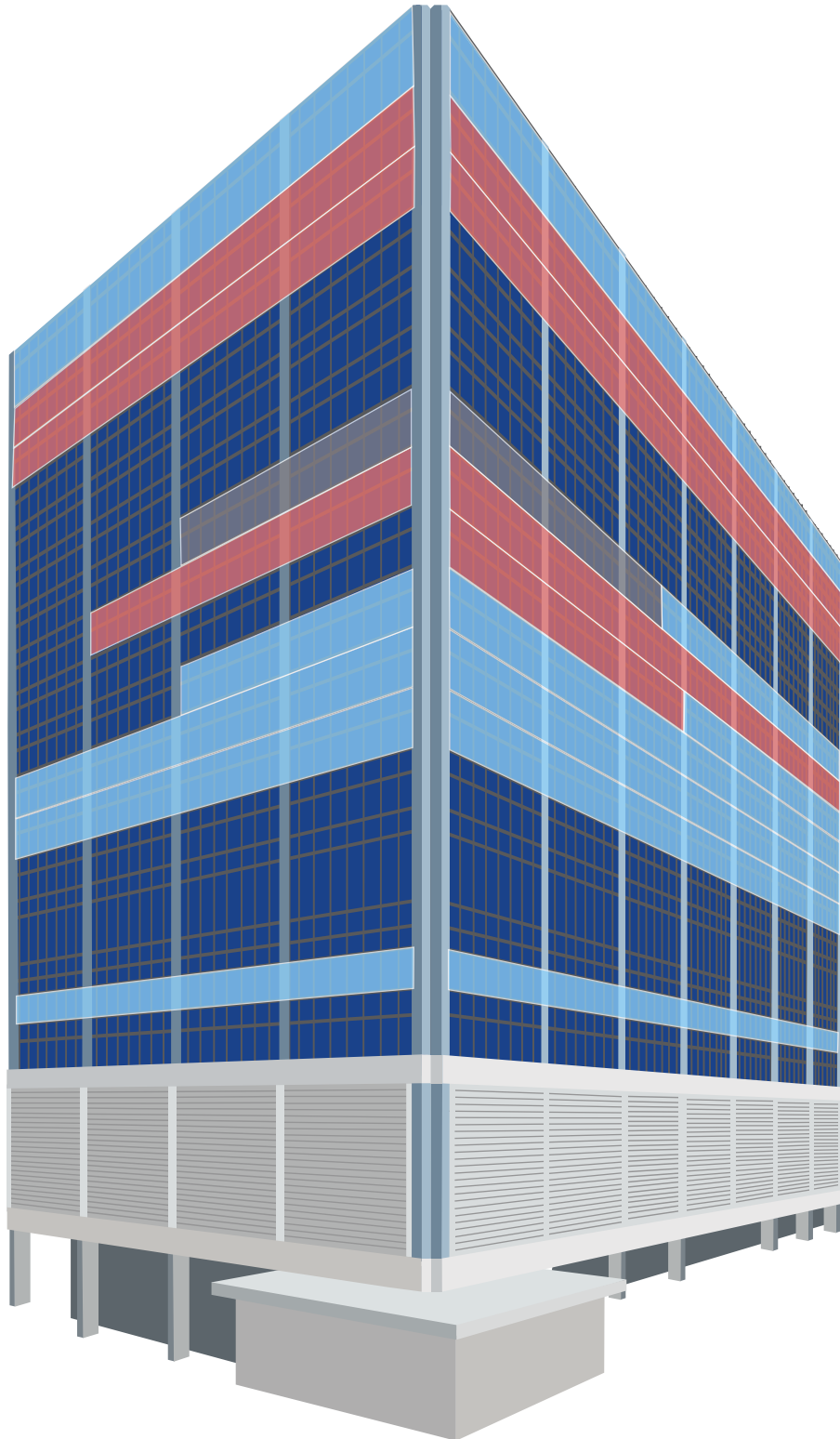


555W57

*The Signature Address
on the New West Side*





STACK PLAN

480,471 RSF
TOTAL AVAILABLE

Entire 19: 57,438 RSF
Entire 18: 57,438 RSF
Entire 17: 57,438 RSF

Part 13: 7,532 RSF / 36,177 RSF
Part 12: 48,056 RSF
Part 11: 13,221 RSF / 14,019 RSF
Part 10: 22,243 RSF
Entire 9: 54,693 RSF
Entire 8: 56,713 RSF

8TH - 13TH FLOOR BLOCK
252,654 RSF

Entire 5: 55,503 RSF

- IMMEDIATE
- NOV 2026
- AVAILABLE 2027



SOUTH WESTERN OFFICE VIEWS

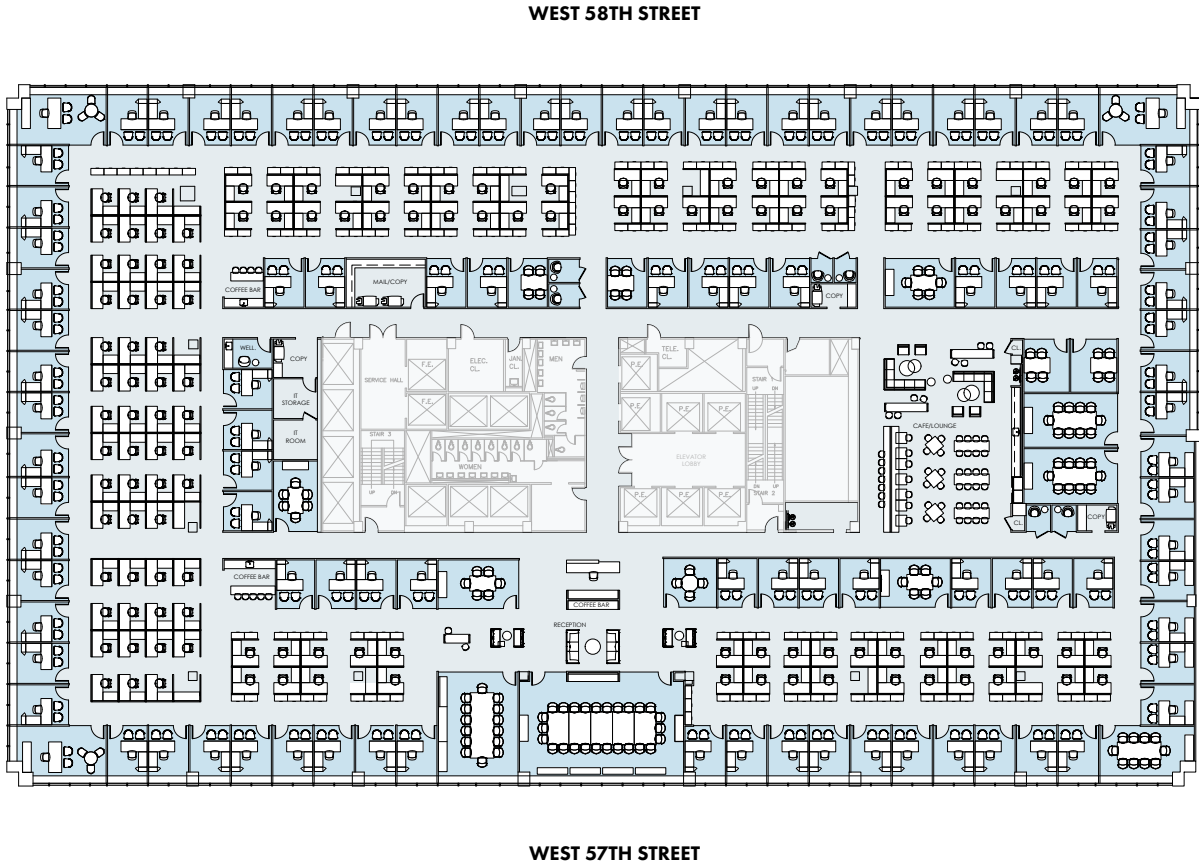
ARTIST RENDERING

ENTIRE 5TH FLOOR - 55,503 RSF

PROPOSED OFFICE LAYOUT

FLOOR KEY

Total Offices	101
Workstation	127
Conference Room	13
Board Room	1
Phone Room	6
Cafe/Lounge	1
Reception	1
Total Personnel	229

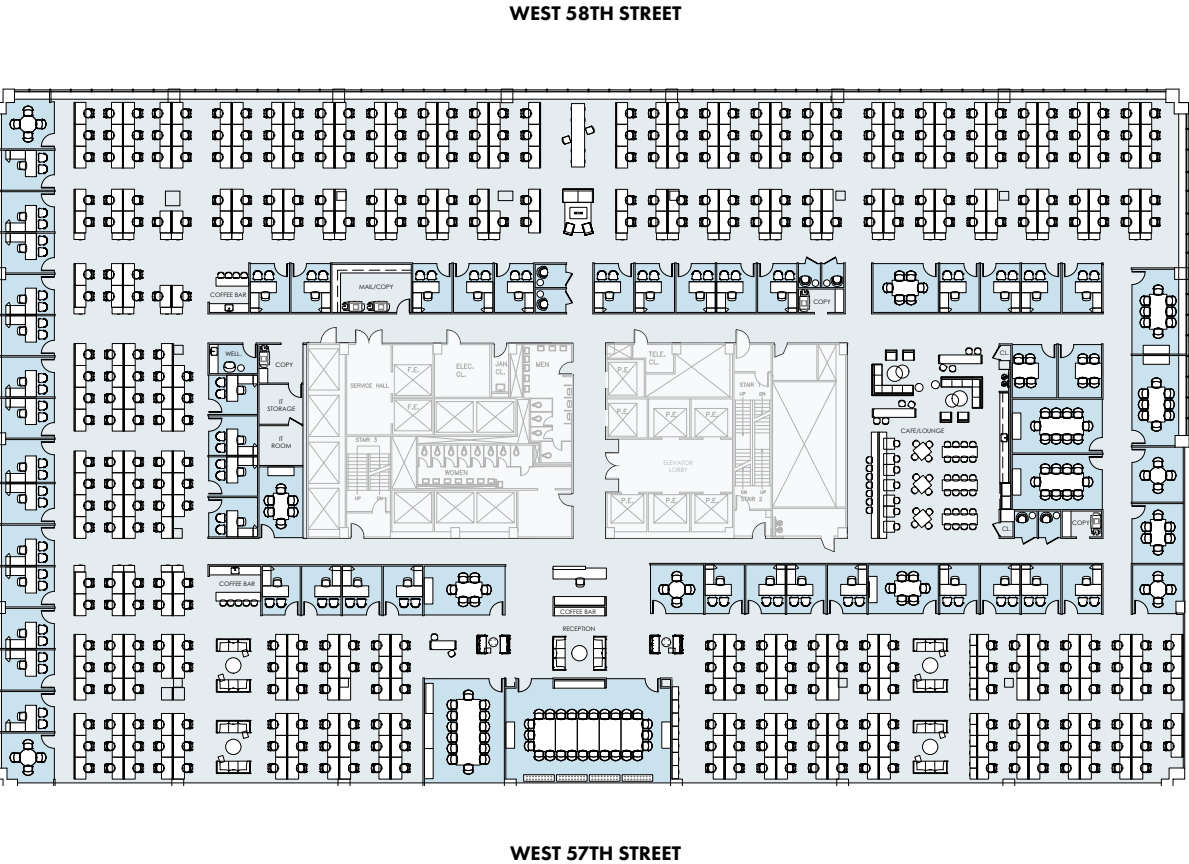


ENTIRE 5TH FLOOR - 55,503 RSF

PROPOSED OPEN LAYOUT

FLOOR KEY

Total Offices	44
Workstation	401
Conference Room	17
Board Room	1
Phone Room	6
Cafe/Lounge	1
Reception	1
Total Personnel	446



