

WELCOME TO
810SEVENTH



810SEVENTH

EXCEPTIONAL
VALUE

EASY
COMMUTE

Next Generation Furnished Pre-Built Units

Amazing Park and River Views

On-Site Conference Facility

New Destination Dispatch Elevators

210-Car On-Site Parking Garage

7 Minutes to Port Authority

8 Minutes to Penn Station

12 Minutes to Grand Central

BOMA International Award-Winner

Two-Time Pinnacle Award-Winner



WiredScore
PLATINUM

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ELEGANT LOBBY



ICONIC PUBLIC ART

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EVERYWHERE
FROM HERE

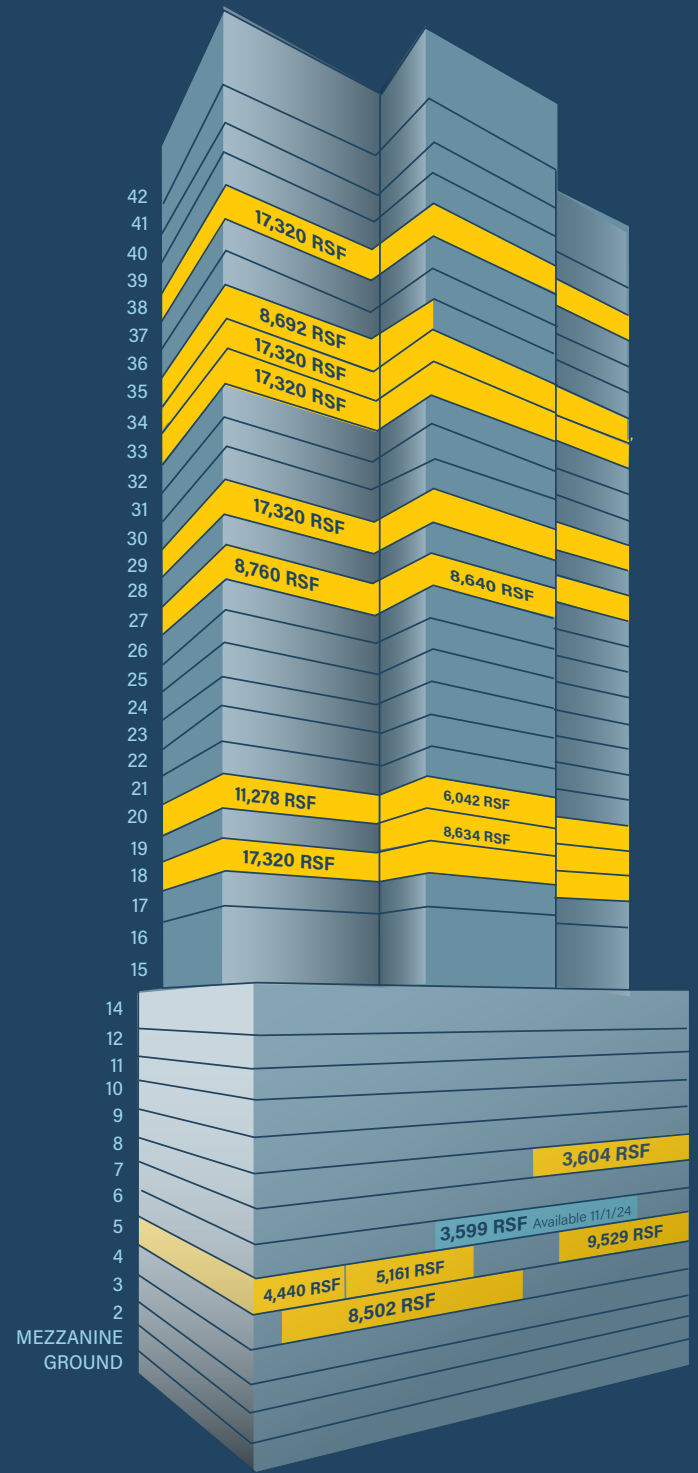
7 MINUTES TO PORT AUTHORITY
8 MINUTES TO PENN STATION
12 MINUTES TO GRAND CENTRAL

WALK TO

1 2 A C B D N Q R W

SUBWAYS







PRE-BUILT FINISHES



PRE-BUILT FINISHES



SL GREEN
REALTY CORP.



