

An aerial photograph of a busy city street, likely in New York City, showing a dense traffic of cars and taxis. Tall skyscrapers line the street, and the scene is captured from a high angle, looking down the road. The sky is clear and blue.

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

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

1185 AVENUE OF
THE AMERICAS

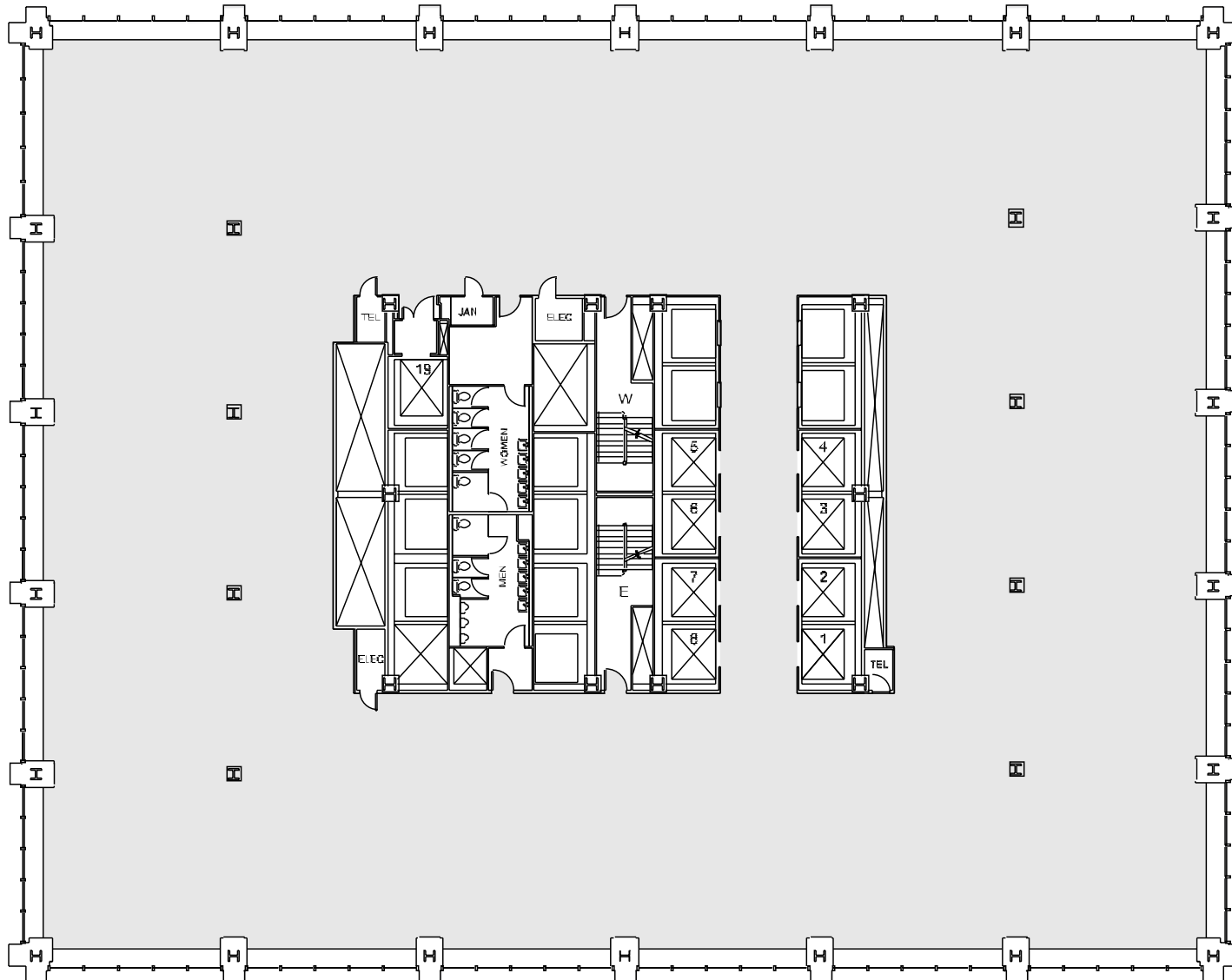


PROFESSIONAL SERVICES OFFICE
