



485 Lex

Stunning
from any
point
of view

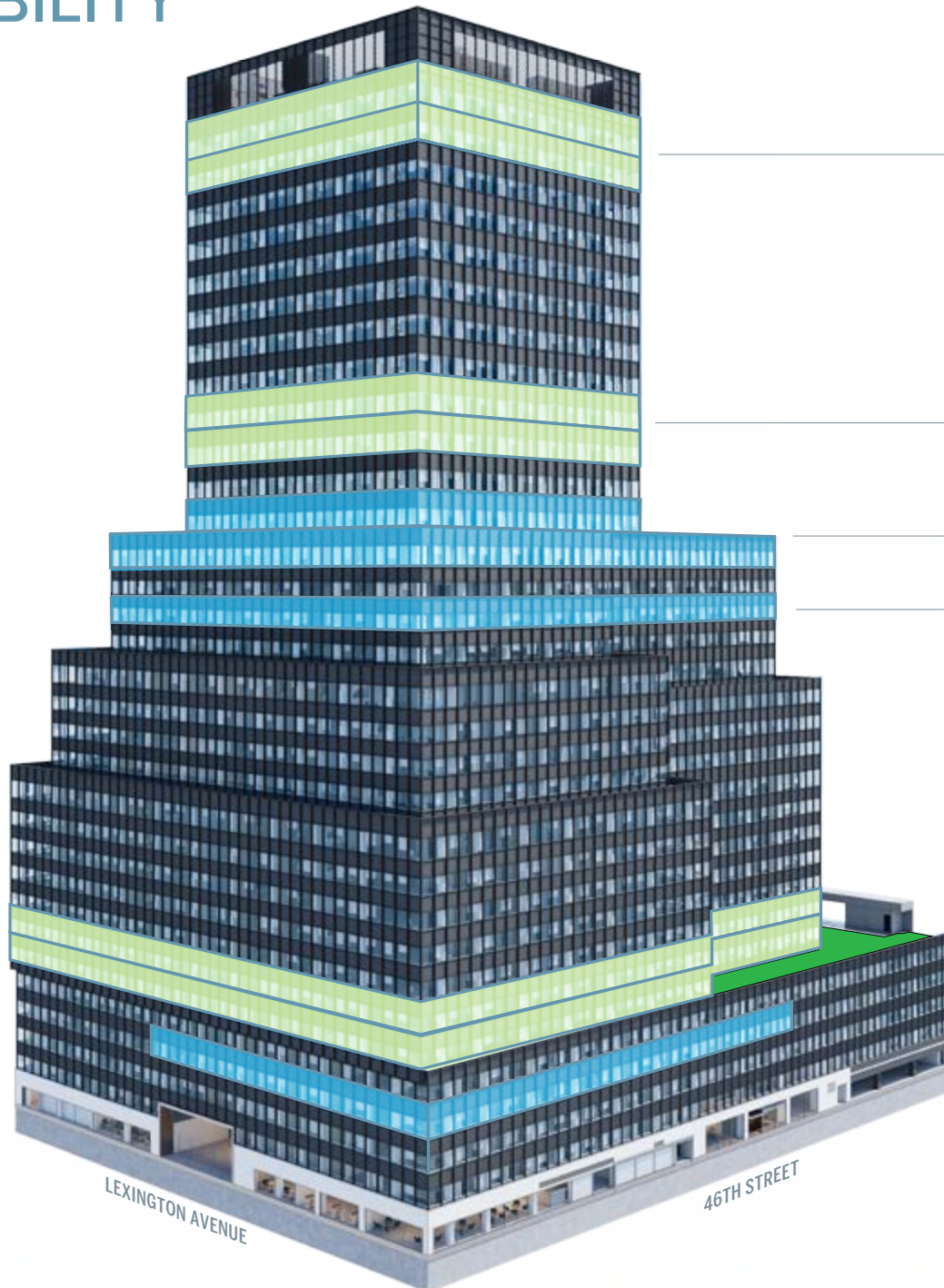
 **SL GREEN**
REALTY CORP SLG
LISTED
NYSE

OPPORTUNITY HIGHLIGHTS

- Penthouse Block 23,000 RSF
- Tower Block 28,000 RSF
- Podium Block 87,000 RSF
- Full Floor Terrace Opportunity
- Easy Access from Grand Central Terminal and LIRR Connection
- On-site Parking and Bike Room
- Retail Amenities: Bright Horizons Daycare, Pret A Manger, Form 50 Fitness, Just Salad



AVAILABILITY



Penthouse Block 22,889 RSF

Entire 32: 8,811 RSF
Entire 31: 14,078 RSF

Tower Block 28,412 RSF

Entire 24: 14,206 RSF
Entire 23: 14,206 RSF

Available

Entire 21: 13,525 RSF
Available 3/1/2027

Entire 20: 13,602 RSF
Available 3/1/2027

Entire 18: 27,996 RSF
Available 5/1/2027

Podium Block 87,378 RSF

Entire 6: 44,493 RSF
Available 1/1/2027

Entire 5: 44,545 RSF

Available

Partial 3: 33,176 RSF



85

485

485
Lex

BUILDING ENTRANCE
Lexington Avenue





K10

10
K1

10
K1

IN CASE OF FIRE
USE STAIRS ONLY.
ELEVATORS NOT TO BE USED.

K

NO SMOKING.
ELEVATORS NOT TO BE USED.





485
Lex

5TH FLOOR TERRACE OPPORTUNITY

Artist Rendering







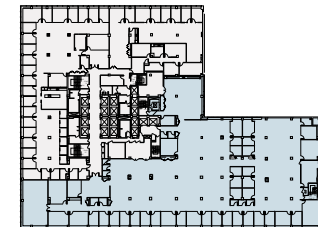
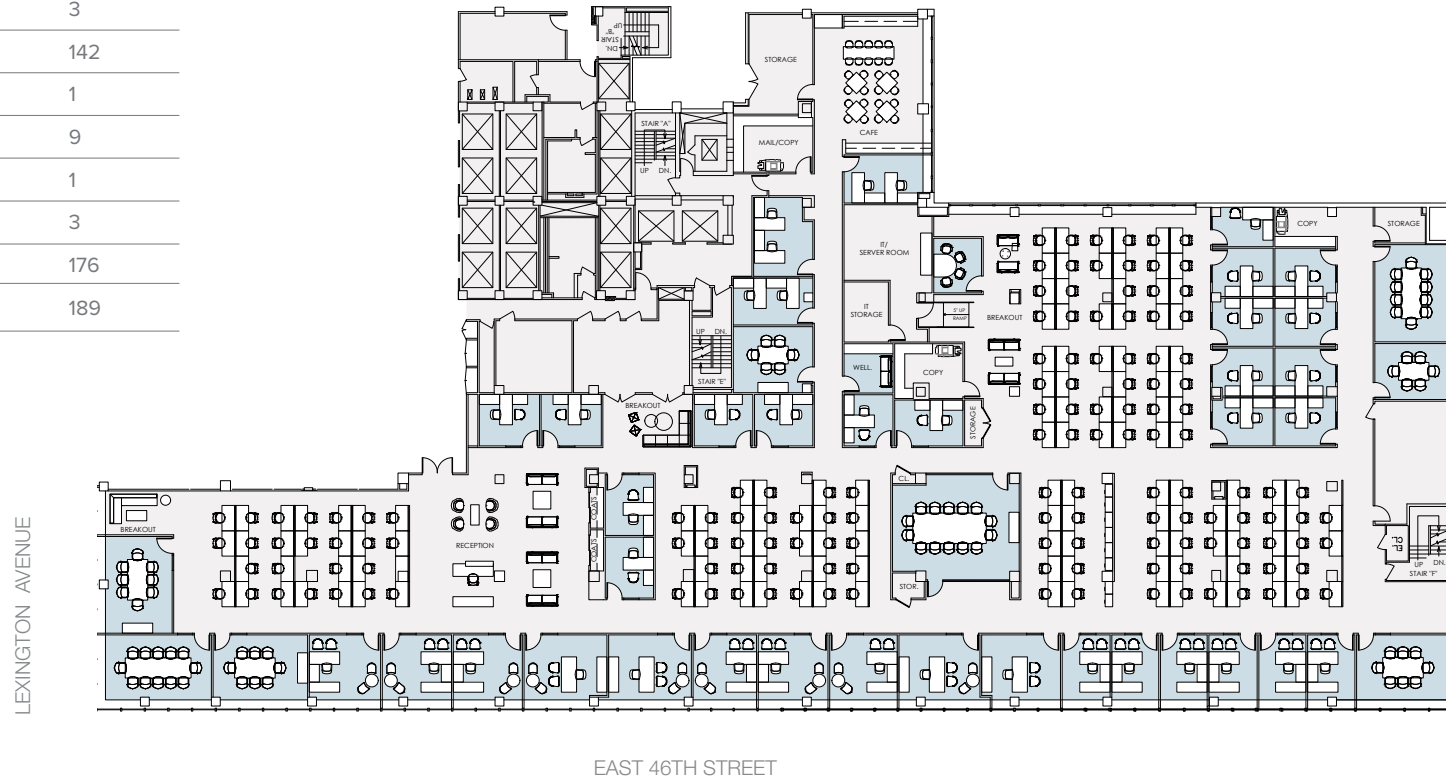


Suite 300

As- Built | 33,176 RSF

FLOOR KEY

Perimeter Office	16
Interior Office	15
Shared Office	3
Workstation	142
Reception	1
Conference Room	9
Cafe	1
Breakout Area	3
Total Headcount	176
RSF Per Person	189