RECEPTION & CONFERENCE ROOM



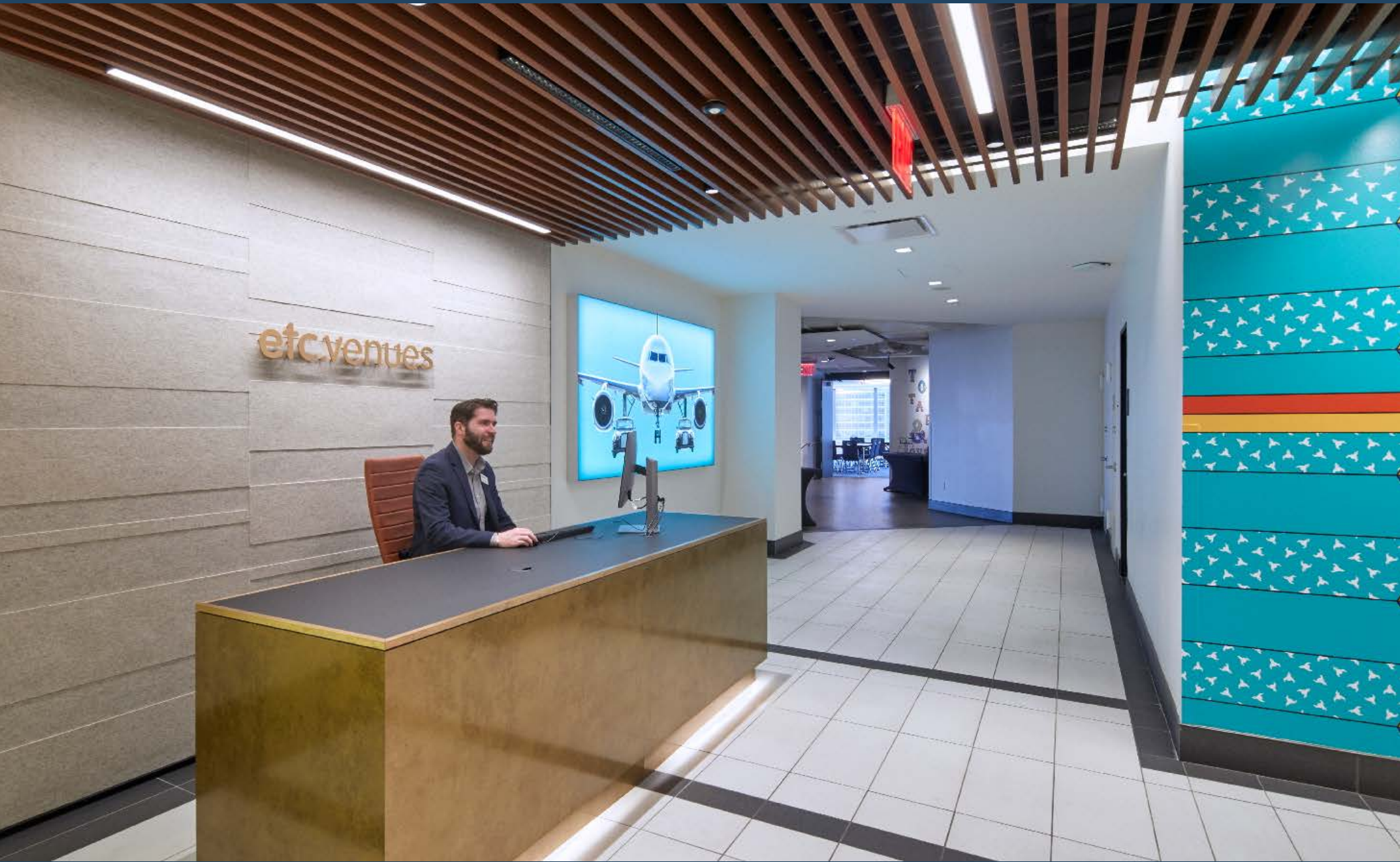
PRE-BUILT FINISHES



GLASS-FRONT OFFICES

CONFERENCE CENTER

etc.venues









DISCOVER

Unrivalled expertise A breathtaking experience



22nd Floor



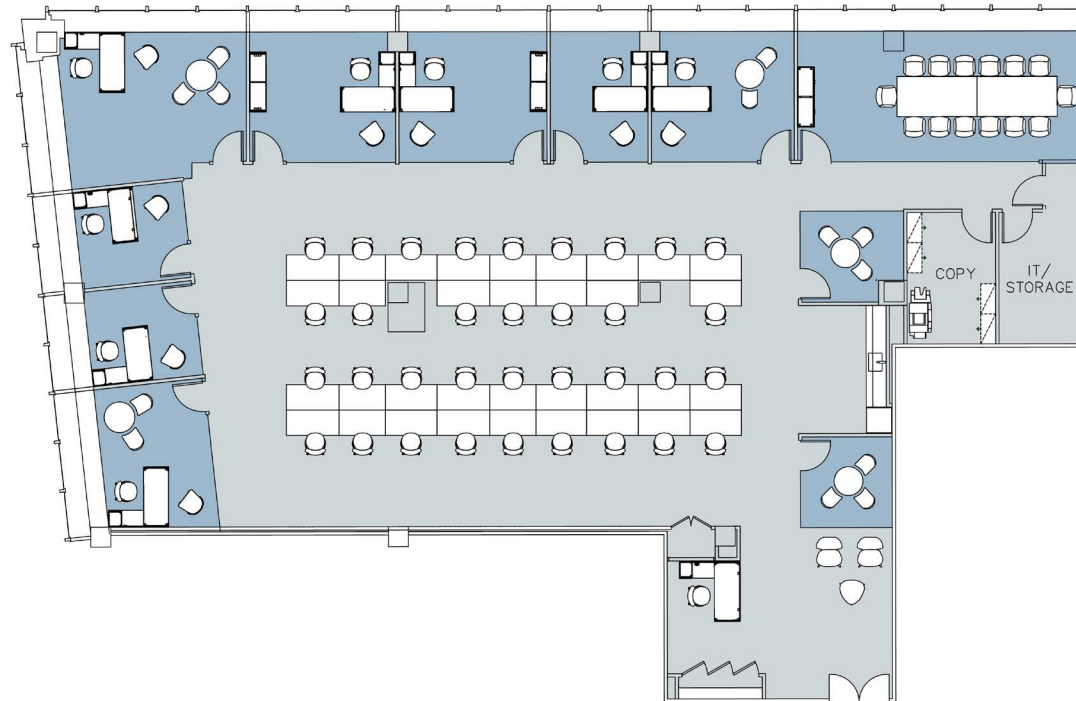
23rd Floor

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SUITE 400 - 8,502 RSF

FURNISHED PREBUILT

53RD STREET

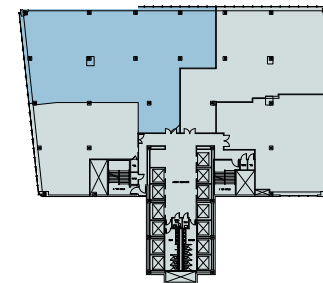


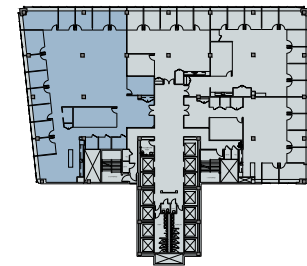
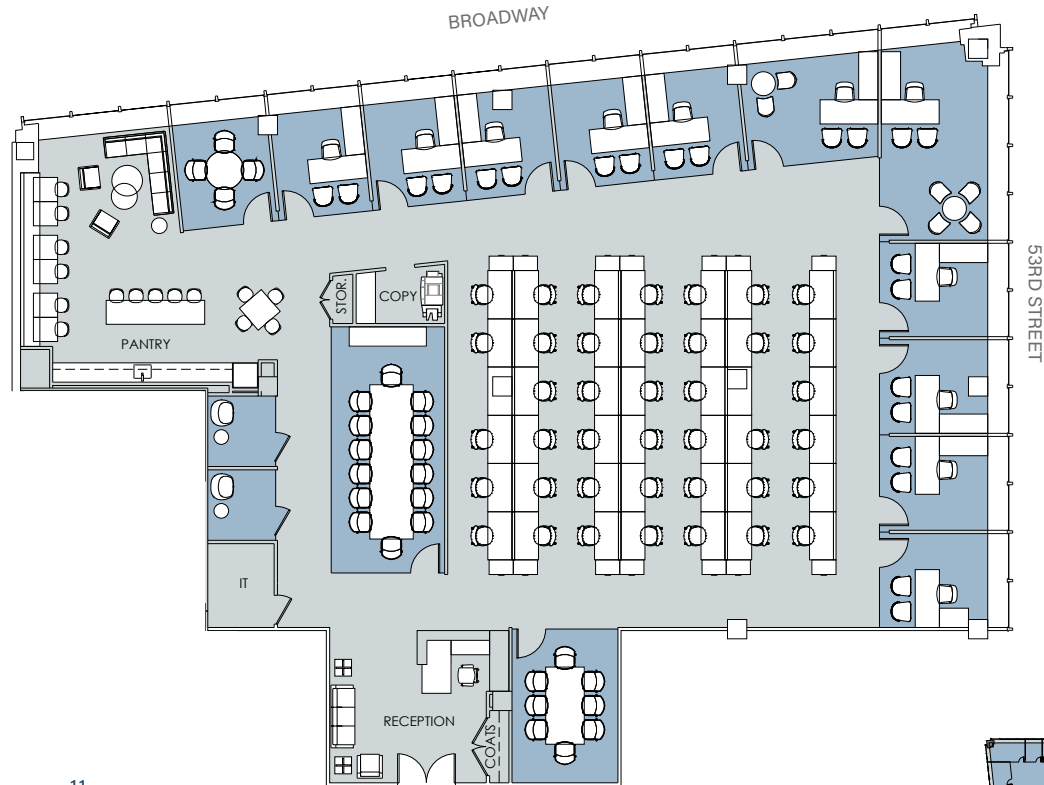
FLOOR KEY

Offices	8
Workstations	34
Conference Rooms	3
Pantry	1
Reception	1
Total Personnel	43



