

521  
FIFTH  
AVENUE

# 521 FIFTH AVENUE



 [VIEW THE LOBBY](#)

[521FIFTHAVE.SLGREEN.COM](http://521FIFTHAVE.SLGREEN.COM)

# 521 FIFTH AVENUE



ENTIRE 5TH OR 11TH FLOOR  
CUSTOM DESIGN





# 521 FIFTH AVENUE

521FIFTHAVE.SLGREEN.COM

## STACKING PLAN

39	3,375 SF	
38	5,585 SF	
37	5,705 SF	
36	6,580 SF	
35	6,580 SF	
34	6,580 SF	
33	6,580 SF	
32	6,580 SF	
31	6,580 SF	
30	6,580 SF	
29	6,700 SF	
28	6,580 SF	
27	6,580 SF	
26	6,580 SF	
25	6,580 SF	
24	6,580 SF	
23	8,449 SF	
22	8,449 SF	
21	10,640 SF	
20	12,232 SF	
19	12,394 SF	
18	13,584 SF	
17	15,790 SF	
16	15,156 SF	
15	17,538 SF	
14	17,538 SF	
12	20,987 SF	
11	20,987 SF	
10	20,987 SF	
9	20,987 SF	
8	9,877 SF	11,110 SF
7	20,987 SF	
6	20,987 SF	
5	21,677 SF	
4	21,677 SF	
3	22,368 SF	
2	15,911 SF	
G	9,955 SF	
BSMT		
SUBMEZZ		
SUBBSMT		