RENDERING

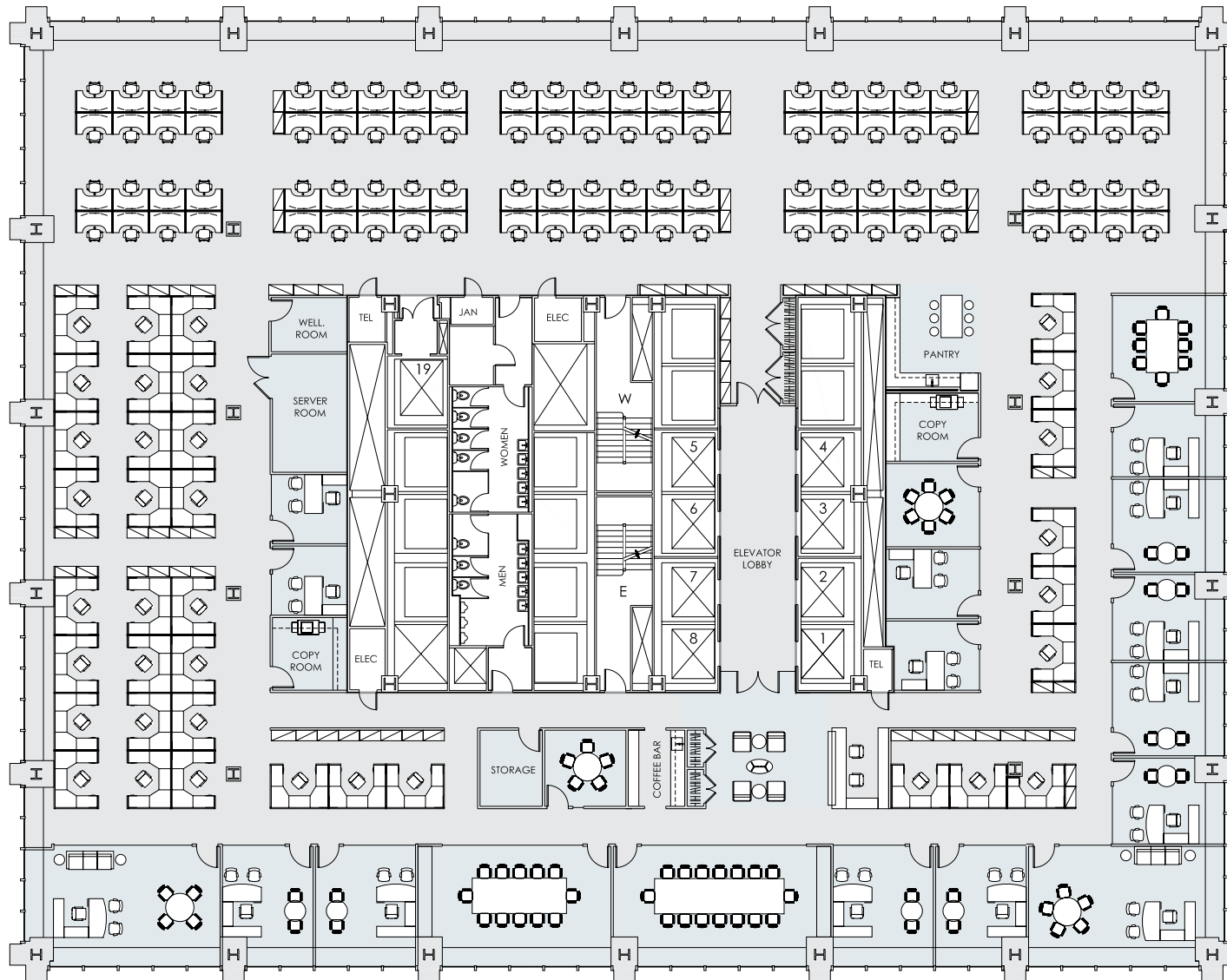


STANDARD PRE-BUILT FINISHES

TYPICAL LOW-RISE CORE AND SHELL

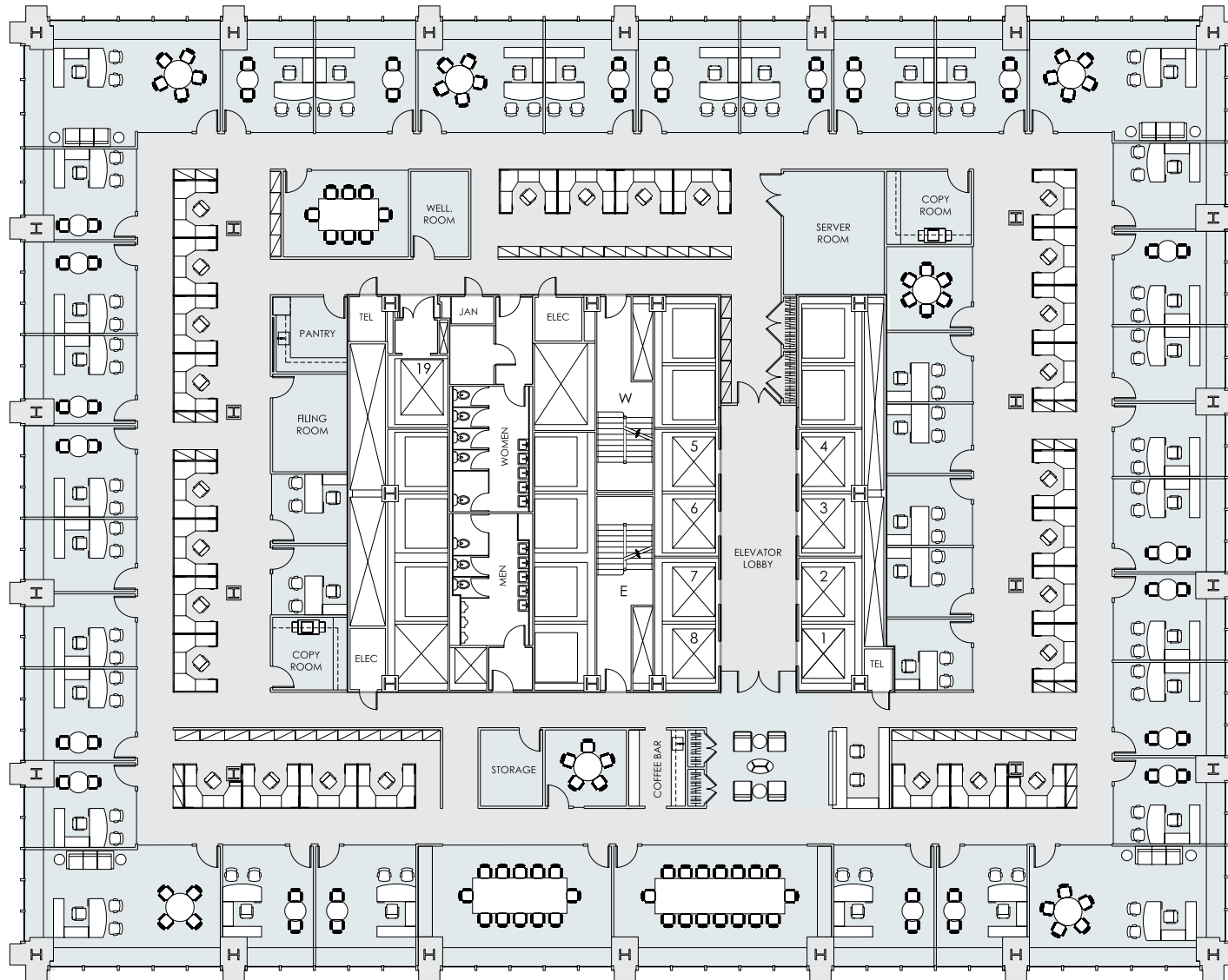


TYPICAL FLOOR PROPOSED OPEN LAYOUT



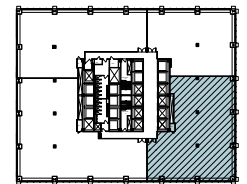
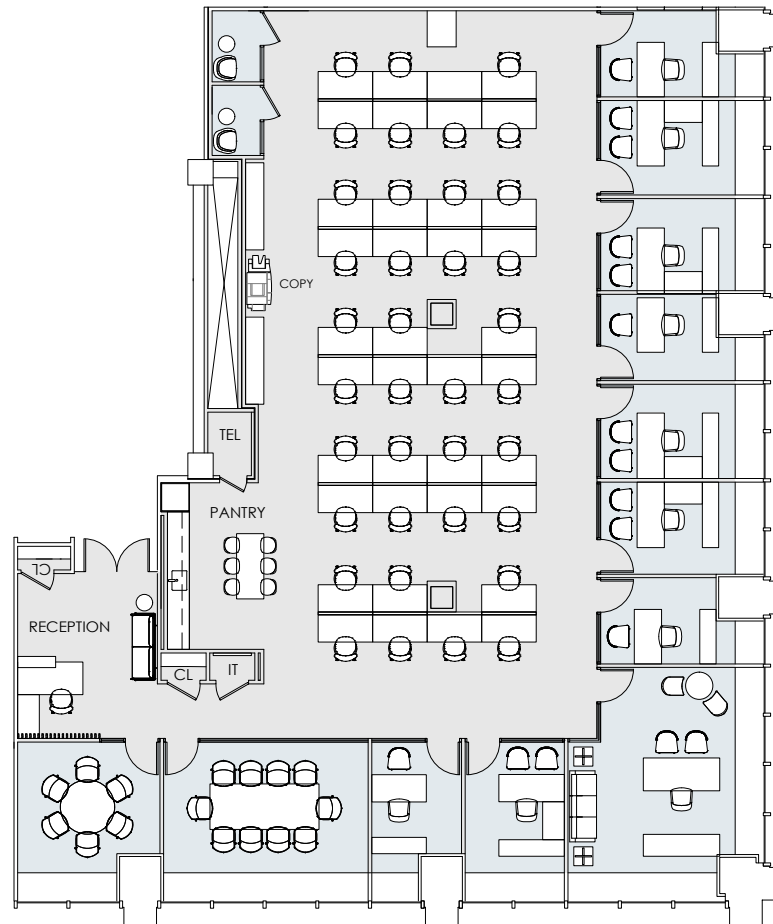
Executive Windowed Office: 2 Windowed Private Office: 9 Interior Office: 4 Reception: 2
 Workstation: 132 Conference/Meeting Room: 5 Pantry/Storage/Server: 6 **Total Personnel: 149**