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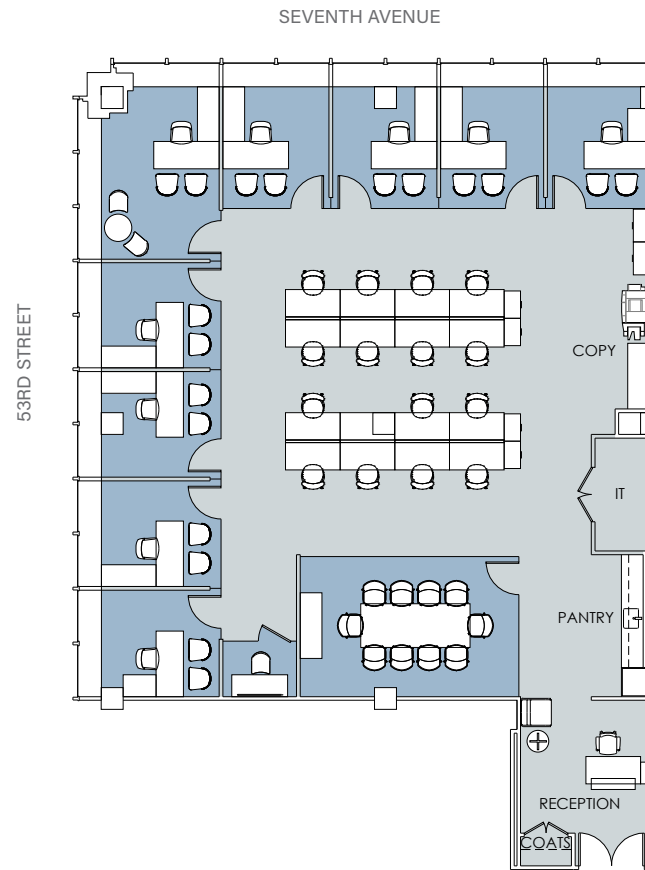




FLOOR KEY

Offices	11
Workstations	40
Conference Rooms	3
Reception	1
Pantry	1
Phone Rooms	2
Total Personnel	52

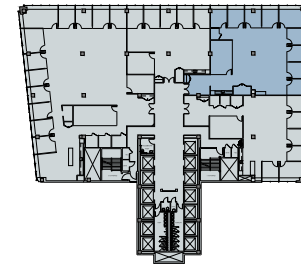
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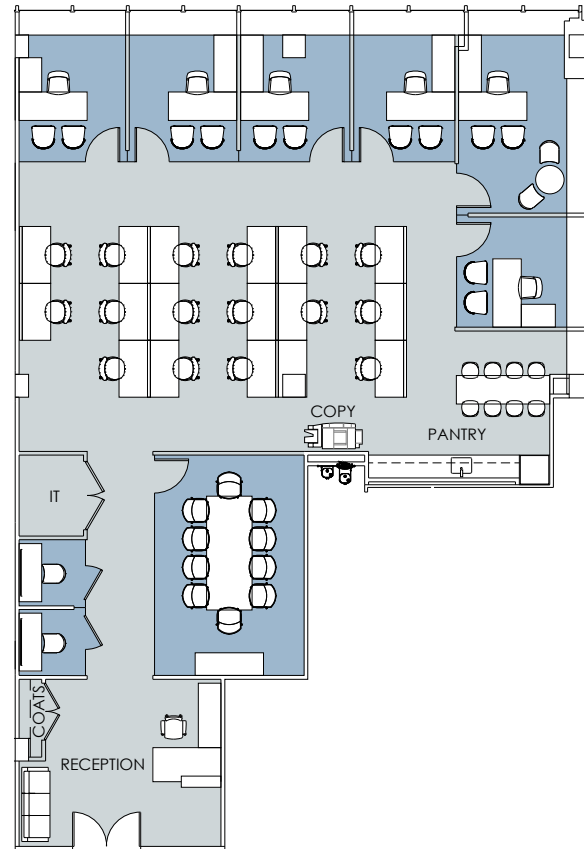
FLOOR KEY

Offices	9
Workstations	15
Conference Room	1
Reception	1
Pantry	1
Phone Room	1
Total Personnel	25

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SEVENTH AVENUE

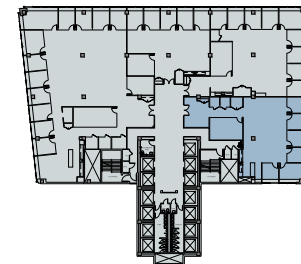


52ND STREET

FLOOR KEY

Offices	6
Workstations	16
Conference Room	1
Reception	1
Pantry	1
Phone Rooms	2
Total Personnel	23