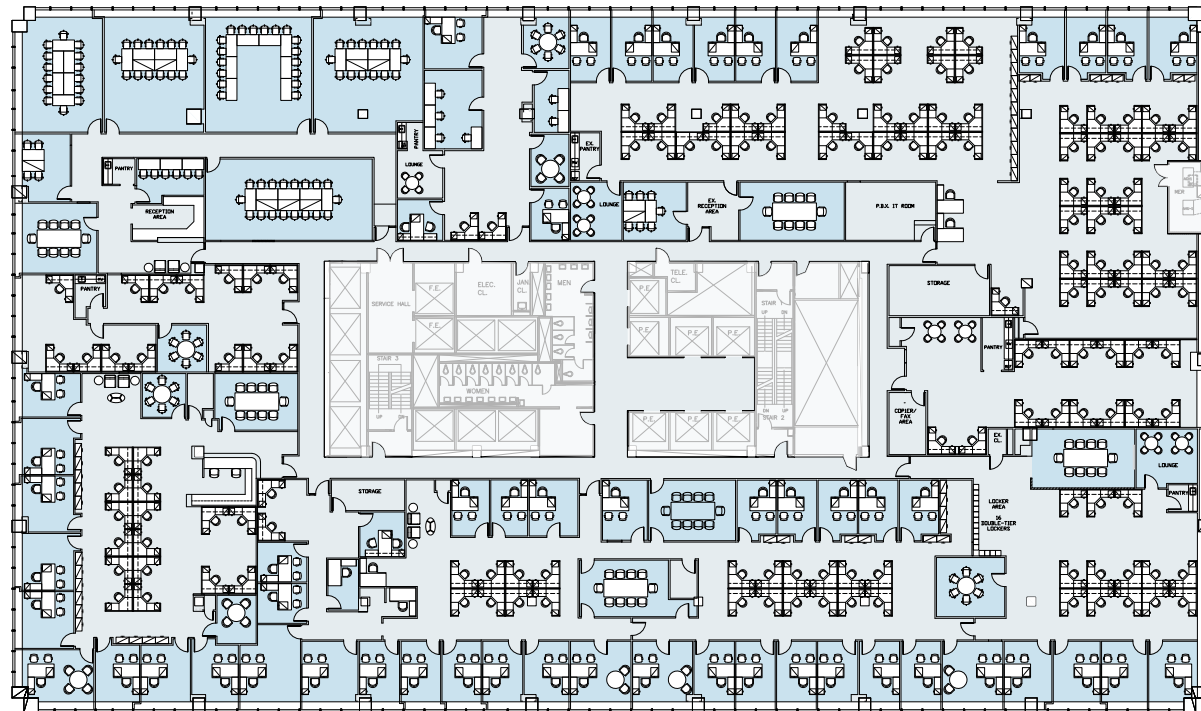
ENTIRE 5TH FLOOR - 55,503 RSF

EXISTING CONDITIONS

FLOOR KEY

Total Offices	55
Workstation	148
Conference Room	19
Pantry	5
Reception	3
Total Personnel	206

WEST 58TH STREET



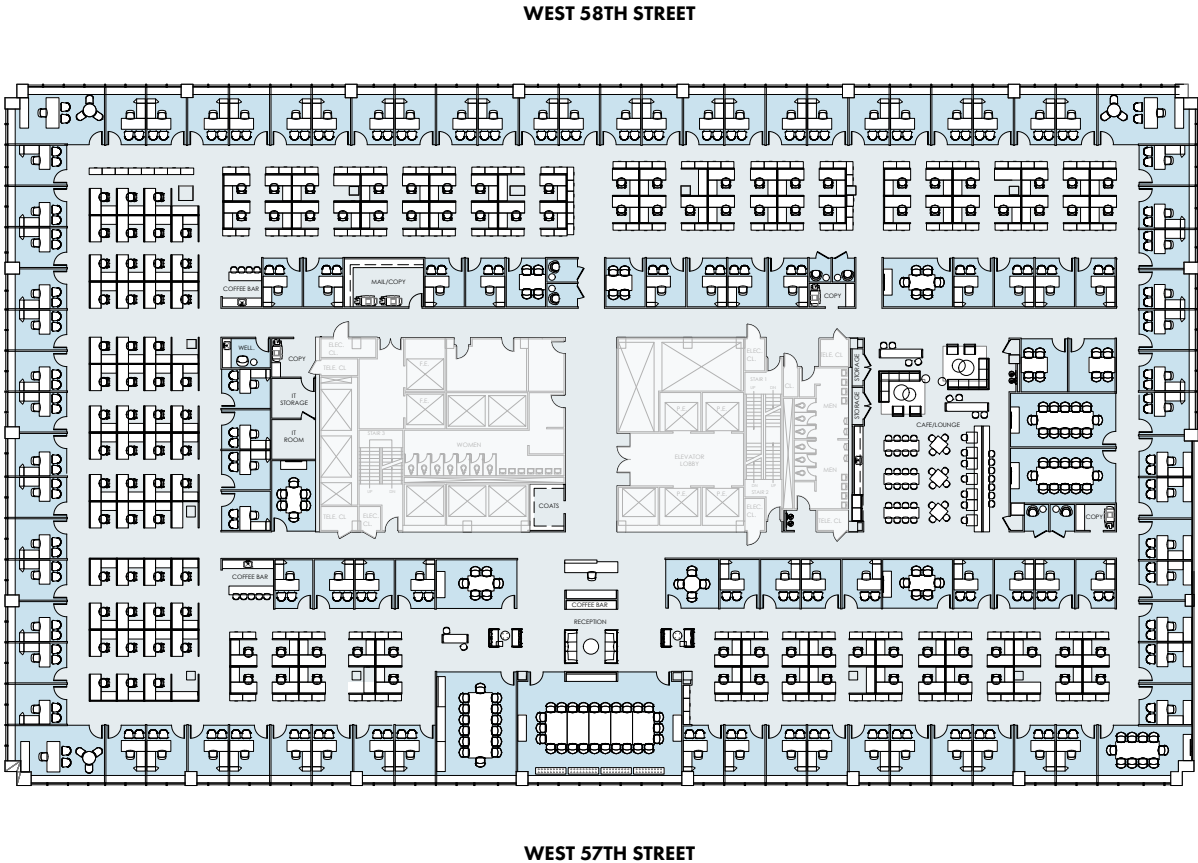
WEST 57TH STREET

ENTIRE 8TH FLOOR - 56,713 RSF

PROPOSED OFFICE LAYOUT

FLOOR KEY

Total Offices	101
Workstation	128
Conference Room	13
Board Room	1
Phone Room	6
Cafe/Lounge	1
Reception	1
Total Personnel	230



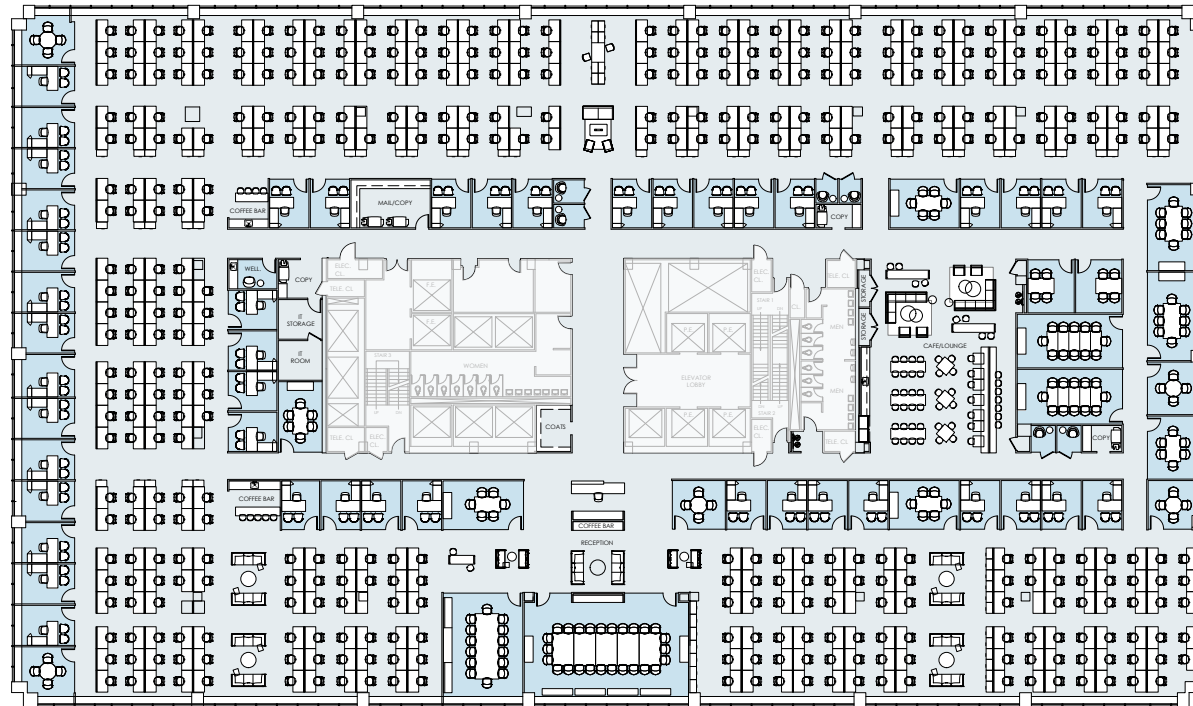
ENTIRE 8TH FLOOR - 56,713 RSF

PROPOSED OPEN LAYOUT

FLOOR KEY

Total Offices	44
Workstation	404
Conference Room	17
Board Room	1
Phone Room	12
Cafe/Lounge	1
Reception	1
Total Personnel	449