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**

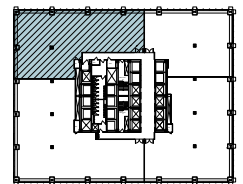
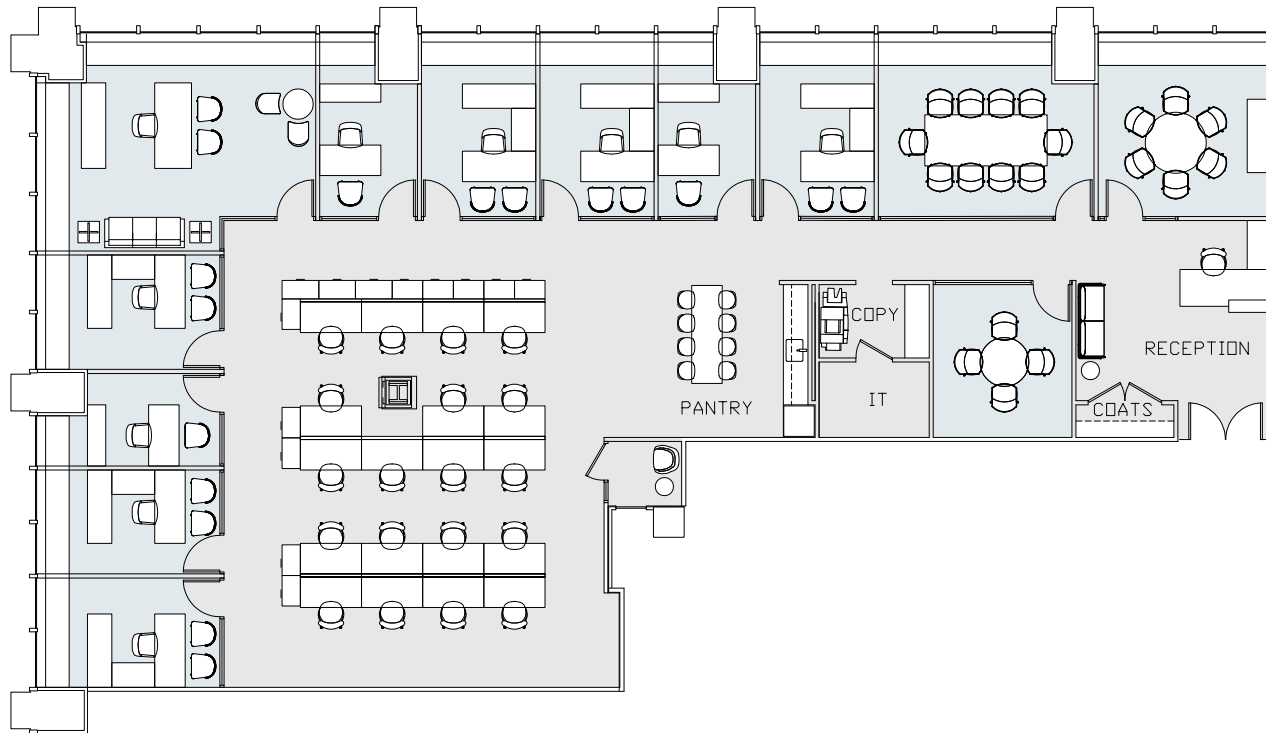
SUITE 1205 | 7,171 RSF PREBUILD WITH SAMPLE FURNITURE



**TOUR THE
SPACE**

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

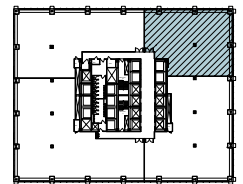
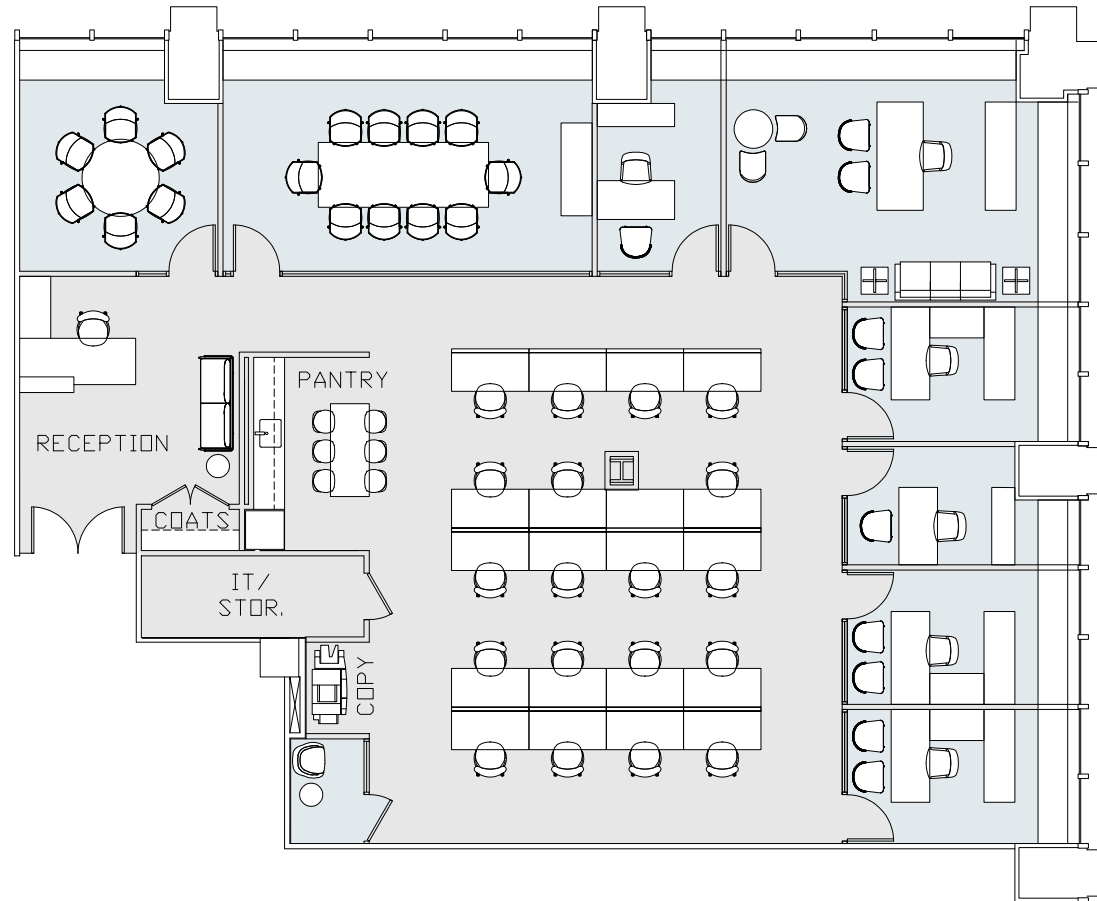
SUITE 1215 | 6,654 RSF PREBUILD WITH SAMPLE FURNITURE