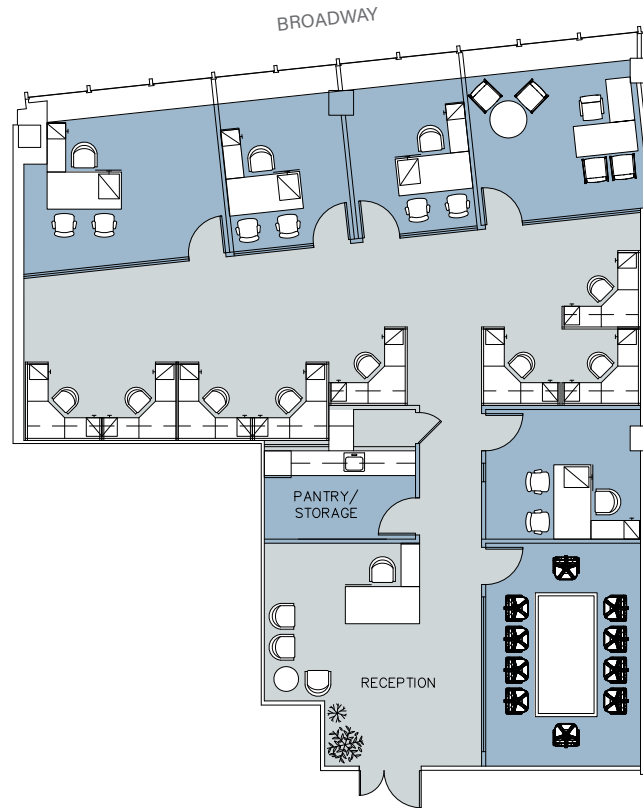
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SUITE 620 - 3,599 RSF

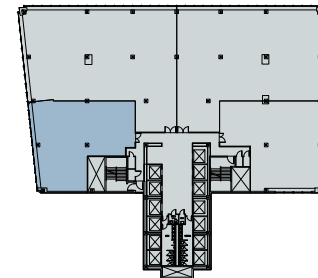
EXISTING CONDITIONS



FLOOR KEY

Offices	5
Workstations	8
Conference Room	1
Pantry	1
Reception	1
Total Personnel	14

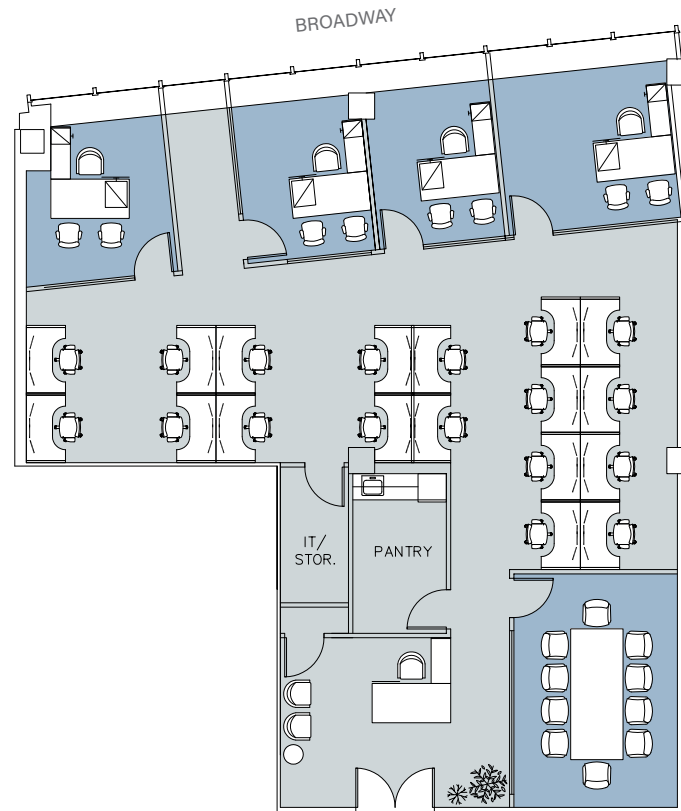
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SUITE 803 - 3,604 RSF

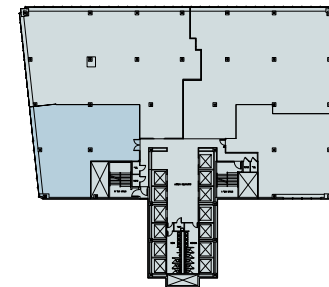
EXISTING CONDITIONS



FLOOR KEY

Offices	4
Workstations	18
Conference Room	1
Pantry	1
Reception	1
Total Personnel	23

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SUITE 1901 - 8,634 RSF

PREBUILT

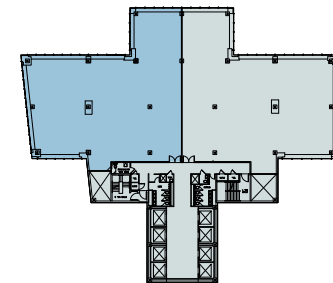
53RD STREET



FLOOR KEY

Offices	10
Workstations	41
Conference Room	2
Pantry	1
Reception	1
Total Personnel	52

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SUITE 2000 - 11,278 RSF

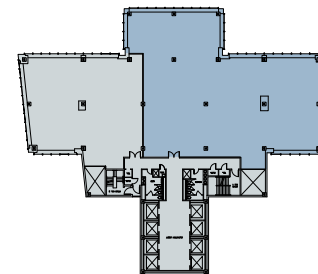
EXISTING CONDITIONS



FLOOR KEY

Offices	11
Workstations	37
Conference Rooms	2
Pantry	1
Reception	1
Total Personnel	49

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SUITE 2000 - 11,278 RSF

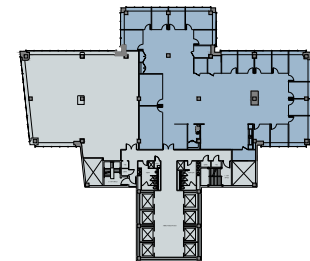
PROPOSED PREBUILT



FLOOR KEY

Offices	16
Workstations	45
Conference Rooms	2
Phone Rooms	3
Pantry	1
Reception	1
Total Personnel	62

