

a new **Modern Classic** **100** Park Avenue





**100 Park Avenue** was conceived as Park Avenue's first modern glass and steel tower, ushering in an era of skyscrapers that transformed the Avenue into the world's most desirable corporate location.

Through a recently completed \$72 million redevelopment, 100 Park Avenue now features a new curtain wall, new windows, a stunning new 2-story lobby, new elevator cabs and significant infrastructure upgrades such as a new cooling plant, increased electric capacity and a state-of-the-art security system.

Now LEED Silver certified, 100 Park Avenue is also the first building of its type in New York to install green roofs, which employ a low-maintenance/water consumption Xeroflor mat system. The property was awarded "International Building of the Year" by the Building Owners and Managers Association (BOMA), the BOMA Pinnacle Award for Renovated Office Building, and the Middle Atlantic regional award in the same category.

100 Park Avenue offers **classic** corporate convenience, just steps to Grand Central Terminal, and all new **modern** headquarters space.

# 100 Park Avenue

New Entrance



# 100 Park Avenue

New Lobby



# 100 Park Avenue

New Turnstiles & High Speed Elevators

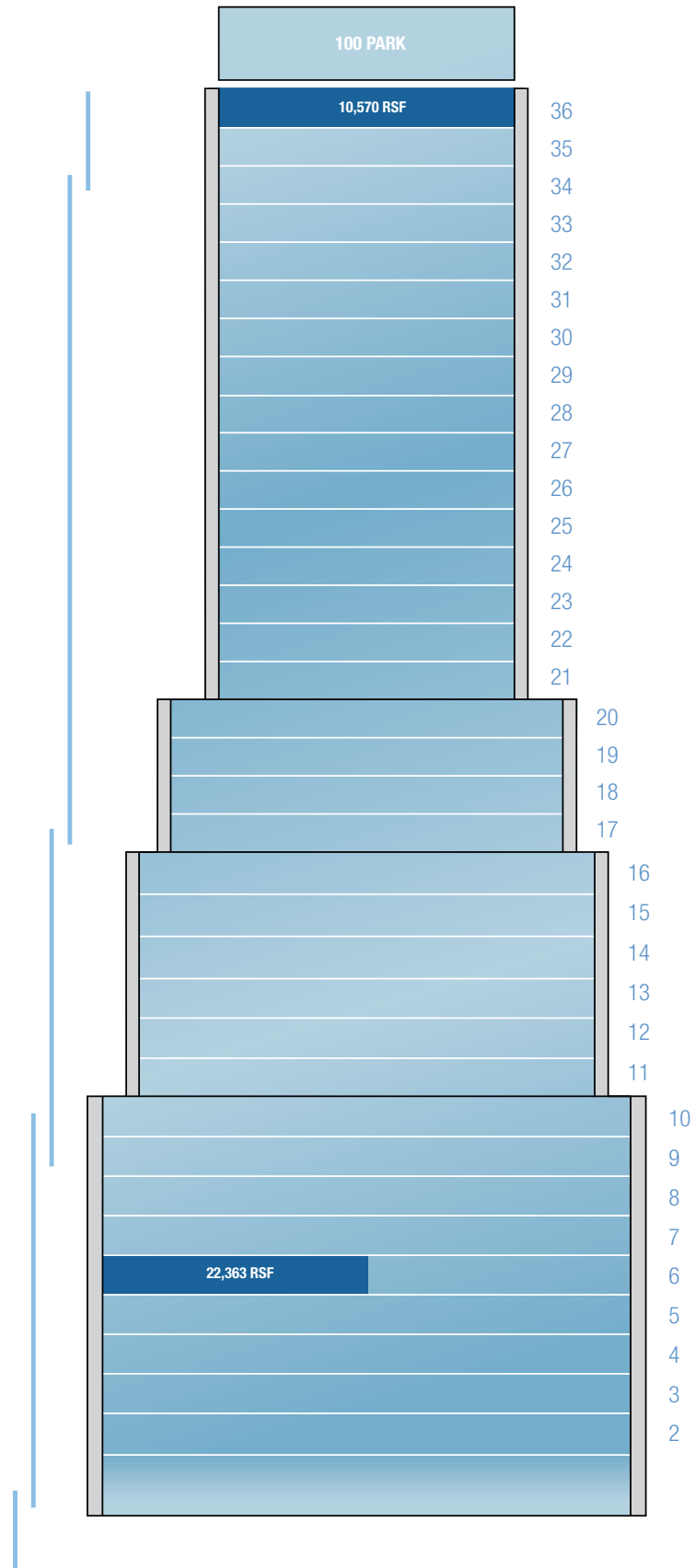




# 100 Park Avenue

Stacking Plan

Available  
Leased



# 100 Park Avenue

Proposed Layout - 6th Floor

Park Avenue

41st Street

40th Street



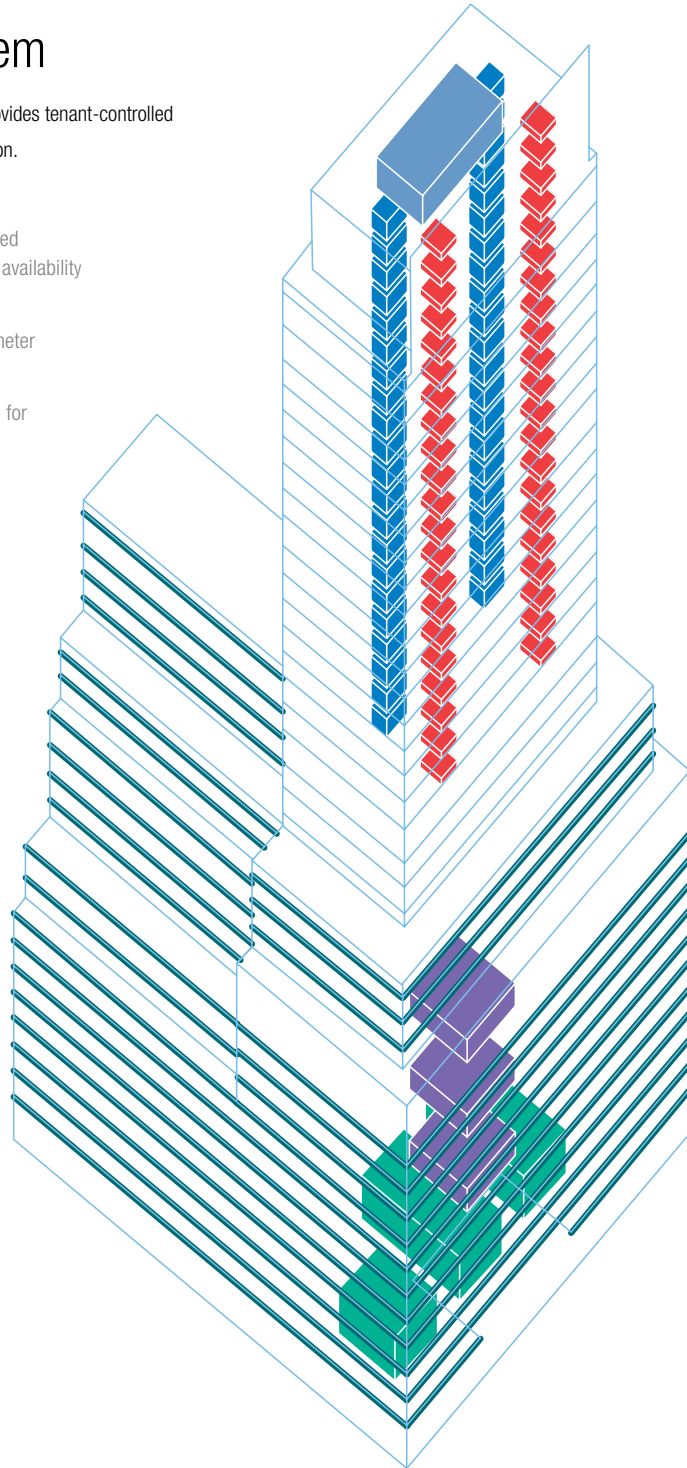
FLOOR KEY	
Offices	28
Corner Offices	3
Work Stations	56
Conference Rooms	2

- OFFICES
- CONFERENCE ROOMS
- STORAGE/IT ROOMS/PANTRY/LUNCH ROOMS
- CIRCULATION

## New HVAC System

All new heating and cooling system provides tenant-controlled temperature and cost-effective operation.