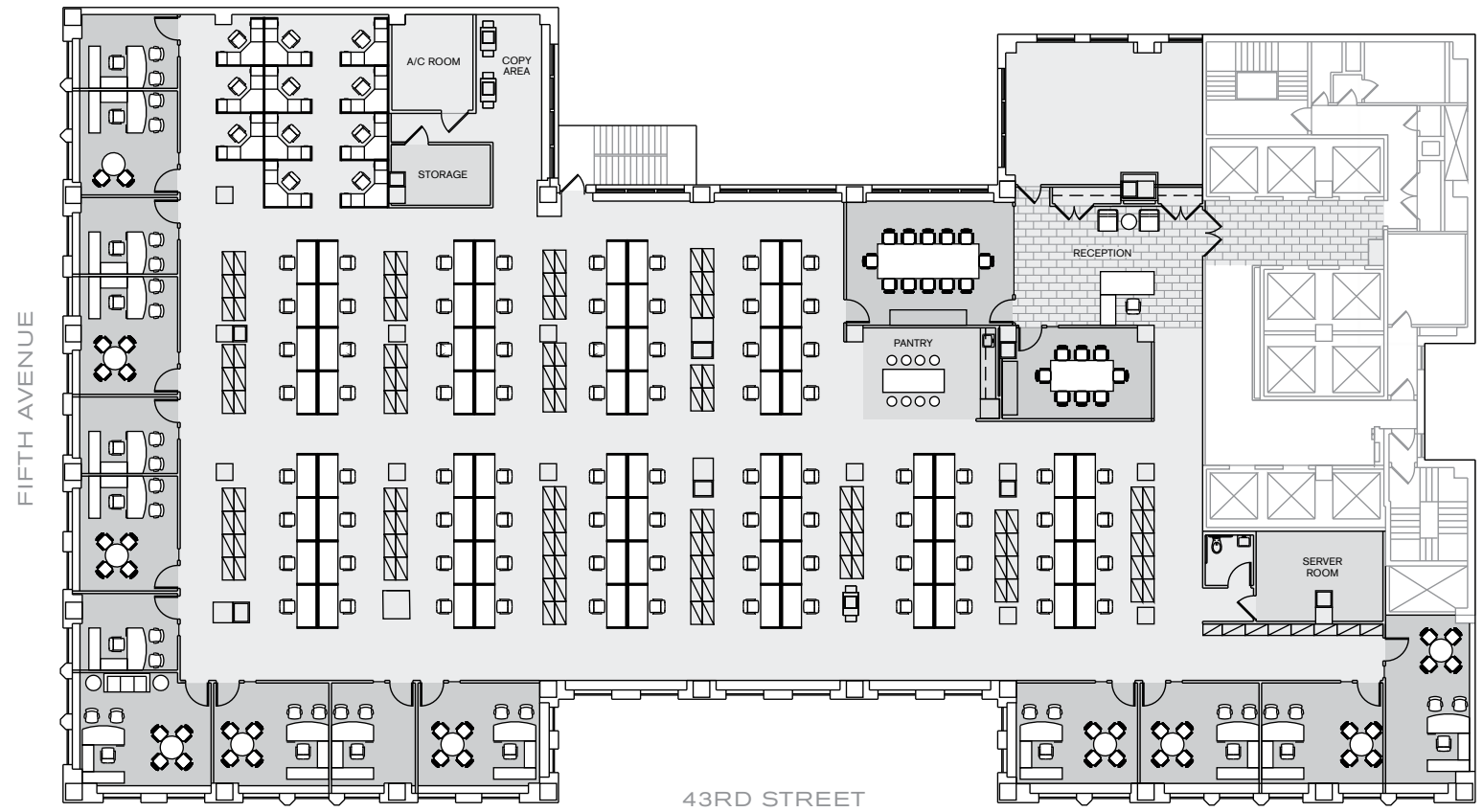
 VIEW THE SPACE

 AVAILABLE IMMEDIATELY

 LEASED

**21,677 RSF** ENTIRE 5TH FLOOR  
PROPOSED LAYOUT

**521**  
FIFTH  
AVENUE