**TOUR THE
SPACE**

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

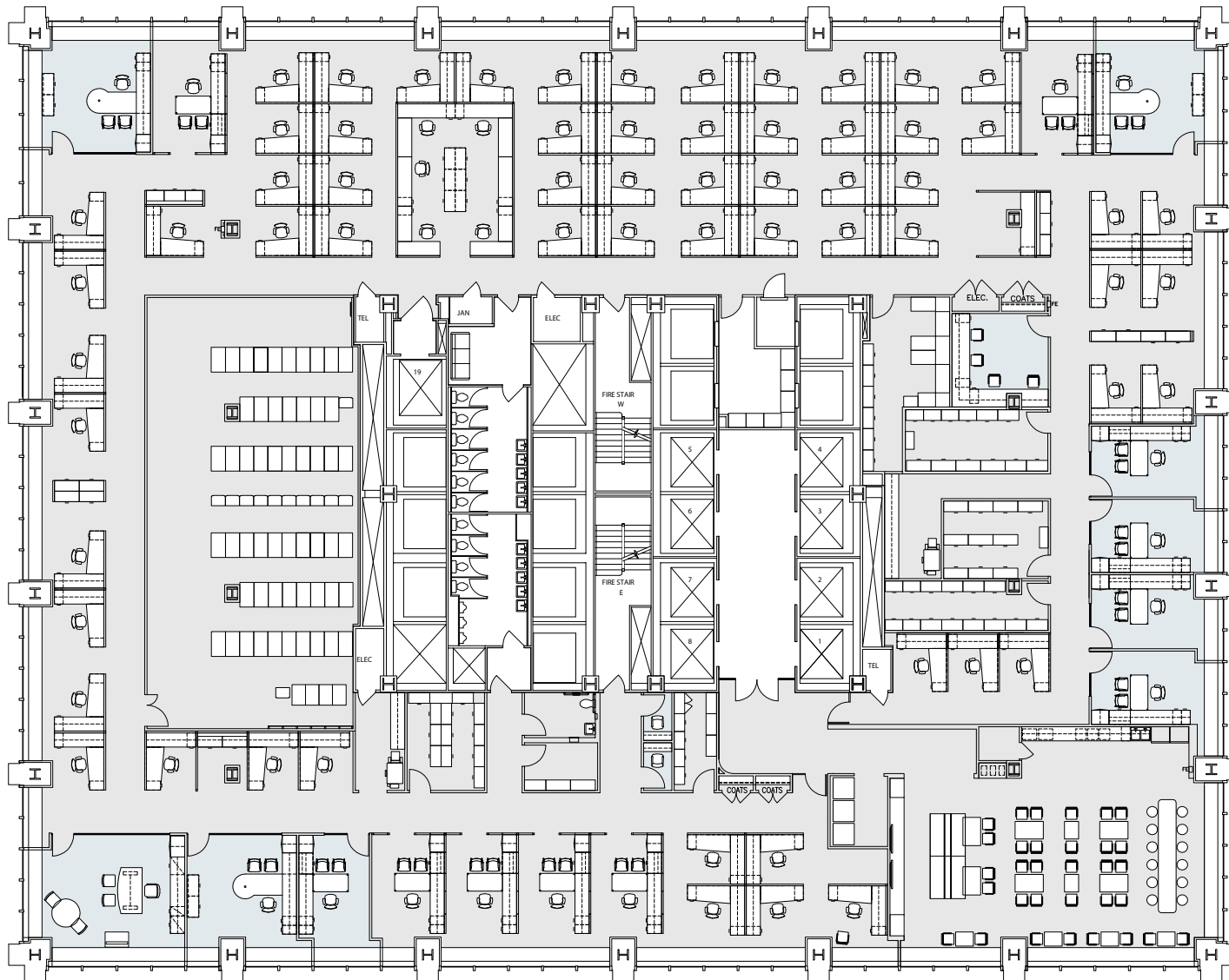
SUITE 1220 | 5,023 RSF PREBUILD WITH SAMPLE FURNITURE