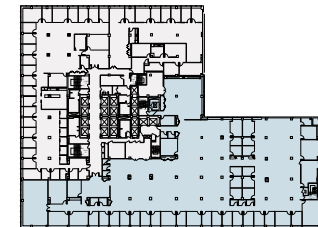
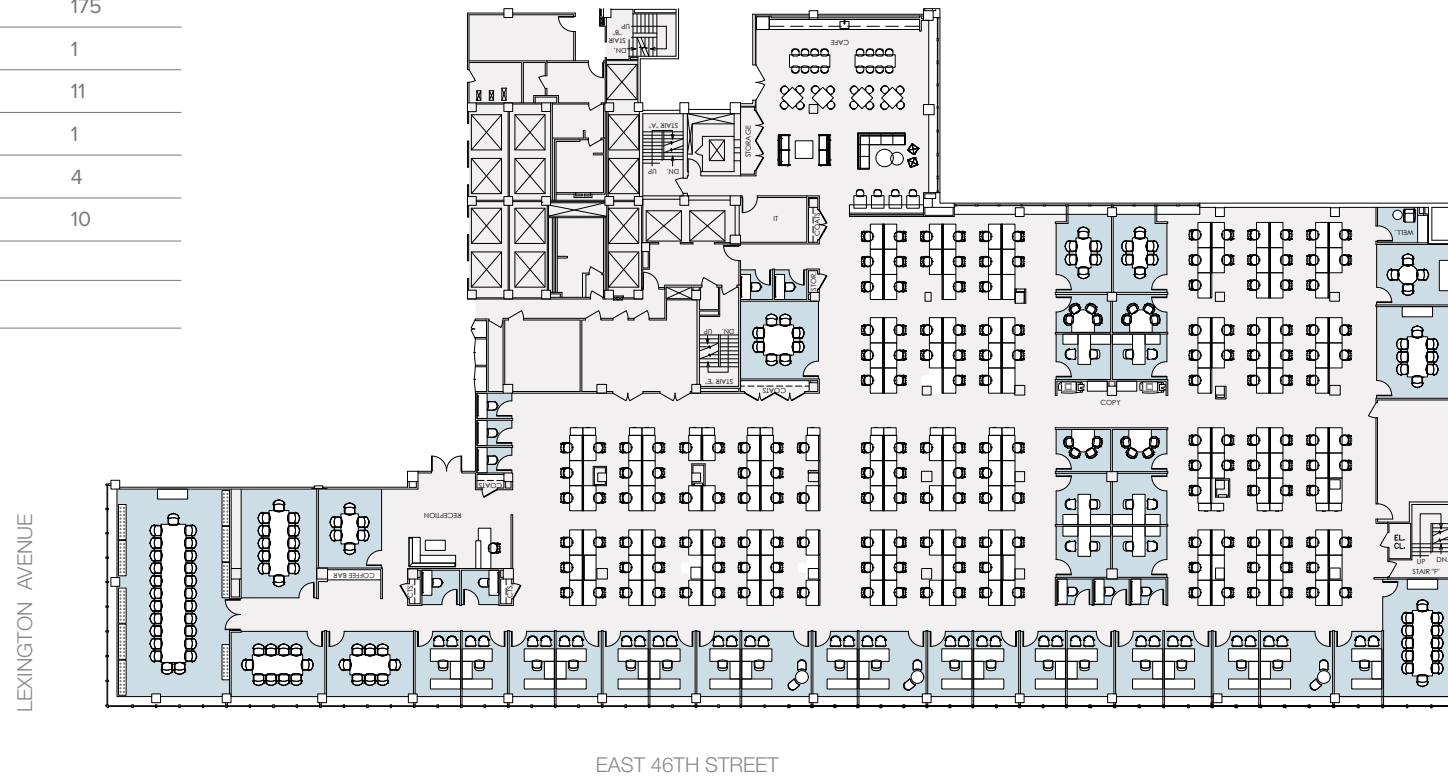


Suite 300

Test Fit | 33,176 RSF

FLOOR KEY

Perimeter Office	19
Interior Office	6
Workstation	175
Reception	1
Conference Room	11
Cafe	1
Huddle Room	4
Phone Room	10
Total Headcount	
RSF Per Person	



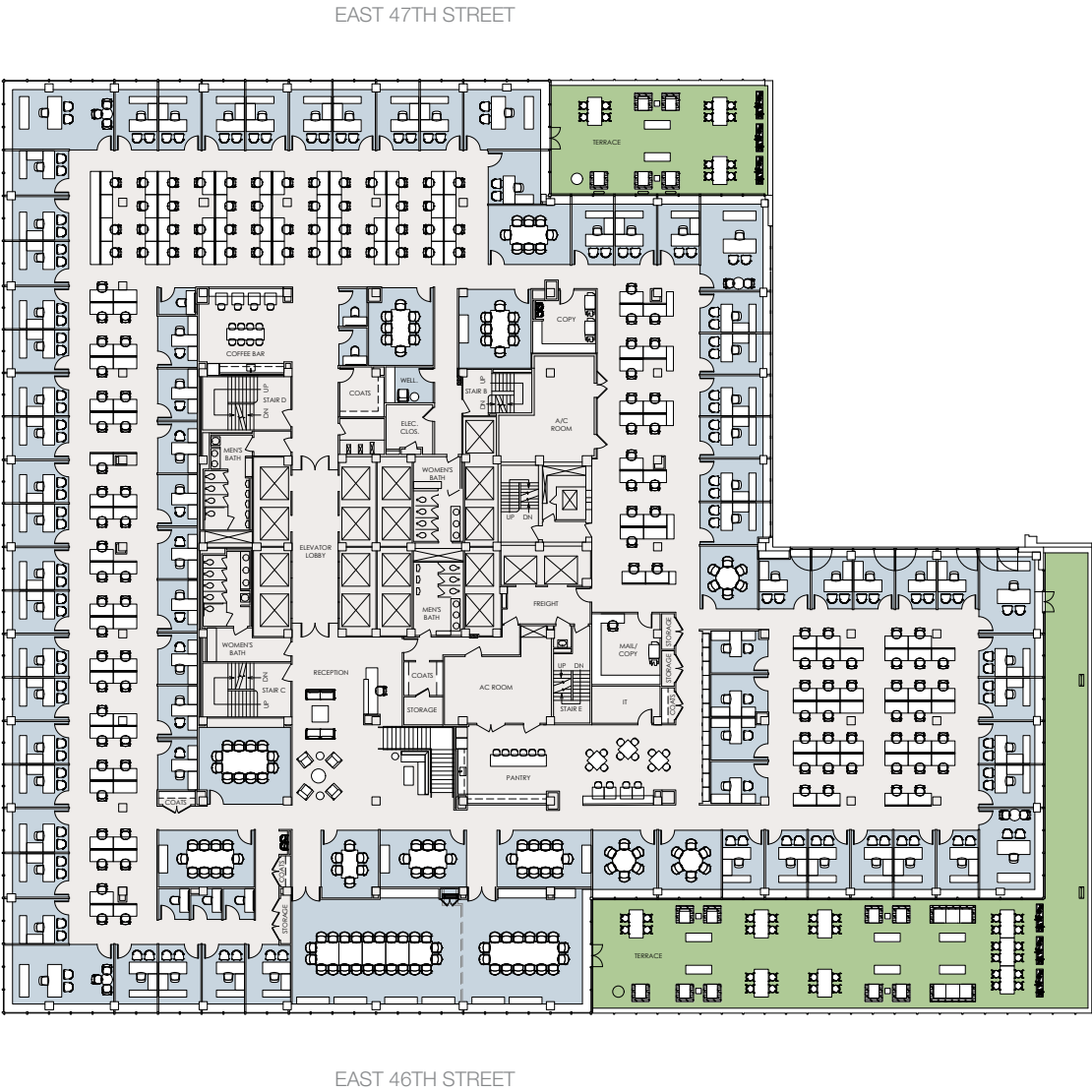
ENTIRE 5TH FLOOR

Proposed Layout - Dual Floor | 44,545 RSF

FLOOR KEY

Office	74
Workstation	138
Reception	1
Conference Room	13
Phone Room	8
Total Headcount	213
RSF Per Person	209

LEXINGTON AVENUE



ENTIRE 5TH FLOOR

OPEN TEST FIT | 44,545 RSF

EAST 47TH STREET

FLOOR KEY

Office	32
Workstation	265
Reception	1
Conference Room	6
Total Headcount	298
RSF Per Person	149

LEXINGTON AVENUE



EAST 46TH STREET



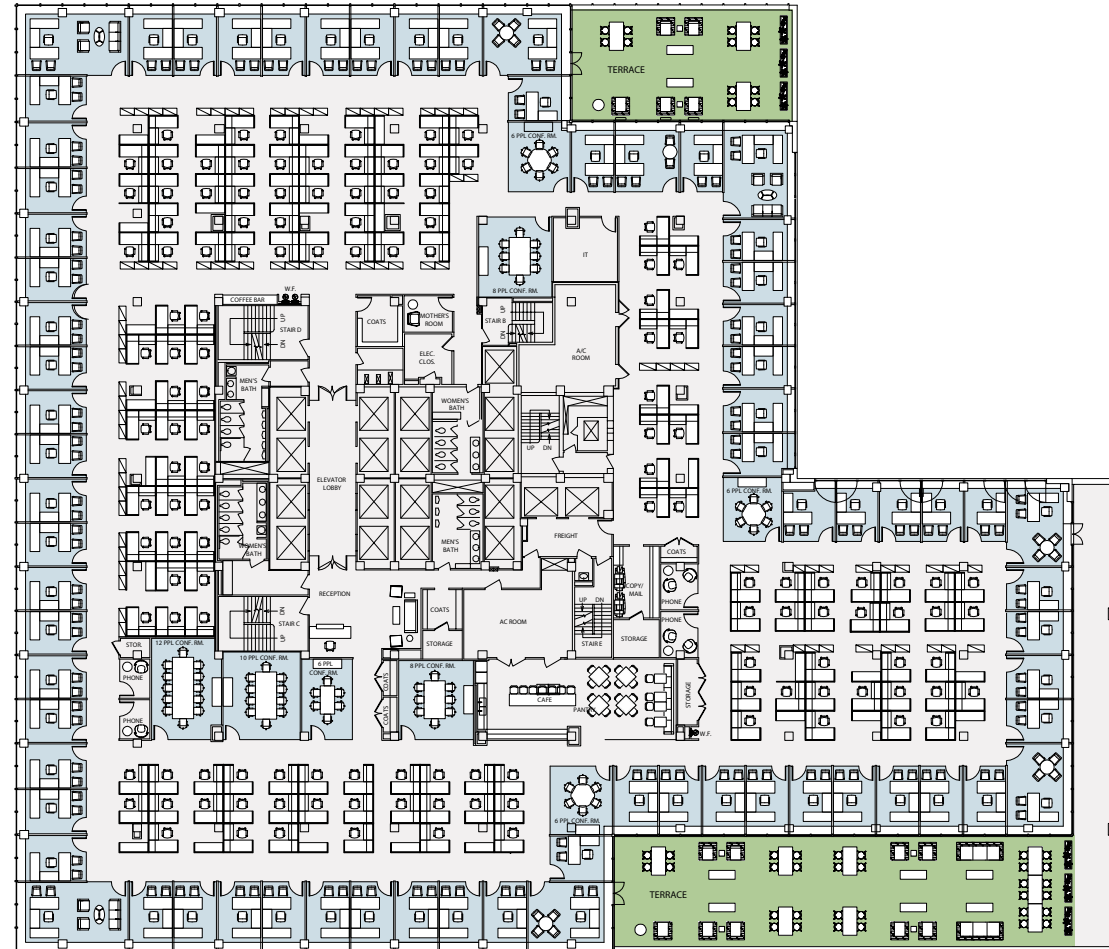
OFFICE INTENSIVE TEST FIT | 44,545 RSF

EAST 47TH STREET

LEXINGTON AVENUE

FLOOR KEY

Perimeter Office	49
Workstation	228
Reception	1
Conference Room	7
Total Headcount	278
RSF Per Person	163



EAST 46TH STREET



ENTIRE 5TH FLOOR

LAW FIRM TEST FIT | 44,545 RSF

EAST 47TH STREET

FLOOR KEY

Perimeter Office	54
Interior Office	21
Workstation	37
Reception	1
Conference Room	7
Total Headcount	114
RSF Per Person	593

