

OWN YOUR **HORIZON**

**1185** AVENUE OF  
THE AMERICAS

**SL GREEN**  
REALTY CORP

# 1185 AVENUE OF THE AMERICAS



Completed Capital Program



Central Park Views



Efficient Floor Plates



Direct Access to  
Rockefeller Center Retail and  
Transportation Concourse



Transit-Centric Location –  
Easy Proximity to Grand Central,  
Penn Station, Port Authority  
and MTA Subway Lines

**1 2 3 4 5 6 7 A E B D F M**



In-Building Retail: Joe & The Juice,  
Carnegie Diner, Delos Bakery.



# STACKING PLAN

FLOOR 38  
29,166 RSF

FLOORS 36  
6,595 RSF

FLOOR 32  
9,815 RSF

FLOOR 31  
12,263 RSF

FLOOR 13  
27,508 RSF

FLOOR 6  
27,508 RSF

PRE-BUILT SUITES

OTHER SUITES

FLOOR 15  
5,946 RSF  
6,668 RSF

FLOOR 14  
8,057 RSF

FLOOR 12  
5,023 RSF  
6,654 RSF  
7,171 RSF



A comprehensive lobby and elevator cab renovation was recently completed. In keeping with its pure international style, the renovation introduces a palette of timeless materials and unique design. The feature wall with Kenya Black Marble is a classic stone defined by its unique pattern, which showcases a depth of sophistication and superior quality creating an elegant and urban aesthetic in the modern design.



The revitalization continues with the white glass walls flowing seamlessly through the elevator lobby.

New elevator cabs compliment the distinctive design features of the lobby.



BATHROOM  
RENDERING



CREATIVE OFFICE  
RENDERING

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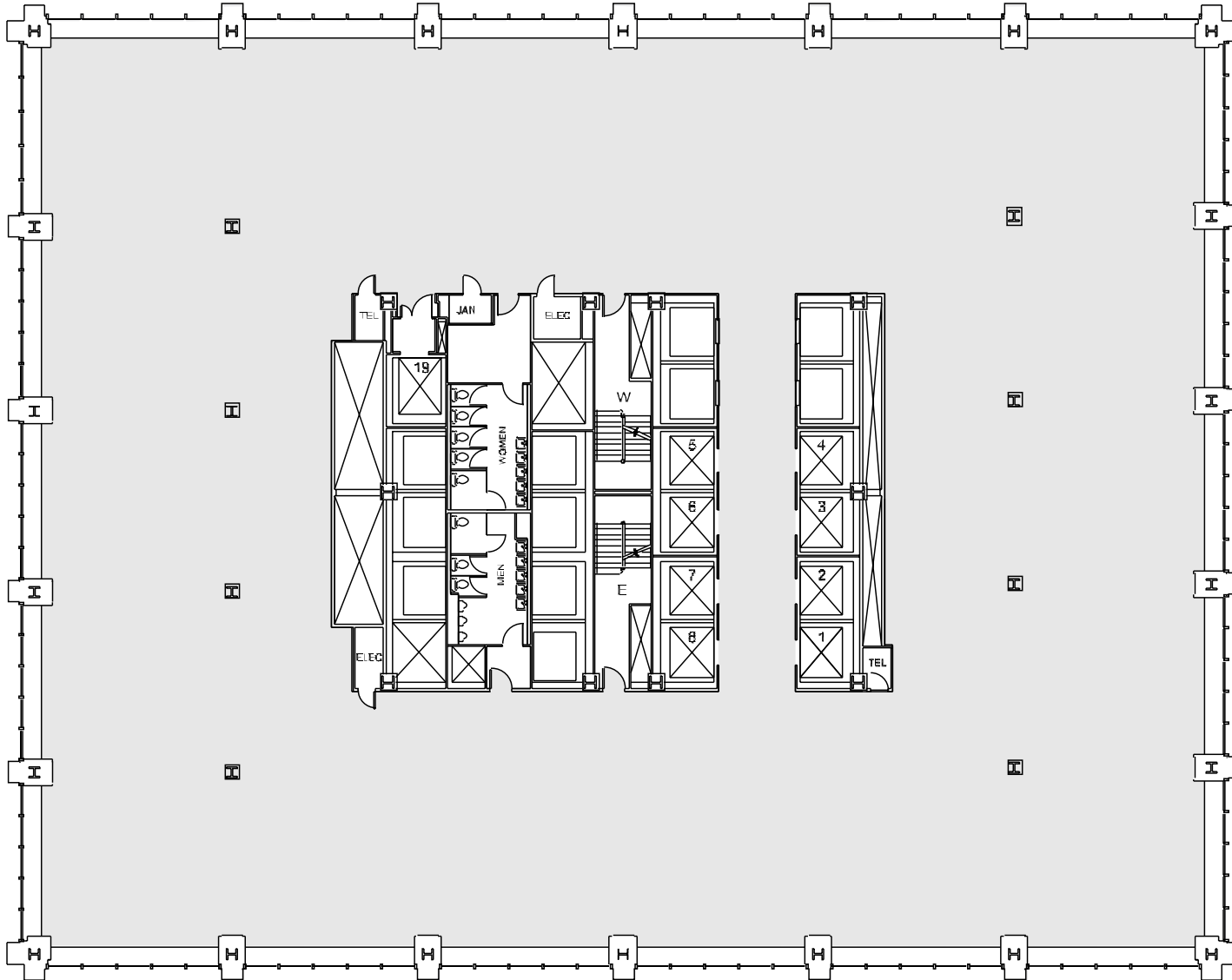
PROFESSIONAL SERVICES OFFICE  
RENDERING