**TOUR THE
SPACE**

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

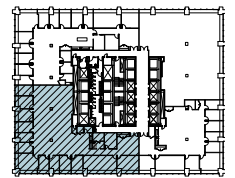
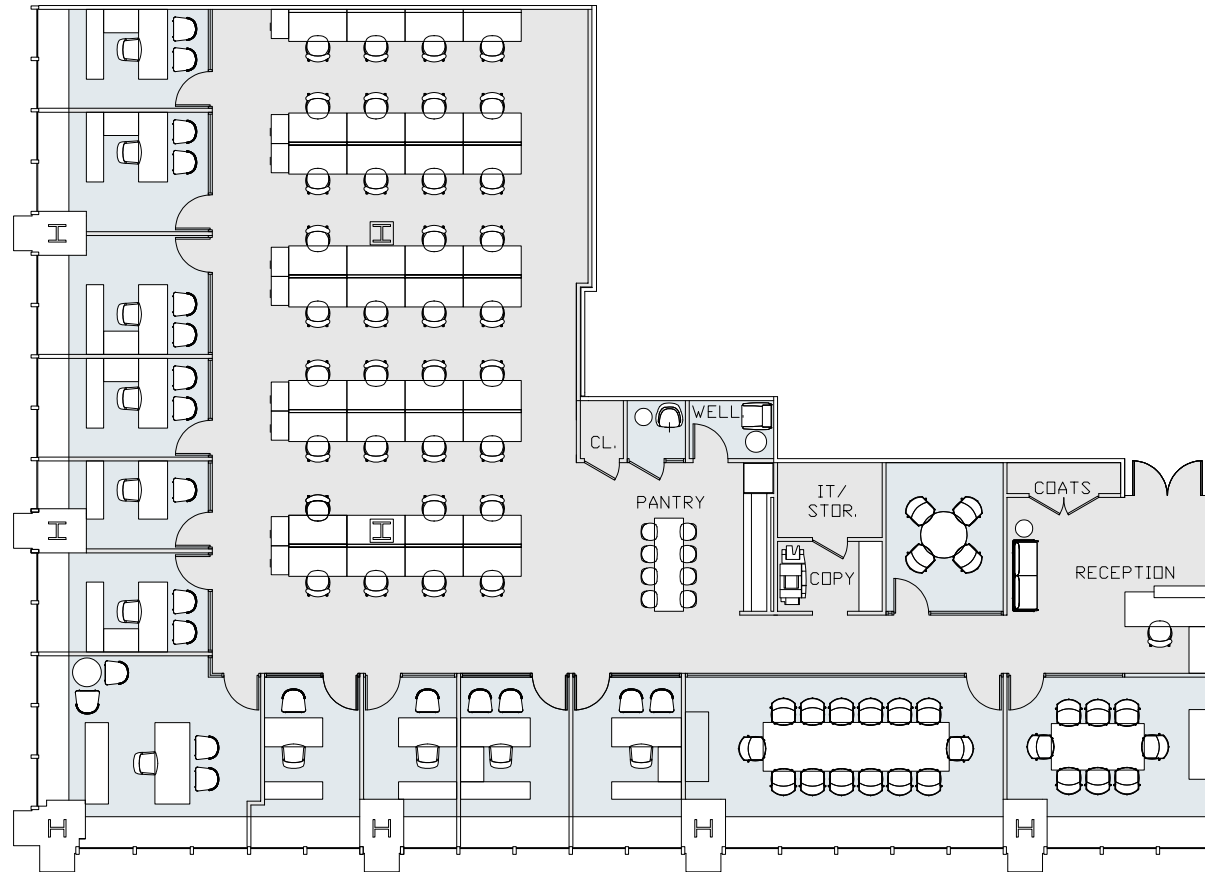
13TH FLOOR | 27,508 RSF EXISTING CONDITION WITH PROPOSED FURNITURE



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

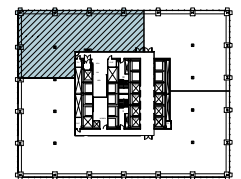
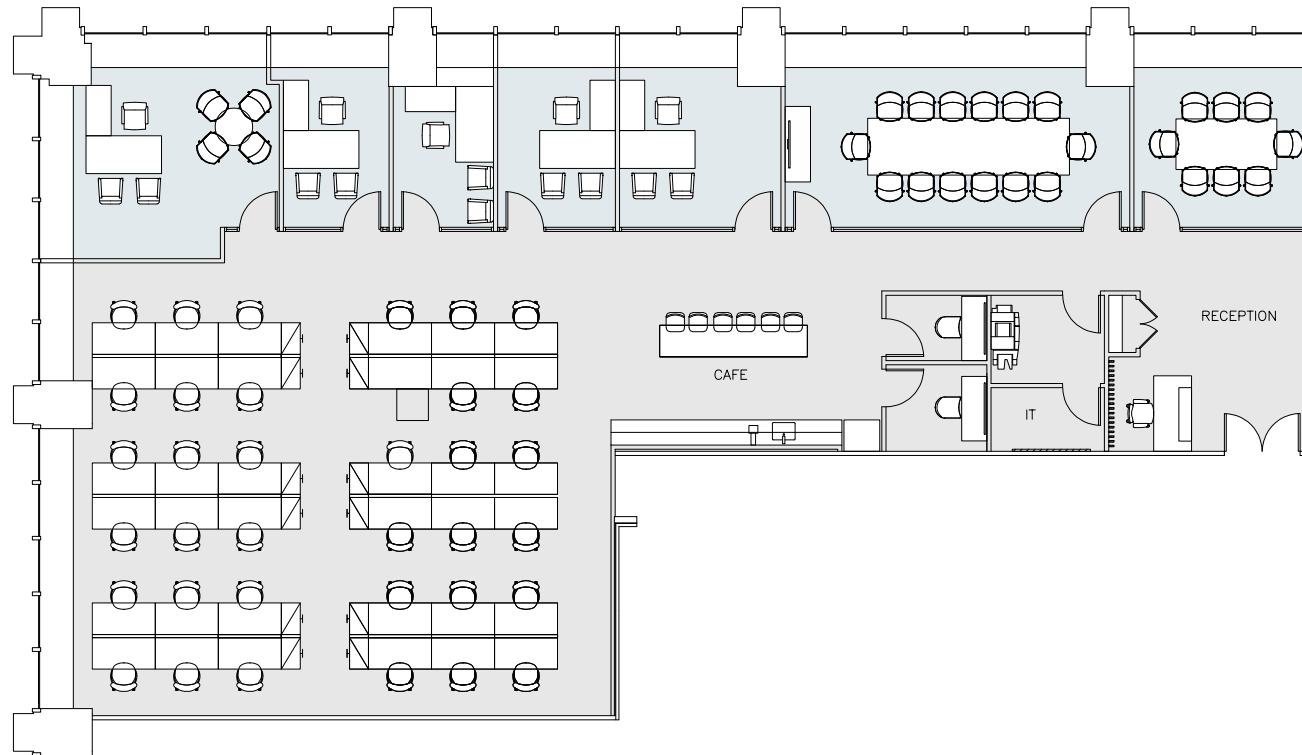