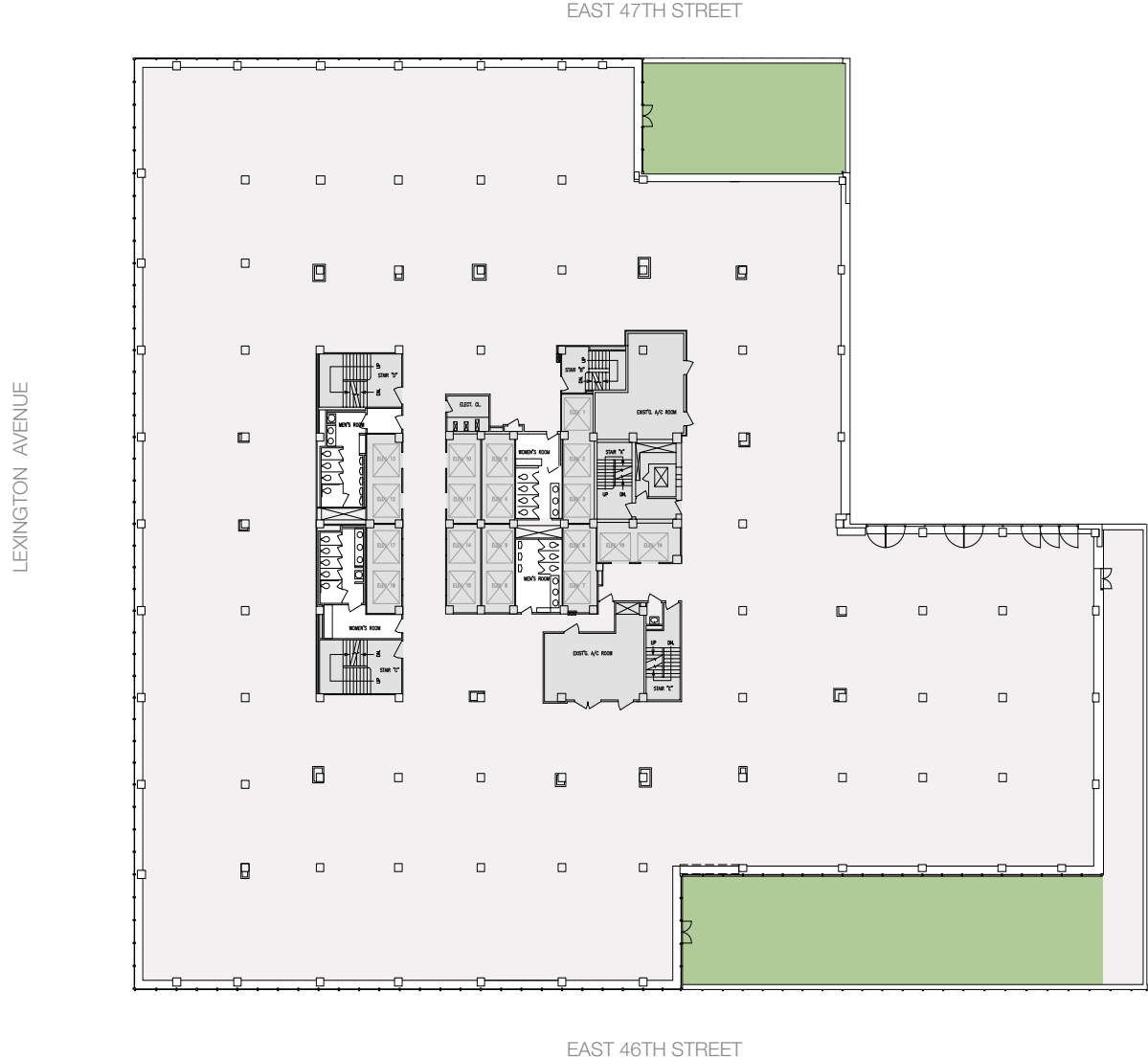
LEXINGTON AVENUE



EAST 46TH STREET



ENTIRE 5TH FLOOR
CORE & SHELL | 44,545 RSF



ENTIRE 6TH FLOOR

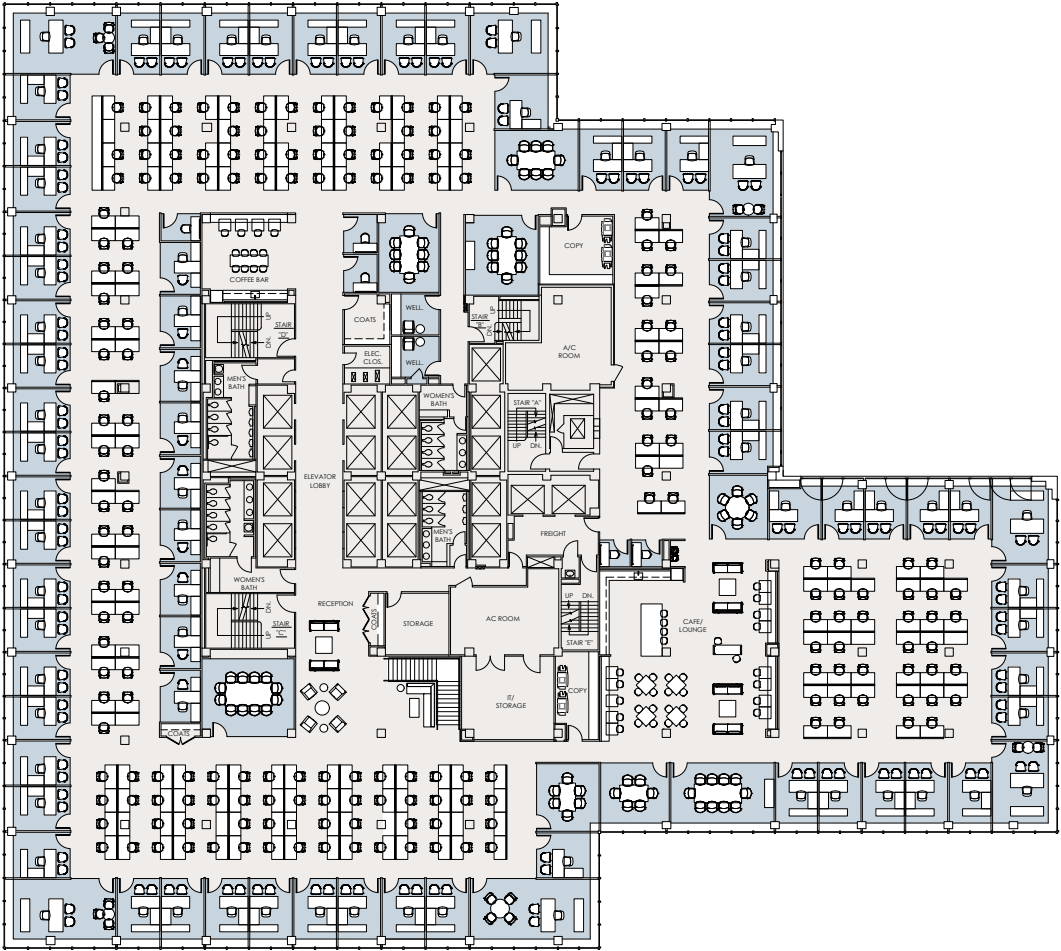
PROPOSED LAYOUT - DUAL FLOOR | 44,493 RSF

EAST 47TH STREET

FLOOR KEY

Office	75
Workstation	187
Conference Room	8
Phone Room	4
Total Headcount	262
RSF Per Person	170

LEXINGTON AVENUE



EAST 46TH STREET



ENTIRE 6TH FLOOR

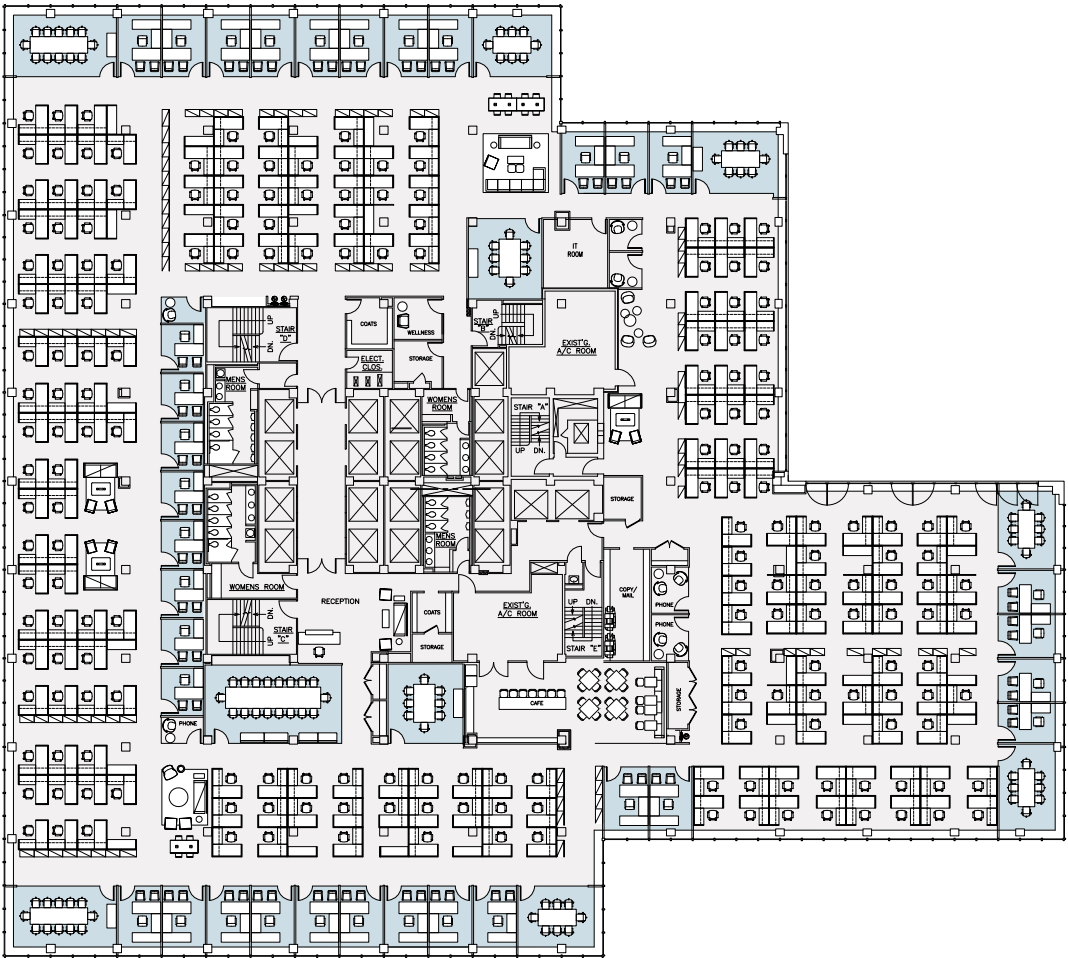
PROPOSED OPEN LAYOUT | 44,493 RSF

EAST 47TH STREET

FLOOR KEY

Office	32
Workstation	265
Reception	1
Conference Room	6
Total Headcount	298
RSF Per Person	149