**1185** AVENUE OF  
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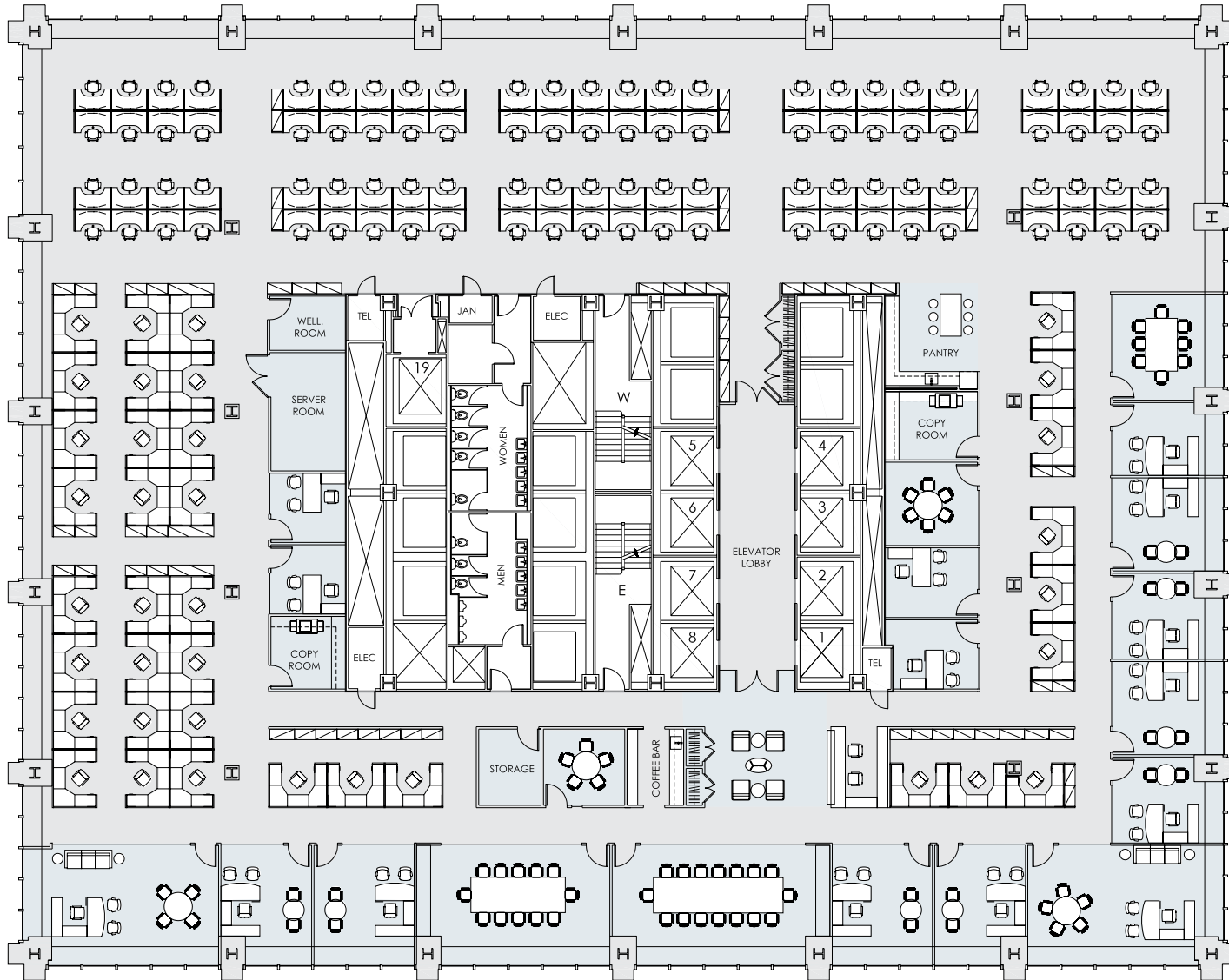


STANDARD PRE-BUILT FINISHES

# TYPICAL LOW-RISE CORE AND SHELL

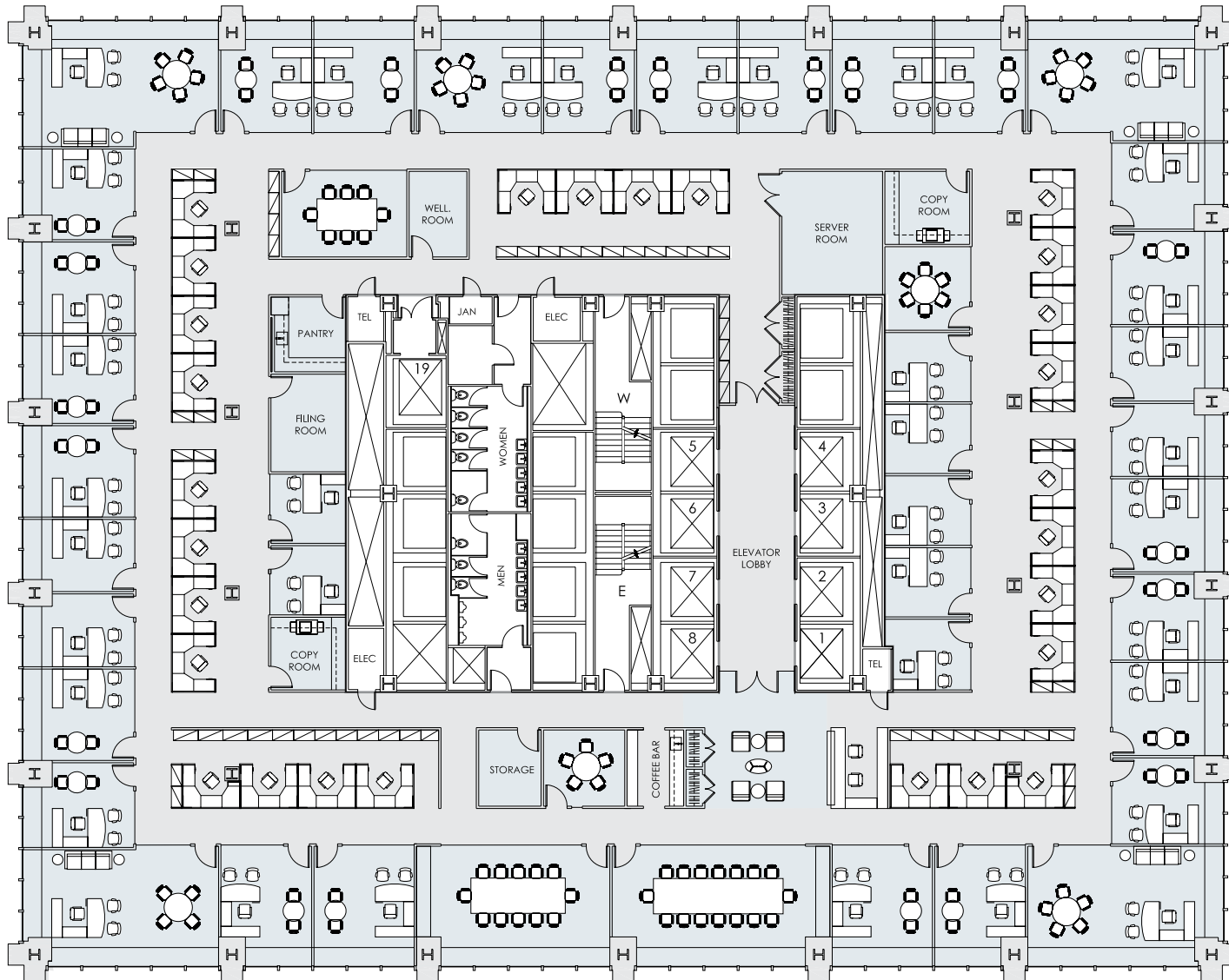


# TYPICAL FLOOR PROPOSED OPEN LAYOUT



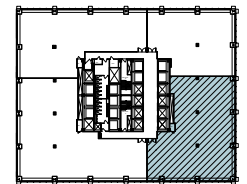
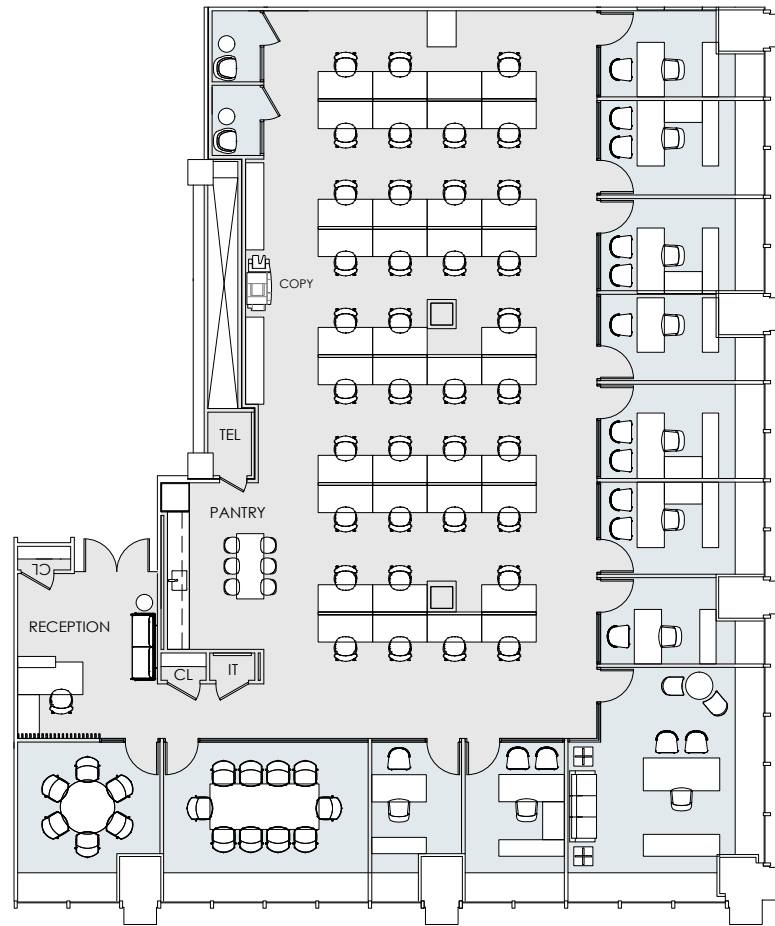
Executive Windowed Office: 2    Windowed Private Office: 9    Interior Office: 4    Reception: 2  
 Workstation: 132    Conference/Meeting Room: 5    Pantry/Storage/Server: 6    **Total Personnel: 149**