WEST 58TH STREET



WEST 57TH STREET

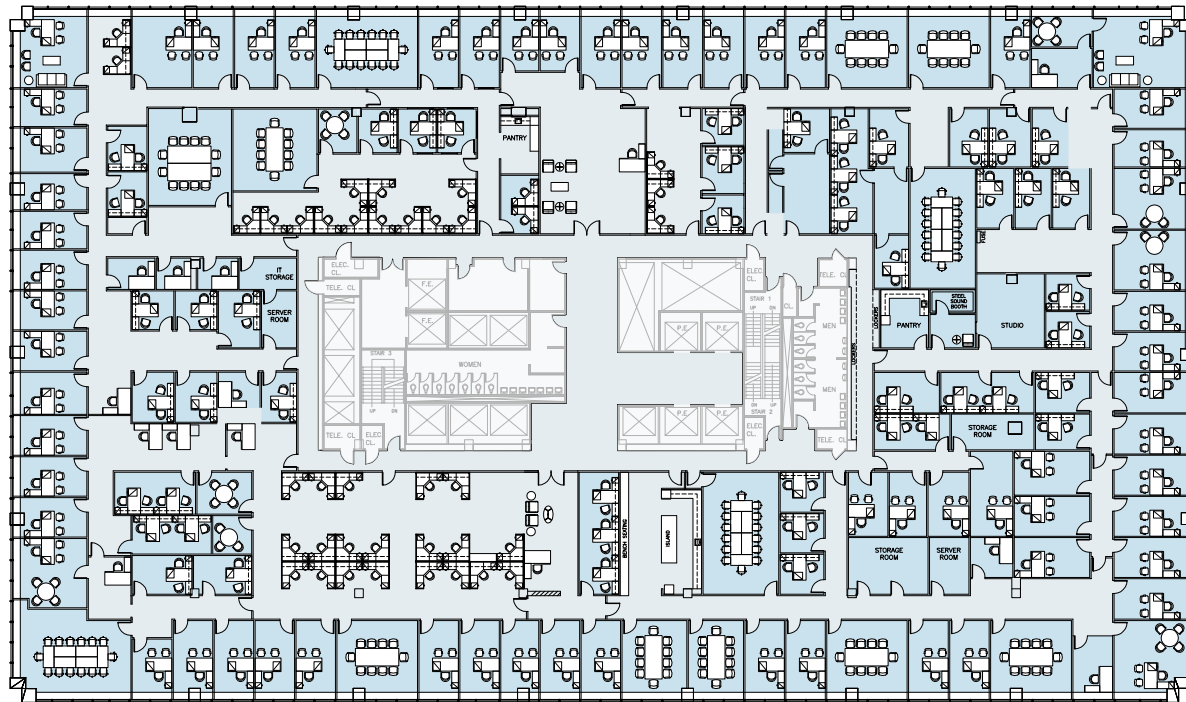
ENTIRE 8TH FLOOR - 56,713 RSF

EXISTING CONDITIONS

FLOOR KEY

Total Offices	109
Workstation	42
Conference Room	16
Pantry	2
Reception	3
Total Personnel	154

WEST 58TH STREET



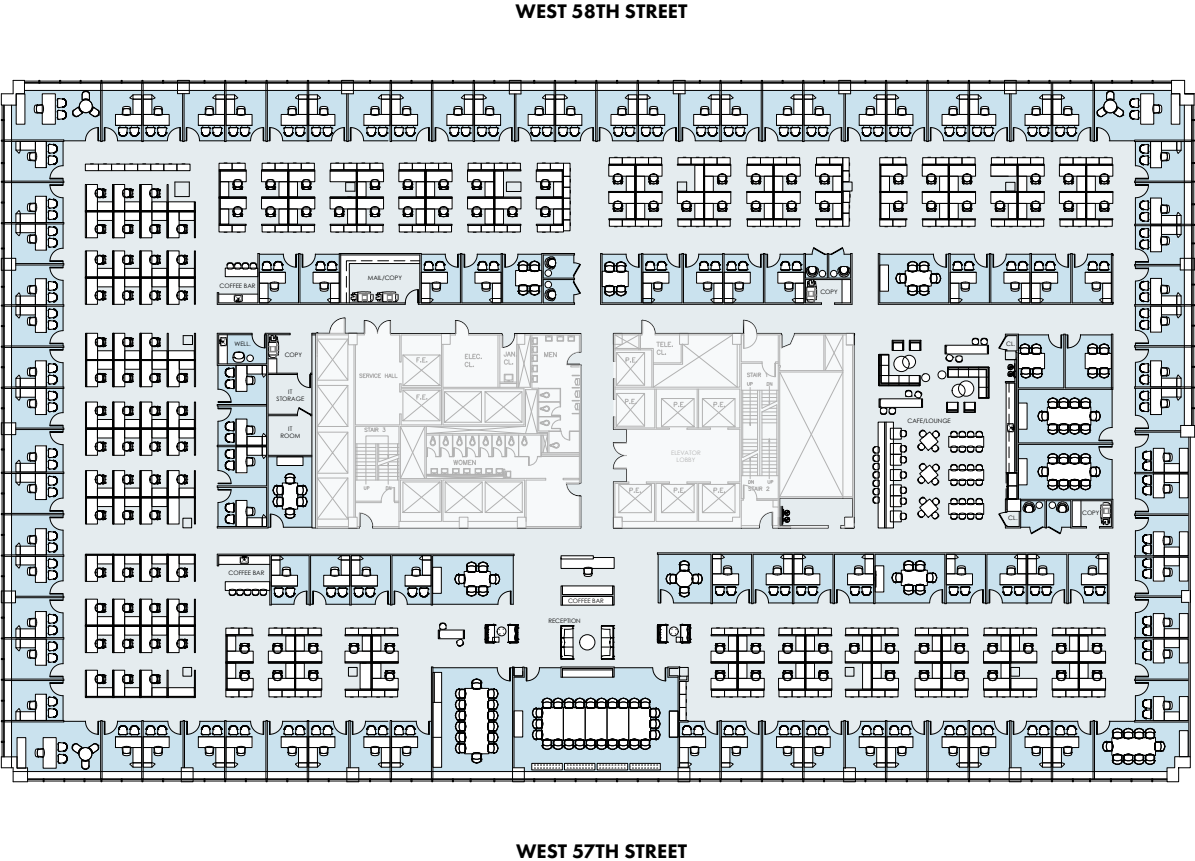
WEST 57TH STREET

ENTIRE 9TH FLOOR - 56,713 RSF

PROPOSED OFFICE LAYOUT

FLOOR KEY

Total Offices	101
Workstation	127
Conference Room	13
Board Room	1
Phone Room	6
Cafe/Lounge	1
Reception	1
Total Personnel	229

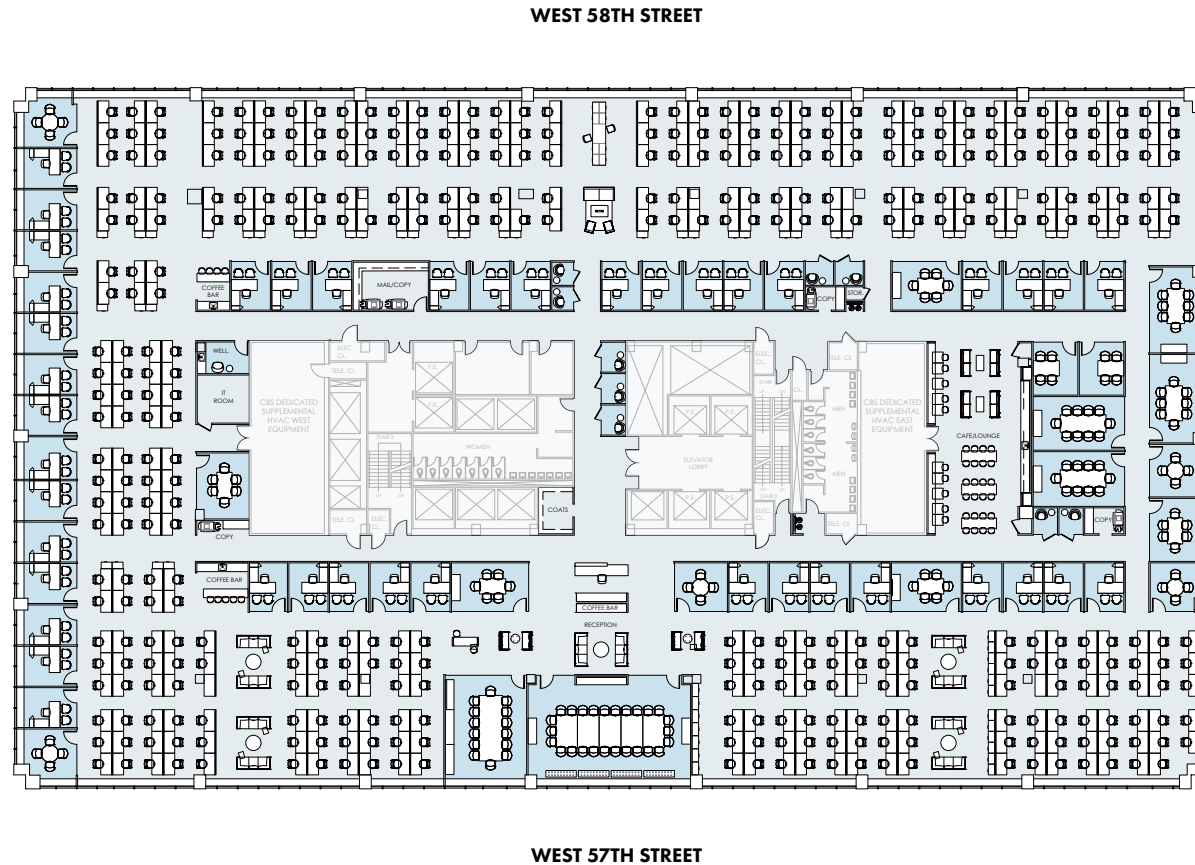


ENTIRE 9TH FLOOR - 56,713 RSF

PROPOSED OPEN LAYOUT

FLOOR KEY

Total Offices	42
Workstation	388
Conference Room	17
Board Room	1
Breakout Room	3
Phone Room	9
Cafe/Lounge	1
Reception	1
Total Personnel	431