LEXINGTON AVENUE



EAST 46TH STREET



ENTIRE 6TH FLOOR

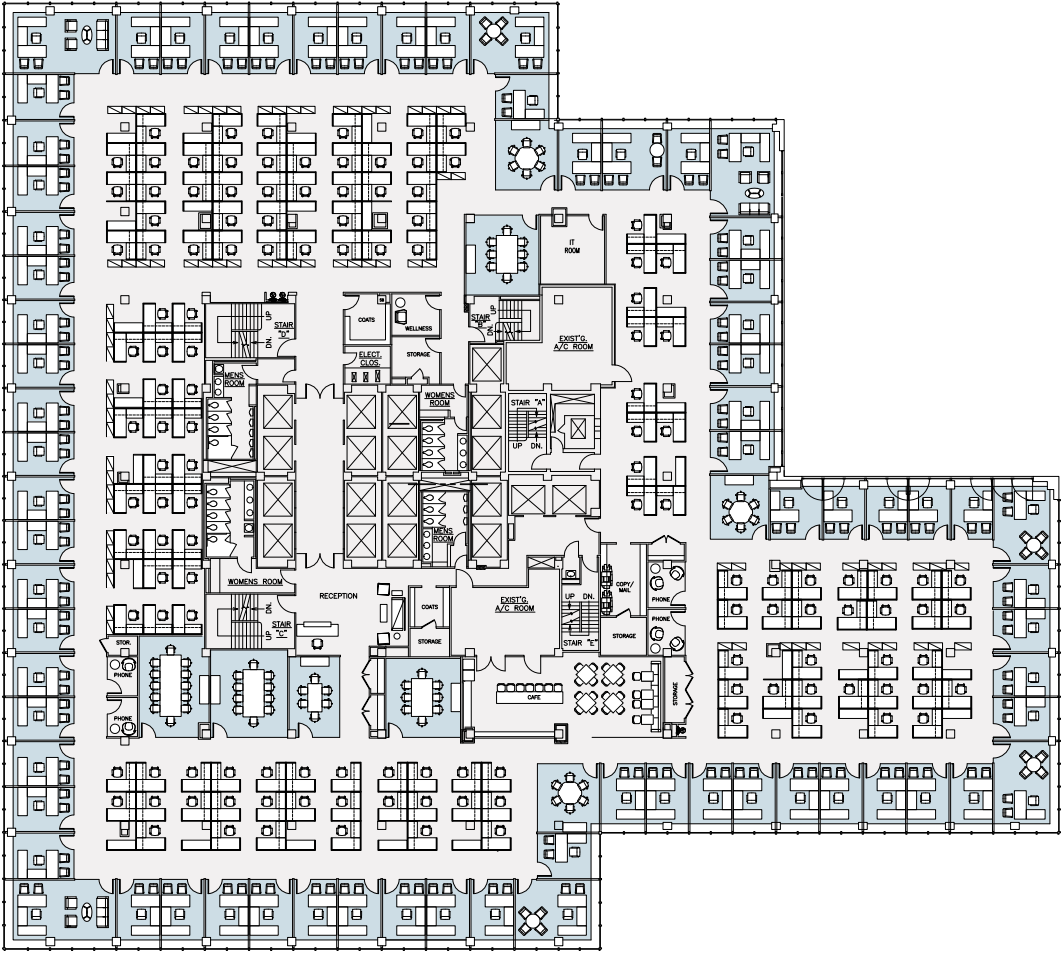
PROPOSED OFFICE LAYOUT | 44,493 RSF

EAST 47TH STREET

FLOOR KEY

Perimeter Office	49
Workstation	228
Reception	1
Conference Room	7
Total Headcount	278
RSF Per Person	163