# TYPICAL FLOOR PROPOSED OFFICE LAYOUT



Executive Windowed Office: 4    Windowed Private Office: 28    Interior Offices: 7    Reception: 2  
 Workstation: 27    Conference/Meeting Room: 5    Pantry/Storage/Server: 7    **Total Personnel: 149**

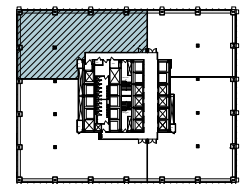
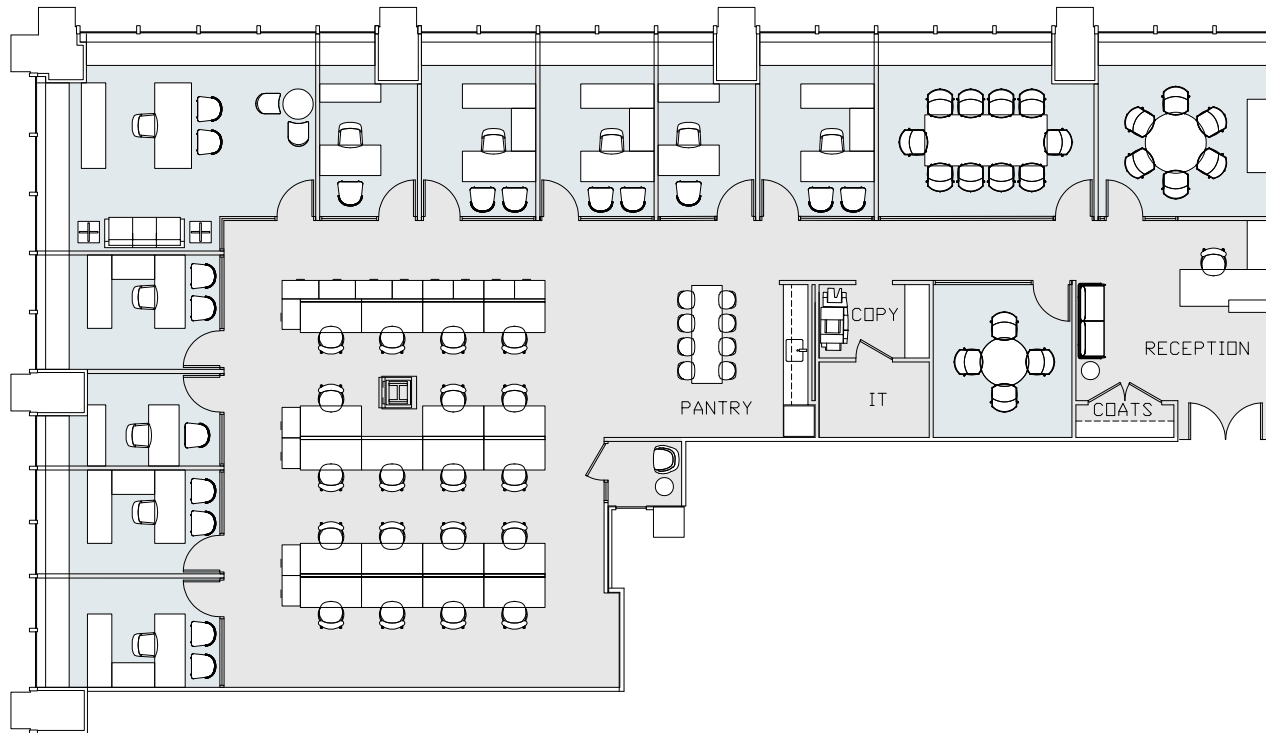
# SUITE 1205 | 7,171 RSF PREBUILD WITH SAMPLE FURNITURE



**TOUR THE SPACE**

Office: 10    Workstation: 37    Conference Room: 2  
Phone Room: 2    Pantry: 1    IT Room: 1    Reception: 1    **Total Personnel: 48**

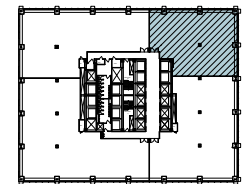
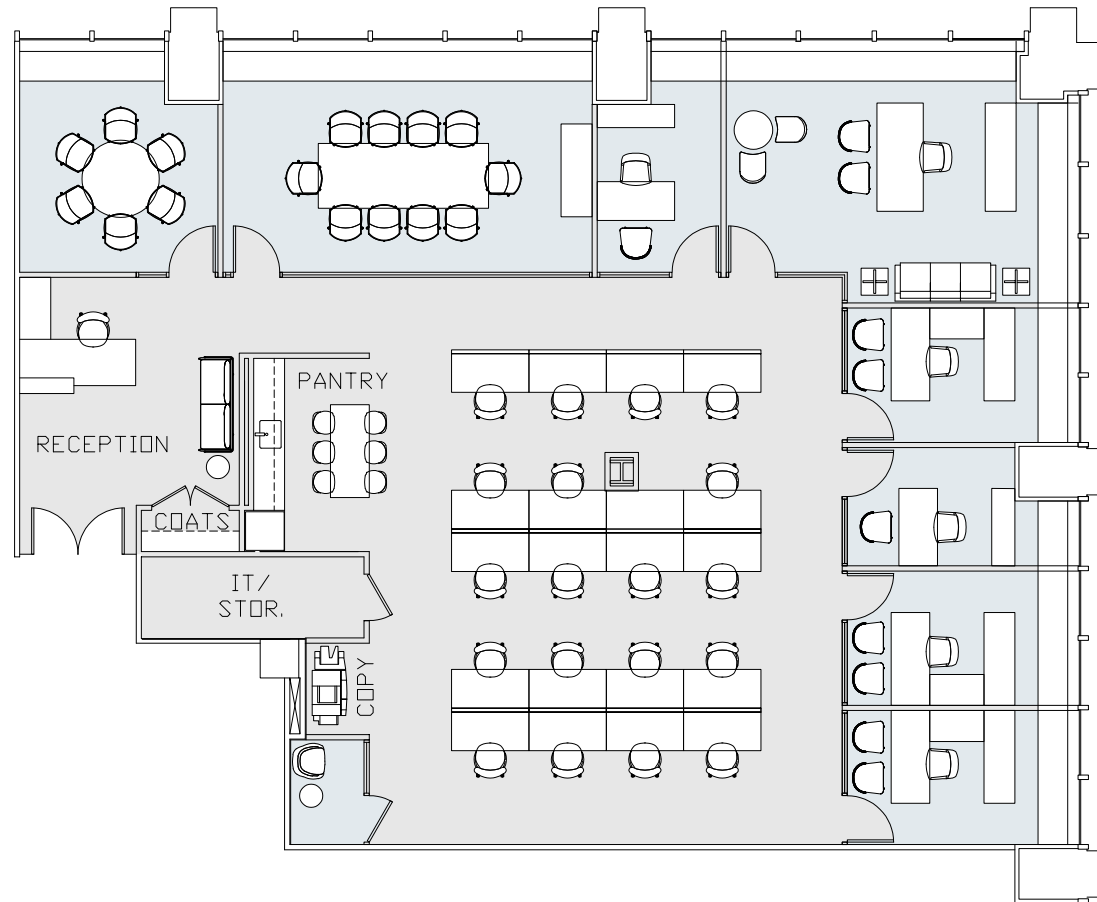
# SUITE 1215 | 6,654 RSF PREBUILD WITH SAMPLE FURNITURE