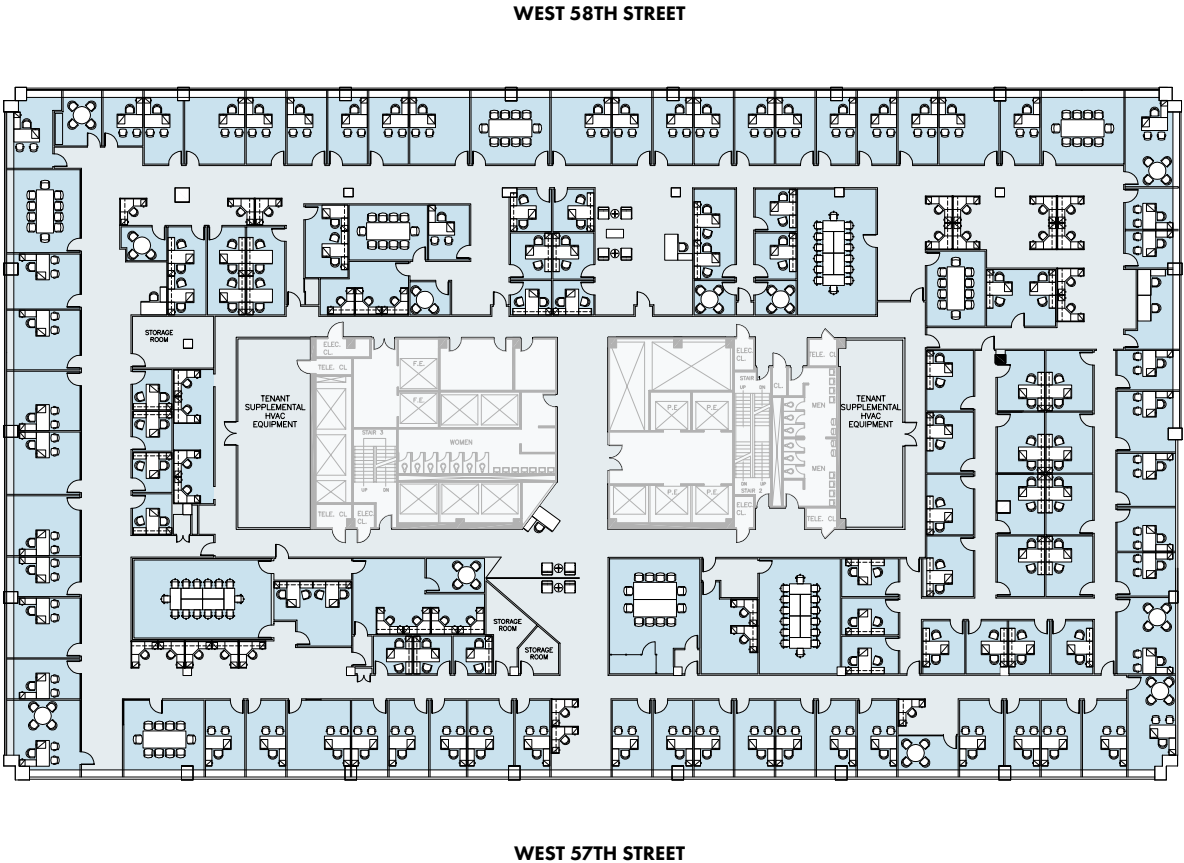


ENTIRE 9TH FLOOR - 56,713 RSF

EXISTING CONDITIONS

FLOOR KEY

Total Offices	103
Workstation	31
Conference Room	17
Reception	1
Total Personnel	135



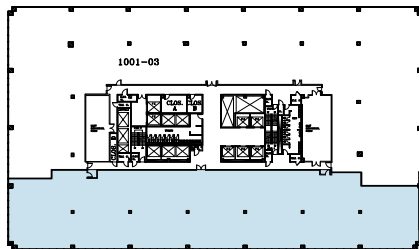
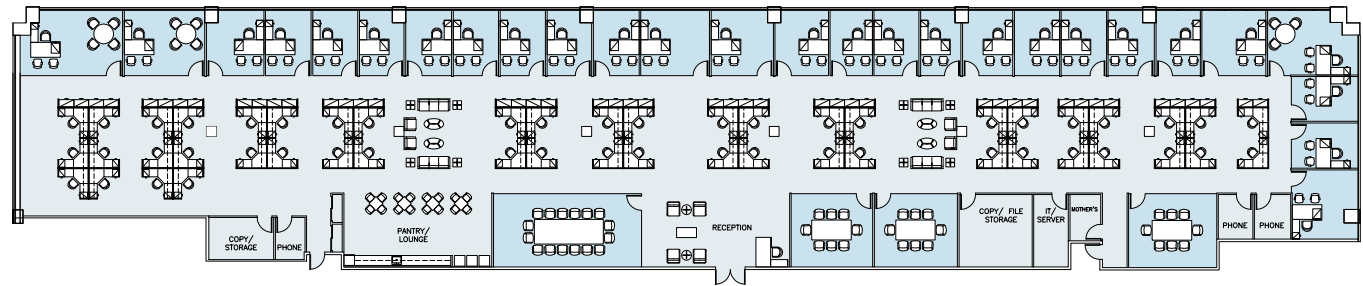
SUITE 1002 - 22,243 RSF

PROPOSED LAYOUT

FLOOR KEY

Total Offices	27
Workstation	50
Conference Room	4
Pantry	1
Phone Room	1
Reception	1
Total Personnel	78

WEST 57TH STREET



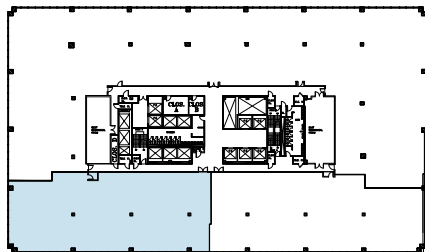
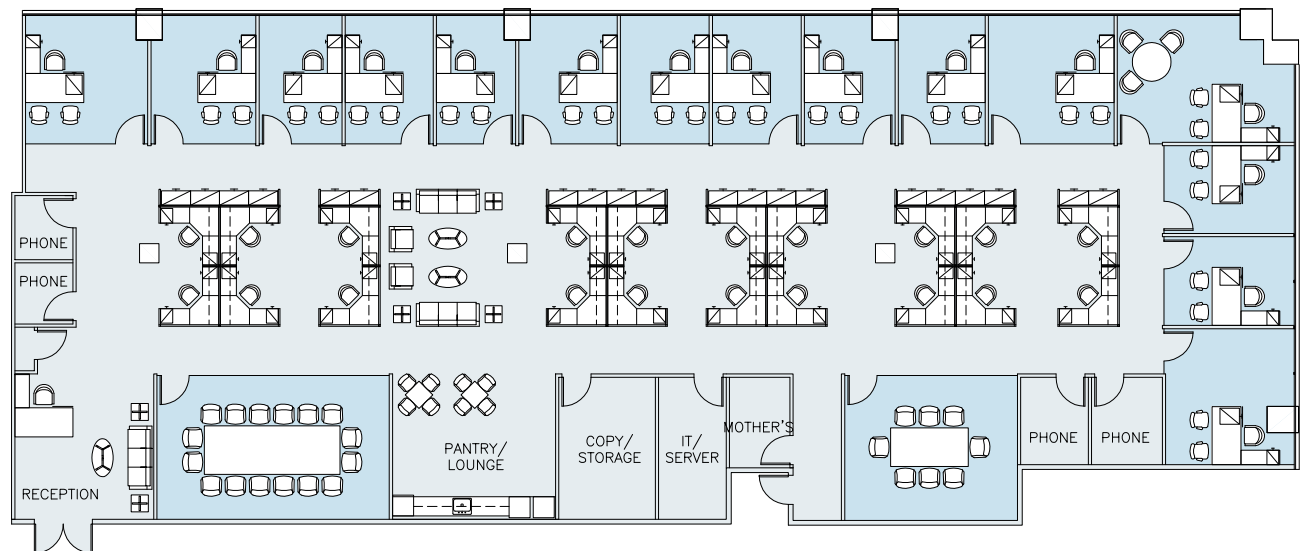
SUITE 1002 - 10,995 RSF

PROPOSED DIVISION

FLOOR KEY

Total Offices	15
Workstation	20
Conference Room	2
Pantry	1
Phone Room	4
Reception	1
Total Personnel	36

WEST 57TH STREET



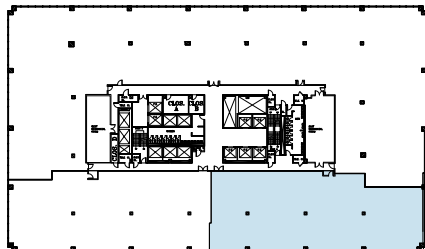
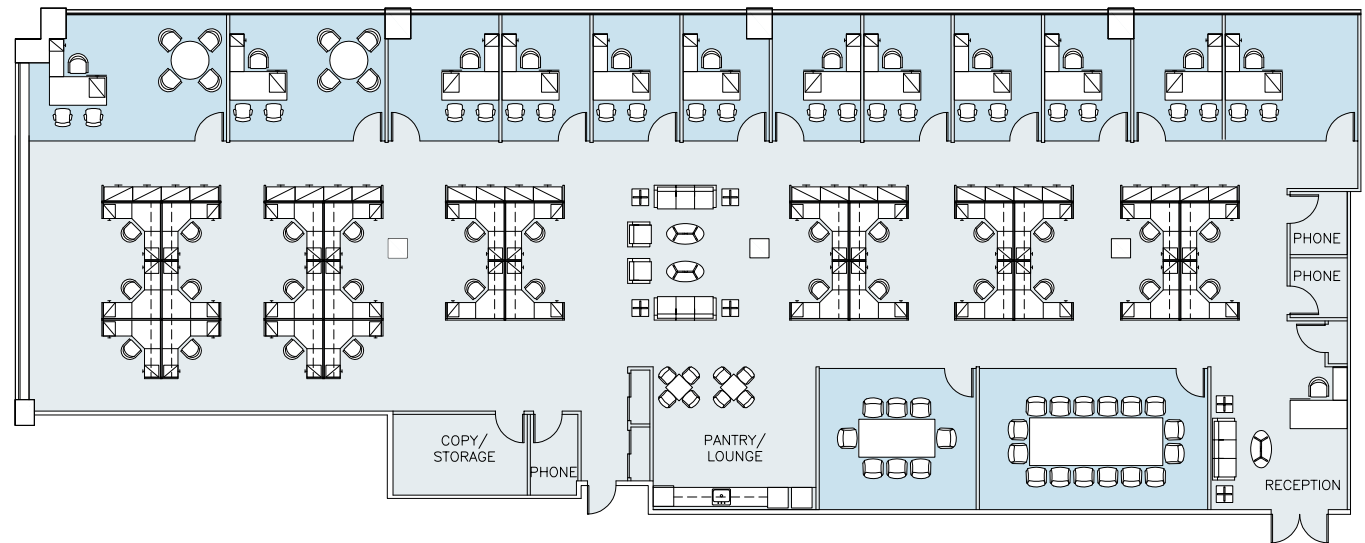
SUITE 1005 - 11,248 RSF