SUITE 1410



SUITE 1410

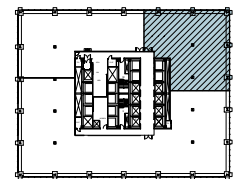
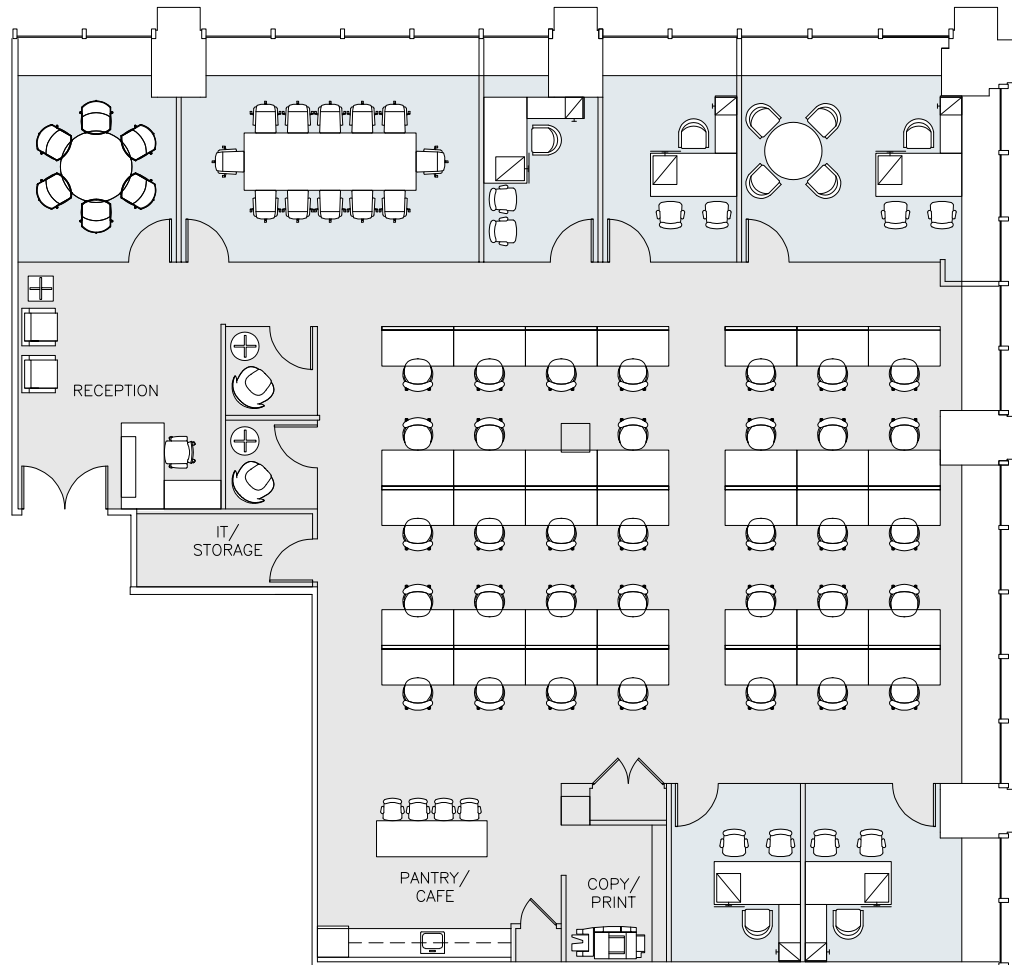
SUITE 1510 | 6,668 RSF PREBUILD WITH SAMPLE FURNITURE



**TOUR THE
SPACE**

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



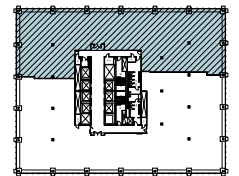
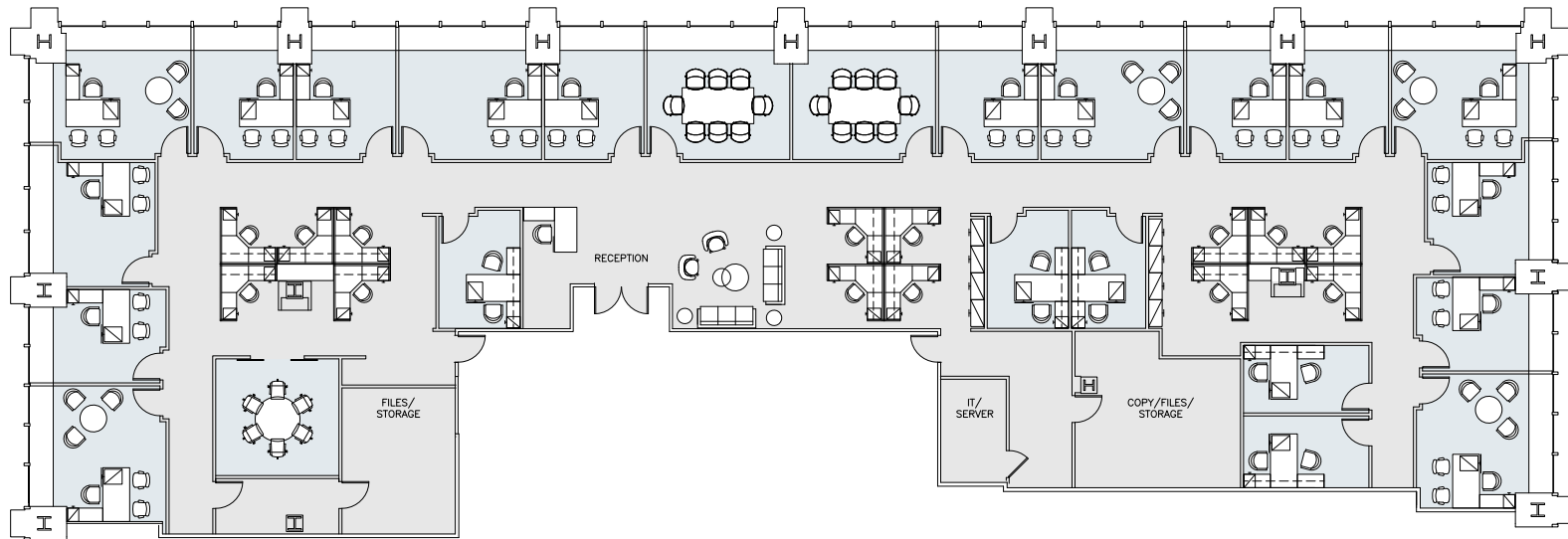
SUITE 1520