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SUITE 2005 - 6,042 RSF

PROPOSED PREBUILT

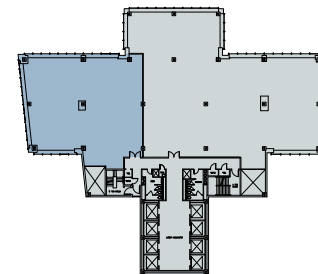


FLOOR KEY

Offices	9
Workstations	12
Conference Rooms	2
Pantry	1
Reception	1
Total Personnel	22



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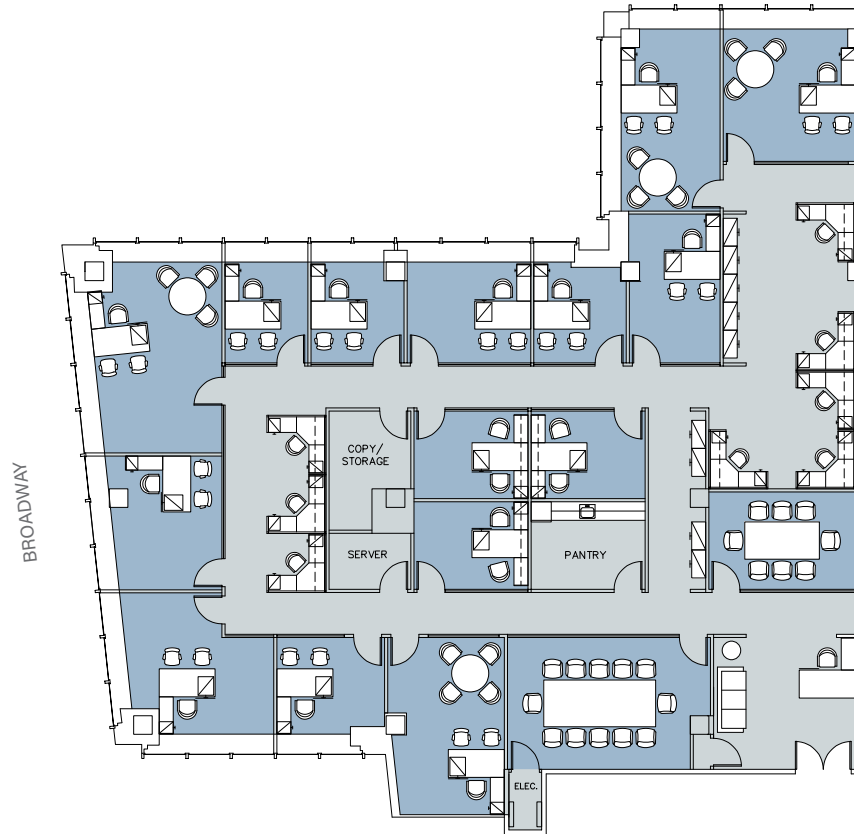


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SUITE 2700 - 8,640 RSF

EXISTING CONDITIONS

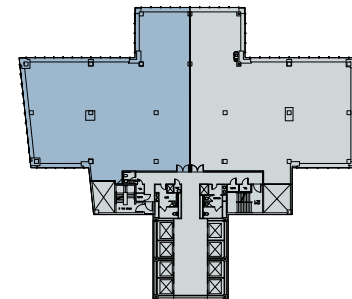
53RD STREET



FLOOR KEY

Offices	15
Workstations	8
Conference Rooms	2
Reception	1
Pantry	1
Total Personnel	24

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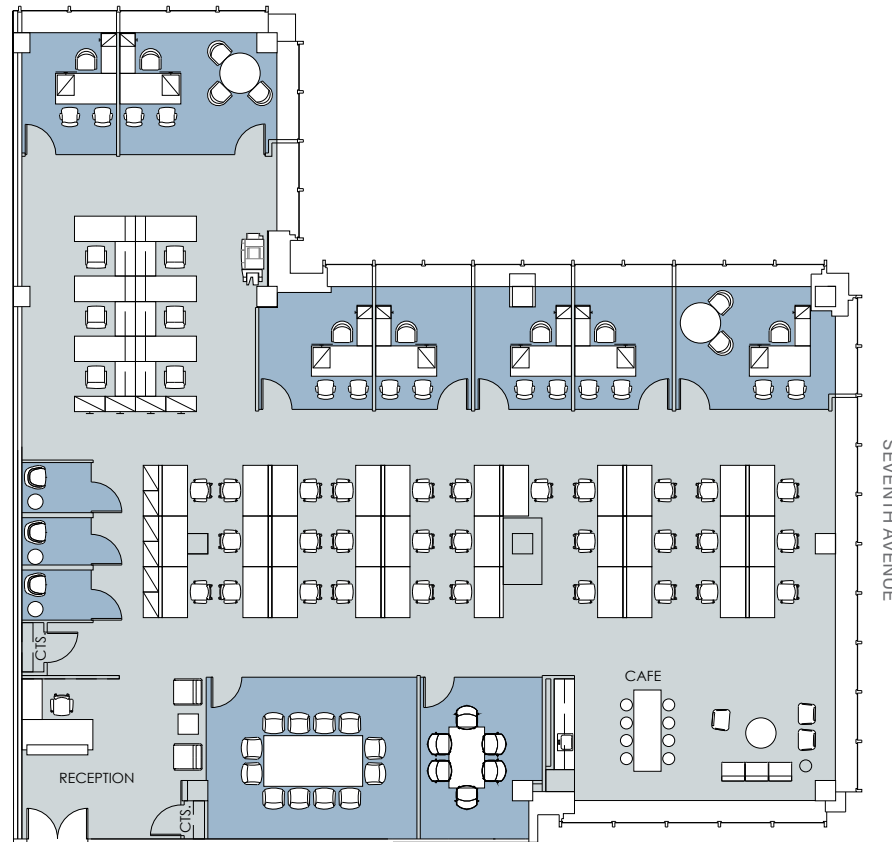