PROPOSED DIVISION

FLOOR KEY

Total Offices	12
Workstation	28
Conference Room	2
Pantry	1
Phone Room	3
Reception	1
Total Personnel	41

WEST 57TH STREET



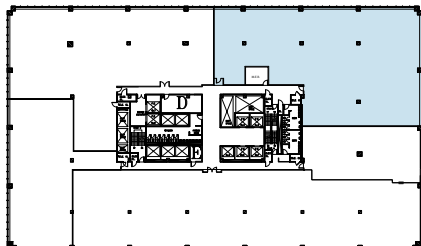
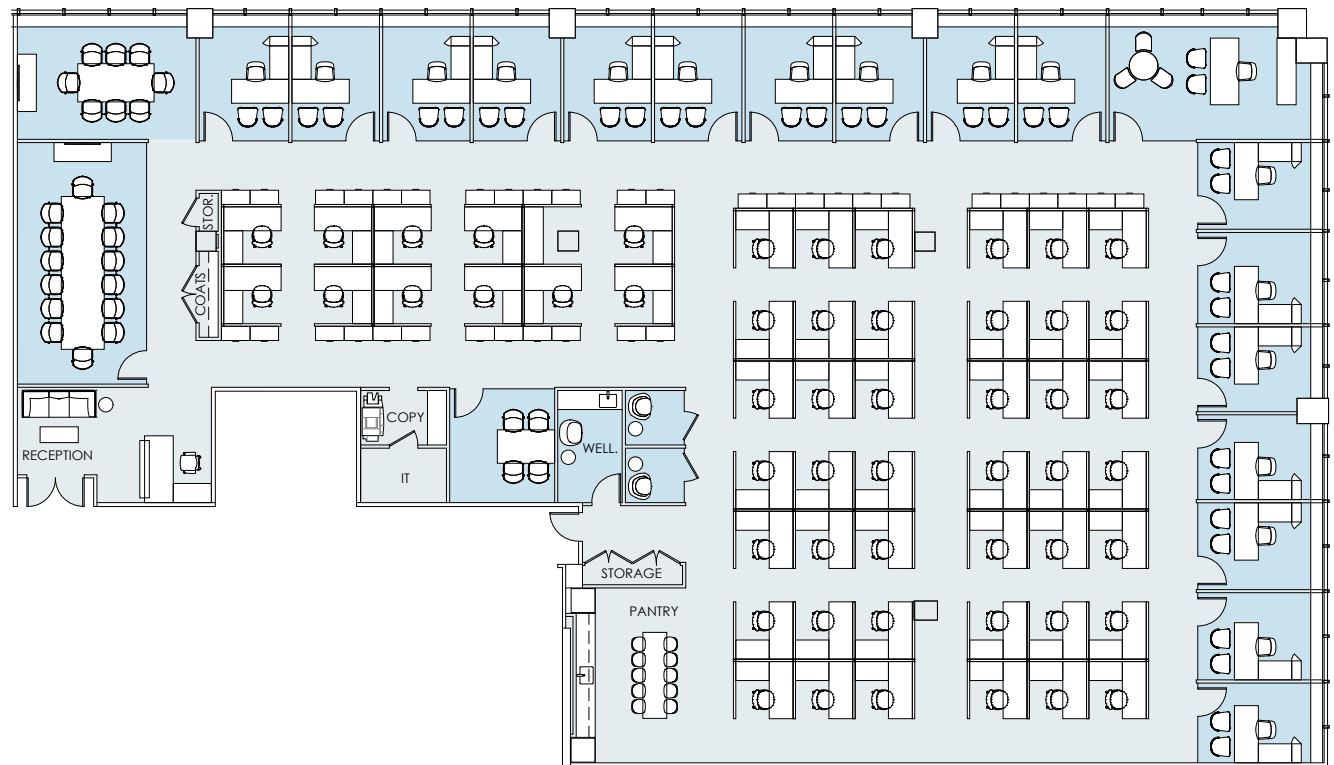
SUITE 1101A - 14,019 RSF

PROPOSED OFFICE LAYOUT

FLOOR KEY

Total Offices	18
Workstation	53
Conference Room	3
Reception	1
Pantry	1
Phone Room	2
Wellness Room	1
Total Personnel	72

WEST 58TH STREET



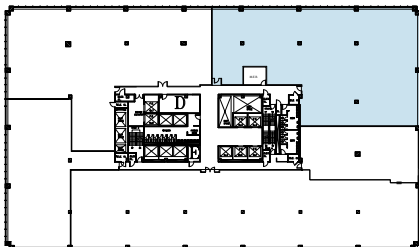
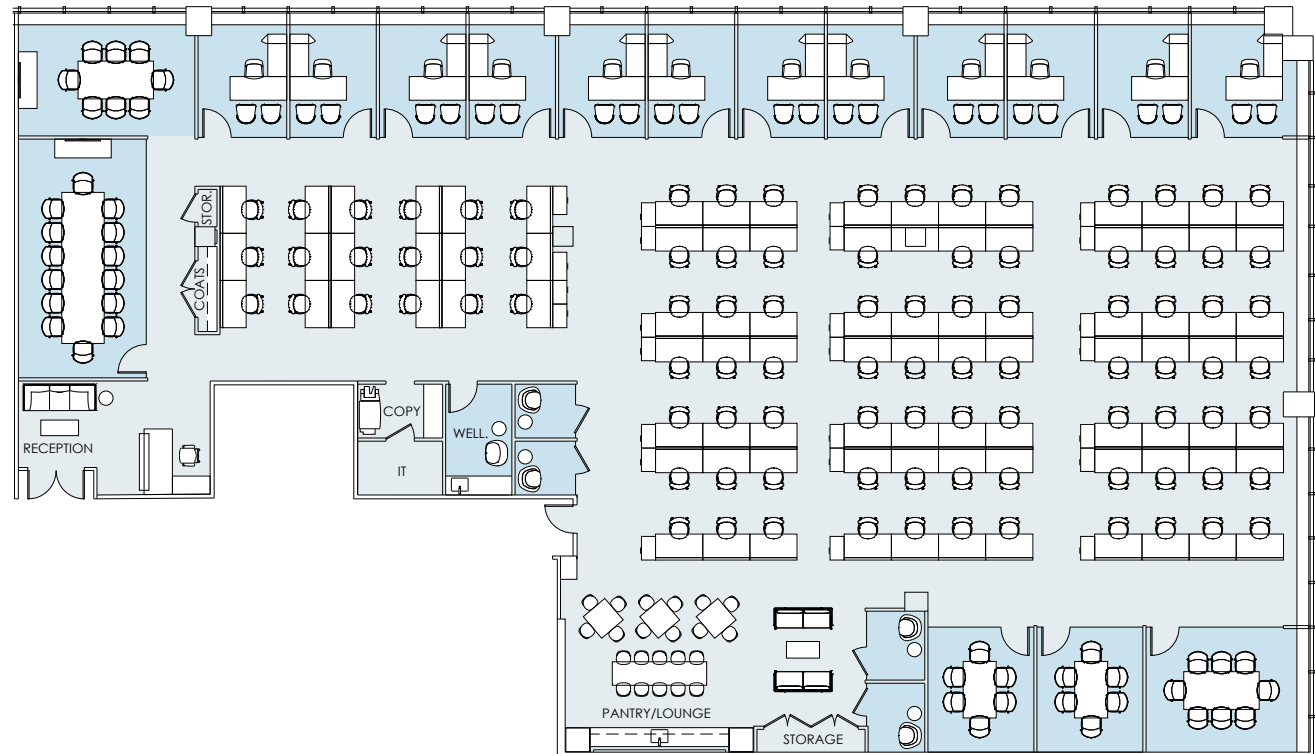
SUITE 1101A - 14,019 RSF

PROPOSED OPEN LAYOUT

FLOOR KEY

Total Offices	12
Workstation	94
Conference Room	5
Reception	1
Pantry	1
Phone Room	4
Wellness Room	1
Total Personnel	107

WEST 58TH STREET



SUITE 1101 - 13,731 RSF

PROPOSED DIVISIONS

FLOOR KEY

SUITE A 4,224 RSF

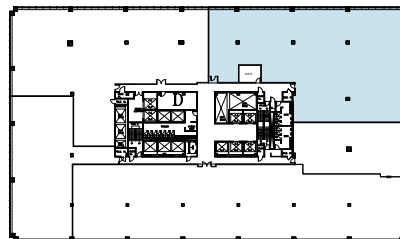
Total Offices	6
Workstation	20
Conference Room	1
Reception	1
Pantry	1
Total Personnel	27

SUITE B 5,608 RSF

Total Offices	8
Workstation	31
Conference Room	2
Reception	1
Phone Room	1
Pantry	1
Total Personnel	40

SUITE C 3,899 RSF

Total Offices	4
Workstation	31
Conference Room	1
Reception	1
Phone Room	1
Pantry	1
Total Personnel	36