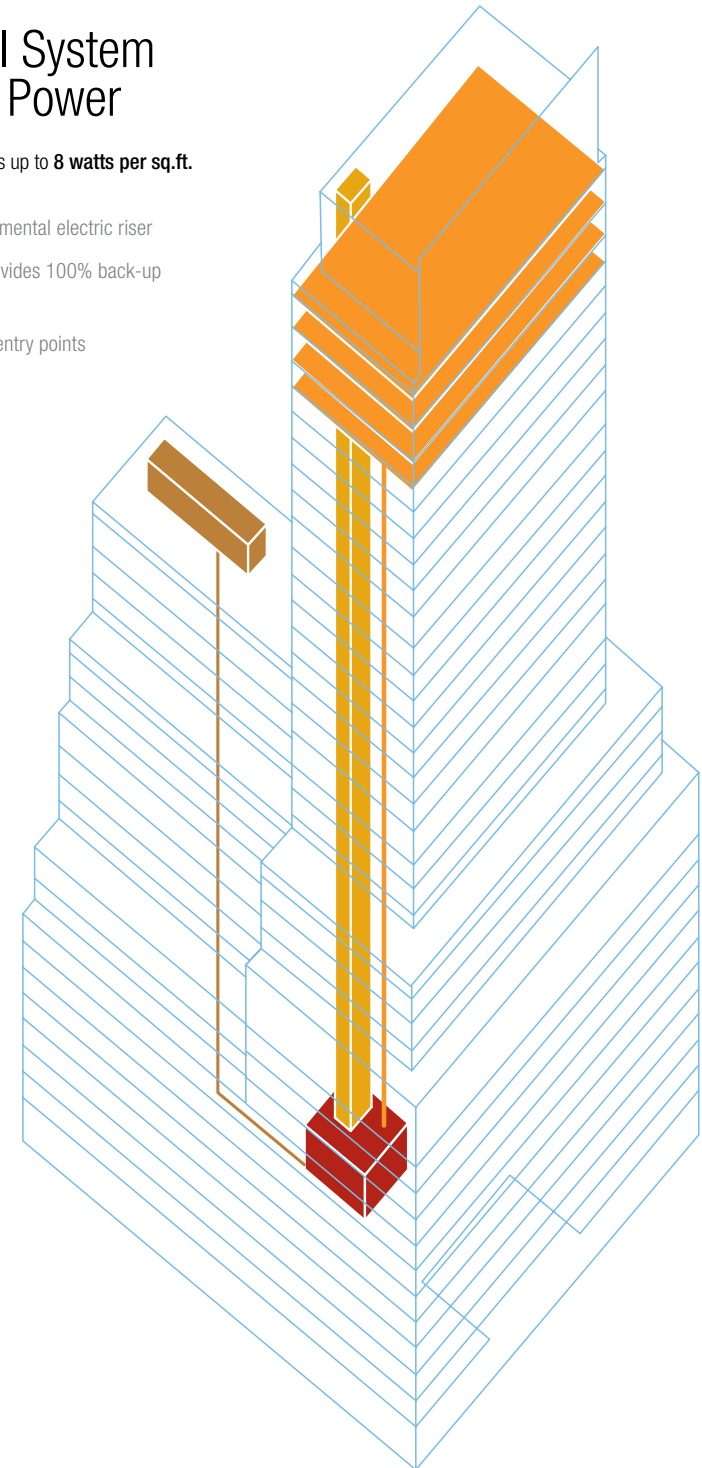
- Tower Floor Cooling  
Dedicated air-cooled DX units installed on a floor-by-floor basis for 24 hour availability
- Base Floor Cooling  
New chiller plant together with perimeter induction units provide VAV cooling
- Abundant condenser water available for supplemental cooling



## New Electrical System & Emergency Power

Upgraded electric service delivers up to **8 watts per sq.ft.**

- New bus duct provides supplemental electric riser
- New emergency generator provides 100% back-up to all life safety systems
- Multiple electric and telecom entry points for redundant service
- New Class E fire alarm system