LEXINGTON AVENUE



EAST 46TH STREET

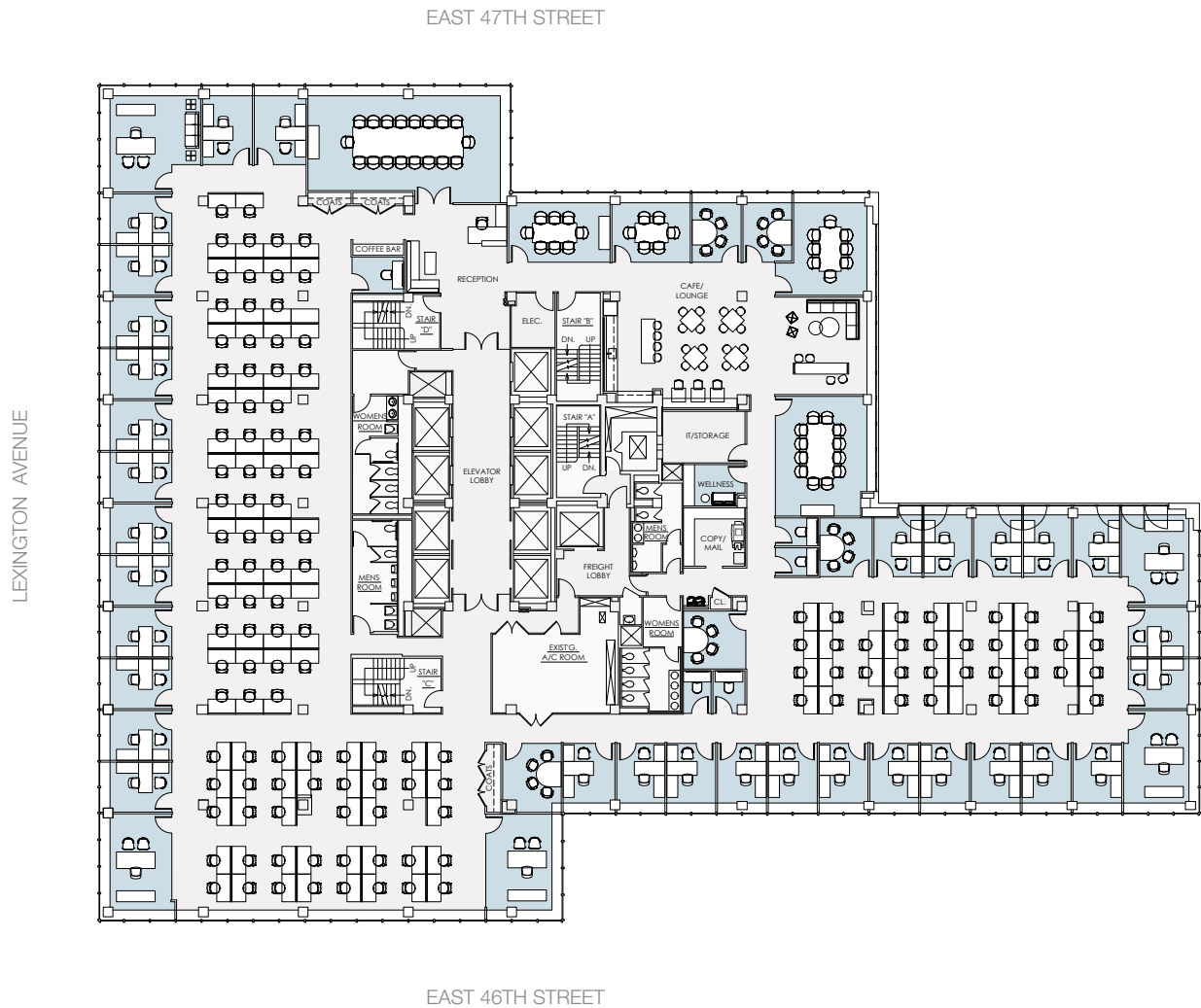


ENTIRE 18TH FLOOR

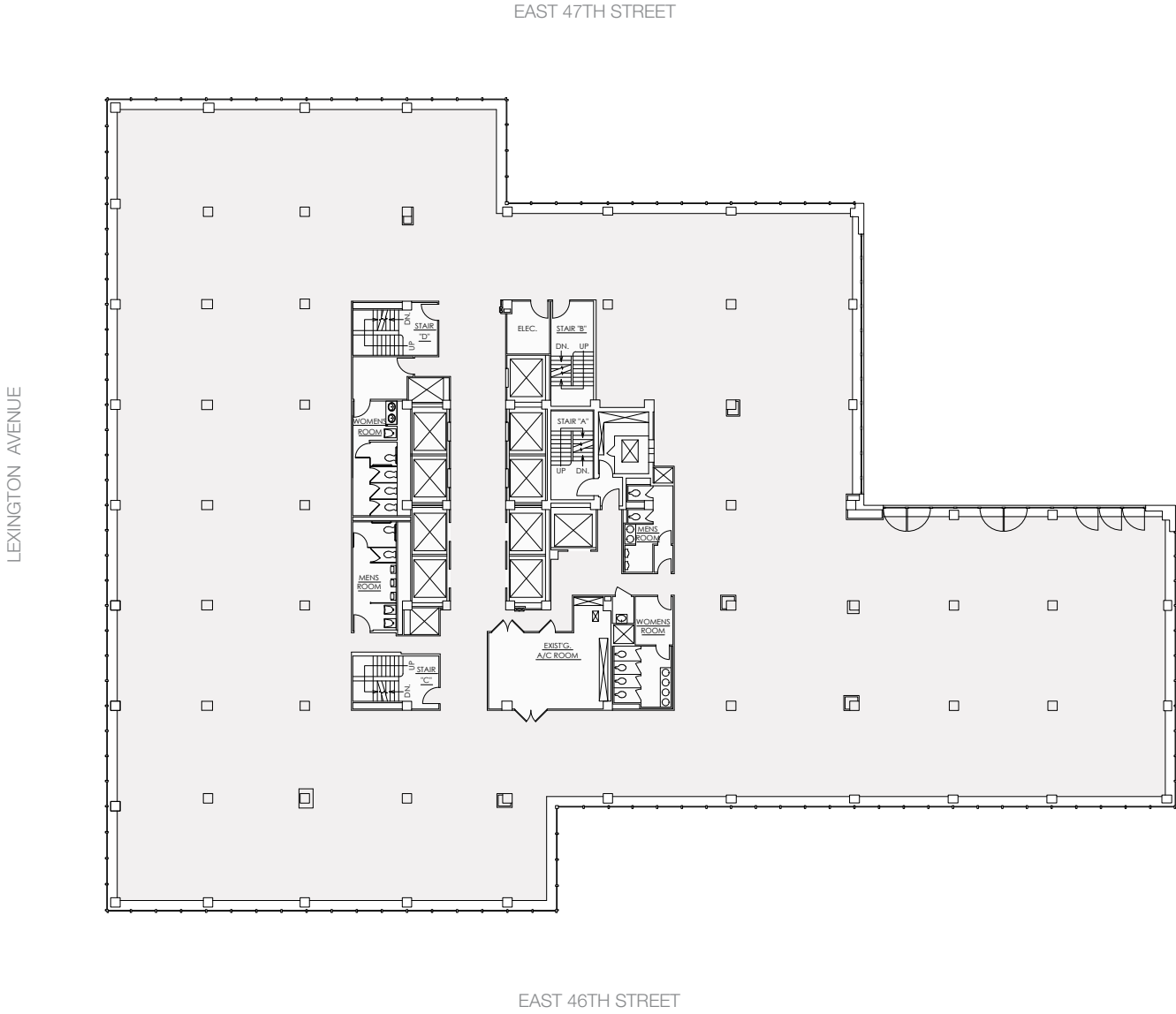
PROPOSED LAYOUT | 27,996 RSF

FLOOR KEY

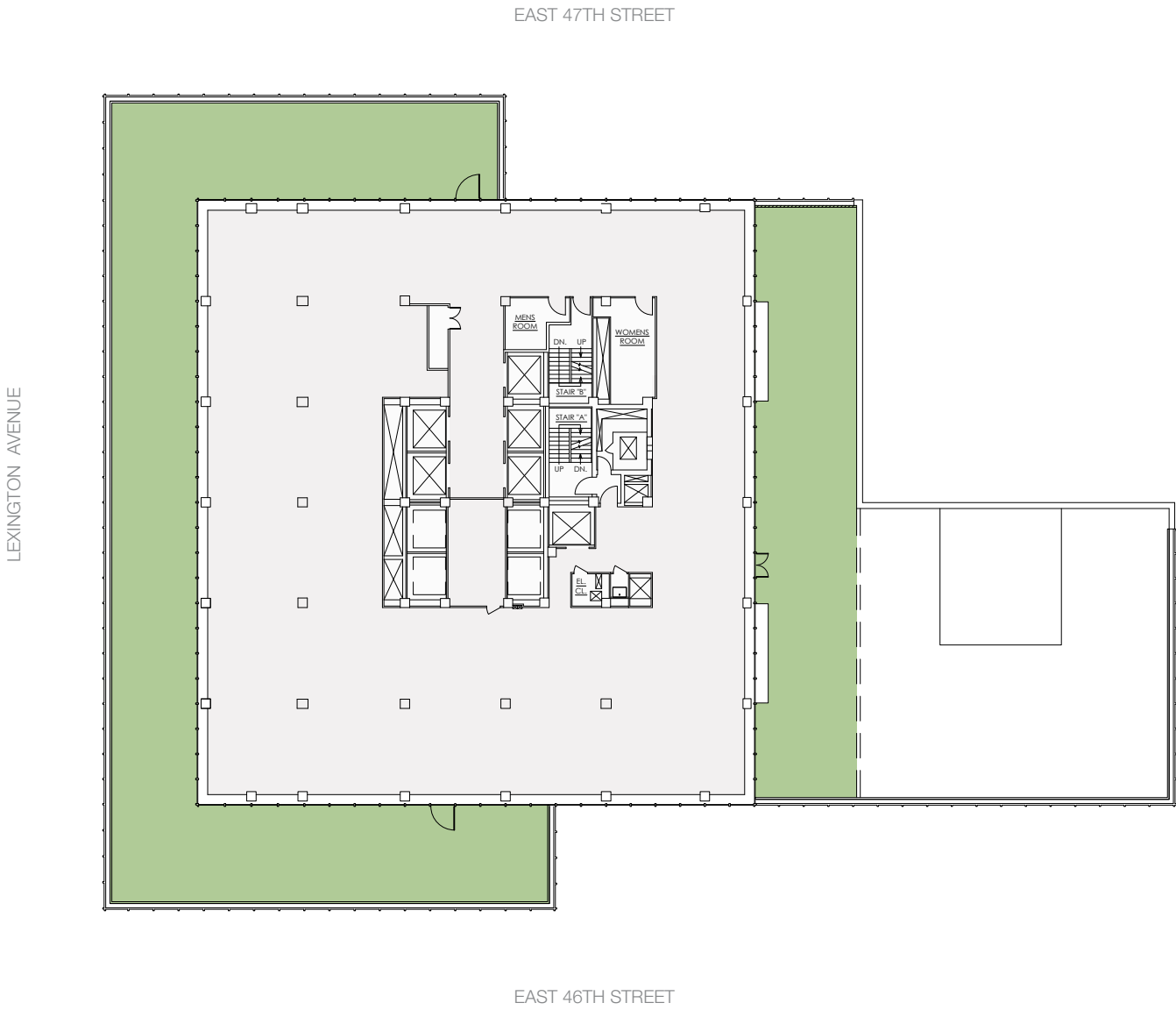
Office	37
Workstation	129
Reception	1
Conference Room	5
Huddle Room	5
Phone Room	5
Total Headcount	167
RSF Per Person	168



ENTIRE 18TH FLOOR
CORE & SHELL | 27,996 RSF



ENTIRE 20TH FLOOR
CORE & SHELL | 13,602 RSF



ENTIRE 21ST FLOOR

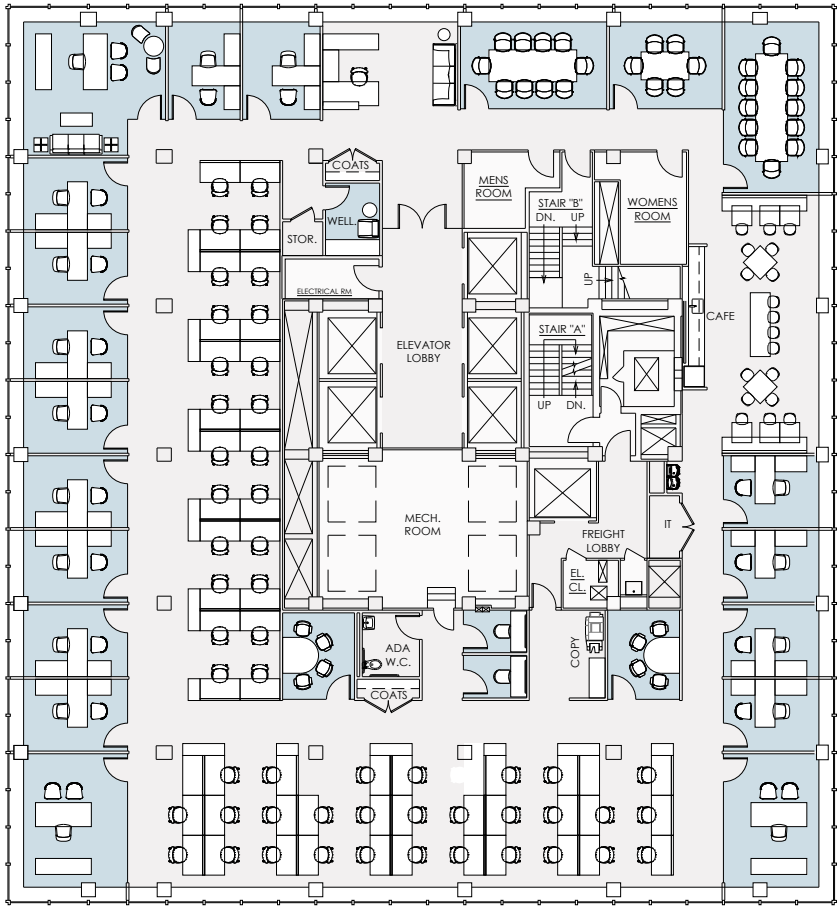
PROPOSED LAYOUT | 13,545 RSF

EAST 47TH STREET

FLOOR KEY

Office	17
Workstation	53
Reception	1
Conference Room	3
Huddle Room	2
Phone Room	2
Total Headcount	71
RSF Per Person	197