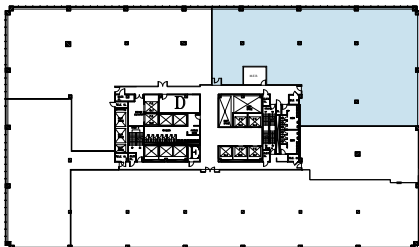
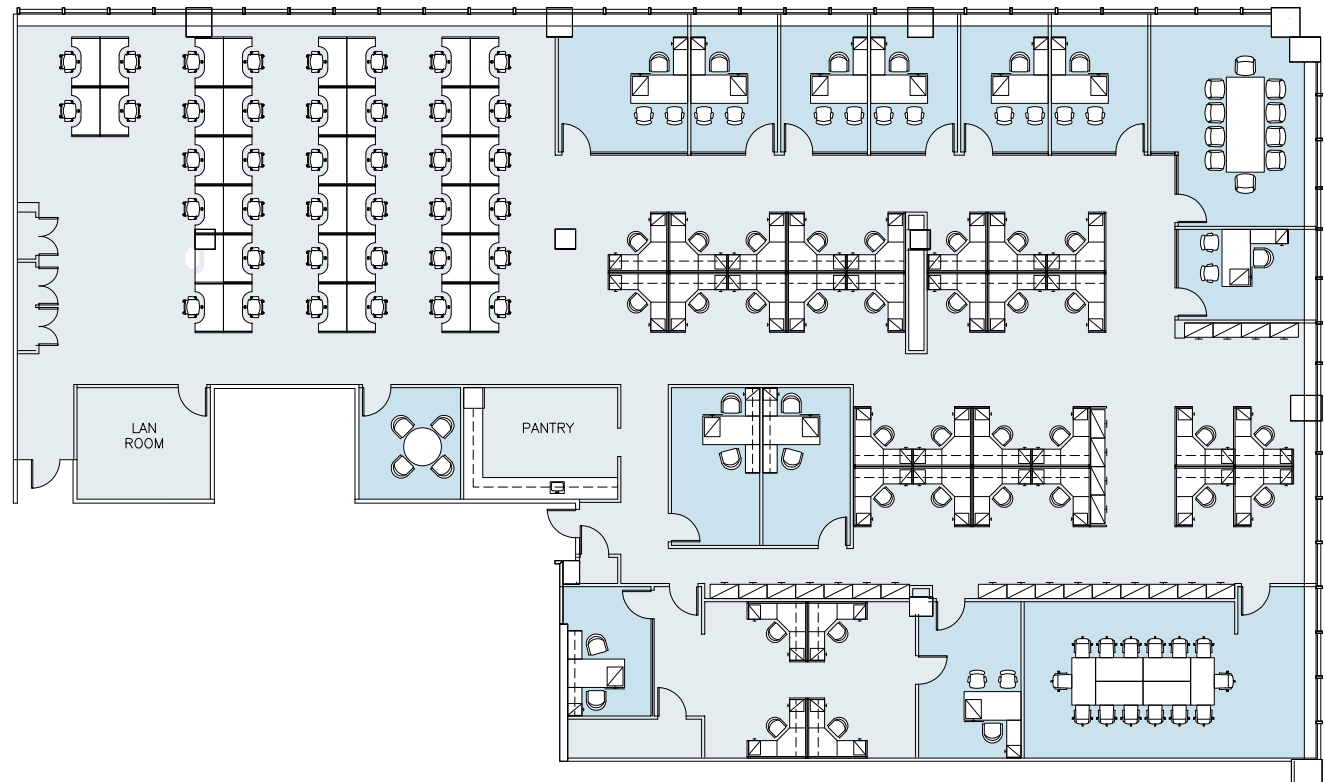
SUITE 1101A - 14,019 RSF

EXISTING CONDITIONS

FLOOR KEY

Total Offices	11
Workstation	71
Conference Room	3
Pantry	1
Total Personnel	82

WEST 58TH STREET



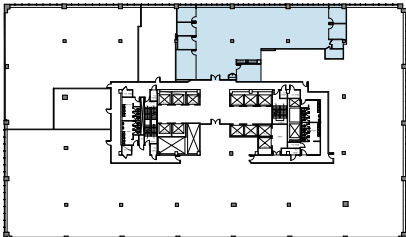
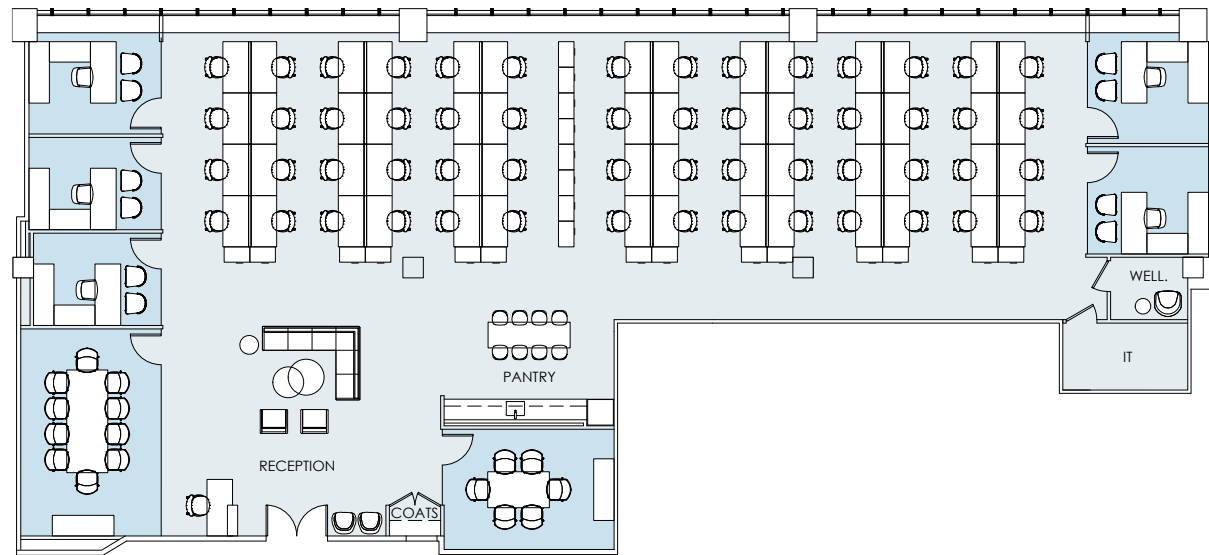
SUITE 1327 - 7,532 RSF

PROPOSED LAYOUT

FLOOR KEY

Total Offices	5
Workstation	56
Conference Room	2
Pantry	1
Reception	1
Wellness Room	1
Total Personnel	62

WEST 57TH STREET



SUITE 1327 - 7,532 RSF

PROPOSED DIVISIONS

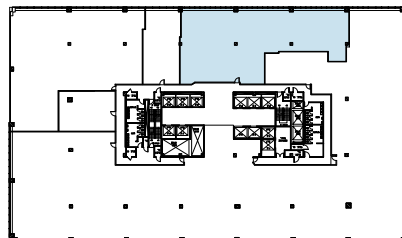
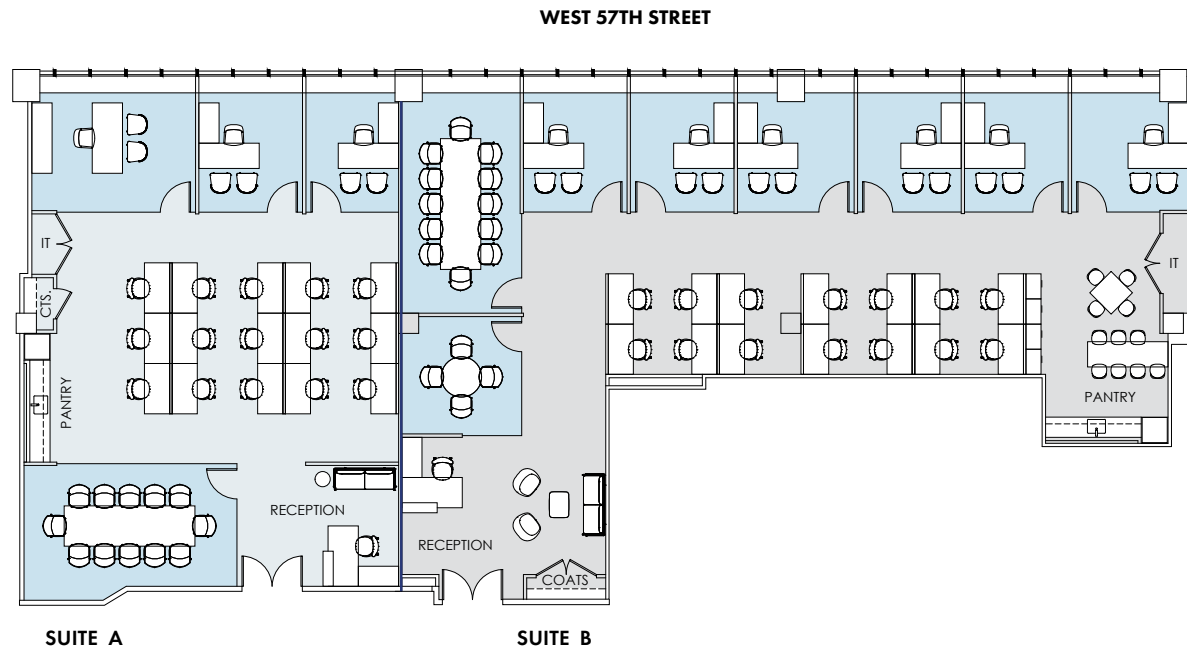
FLOOR KEY

SUITE A 3,000 RSF

Total Offices	3
Workstation	15
Conference Room	1
Reception	1
Pantry	1
Total Personnel	19

SUITE B 4,532 RSF

Total Offices	6
Workstation	14
Conference Room	2
Reception	1
Pantry	1
Total Personnel	21