**TOUR THE SPACE**

Office: 10    Workstation: 19    Conference Room: 3  
Copy/IT Room: 1    Pantry: 1    Reception: 1    **Total Personnel: 30**

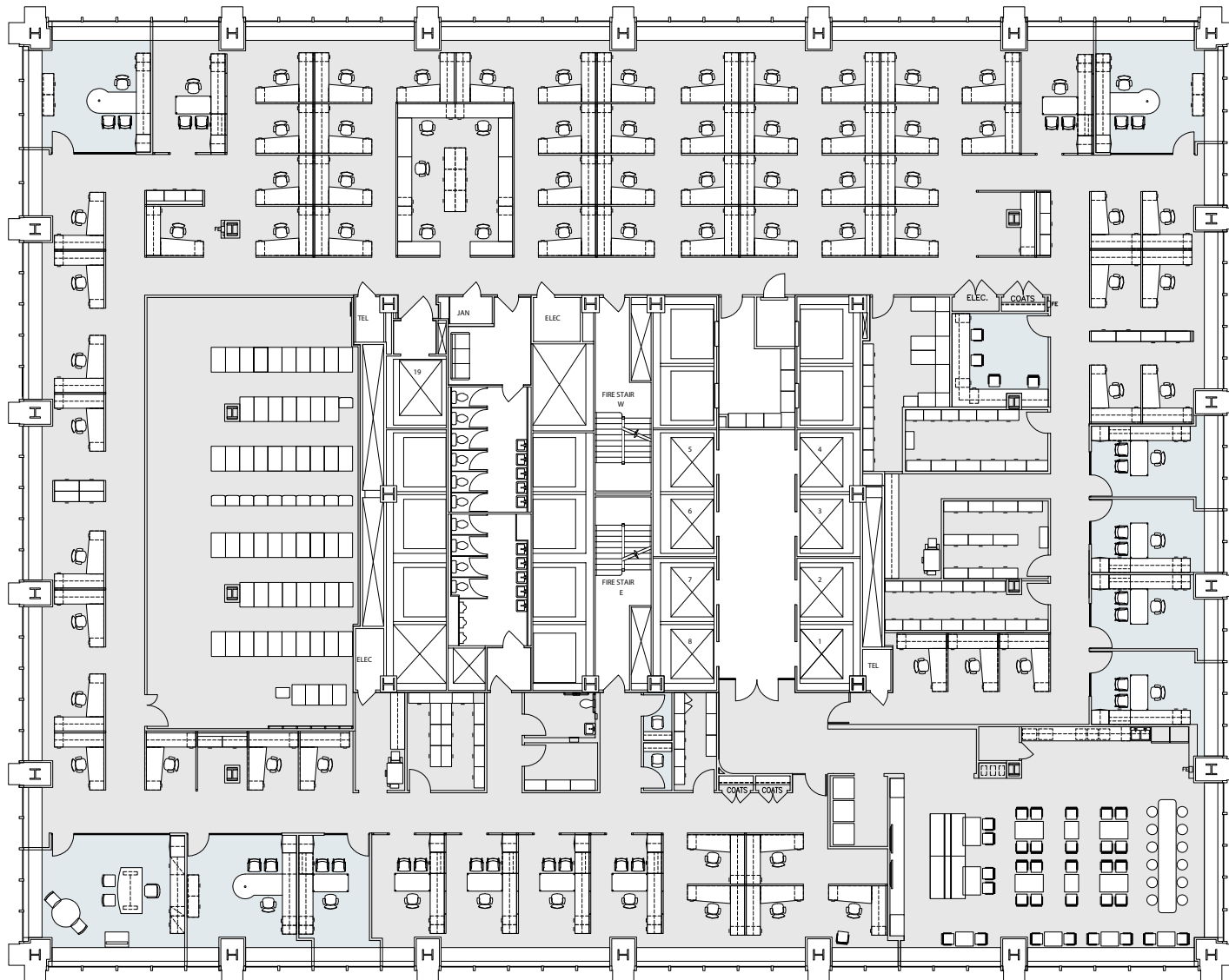
# SUITE 1220 | 5,023 RSF PREBUILD WITH SAMPLE FURNITURE



**TOUR THE SPACE**

Office: 6    Workstation: 19    Conference Room: 2  
IT/Storage Room: 1    Pantry: 1    Reception: 1    **Total Personnel: 26**

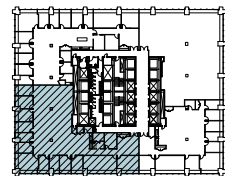
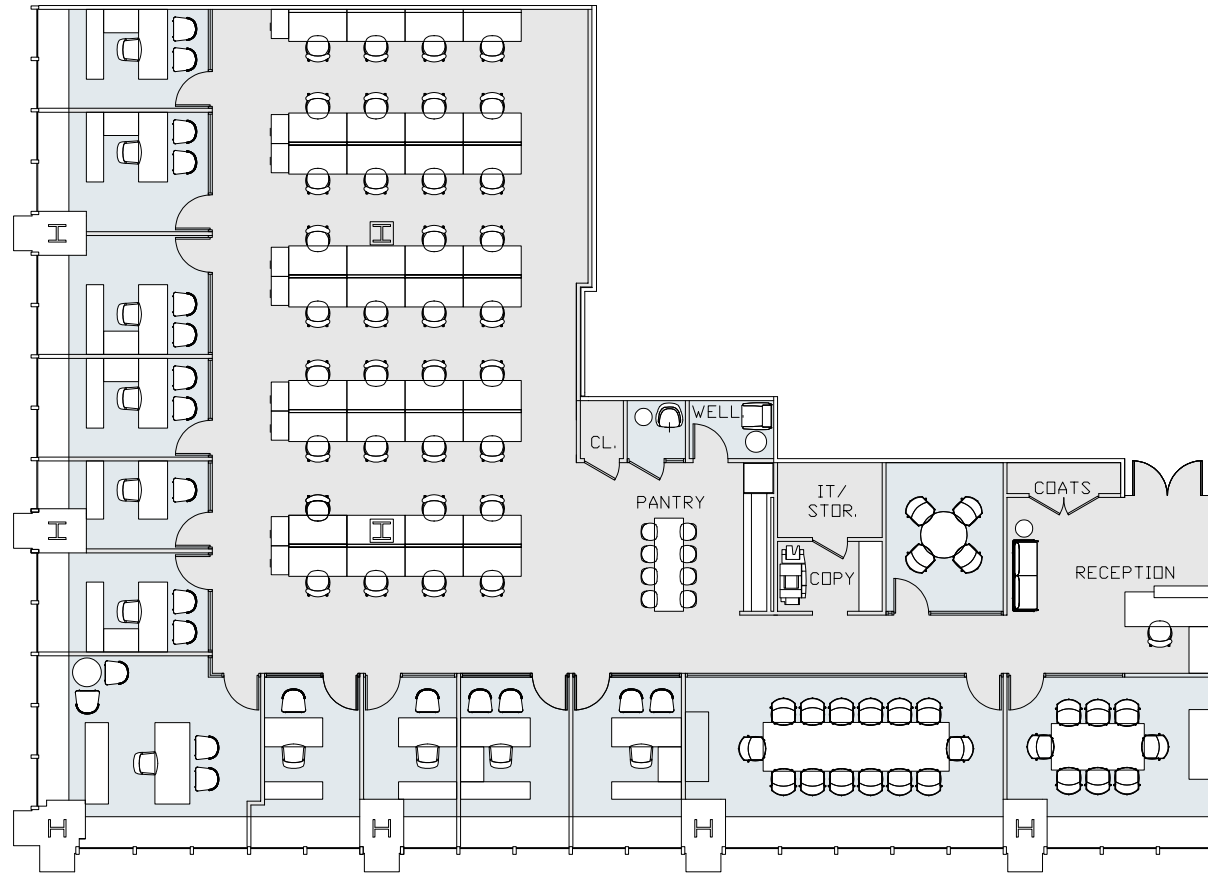
# 13TH FLOOR | 27,508 RSF EXISTING CONDITION WITH PROPOSED FURNITURE