# 100 Park Avenue

## Neighborhood Map



# 100 Park Avenue

## Building Facts

<b>Owner:</b>	SL Green Realty Corp. and Prudential Real Estate Investors	<b>Electric Capacity:</b>	Five 4,000 amp services at 120/208 volts. Three services fed from 40th Street and two services fed from 41st Street. Up to eight watts per sq. ft. available for tenant use.
<b>Manager:</b>	SL Green Realty Corp.	<b>Tenant Generator:</b>	Location available on 21st floor roof for 2,250 kw tenant generator with common fuel reservoir for 30 hour operating capacity.
<b>Leasing Agent:</b>	Cushman & Wakefield, Inc.	<b>Telecom:</b>	Dual points of entry. Vertically stacked telecom closets. Excess riser capacity available to support up to nine 4" conduits. Current service providers include Verizon, Cogent, RCN and Eureka Networks.
<b>Location:</b>	Entire west block front of Park Avenue between 40th and 41st Sts.	<b>HVAC:</b>	<b>Floors 2-20:</b> Central chilled water system with fans typically located on every other floor providing VAV distribution. Perimeter served by induction units. <b>Floors 21-36:</b> Dedicated water-cooled DX units. Fan powered VAV distribution. Hot water heating coils serve perimeter zones.
<b>Building Size:</b>	887,489 rentable square feet	<b>Supplemental Cooling:</b>	665 tons of additional condensor water is available for tenant supplemental air-conditioning.
<b>LEED Status:</b>	Silver Certified	<b>Life/Safety:</b>	New addressable Class-E system. Building fully sprinklered. Emergency generator covering all life safety systems.
<b>Awards:</b>	BOMA Award for "International Building of the Year" BOMA Pinnacle Award for "Best Building Renovation of the Year" BOMA Middle Atlantic Regional Award for "Best Building Renovation of the Year"	<b>Electronic Work Orders:</b>	Web based system provides convenient electronic work orders for all tenant work requests.
<b>Floor Sizes:</b>	<b>Floor 2:</b> 38,313 rentable square feet <b>Floors 3-10:</b> 43,041 – 45,245 rentable square feet <b>Floors 11-15:</b> 31,971 – 40,139 rentable square feet <b>Floors 16-20:</b> 16,385 – 27,825 rentable square feet <b>Floors 21-36:</b> 10,570 – 10,985 rentable square feet	<b>Transportation:</b>	Immediate access to Grand Central Terminal, subways and nearby bus lines.
<b>Lobby:</b>	Two-story atrium lobby featuring luminescent materials including fritted glass and Thassos stone walls with Cippolino Apuano marble floors.	<b>Concierge:</b>	Complimentary concierge services for building tenants are provided exclusively by Abigail Michaels.
<b>Amenities:</b>	Hotel-style concierge services		
<b>Construction:</b>	Conventional structural steel beams and columns with reinforced concrete floor slabs. New high efficiency windows. Sleek glass curtain wall along Park Avenue frontage.		
<b>Ceiling Height:</b>	Typical 11' 7" slab-to-slab height.		
<b>Column Spacing:</b>	Typical 21' x 26' column bays.		
<b>Security:</b>	Coordinated program of controlled electronic access, electronic surveillance and uniformed security guards on a 24/7 basis. Electronic turnstiles, messenger center and extensive CCTV coverage.		
<b>Elevators:</b>	19 passenger elevators, 1 service elevator and 1 loading dock elevator.		

# 100 Park Avenue

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## CORPORATE PROFILE

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SL Green Realty Corp. is New York City's largest commercial office landlord and is the only fully integrated, selfmanaged, self-administered Real Estate Investment Trust, or REIT, primarily focused on owning and operating office buildings in Manhattan.

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, 2011, SL Green owned interests in 57 Manhattan properties totaling more than 32.0 million square feet. This included ownership interests in 24.2 million square feet of office buildings, ownership interests in 334,782 square feet of freestanding and condominium retail properties, and debt and preferred equity investments secured by 7.4 million square feet of properties. In addition to its Manhattan investments, SL Green holds ownership interests and debt and preferred equity interests in 33 suburban assets totaling 7.8 million square feet in Brooklyn, Queens, Long Island, Westchester County, Connecticut and New Jersey, along with five development properties in the suburbs encompassing approximately 499,221 square feet.

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## ABIGAIL MICHAELS

CONCIERGE



### COMPANY OVERVIEW

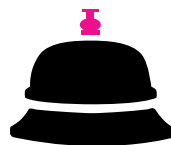
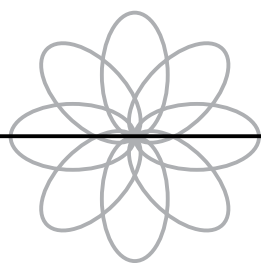
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Abigail Michaels is an award-winning, five-star, hotel-style Concierge service made available to tenants of 100 Park Avenue compliments of SL Green. Founded by renowned concierge specialists Abbie Newman and Michael Fazio, Abigail Michaels delivers the exceptional service expected of two industry veterans with over two decades of experience.

Services include but are not limited to dining and entertainment reservations, nightlife and after-work suggestions, coordination of personal appointments, gift-buying, exclusive event invitations, car arrangements and more...all free of charge to our tenants!

For more information, please call 212.784.2390 or email Abigail Michaels at [concierge@abigailmichaels.com](mailto:concierge@abigailmichaels.com) with any questions or requests.

The Concierge team will respond to you quickly with options and pricing.



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**GOING GREENER**