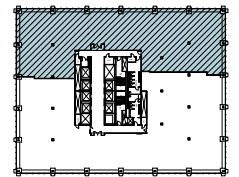
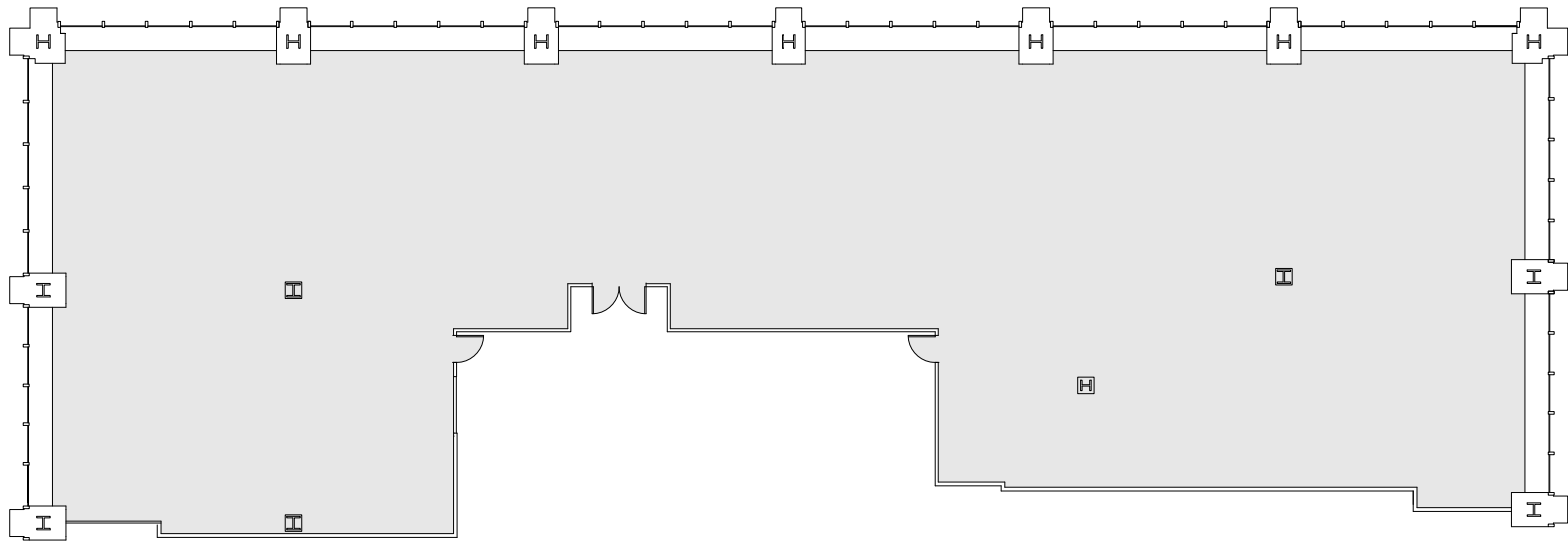
SUITE 1520

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

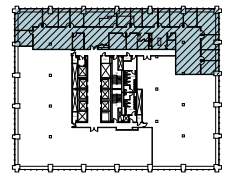
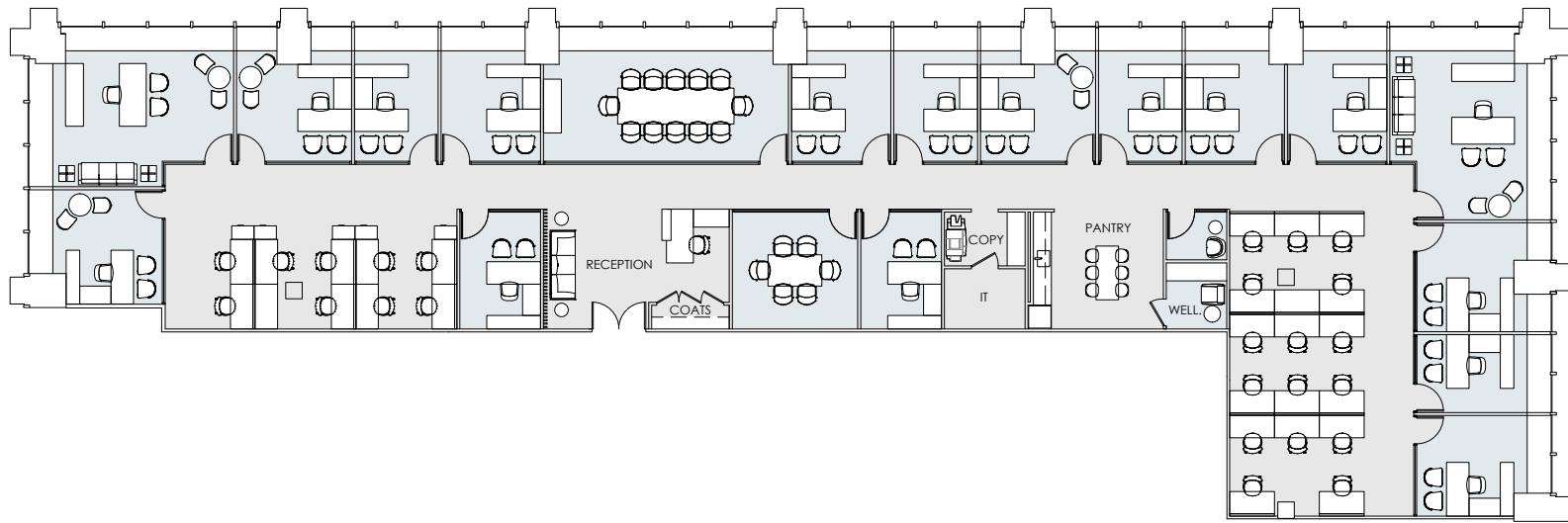


Windowed Offices: 16 Interior Offices: 5 Workstations: 14 Conference Rooms: 3
Copy/Storage Room: 1 Reception: 1 **Total Personnel: 81**

SUITE 3110 | 12,643 RSF CORE AND SHELL

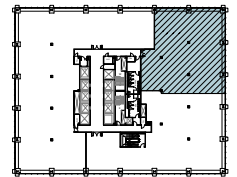
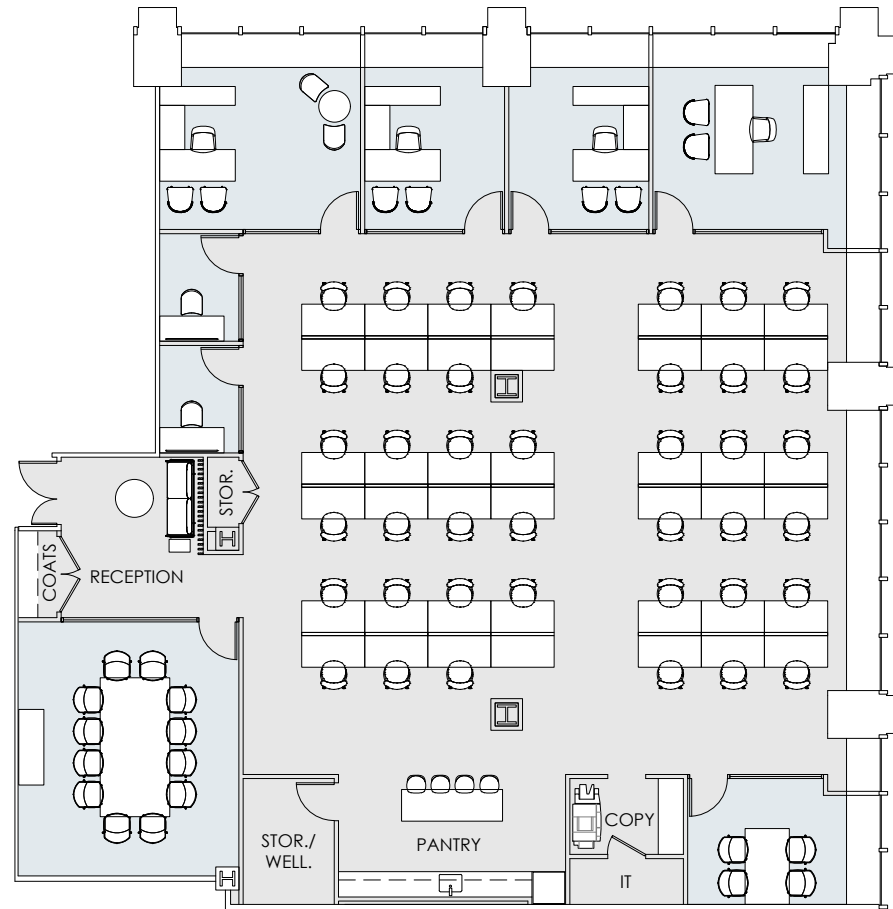