**TOUR THE SPACE**

Corner Office: 3    Windowed Office: 6    Workstation: 73    Training Room: 1    File Room: 6  
Phone Room: 2    Large Server Room: 1    Pantry: 1    Reception: 1    **Total Personnel: 83**

# SUITE 1410 | 8,057 RSF PREBUILD WITH SAMPLE FURNITURE



**TOUR THE SPACE**

Office: 11    Workstation: 34    Conference Room: 3  
Phone Room: 1    Wellness Room: 1    Pantry: 1    Reception: 1    **Total Personnel: 46**



SUITE 1410



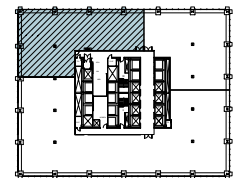
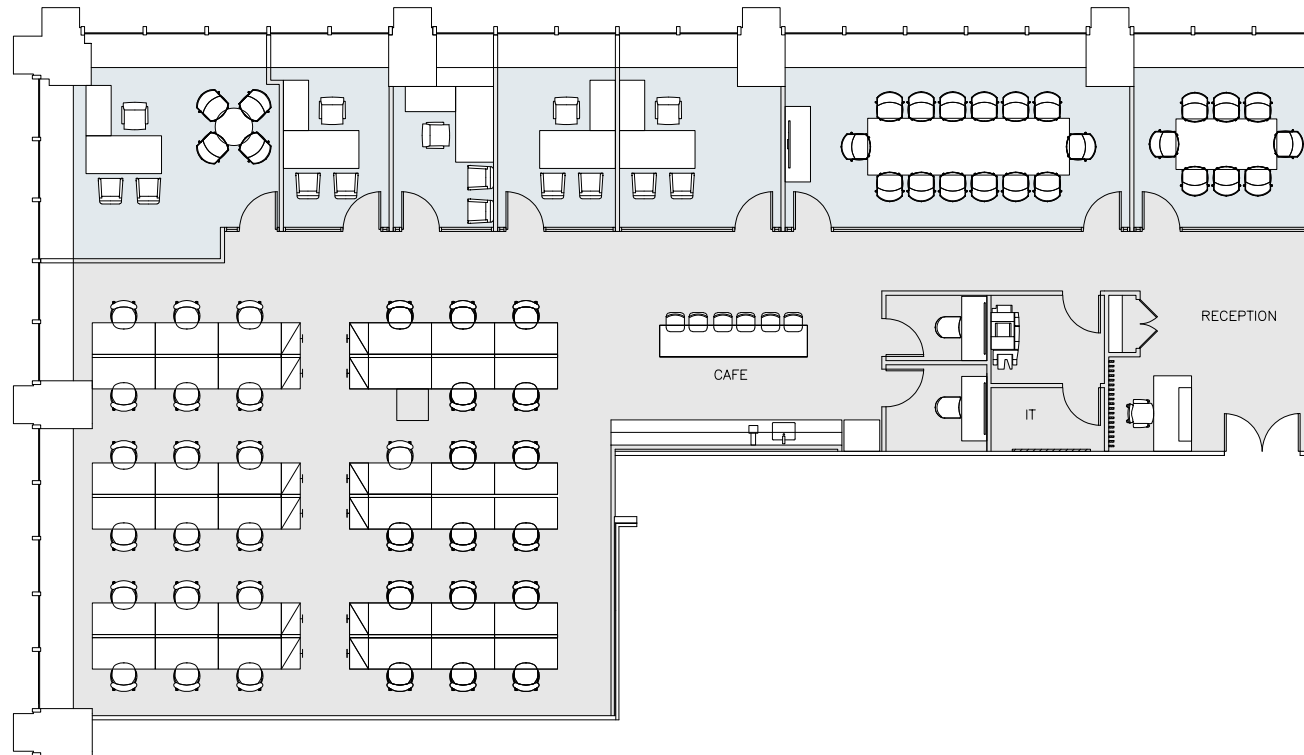
SUITE 1410



SUITE 1410

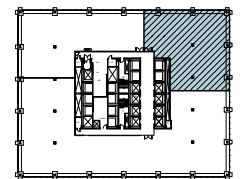
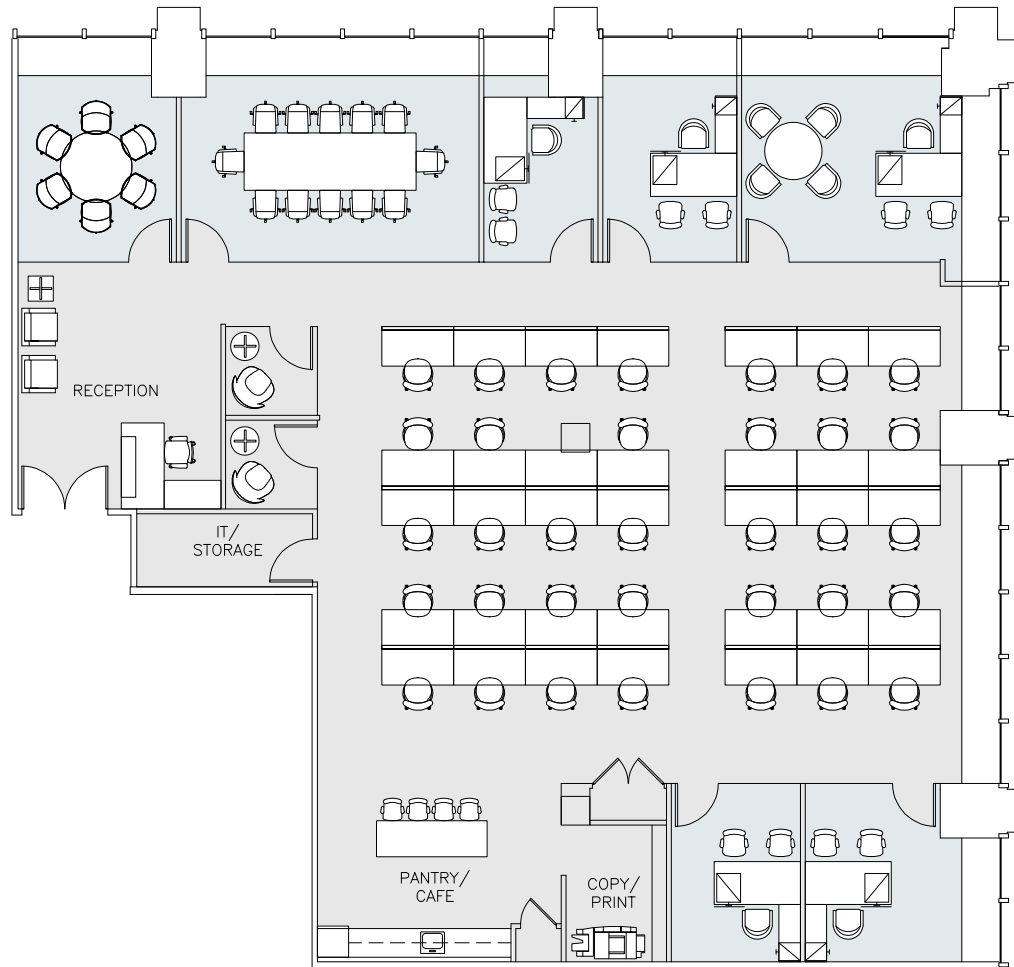
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# SUITE 1510 | 6,668 RSF PREBUILD WITH SAMPLE FURNITURE



Office: 5    Workstation: 35    Conference Room: 2    Phone Room: 2  
Cafe: 1    Reception: 1    **Total Personnel: 41**