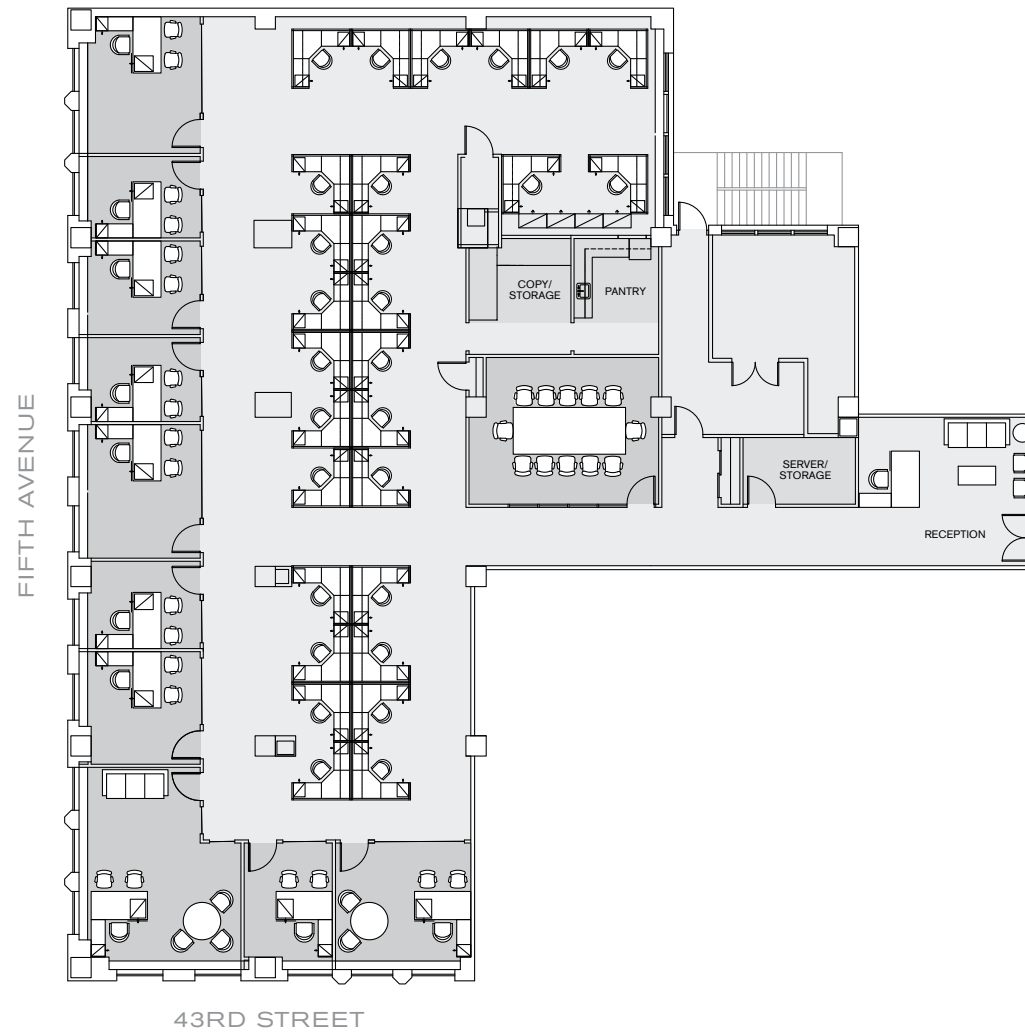
PROPOSED FULL FLOOR LAYOUT	
Total Offices	15
Corner Offices	5
Conference Rooms	2
Workstations	91
Receptionist	1
Total Personnel	107