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SUITE 2705 - 8,760 RSF

PREBUILT

53RD STREET



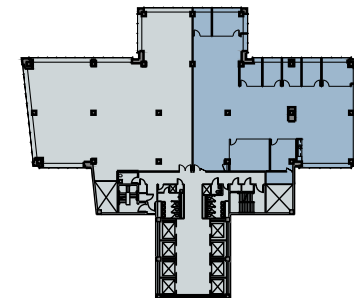
SEVENTH AVENUE

FLOOR KEY

Offices	7
Workstations	36
Conference Rooms	2
Phone Rooms	3
Pantry	1
Reception	1
Total Personnel	44



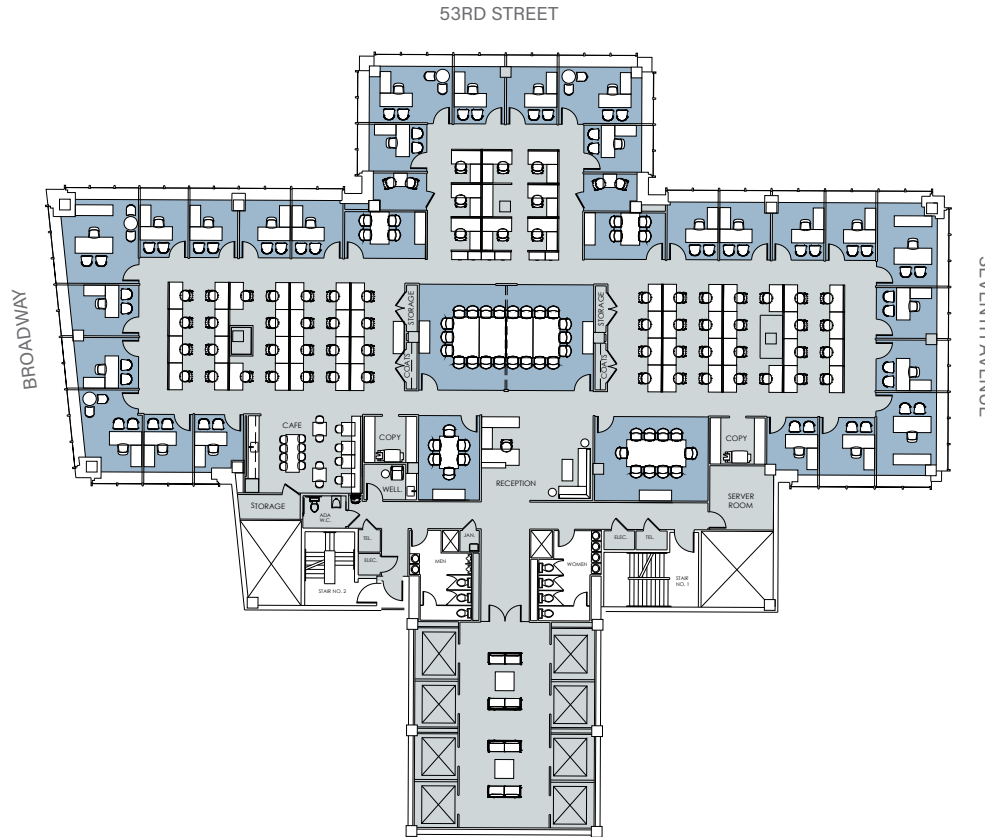
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TOWER FLOOR - 17,320 RSF

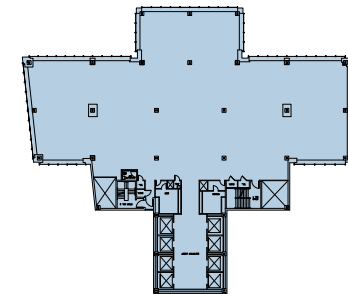
PROPOSED LAYOUT



FLOOR KEY

Offices	26
Workstations	60
Conference Rooms	5
Pantry	1
Reception	1
Phone Rooms	2
Total Personnel	87
RSF Per Person	199

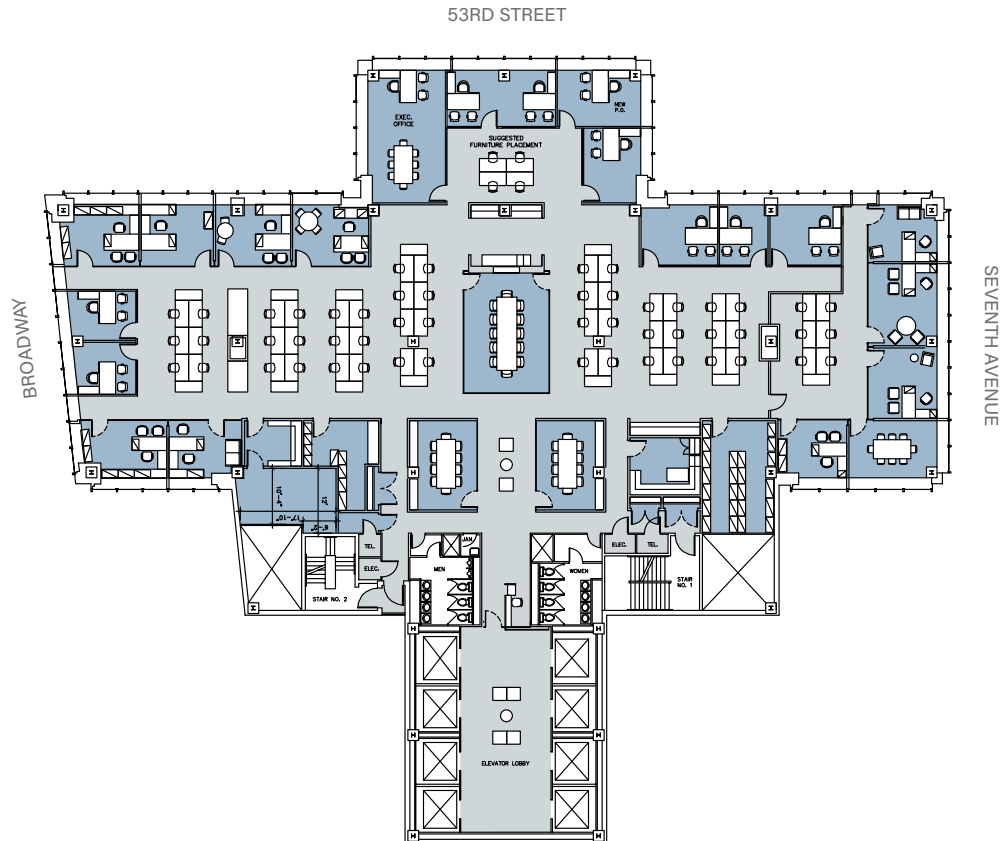
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33RD FLOOR - 17,320 RSF