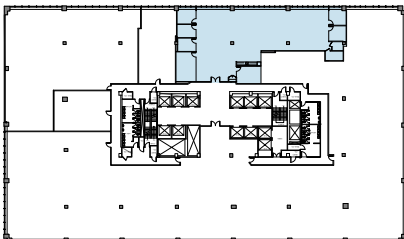
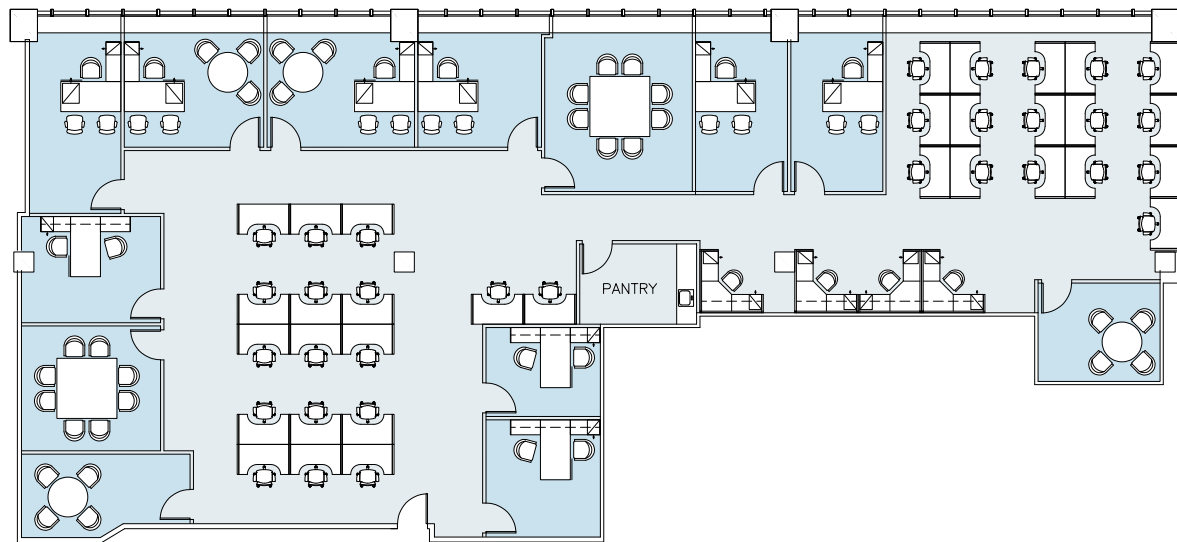
SUITE 1327 - 7,532 RSF

EXISTING CONDITIONS

FLOOR KEY

Total Offices	9
Workstation	37
Conference Room	4
Pantry	1
Total Personnel	46

WEST 57TH STREET



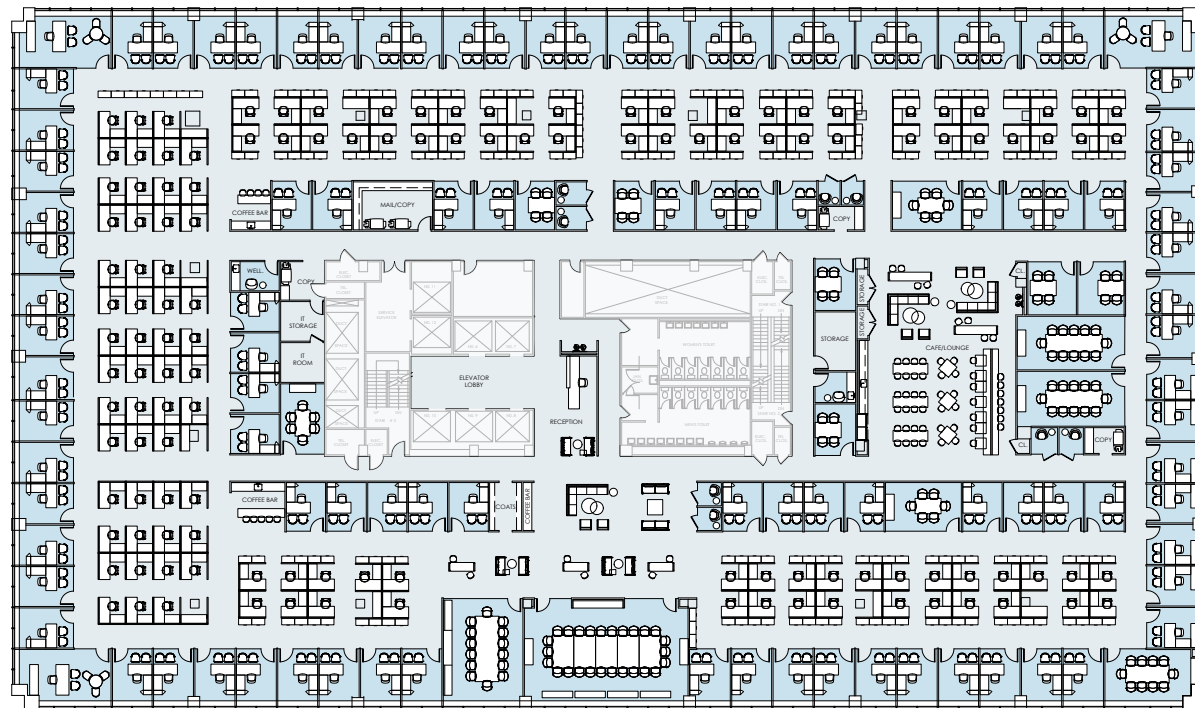
ENTIRE 19TH FLOOR - 57,438 RSF

PROPOSED OFFICE LAYOUT

FLOOR KEY

Total Offices	102
Workstation	127
Conference Room	14
Board Room	1
Phone Room	8
Cafe/Lounge	1
Reception	1
Total Personnel	230

WEST 58TH STREET



WEST 57TH STREET

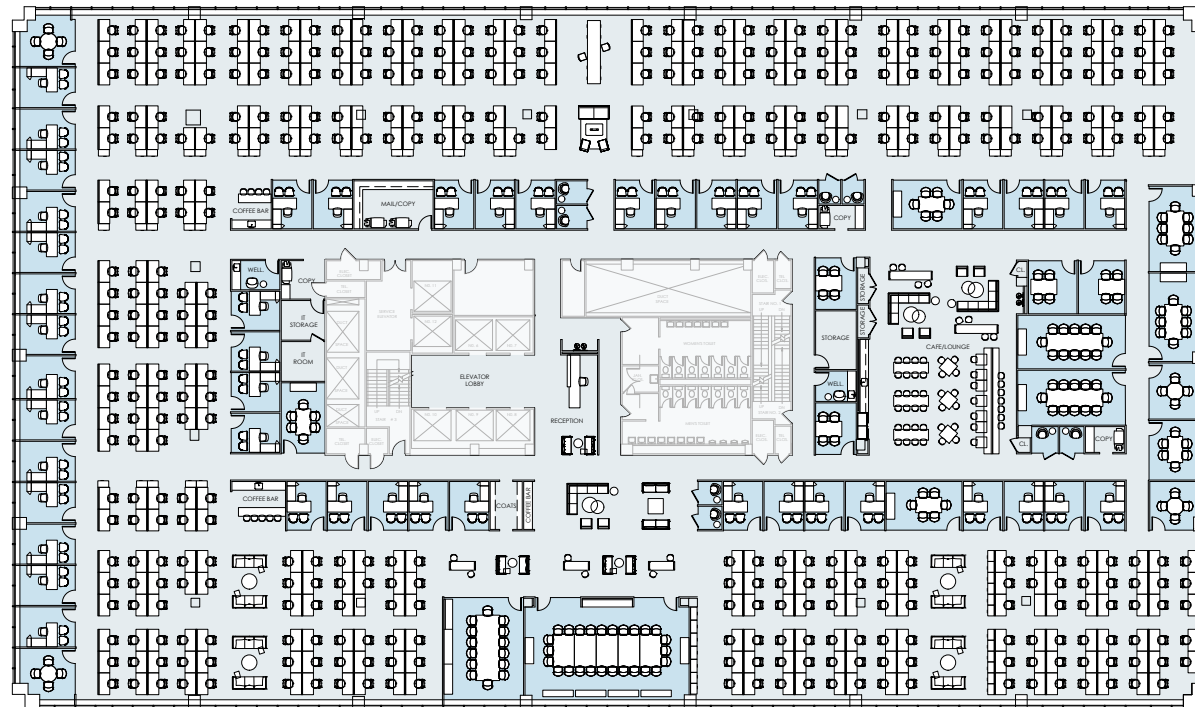
ENTIRE 19TH FLOOR - 57,438 RSF

PROPOSED OPEN LAYOUT

FLOOR KEY

Total Offices	45
Workstation	401
Conference Room	17
Board Room	1
Phone Room	8
Cafe/Lounge	1
Reception	1
Total Personnel	447