# SUITE 1520 | 5,946 RSF PREBUILD WITH SAMPLE FURNITURE



**TOUR THE SPACE**

Office: 5    Workstation: 34    Conference Room: 2  
Phone Room: 2    Pantry: 1    Reception: 1    **Total Personnel: 40**



SUITE 1520



SUITE 1520

**1185** AVENUE OF  
THE AMERICAS



SUITE 1520

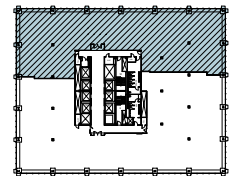
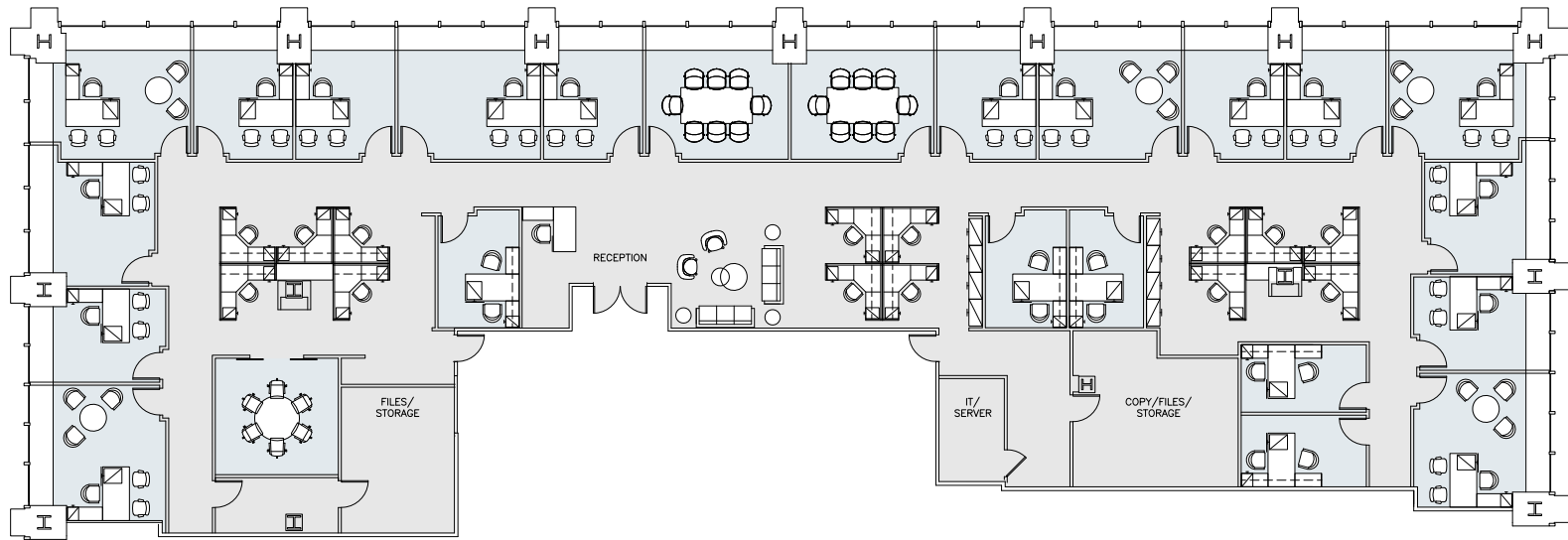
**1185** AVENUE OF  
THE AMERICAS



SUITE 1520

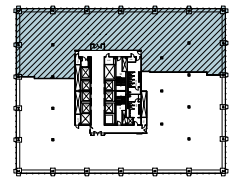
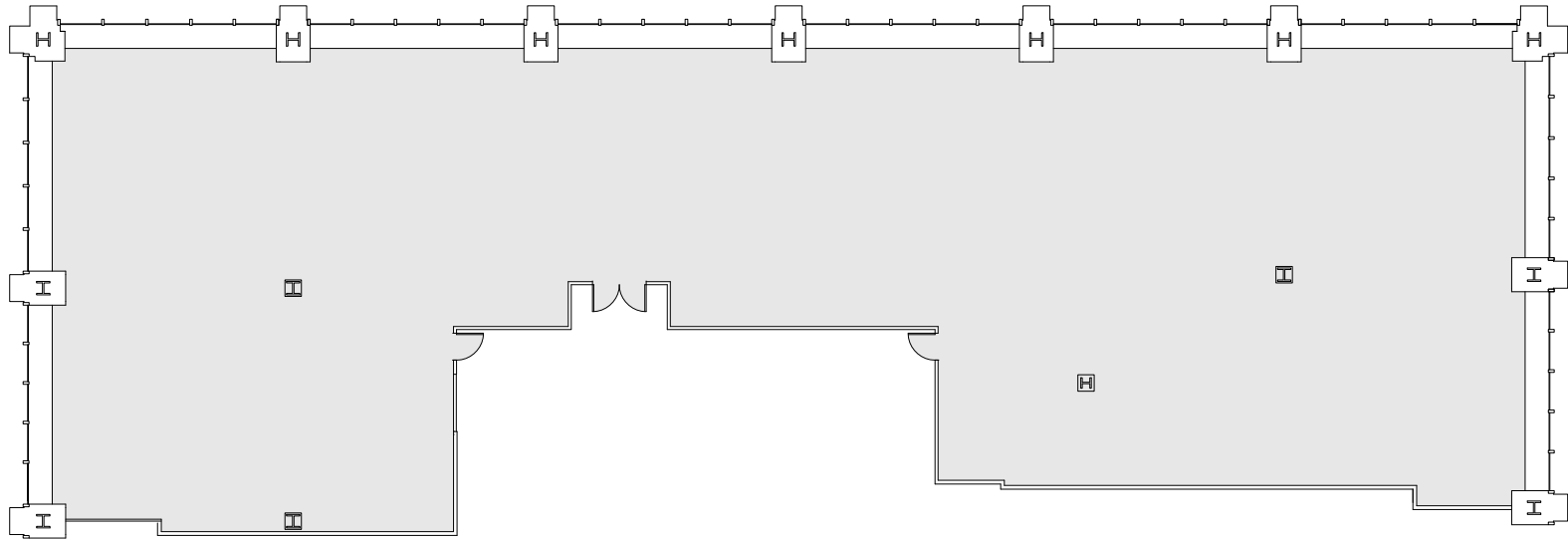
**1185** AVENUE OF  
THE AMERICAS

# SUITE 3110 | 12,643 RSF EXISTING CONDITION WITH SAMPLE FURNITURE

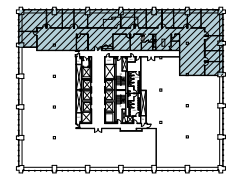
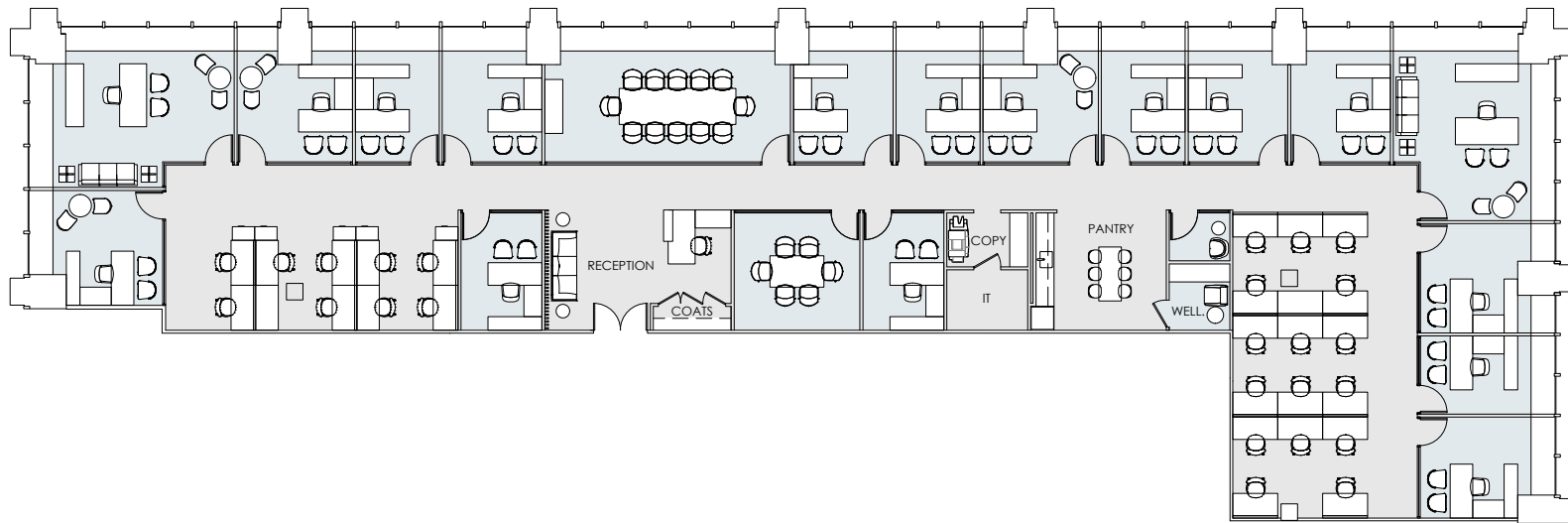