EXISTING CONDITIONS

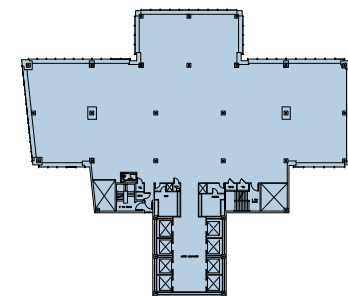


FLOOR KEY

Offices	19
Workstations	56
Conference Rooms	4
Pantry	1
Reception	1
Total Personnel	76
RSF Per Person	227



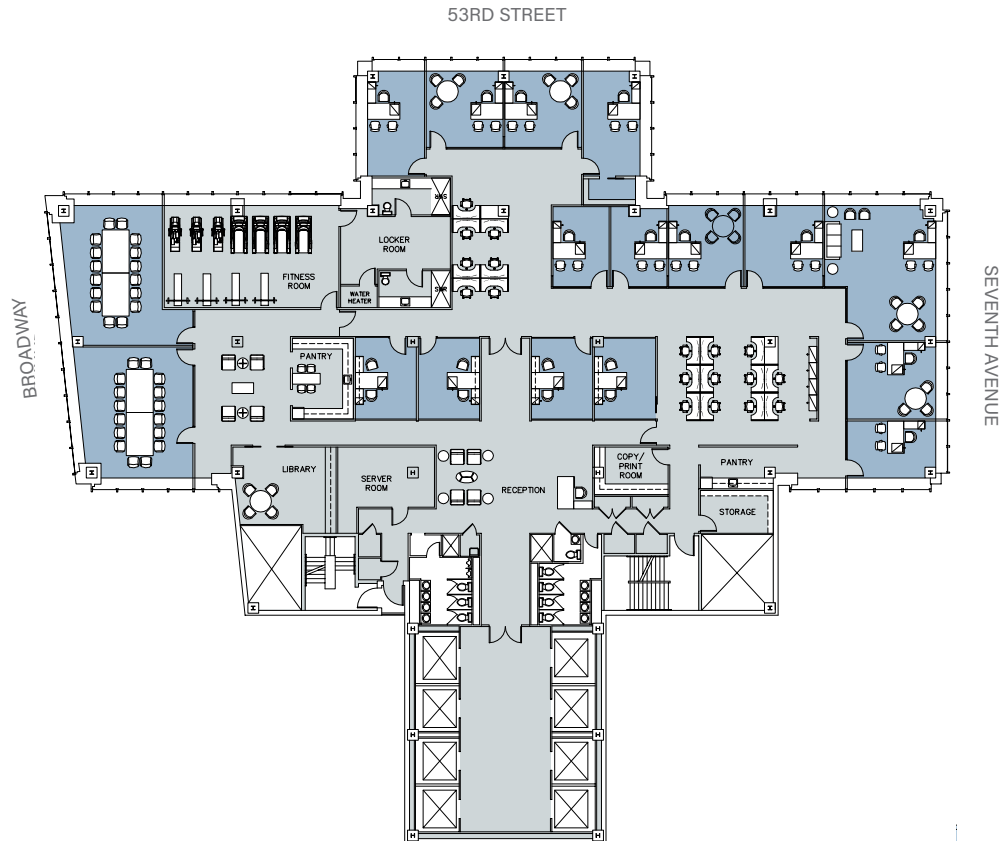
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34TH FLOOR - 17,320 RSF

EXISTING CONDITIONS

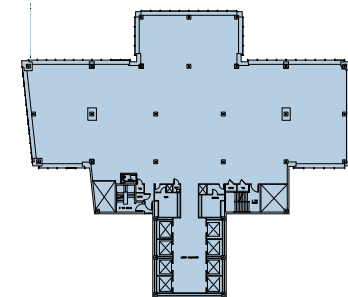


FLOOR KEY

Offices	15
Workstations	18
Conference Rooms	2
Pantry	1
Reception	1
Fitness Center	1
Total Personnel	34
RSF Per Person	509



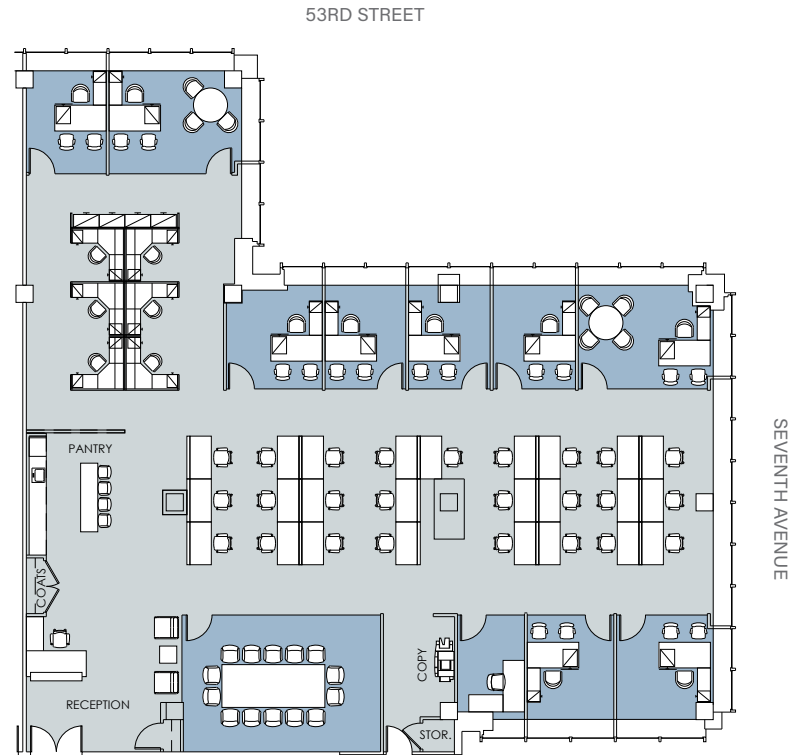
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SUITE 3505 - 8,692 RSF