WEST 58TH STREET



WEST 57TH STREET



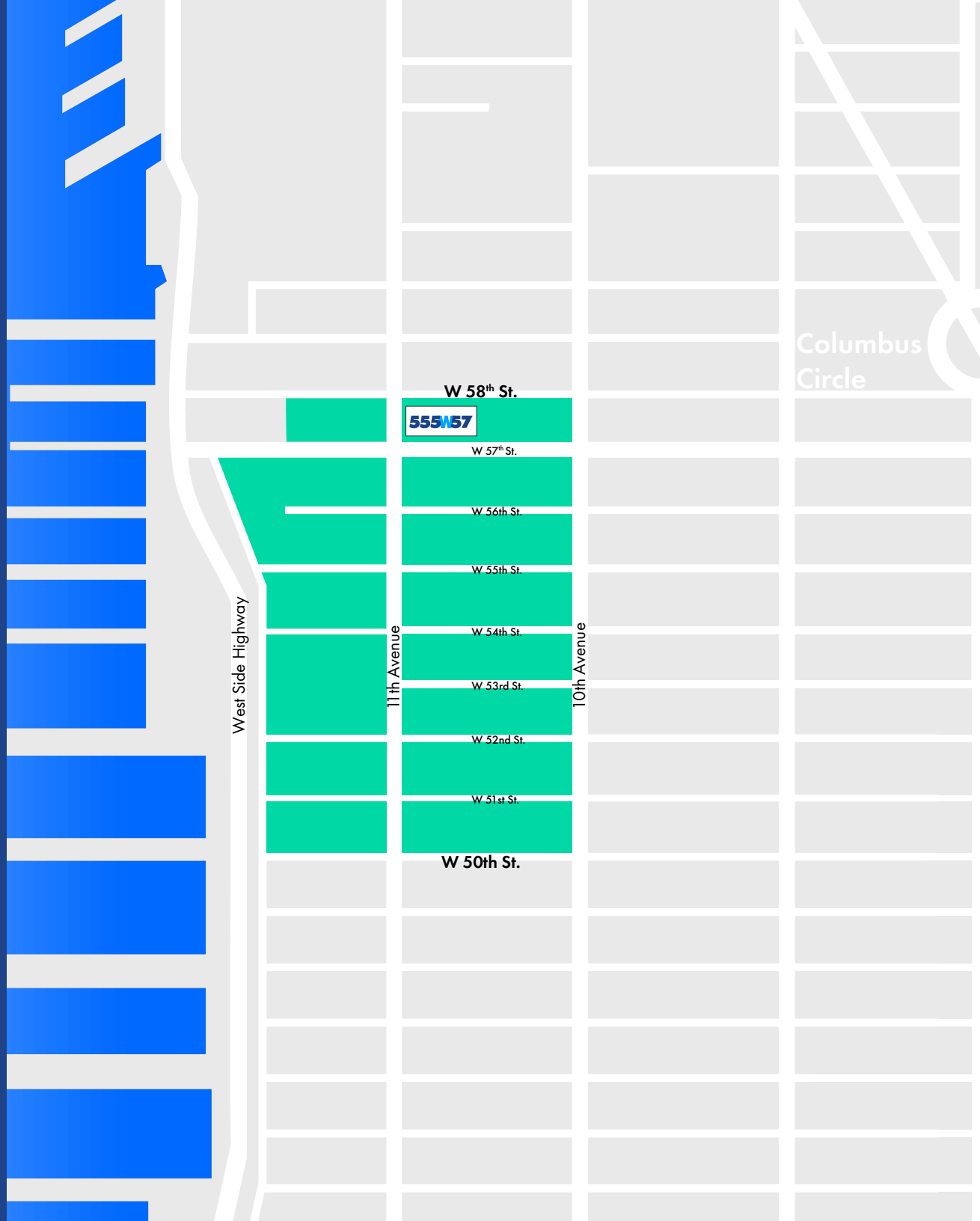
19TH FLOOR



19TH FLOOR - OFFICE VIEWS

OPPORTUNITY ZONE (OZ) MIDTOWN

The Opportunity Zone runs from West 50th to West 58th Street and from 10th Avenue to the Hudson River, and is the **only OZ located in Midtown Manhattan.**



OZ Overview

OZ

555 W 57th Street is one of **only two buildings** in Manhattan to offer a **large block of commercial space for lease in an Opportunity Zone.**

1. Business types

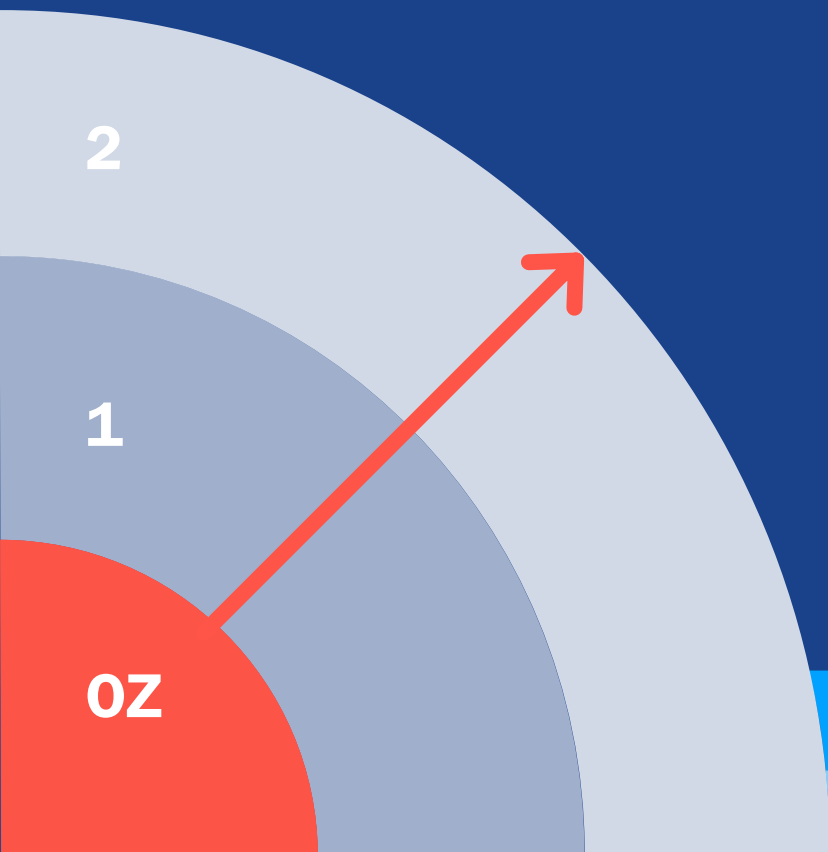
A variety of tenants, such as the types outlined below, may qualify for tremendous tax benefits by taking space in a property within an Opportunity Zone, such as 555 W 57th Street.

- An investor, private equity fund, venture capital firm or parent company looking to defer and/or eliminate a realized capital gain.
- A start-up business or new subsidiary of a parent company seeking to eliminate any tax gain on the appreciation of the business.

2. Tax incentives

If your company falls within one of these business types it is important to be aware of the enormous tax incentives that are available to your company, or a new subsidiary, by becoming a tenant of 555 W 57th Street. A tenant leasing space in an Opportunity Zone may enjoy three major tax benefits:

- **Tax Exemption** (on appreciation) at Sale of your business
- **Deferral** of Capital Gains
- **Reduction** of Capital Gains



OZ Benefits



**Locate your QOF
business here**

Grow your business

Sell your business

Tax free gains (profit)

Assumptions

Capital gains invested in QOF start-up	\$ 2,500,000	A
Sale of QOF business after 10 years	\$ 250,000,000	B
Capital gains tax rate	23.8 %	C

There are various qualification requirements, restrictions and guidelines to this newly created tax incentive and SL Green makes no indemnification that tenants will qualify for or receive any of the benefits outlined herein. Please consult a tax professional for further guidance.

Part 1 - Sale of QOF Business After 10 years

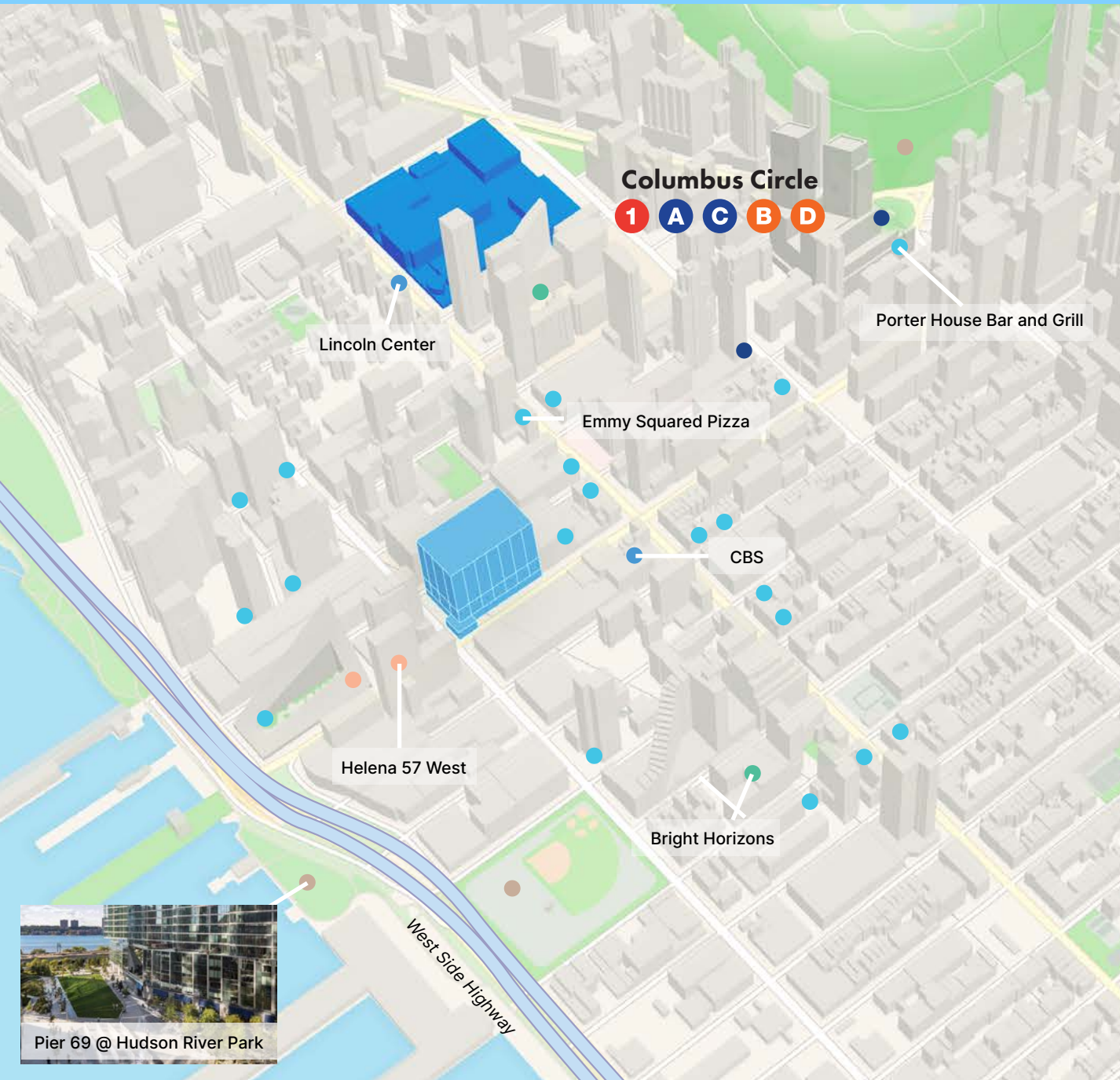
Capital gains on sale	\$ 247,500,000	D = B-A
Capital Gain taxes eliminated (estimate)	\$ 58,905,000	E = C*D

Part 2 - Capital Gains Invested in QOF Business

Capital gains tax paid prior to 12/31/2026	\$ 0	
Capital gains eliminated after 5 years - %	10 %	F
Capital gains eliminated after 5 years - \$	\$ 250,000	G = A*F
Capital gains taxes paid on 12/31/2026	\$ 535,500	H = (A - G)*C
Capital gains taxes eliminated	\$ 59,500	I = G*C

Total Taxes Eliminated **\$ 58,964,500 = E+I**

AT THE VERY CENTER OF THIS VIBRANT, FAST-GROWING NEIGHBORHOOD



- Shopping
- Entertainment
- Dining
- School
- Park
- Residential