Windowed Offices: 16   Interior Offices: 5   Workstations: 14   Conference Rooms: 3  
Copy/Storage Room: 1   Reception: 1   **Total Personnel: 81**

# SUITE 3110 | 12,643 RSF CORE AND SHELL

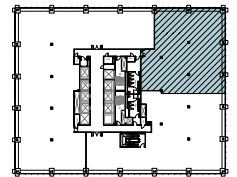
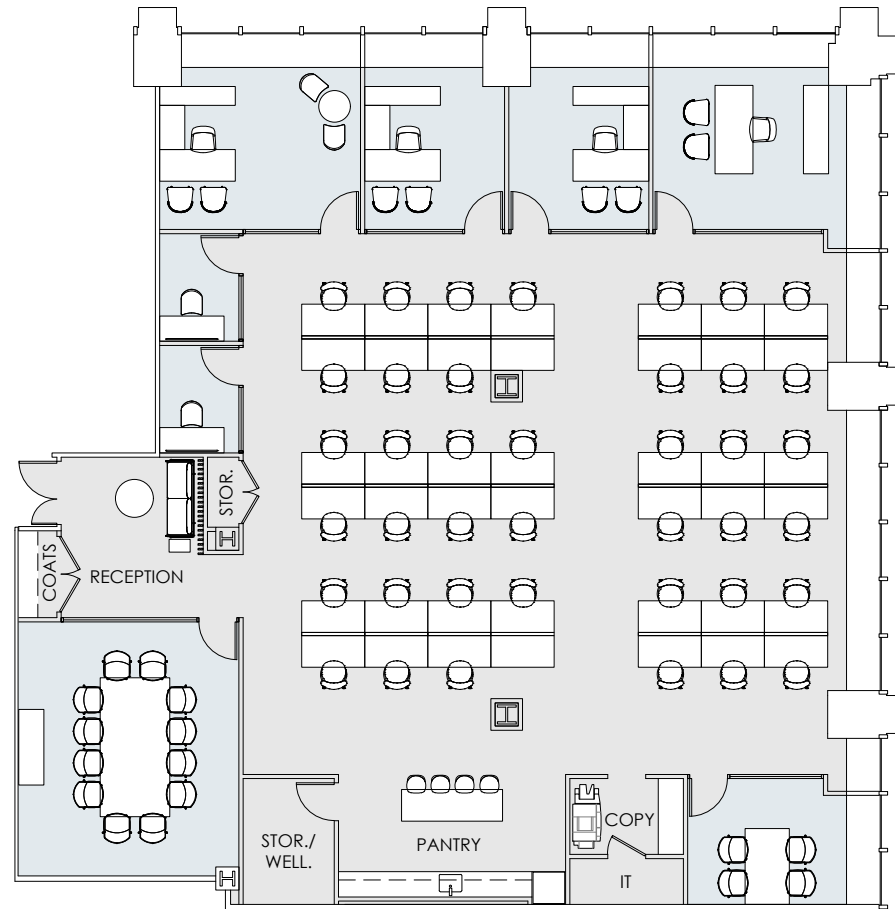


# SUITE 3205 | 9,815 RSF PROPOSED LAYOUT WITH SAMPLE FURNITURE



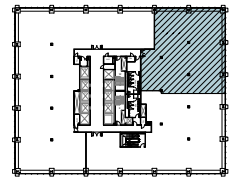
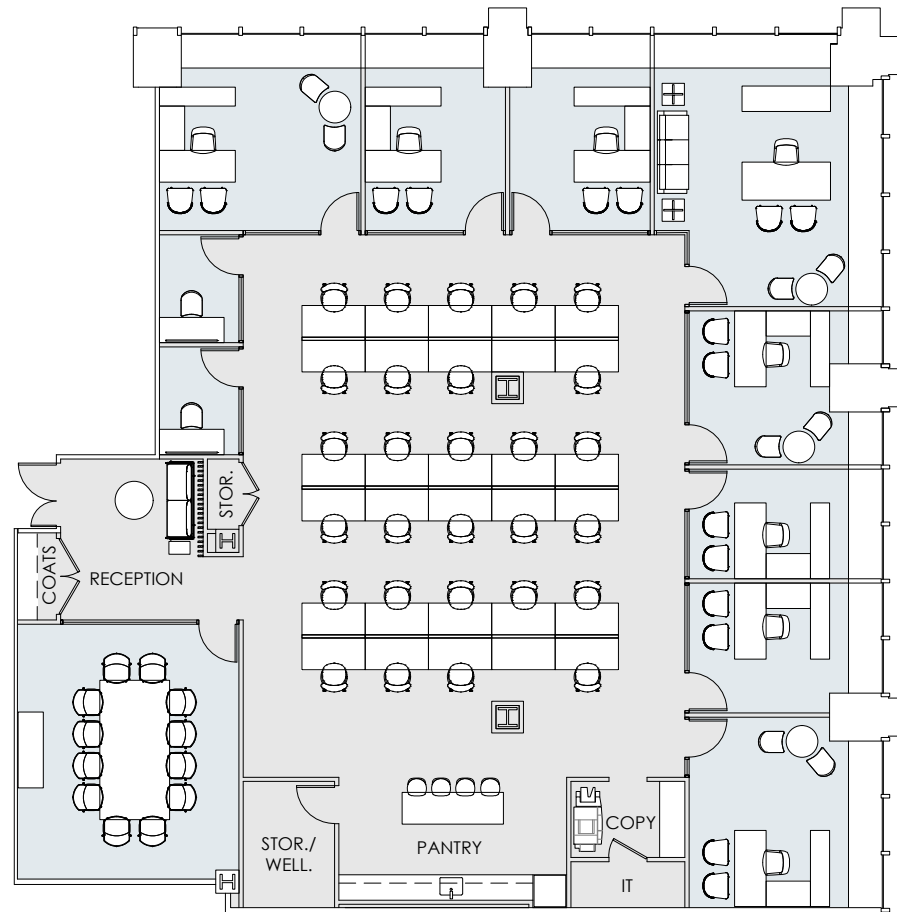
Windowed Offices: 15   Interior Offices: 2   Workstations: 25   Conference Rooms: 2  
Phone Room: 1   Wellness/Copy/IT Room: 1   Pantry: 1   Reception: 1   **Total Personnel: 26**