- OFFICES AND CONFERENCE ROOMS
- FILE/STORAGE/IT ROOMS/PANTRY/LUNCHROOMS
- CIRCULATION

[521FIFTHAVE.SLGREEN.COM](http://521FIFTHAVE.SLGREEN.COM)

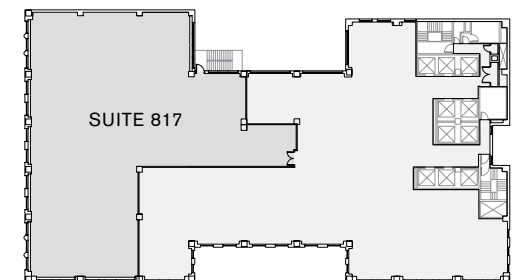
**9,877 RSF PART 8TH FLOOR**  
**PROPOSED LAYOUT**

**521**  
**FIFTH**  
**AVENUE**



PROPOSED LAYOUT	
Total Offices	10
Corner Offices	2
Conference Room	1
Workstations	28
Receptionist	1
Total Personnel	39

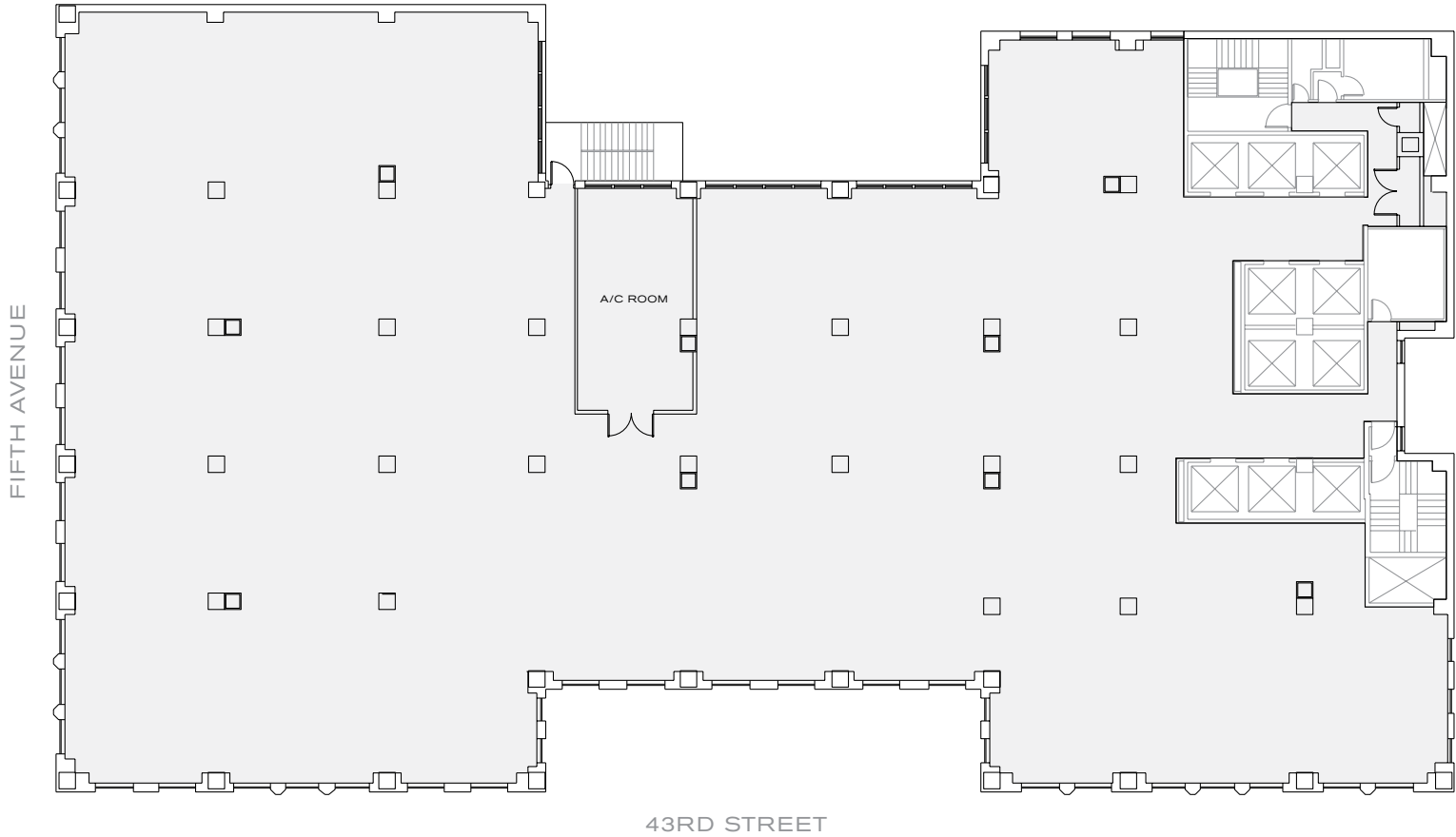
- OFFICES AND CONFERENCE ROOMS
- FILE/STORAGE/IT ROOMS/PANTRY
- CIRCULATION



[521FIFTHAVE.SLGREEN.COM](http://521FIFTHAVE.SLGREEN.COM)

