSF														
BUILDING HEIGHT	407'; 33 Stories with two below ground levels														
BUILDING CONSTRUCTION	• Composed of steel frame & concrete slab with black aluminum, black Andes granite and tinted glass curtain wall system. • Foundation is combination of poured reinforced columns, beams and slabs. • Floors consist of structural concrete slab and are by steel beams and columns. • The windows are metal frame single pane, non- operable and tinted with weather stripping.														
FLOOR SIZES	Typical Square Footage* <table> <tr> <td>Floors 18-33</td><td>10,800</td></tr> <tr> <td>Floors 3-15</td><td>10,300</td></tr> <tr> <td>Mezzanine</td><td>7,461</td></tr> <tr> <td>Floor 2</td><td>7,601</td></tr> <tr> <td>Ground</td><td>6,226</td></tr> <tr> <td>Basement</td><td>3,877</td></tr> <tr> <td>Sub-Basement</td><td>9,389</td></tr> </table>	Floors 18-33	10,800	Floors 3-15	10,300	Mezzanine	7,461	Floor 2	7,601	Ground	6,226	Basement	3,877	Sub-Basement	9,389
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CEILING HEIGHTS	Typical: 11'6" slab-to-slab Ground: 14' 2" slab-to-slab Floor 2 / 2 Mezz: 20'6" slab-to-slab														
FLOOR LOADS	Typical: 50 pounds per square foot														
ELEVATORS	Six (6) passenger cars, one (1) freight elevator car, one (1) hydro freight														

HVAC	Freight entrance is located on 57th Street between Park Avenue and Madison Avenue. One 1,700-ton four-cell Marley cooling tower (425 ton/cell) is mounted at the tower roof and supplies a condenser water loop to two 550-ton York double-stage absorption chillers located on the 16th floor. Operating hours are Monday-Friday 8:00 AM - 8:00 PM
SUPPLEMENTAL COOLING	Condenser water available for tenant supplemental air conditioning.
ELECTRIC	• Building service enters on 57th Street via ConEd vault • 4,000-amp, 480/277-volt, 3-phase, and 4-wire switchboard which feed smaller distribution panels located in electrical closets on every floor. • Approximately six (6) watts per square foot (exclusive of base building (HVAC) is allocated for tenant use. Typical tenant service consists of a combination of 277/480- and 120/208-volt, three-phase, four-wire. Dry-type step down transformers covert power to 120/208-volt service.
LIFE/ SAFETY	Fully sprinklered; addressable Class E system
TELECOM	• Crown Castle Fiber • CenturyLink • Altice • Extenet Systems • Verizon • Cogent • Spectrum Buiness
SECURITY/ACCESS	• Access Control System integrated with turnstiles and elevators • The building security desk is manned 24 hours a day, 7 days a week • DVR video surveillance and 22 cameras upgraded in 2018

SUSTAINABILITY AT SL GREEN

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.
- 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

- 450 Park 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 450 Park 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

- 450 Park 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

- 450 Park 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 NYSEDERA 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 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, and managed **3 buildings** totaling **0.8 million square feet** owned by third parties.



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