LEXINGTON AVENUE

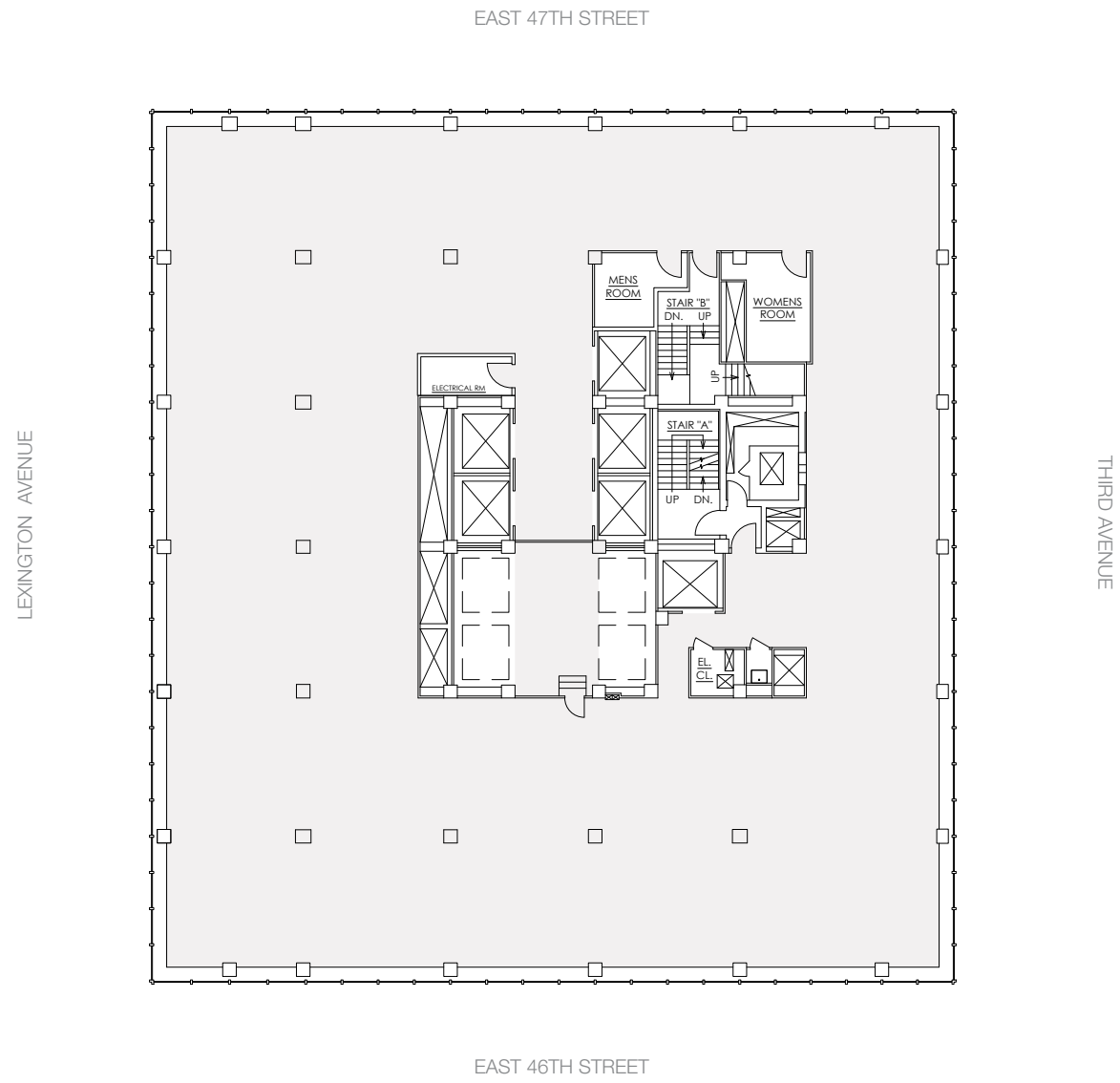


THIRD AVENUE

EAST 46TH STREET



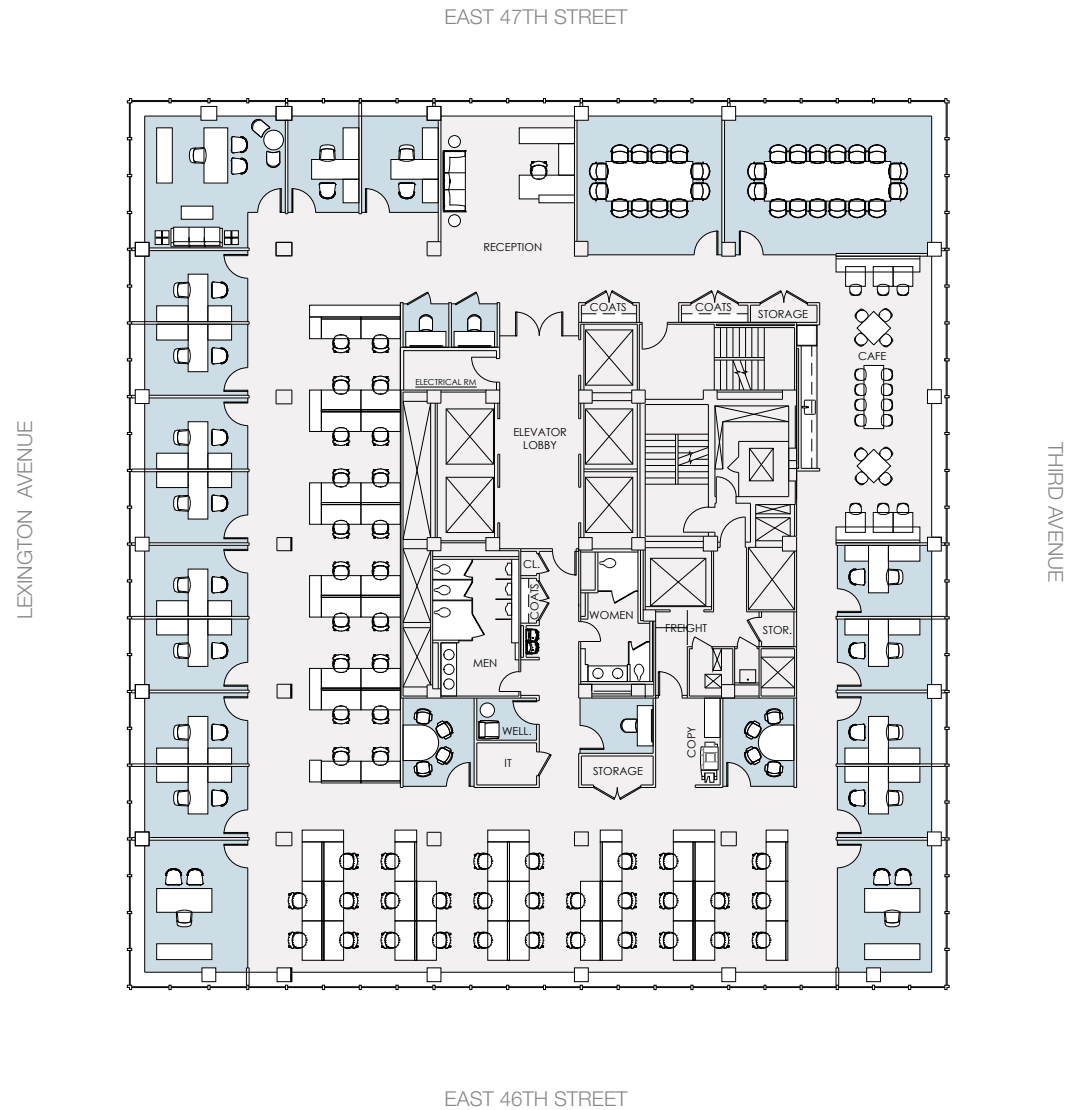
ENTIRE 21ST FLOOR
CORE & SHELL | 13,545 RSF



PROPOSED LAYOUT | 14,206 RSF

FLOOR KEY

Office	17
Conference Room	2
Workstation	49
Huddle Room	2
Phone Room	2
Reception	1
Cafe	1
Total Headcount	67
RSF Per Person	212

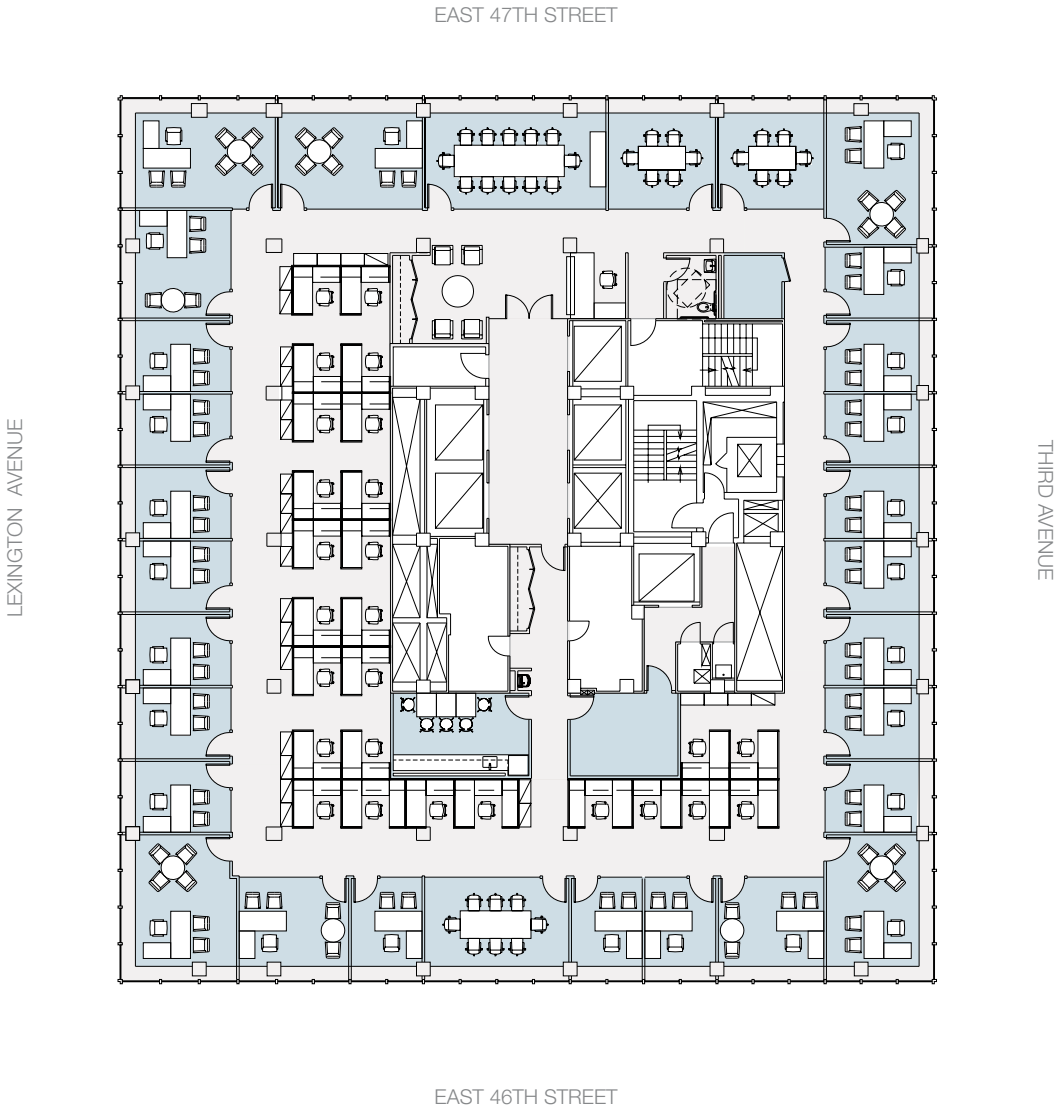


ENTIRE 24TH FLOOR

PROPOSED OFFICE LAYOUT | 14,206 RSF

FLOOR KEY

Office	26
Conference Room	4
Workstation	26
Reception	1
Pantry	1
Total Headcount	53
RSF Per Person	265



ENTIRE 24TH FLOOR

PROPOSED OPEN LAYOUT | 14,206 RSF

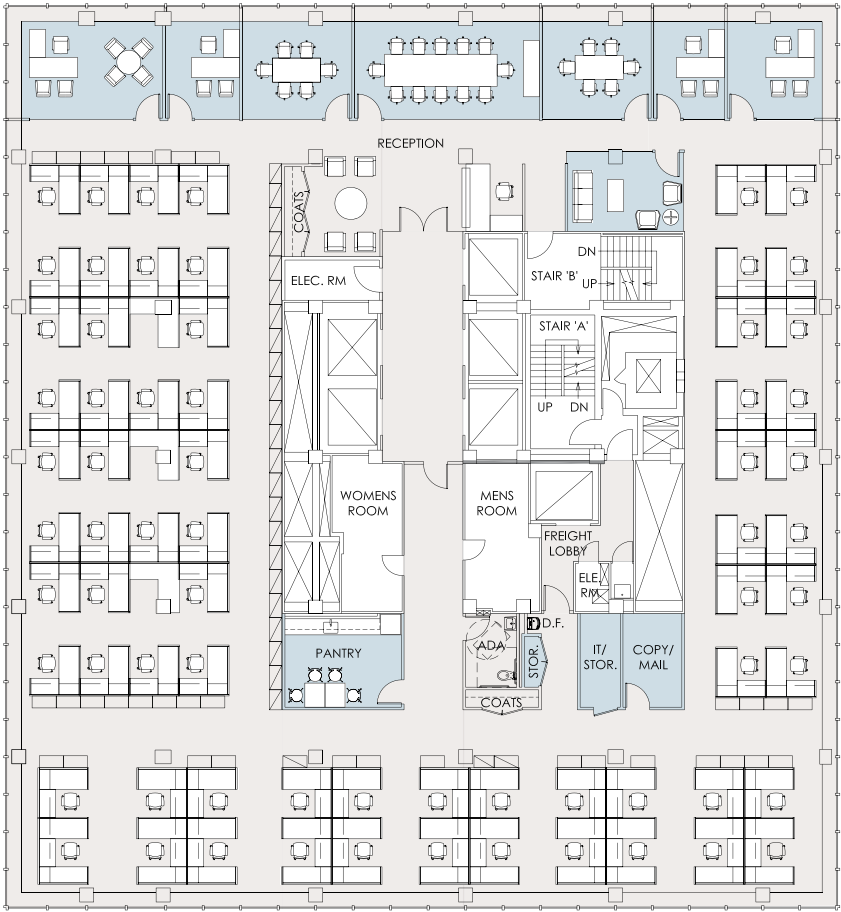
EAST 47TH STREET

FLOOR KEY

Office	4
Conference Room	3
Workstation	67
Reception	1
Pantry	1
Storage Room	2
Copy/Mailroom	1
Total Headcount	71
RSF Per Person	198