**20,987 RSF** ENTIRE 11TH FLOOR  
CORE AND SHELL

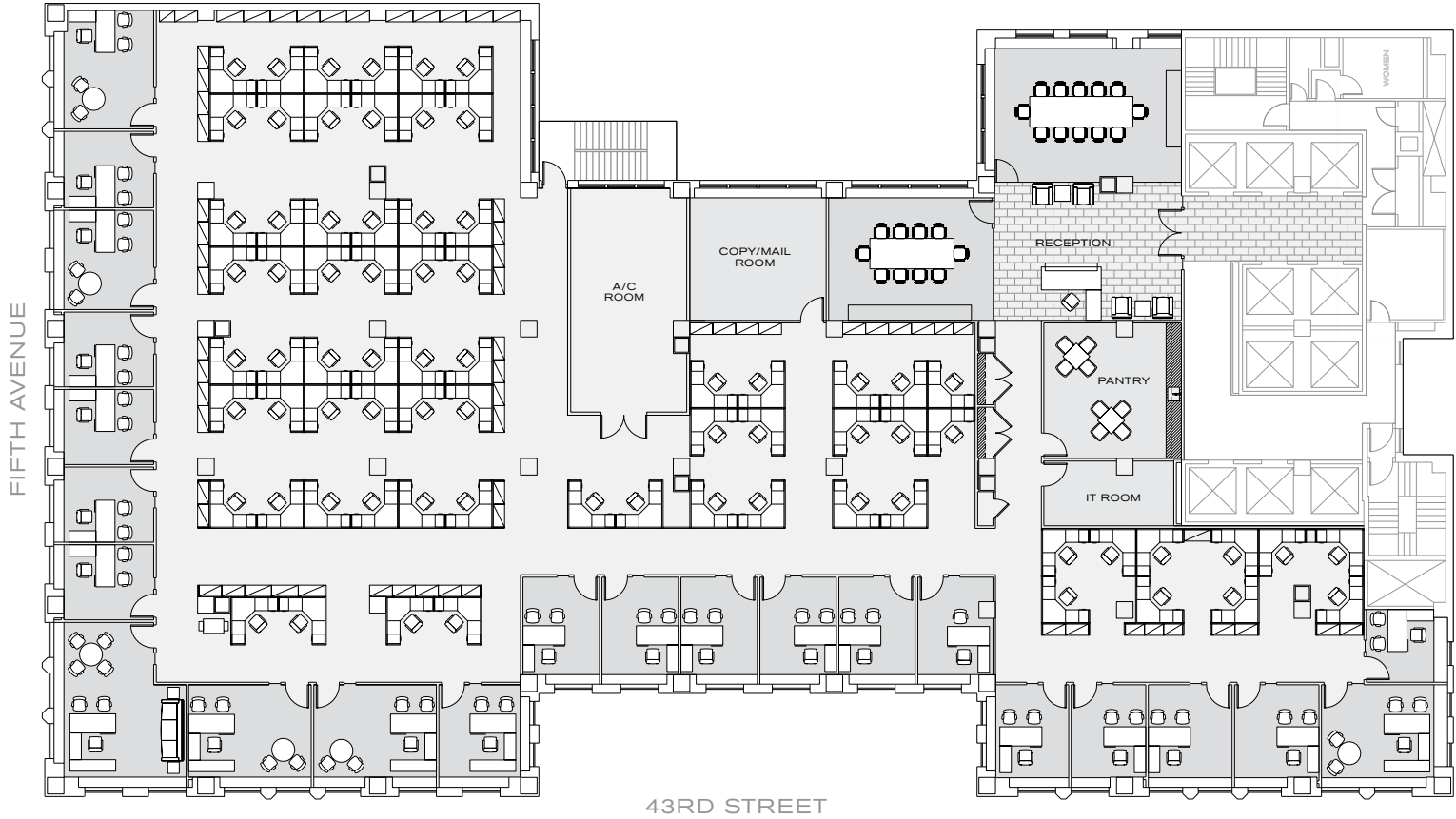
**521**  
FIFTH  
AVENUE



[521FIFTHAVE.SLGREEN.COM](http://521FIFTHAVE.SLGREEN.COM)