PREBUILT

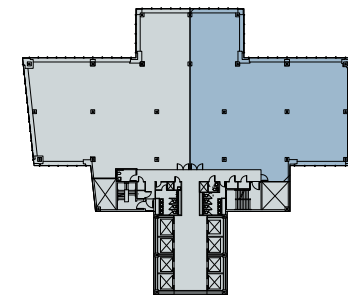


FLOOR KEY

Offices	10
Workstations	31
Conference Room	1
Pantry	1
Reception	1
Total Personnel	42



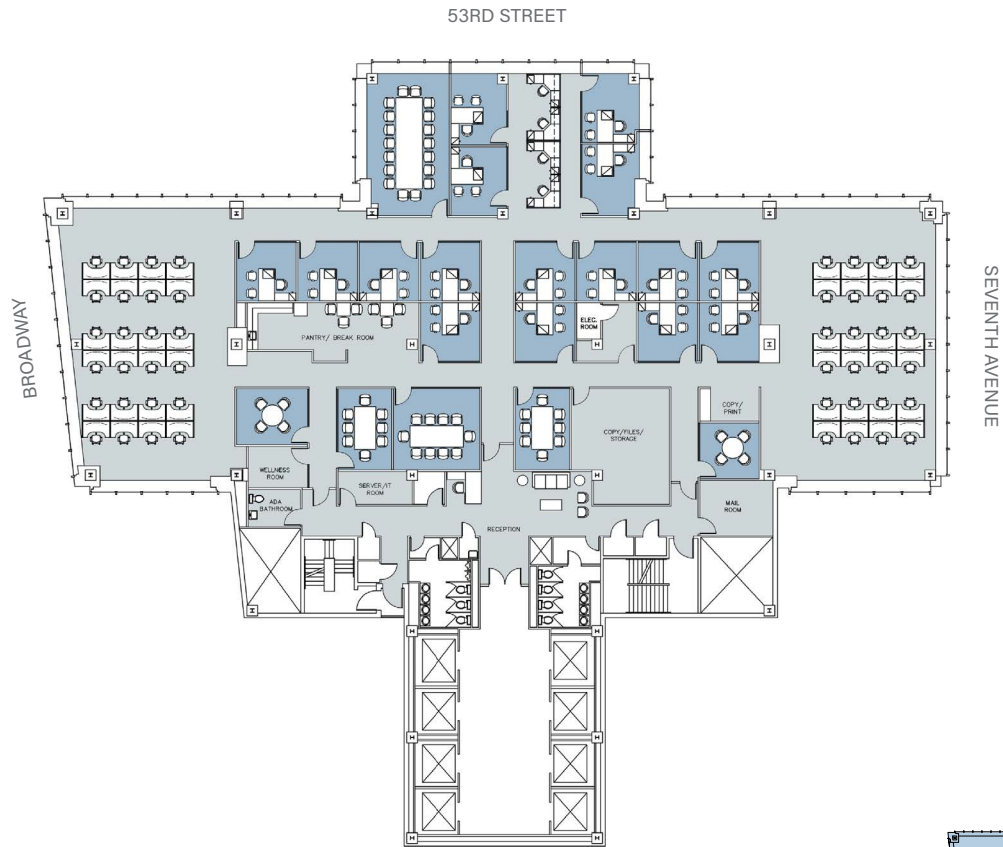
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38TH FLOOR - 17,320 RSF

EXISTING CONDITIONS

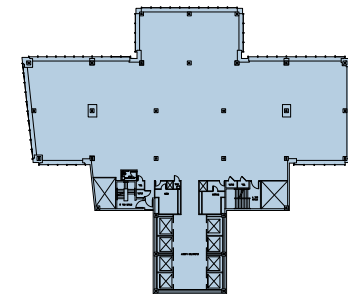


FLOOR KEY

Offices	16
Workstations	52
Conference Rooms	6
Pantry	1
Reception	1
Total Personnel	69
RSF Per Person	251



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810SEVENTH

BUILDING SPECIFICATIONS

LOCATION	Bounded by Seventh Avenue & Broadway between 52nd and 53rd Streets	HVAC/SUPPLEMENTAL COOLING	Air-conditioning provided by two (2) 1,200-ton York steam turbine chillers Currently 800 ton condenser water loop for tenant supplemental air of which approx. 400 tons are available Perimeter induction units and interior zone air-handling units HVAC hours operating hours are Monday - Friday 8:00am - 6:00pm
BUILDING SIZE	765,000 rsf	ELECTRIC	Three (3) 3,000 amp services at 480 volts; two (2) separate electric closets located on each floor Up to six (6) watts per sqft for tenant use
BUILDING HEIGHT	Forty-one (41) Floors	LIFE/SAFETY	Addressable Class E System; Building is fully sprinklered Emergency generator backs up all life-safety systems
BUILDING CONSTRUCTION	Conventional reinforced concrete foundation system with steel columns and beams Facade: Glass vision panels with gray mortar aluminum spandrel panels; south facade is brick veneer Lobby: Lobby features travertine walls, floors with chocolate marble inserts, dark bamboo ceiling and wall panel accents and new elevator cabs with matching materials	SECURITY/ACCESS	The building security desk is manned 24 hours a day, 7 days a week Turnstiles with access cards for tenants in the lobby and messenger service CCTV surveillance in public areas and turnstile entry controls/ground floor elevator lobby
ARCHITECT	Kahn & Jacobs	TELECOM/CABLE	Verizon, AT&T, Broadview, Cogent, Crown Castle/Lighttower, Zayo, Spectrum Wired Certified Platinum DAS for enhanced cell phone service
FLOOR LAYOUT	Side core	TRANSPORTATION	Easy access to 1, 2, A, B, C, D, N, Q, R, W subway lines and bus stops
FLOOR SIZES	Floors 2-14 22,437 rsf Floors 17-41 17,320 rsf	AMENITIES	Conference Center 200-car garage located in building Direct access to on-site parking garage
FLOOR LOADS	50-100 lbs per sf	BUILDING PERFORMANCE	LEED Silver
TYPICAL SLAB HEIGHTS	11'8"		
COLUMN SPACING	21' to 26'		
ELEVATORS	Twelve (12) Destination dispatch passenger elevators Freight Elevators: One (1) manually operated freight elevator Freight entrance on 52nd Street Five (5) elevators serve floors 1 - 14 Seven (7) elevators serve floors 17 - 41 One (1) freight elevator serves floors C - 42		



WiredScore
PLATINUM