LEXINGTON AVENUE

THIRD AVENUE



EAST 46TH STREET

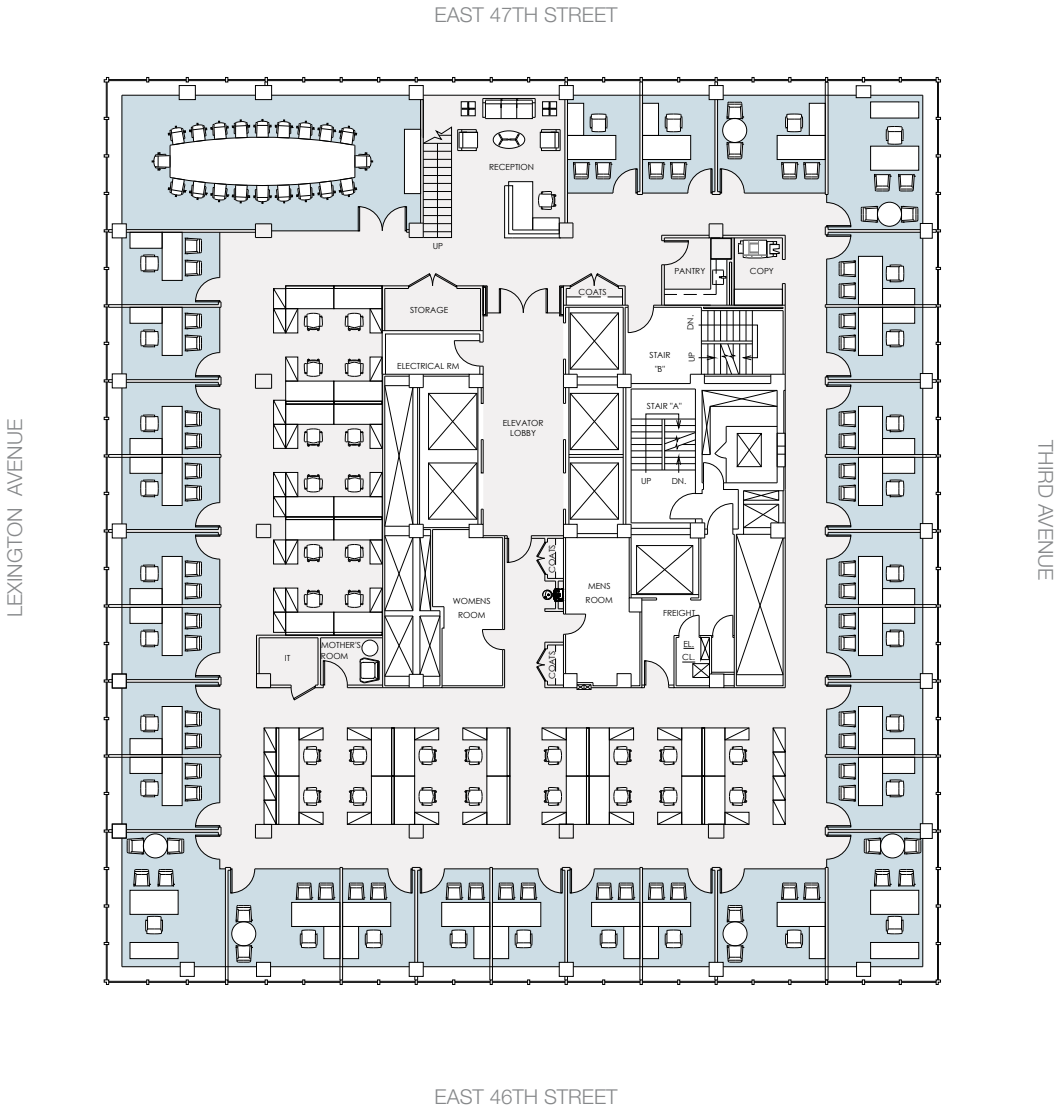


ENTIRE 31ST FLOOR

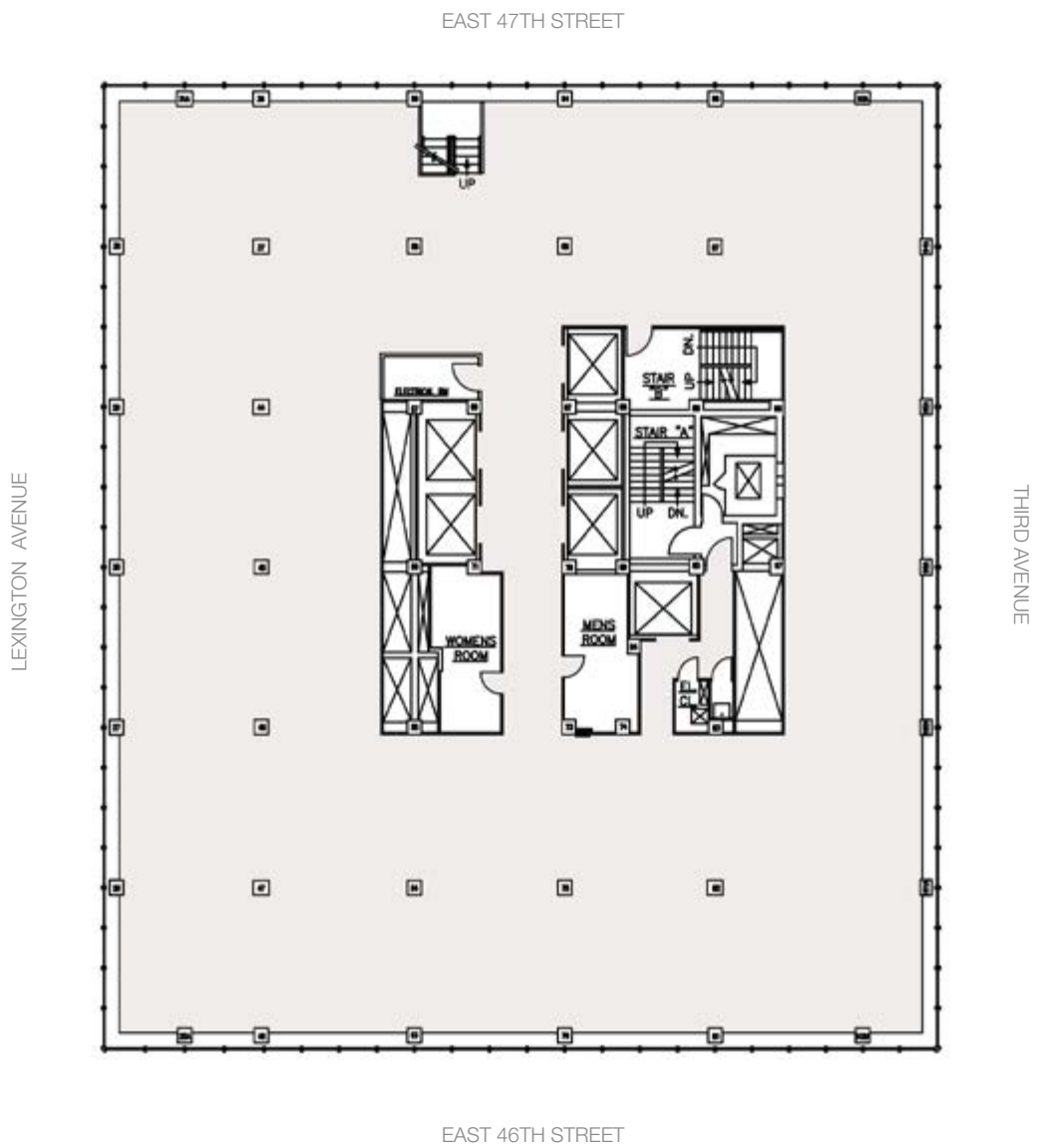
PROPOSED LAYOUT | 14,078 RSF

FLOOR KEY

Office	29
Workstation	28
Reception	1
Conference Room	1
Storage Room	1
Mother's Room	1
Total Headcount	58
RSF Per Person	242