**20,987 RSF** ENTIRE 11TH FLOOR  
PROPOSED LAYOUT

**521**  
FIFTH  
AVENUE



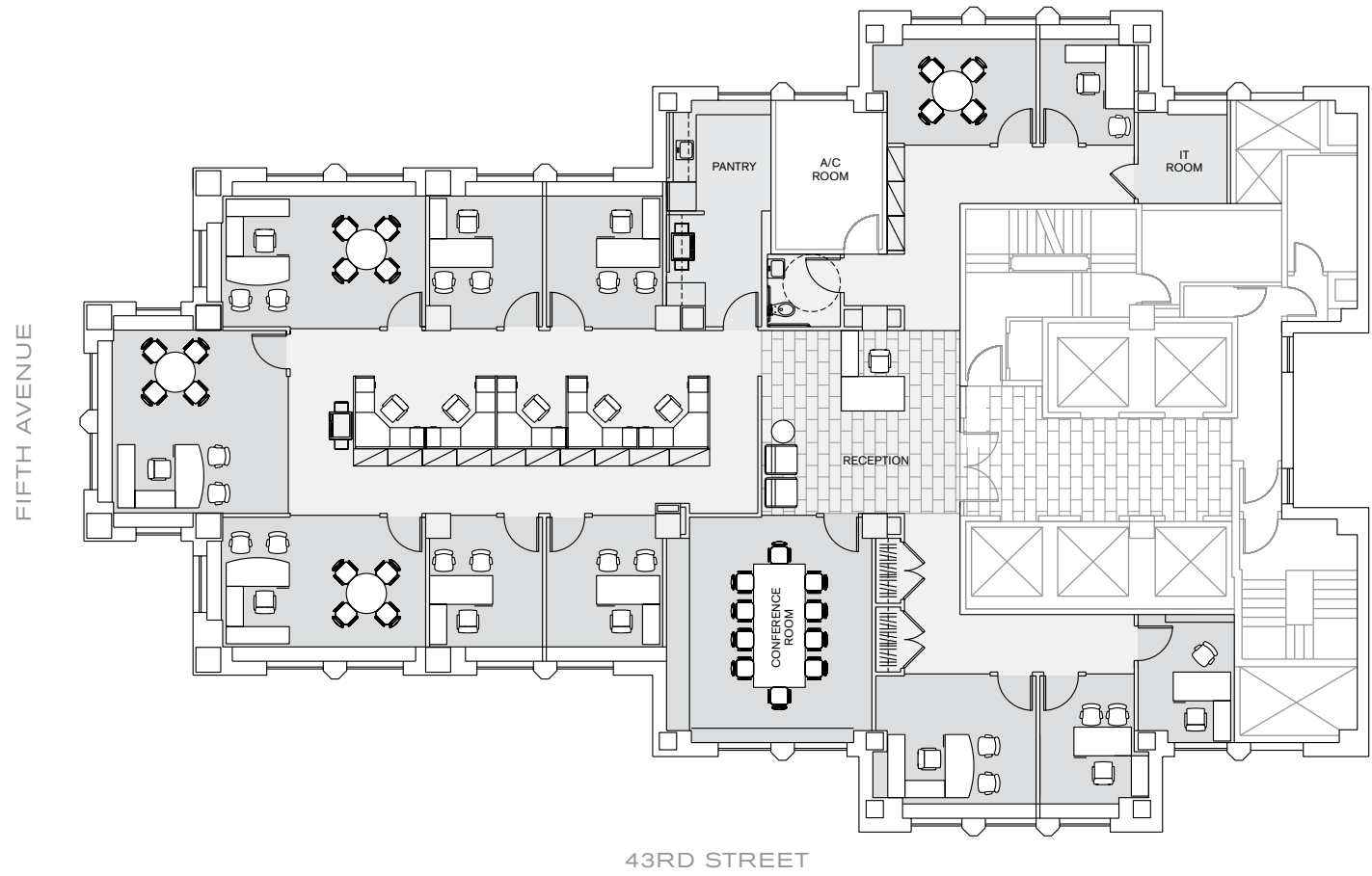
PROPOSED FULL FLOOR LAYOUT	
Total Offices	23
Corner Offices	5
Conference Rooms	2
Workstations	72
Receptionist	1
Total Personnel	96

- OFFICES AND CONFERENCE ROOMS
- FILE/STORAGE/IT ROOMS/PANTRY/LUNCHROOMS
- CIRCULATION

[521FIFTHAVE.SLGREEN.COM](http://521FIFTHAVE.SLGREEN.COM)

# 521 FIFTH AVENUE

**6,580 RSF** ENTIRE 28TH FLOOR  
PRE-BUILT



FULL FLOOR LAYOUT	
Total Offices	11
Corner Offices	3
Conference Rooms	2
Workstations	5
Receptionist	1
Total Personnel	16