# SUITE 3615 | 6,595 RSF PROPOSED OPEN LAYOUT WITH SAMPLE FURNITURE



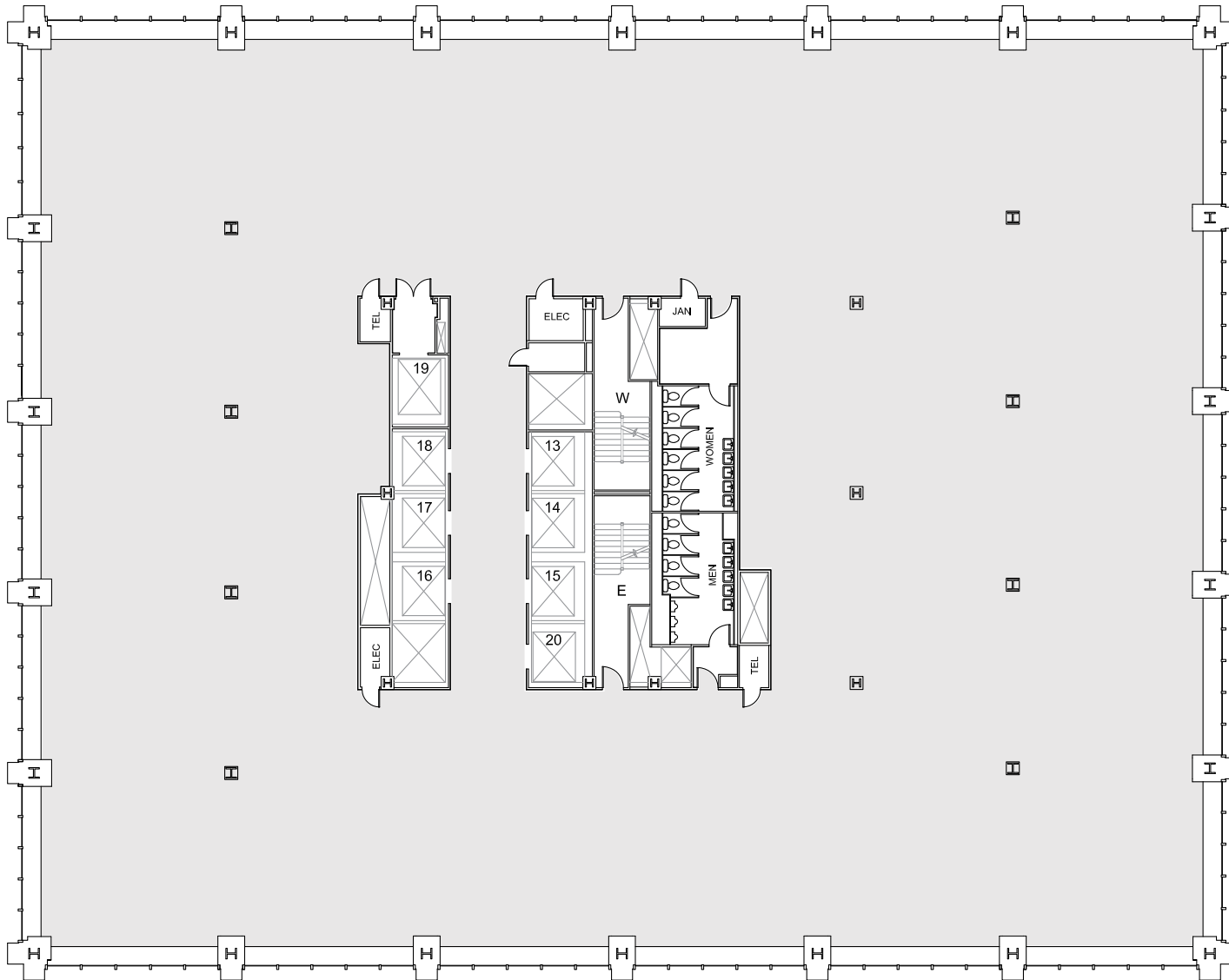
Windowed Offices: 4    Workstations: 40    Conference Rooms: 2    Phone Room: 2  
Wellness/Copy/IT Room: 1    Pantry: 1    Reception: 1    **Total Personnel: 45**

# SUITE 3615 | 6,595 RSF PROPOSED OFFICE LAYOUT WITH SAMPLE FURNITURE



Windowed Offices: 8    Workstations: 28    Conference Rooms: 1    Phone Room: 2  
Wellness/Copy/IT Room: 1    Pantry: 1    Reception: 1    **Total Personnel: 37**

# 38TH FLOOR | 29,166 RSF CORE AND SHELL



# BUILDING SPECIFICATIONS

<b>LOCATION</b>	Entire West block front of Sixth Avenue between 46th and 47th Streets
<b>YEAR BUILT</b>	1972, Renovated 2019
<b>ARCHITECT</b>	Emery Roth & Sons, PC
<b>BUILDING SIZE</b>	1,109,424 rsf
<b>BUILDING HEIGHT</b>	Forty-two (42) Floors plus basement and subbasement
<b>BUILDING CONSTRUCTION</b>	Concrete on steel framing and columns with metal and glass curtain wall Facade: Aluminum and marble panel
<b>FLOOR LAYOUT</b>	Center Core
<b>FLOOR SIZES</b>	Sub-cellar            5,598 rsf Basement            22,317 rsf Ground floor        11,779 rsf Annex                29,329 rsf Floor 2                27,764 rsf Floors 3-14          27,508 rsf Floors 15-18        27,342 rsf Floors 19-22        27,231 rsf Floor 23              27,241 rsf Floor 24              26,792 rsf Floor 25              27,458 rsf Floors 26 & 27      28,182 rsf Floors 28 & 29      Mechanical Floors 30-33        28,906 rsf Floors 34-41        29,166 rsf Floor 42              16,568
<b>FLOOR LOADS</b>	50 lbs. psf

<b>TYPICAL SLAB HEIGHTS</b>	Floors 2-27        12'-1" Floors 30-41      12'-11" Floor 42            29'-3"
<b>COLUMN SPACING</b>	26' at center
<b>ELEVATORS</b>	Nineteen (19) passenger, one (1) freight, one (1) hydraulic and two (2) escalators Loading dock located on 46th Street
<b>HVAC</b>	Two (2) 1,900-ton steam chillers and one 1,000-ton electric chiller; steam heat supplied by Con Edison
<b>SUPPLEMENTAL COOLING</b>	Condenser water available for tenant supplemental air conditioning
<b>ELECTRIC</b>	480-volt with total capacity of 12,000 amps Up to six (6) watts per sq. ft. available for tenant use
<b>LIFE/SAFETY</b>	Fully sprinklered; addressable Class E system 250 kw generator for life safety
<b>SECURITY/ACCESS</b>	<ul style="list-style-type: none"><li>• Coordinated program of controlled electronic access</li><li>• Electronic surveillance and uniformed security guards on a 24/7 basis</li><li>• Electronic turnstiles and messenger service</li></ul>
<b>TELECOM/CABLE</b>	Altice, AT&T, CenturyLink, Cogent, Crown Castle Fiber Spectrum & Verizon Wired Certified Platinum - DAS
<b>TRANSPORTATION</b>	Close proximity to Grand Central Terminal. Penn Station and Port Authority Bus Terminal, near 1,2,3,B,D,F,N,Q,R,V,W and Shuttle subways; direct access to Rockefeller Center Concourse
<b>AMENITIES</b>	Outdoor plaza, in-building bank, restaurant, theater and in-lobby artisan coffee shop

# SUSTAINABILITY AT SL GREEN

## 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

- 1185 Avenue of the Americas 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 1185 Avenue of the Americas 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

- 1185 Avenue of the Americas 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

- 1185 Avenue of the Americas 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 NYSE 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](https://sustainability.slgreen.com) or email [sustainability@slgreen.com](mailto:sustainability@slgreen.com)**



# AREA MAP



RADIO CITY  
MUSIC HALL

1185 AVENUE OF  
THE AMERICAS

BRYANT PARK

N Q R

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A B D F M

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7

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P

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1 2 3

E N Q R

A B D F M



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.



# 1185 AVENUE OF THE AMERICAS

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