SUITE 3205 | 9,815 RSF PROPOSED LAYOUT WITH SAMPLE FURNITURE



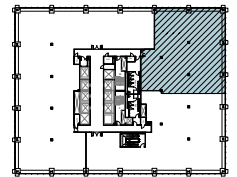
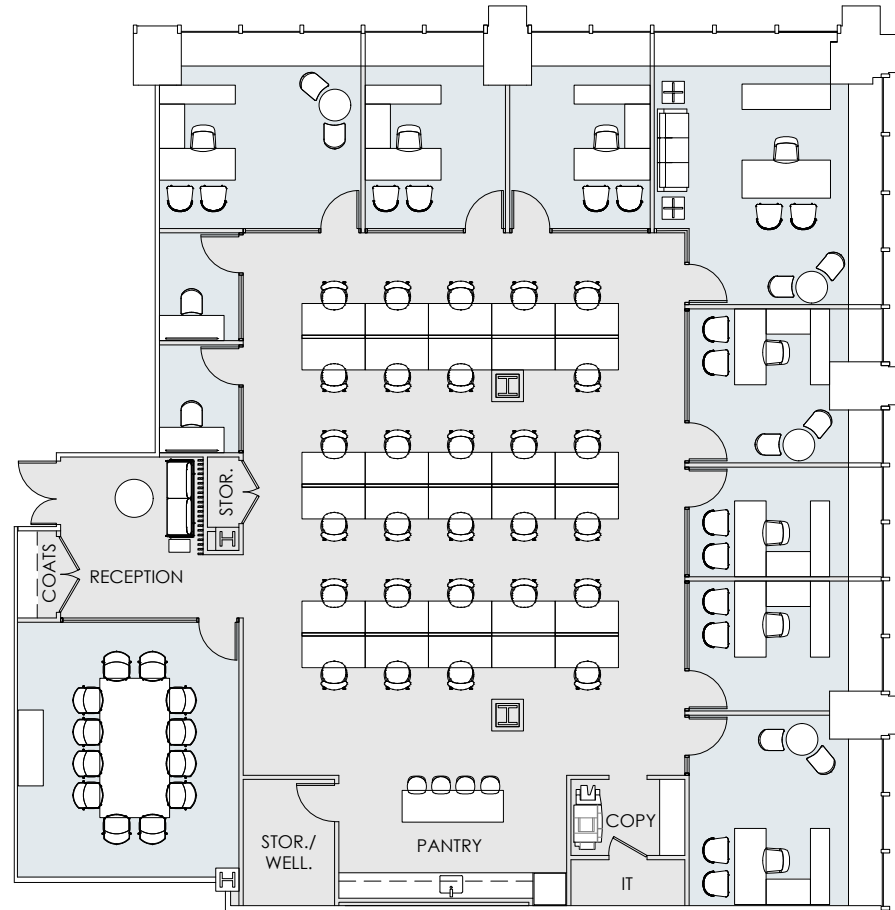
Windowed Offices: 15 Interior Offices: 2 Workstations: 25 Conference Rooms: 2
Phone Room: 1 Wellness/Copy/IT Room: 1 Pantry: 1 Reception: 1 **Total Personnel: 26**

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**

BUILDING SPECIFICATIONS

LOCATION	Entire West block front of Sixth Avenue between 46th and 47th Streets	
YEAR BUILT	1972, Renovated 2019	
ARCHITECT	Emery Roth & Sons, PC	
BUILDING SIZE	1,109,424 rsf	
BUILDING HEIGHT	Forty-two (42) Floors plus basement and subbasement	
BUILDING CONSTRUCTION	Concrete on steel framing and columns with metal and glass curtain wall Facade: Aluminum and marble panel	
FLOOR LAYOUT	Center Core	
FLOOR SIZES	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
FLOOR LOADS	50 lbs. psf	

TYPICAL SLAB HEIGHTS	Floors 2-27	12'-1"
	Floors 30-41	12'-11"
	Floor 42	29'-3"
COLUMN SPACING	26' at center	
ELEVATORS	Nineteen (19) passenger, one (1) freight, one (1) hydraulic and two (2) escalators Loading dock located on 46th Street	
HVAC	Two (2) 1,900-ton steam chillers and one 1,000-ton electric chiller; steam heat supplied by Con Edison	
SUPPLEMENTAL COOLING	Condenser water available for tenant supplemental air conditioning	
ELECTRIC	480-volt with total capacity of 12,000 amps Up to six (6) watts per sq. ft. available for tenant use	
LIFE/SAFETY	Fully sprinklered; addressable Class E system 250 kw generator for life safety	
SECURITY/ACCESS	• Coordinated program of controlled electronic access • Electronic surveillance and uniformed security guards on a 24/7 basis • Electronic turnstiles and messenger service	
TELECOM/CABLE	Altice, AT&T, CenturyLink, Cogent, Crown Castle Fiber Spectrum & Verizon Wired Certified Platinum - DAS	
TRANSPORTATION	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	
AMENITIES	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 NYSEDA 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 or email sustainability@slgreen.com



AREA MAP



RADIO CITY
MUSIC HALL

NBC

RAINBOW ROOM

TSURU TON TAN

A B D F M

UTSAV

MAMAN

DEL FRISCO'S

SUSHI BY BOU

HAVANA CENTRAL

LE MARAIS

THE MUSE HOTEL

STARBUCKS

MILLENIUM
BROADWAY

VIRGIL'S
BBQ

THE LAMBS
CLUB

THE LONG ROOM

BUTTER

GREGORYS
COFFEE

THE ALGONQUIN
HOTEL

CITY CLUB
HOTEL

HOTEL SOFITEL

KELLARI TAVERNA

BRYANT PARK

1185 AVENUE OF
THE AMERICAS

W 48TH ST

W 47TH ST

W 46TH ST

W 45TH ST

W 43RD ST

W 42ND ST

SEVENTH AVENUE

BROADWAY

SIXTH AVENUE

FIFTH AVENUE

7

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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.



1185 AVENUE OF THE AMERICAS

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