- OFFICES AND CONFERENCE ROOMS
- FILE/STORAGE/IT ROOMS/PANTRY/LUNCHROOMS
- CIRCULATION

521FIFTHAVE.SLGREEN.COM

# 521 FIFTH AVENUE

521FIFTHAVE.SLGREEN.COM

## BUILDING SPECIFICATIONS

<b>Owner</b>	SL Green Realty Corp
<b>Location</b>	Northeast corner of Fifth Avenue and 43rd Street
<b>Building Size</b>	462,853 square feet
<b>Building Height</b>	38 floors plus penthouse
<b>Floor Sizes</b>	Floors 2-14: 20,987–22,368 rsf Floors 15-21: 10,640–17,538 rsf Floors 22-39: 5,738–8,449 rsf
<b>Façade</b>	Granite and masonry
<b>Lobby</b>	Newly renovated; featuring Bianco Romano granite, suspended ceiling coated with a Manyon Ogden Japanese stucco finish, stainless steel claded columns, high gloss Koia wood accent walls
<b>Restrooms</b>	Newly renovated
<b>Ceiling Height</b>	11'2" slab-to-slab height
<b>Column Spacing</b>	Typical spacing is 18' from column to column
<b>Security</b>	Coordinated program of controlled electronic access, electronic surveillance and uniformed security guards on a 24/7 basis. Security includes electronic turnstiles and CCTV coverage
<b>Passenger Elevators</b>	10 passenger elevators
<b>Freight</b>	1 freight elevator
<b>Electric Capacity</b>	6 watts per square foot exclusive of base building HVAC
<b>Floor Loads</b>	Floors 2-3: 120 lbs live load Floors 4-38: 60 lbs live load
<b>Telecom</b>	Voice/Data: Verizon and e-Link communications Cable TV: Time Warner
<b>HVAC</b>	Central cooling plant operating 8:00 am-6:00 pm, Monday-Friday Abundant supplemental condensor water available
<b>Windows</b>	New double-hung insulated operable windows
<b>Transportation</b>	Convenient to Grand Central Terminal, Penn Station, Port Authority bus terminal and all major subway lines
<b>Amenities</b>	Equinox Health Club On-site building management office
<b>Life Safety</b>	Addressable class "E" fire alarm system and fully sprinklered
<b>Sustainability</b>	Awarded 2011 Energy Star®



# 521 FIFTH AVENUE



521FIFTHAVE.SLGREEN.COM

# 521 FIFTH AVENUE

## CORPORATE PROFILE



SL Green Realty Corp., New York City's largest office landlord, is the only fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties.

The Company was formed on August 20th, 1997 to continue the commercial real estate business of SL Green Properties Inc., a company that was founded in 1980 by Stephen L. Green, our current Chairman. For more than 25 years SL Green has been engaged in the business of owning, managing, leasing, acquiring and repositioning office properties in Manhattan. The company's investment focus is to create value through strategically acquiring, redeveloping and repositioning office properties primarily located in Manhattan, and re-leasing and managing these properties for maximum cash flow.

In 2007, SL Green acquired Reckson Associates Realty Corp. and added over 9 million square feet to its portfolio. Included in this is over 3 million square feet of Class A office space located in Westchester, New York and Stamford, Connecticut. These suburban portfolios serve as natural extensions of SL Green's core ownership in the Grand Central submarket of midtown Manhattan. The company has since made selective additions and dispositions to the holdings in these areas.

As of March 31, 2012, SL Green owned interests in 70 Manhattan properties totaling more than 39.0 million square feet. This included ownership interests in 27.3 million square feet of commercial properties and debt and preferred equity investments secured by 11.7 million square feet of properties. In addition to its Manhattan investments, SL Green holds ownership interests in 32 suburban assets totaling 6.9 million square feet in Brooklyn, Queens, Long Island, Westchester County, Connecticut and New Jersey, along with four development properties in the suburbs encompassing approximately 0.5 million square feet.

# 521 FIFTH AVENUE



Tara Stacom, *Vice Chairman*  
212.841.7843  
tara.stacom@cushwake.com

Barry Zeller, *Exec. Vice President*  
212.841.5913  
barry.zeller@cushwake.com

Whitten Morris, *Associate Director*  
212.841.5026  
whitten.morris@cushwake.com

Peter H. Alden, *Sr. Associate*  
212.841.7641  
peter.alden@cushwake.com

Mikael Nahmias, *Sr. Managing Director*  
212.841.5058  
mikael.nahmias@cushwake.com



Demanding Quality Delivering Value

Meghan Holzhauer, *Leasing Associate*  
212-356-4152  
meghan.holzhauer@slgreen.com

Ashley Gee, *Vice President*  
212.216.1618  
ashley.gee@slgreen.com

David Kaufman, *Sr. Vice President*  
212.356.4104  
david.kaufman@slgreen.com



SLG  
LISTED  
NYSE

Member  
REBNY  
REAL ESTATE BOARD OF NEW YORK

521FIFTHAVE.SLGREEN.COM