ENTIRE 31ST FLOOR
CORE & SHELL | 14,078 RSF

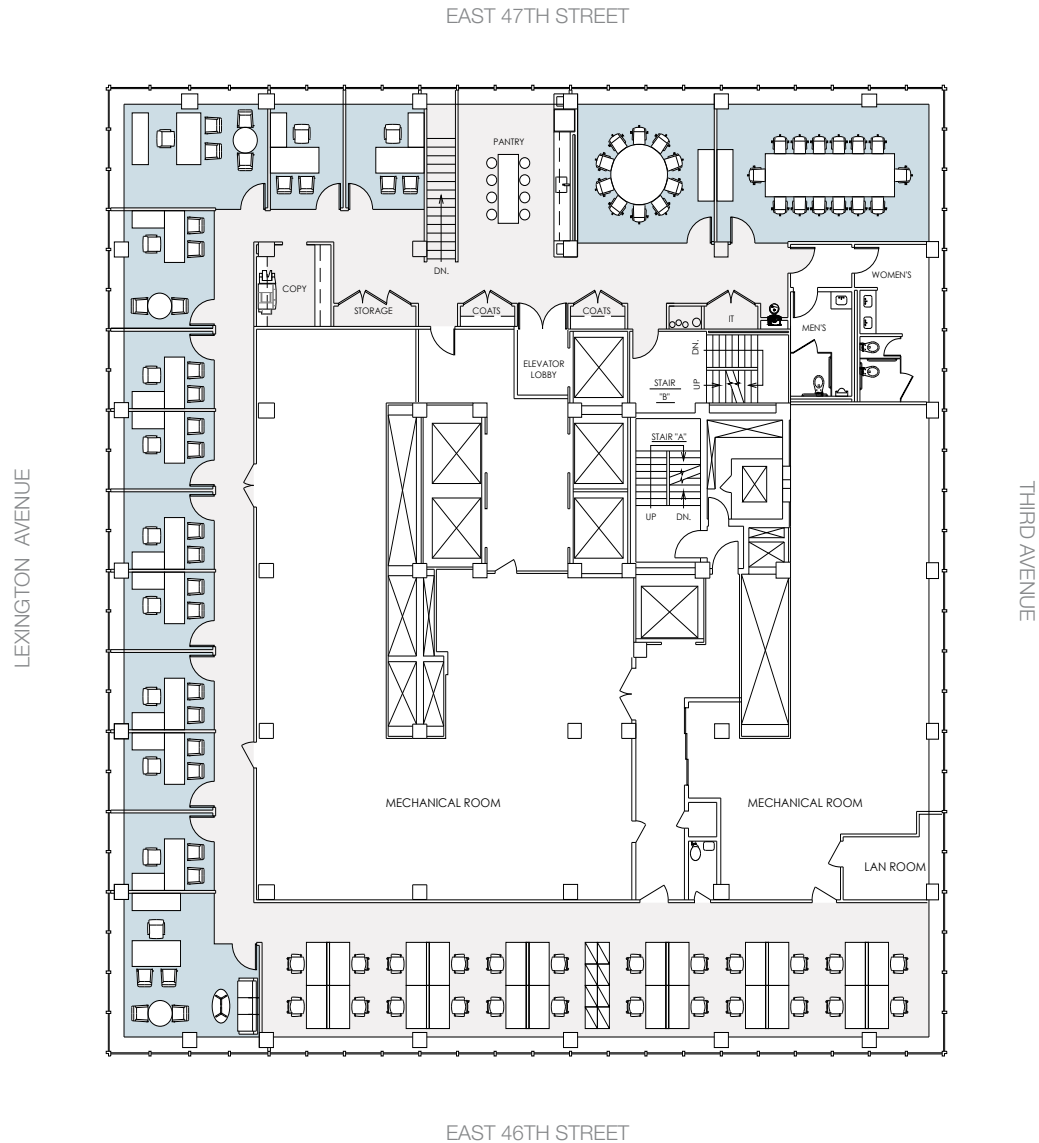


ENTIRE 32ND FLOOR - 8,811 RSF

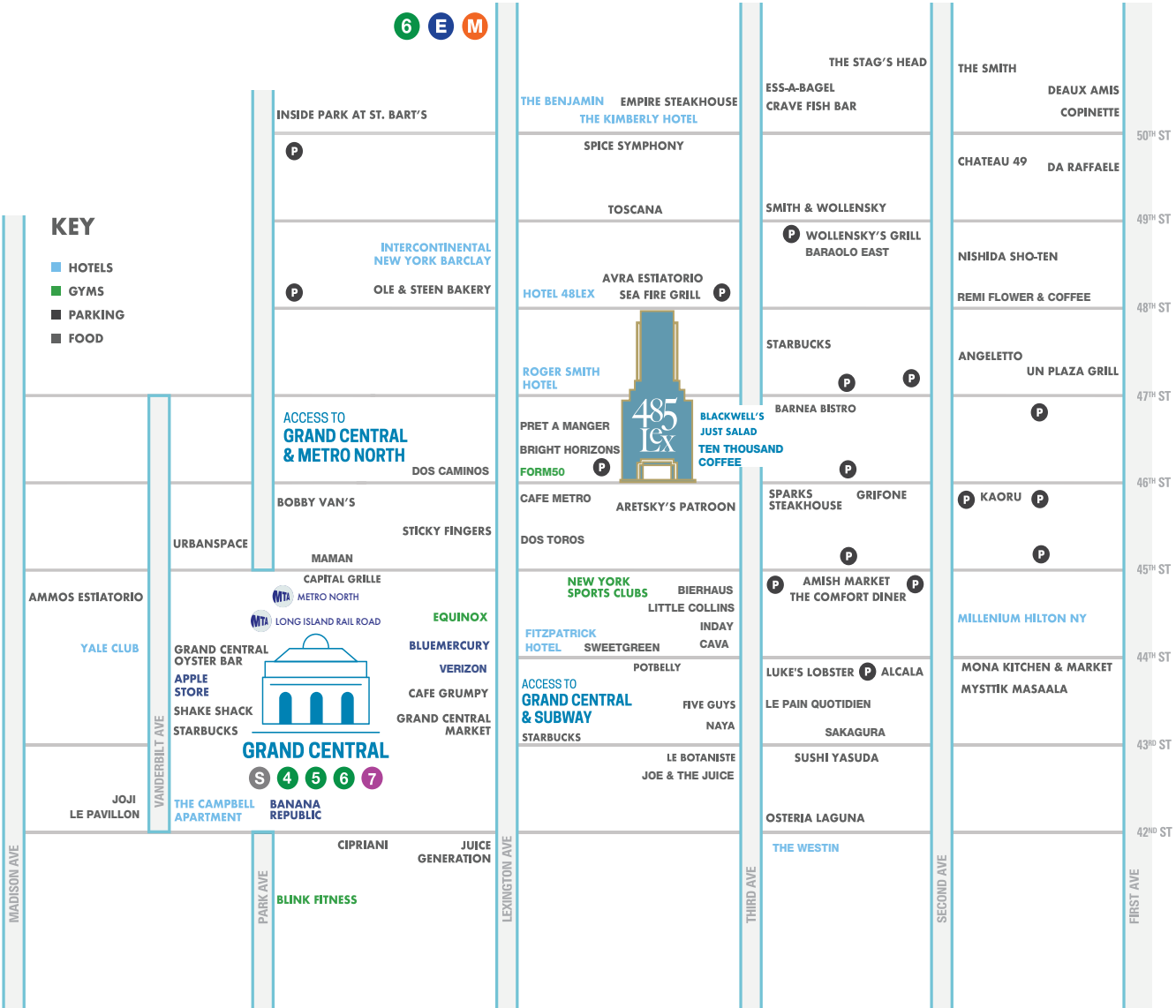
PROPOSED LAYOUT

FLOOR KEY

Perimeter Office	12
Workstation	24
Reception	1
Conference Room	2
Pantry	1
Total Headcount	36
RSF Per Person	391



AMENITIES
NEIGHBORHOOD MAP



BUILDING SPECIFICATIONS

LOCATION	Lexington Avenue between 46th Street and 47th Street														
YEAR BUILT	1956														
ARCHITECT	Emery Roth & Sons														
BUILDING SIZE	941,897 rsf														
BUILDING HEIGHT	Thirty-two (32) Floors, plus Basement and Mezzanine														
BUILDING CONSTRUCTION	Conventional reinforced concrete foundation system with steel columns and beams. Facade: Double-paned tinted glass vision panels with black Lobby: Two-story lobby atrium with LED lighting features, white marble floors, back-lit white glass panels and a gray granite lobby desk that leads to marble-clad elevator banks banned in steel.														
FLOOR SIZES	<table><tr><td>Floors 2-4:</td><td>Approximately 55,000 rsf</td></tr><tr><td>Floors 5-11:</td><td>Approximately 45,000 rsf</td></tr><tr><td>Floors 12-14:</td><td>Approximately 38,000 rsf</td></tr><tr><td>Floor 15:</td><td>Approximately 33,000 rsf</td></tr><tr><td>Floors 16-19:</td><td>Approximately 28,000 rsf</td></tr><tr><td>Floors 20-31:</td><td>Approximately 14,000 rsf</td></tr><tr><td>Floor 32:</td><td>Approximately 9,000 rsf</td></tr></table>	Floors 2-4:	Approximately 55,000 rsf	Floors 5-11:	Approximately 45,000 rsf	Floors 12-14:	Approximately 38,000 rsf	Floor 15:	Approximately 33,000 rsf	Floors 16-19:	Approximately 28,000 rsf	Floors 20-31:	Approximately 14,000 rsf	Floor 32:	Approximately 9,000 rsf
Floors 2-4:	Approximately 55,000 rsf														
Floors 5-11:	Approximately 45,000 rsf														
Floors 12-14:	Approximately 38,000 rsf														
Floor 15:	Approximately 33,000 rsf														
Floors 16-19:	Approximately 28,000 rsf														
Floors 20-31:	Approximately 14,000 rsf														
Floor 32:	Approximately 9,000 rsf														
TYPICAL SLAB HEIGHTS	<table><tr><td>Floors 2-10:</td><td>11'</td></tr><tr><td>Floor 11:</td><td>11'6"</td></tr><tr><td>Floor 12&14:</td><td>11'</td></tr><tr><td>Floor 15:</td><td>11'6"</td></tr><tr><td>Floors 16-18:</td><td>11'</td></tr><tr><td>Floors 19-31:</td><td>11'6"</td></tr><tr><td>Floor 32:</td><td>15'2"</td></tr></table>	Floors 2-10:	11'	Floor 11:	11'6"	Floor 12&14:	11'	Floor 15:	11'6"	Floors 16-18:	11'	Floors 19-31:	11'6"	Floor 32:	15'2"
Floors 2-10:	11'														
Floor 11:	11'6"														
Floor 12&14:	11'														
Floor 15:	11'6"														
Floors 16-18:	11'														
Floors 19-31:	11'6"														
Floor 32:	15'2"														
COLUMN SPACING	Typical column bays of 19' x 19'														
ELEVATORS	Seventeen (17) passenger elevators, two (2) manually operated service elevators and one (1) loading dock elevator Elevator cabs and mechanicals were upgraded in 2018 and converted to destination dispatch														

HVAC/SUPPLEMENTAL COOLING

Hours of service: M-F 8am-8pm & Sat. 8am-1pm, air conditioning provided by two (2) 1,100-ton York steam turbine chillers, condenser water supplied to tenants,

Fresh air provided by air-handling units:

Floors 2-4:	3 AHU per floor
Floors 5-19:	2 AHU per floor
Floors 20-21:	1 AHU per floor
Floors 22-32:	2 AHU per floor

ELECTRIC

Six (6) 4,000-amp services at 120/208 volts; 8.8 watts psf available for tenant use; separate electrical closets located on each floor

LIFE/SAFETY

Pyrotechnics MXL Class E System; building fully sprinklered; emergency generator backs up all life safety systems

Generator: Location available for tenant back-up generator

SECURITY/ACCESS

24/7 attended lobby; camera surveillance covers lobby, elevators, loading dock, entrance ways and other public areas; messenger center and attended loading dock

TELECOM/CABLE

AT&T, CenturyLink, Cogent, Crown Castle Fiber, Pilot Fiber, Spectrum Business, Verizon, Verizon Enterprise Solutions and Zayo.

Wired Certified Platinum

TRANSPORTATION

Easy access to all transportation including Grand Central Terminal and multiple subway lines including 4, 5, 6, 7, E, M & S

AMENITIES

Two-level, in-building 100-car garage managed by Icon/QuikPark and an on-site 50-capacity bike room.

Other retail amenities include Duane Reade, 10000 Coffee, FORM50 Fitness, Bright Horizons, Just Salad

Parking: Two-level, in-building 100-car garage managed by Icon/QuikPark

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.
- 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

- 485 Lexington 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 485 Lexington 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

- 485 Lexington 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

- 485 Lexington 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 NY SERD ARTEM+ 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 disclosure through leading frameworks SASB, GRI, CDP, S&P CSA (DJSI)
- Seeded Food 1st 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.

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, excluding fund investments, and managed **3 buildings** totaling **0.8 million square feet** owned by third parties.



485 Lex



George Marcogliese, Associate
212.216.1741 | george.marcogliese@slgreen.com

Zach Freeman, Vice President
212.216.1748 | zach.freeman@slgreen.com

David Kaufman, Senior Vice President
212.356.4104 | david.kaufman@slgreen.com



Kate Roush, Vice President
212.812.5714 | kate.roush@am.jll.com

Diana Biasotti, Sr. Vice President
212.812.5751 | diana.biasotti@am.jll.com

Alex Chudnoff, Vice Chairman
212.418.2622 | alex.chudnoff@am.jll.com

Christine Colley, Executive Managing Director
212.915.2962 | christine.colley@am.ill.com

Kristen Morgan, Executive Vice President
212.812.6043 | kristen.morgan@am.jll.com

Paul Glickman, Vice Chairman
212.418.2646 | paul.glickman@am.jll.com



SLGREEN.COM