



# 703 ELEVENTH 3

121,000 RSF

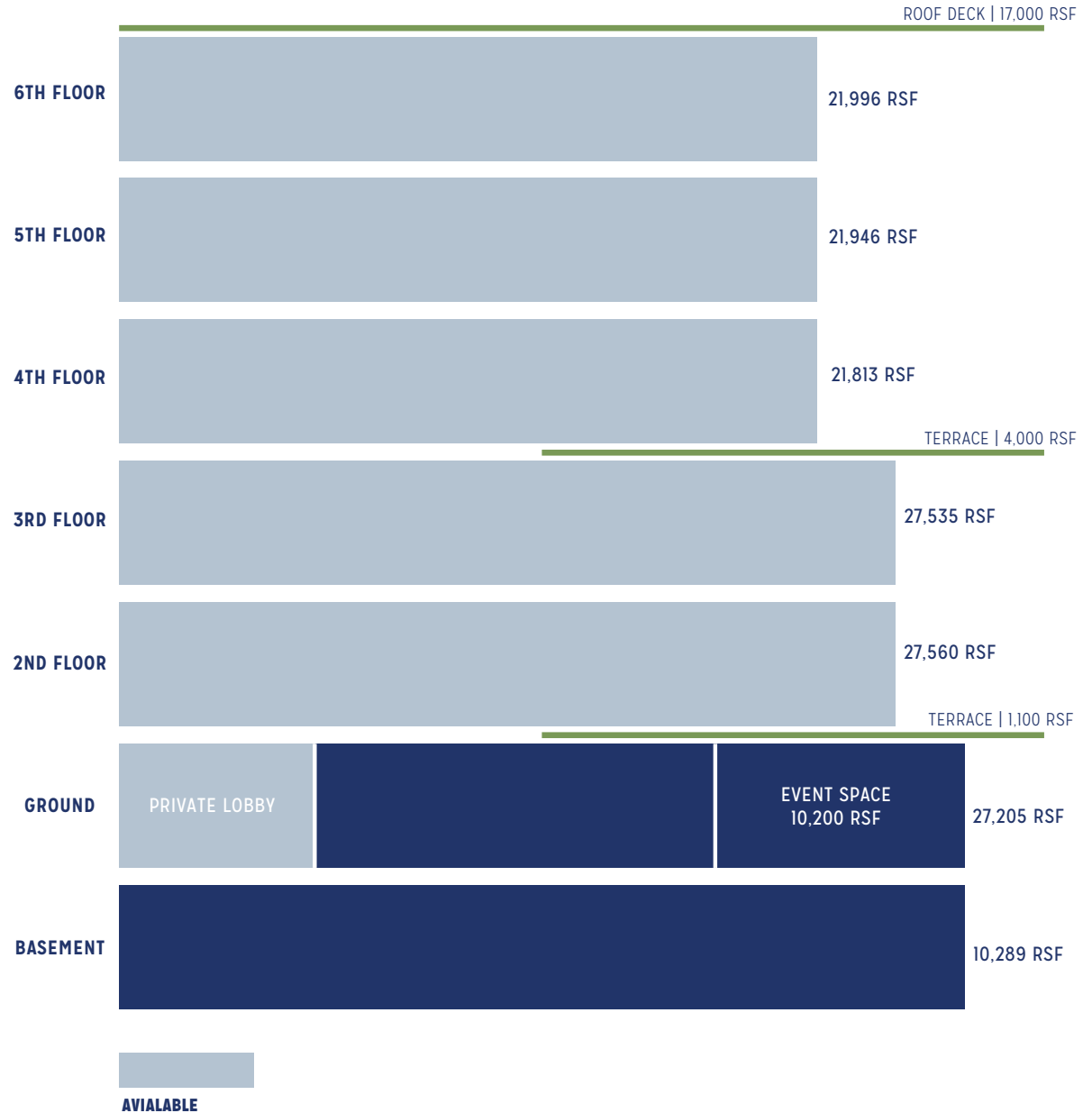
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FULL BUILDING  
HEADQUARTERS  
OPPORTUNITY

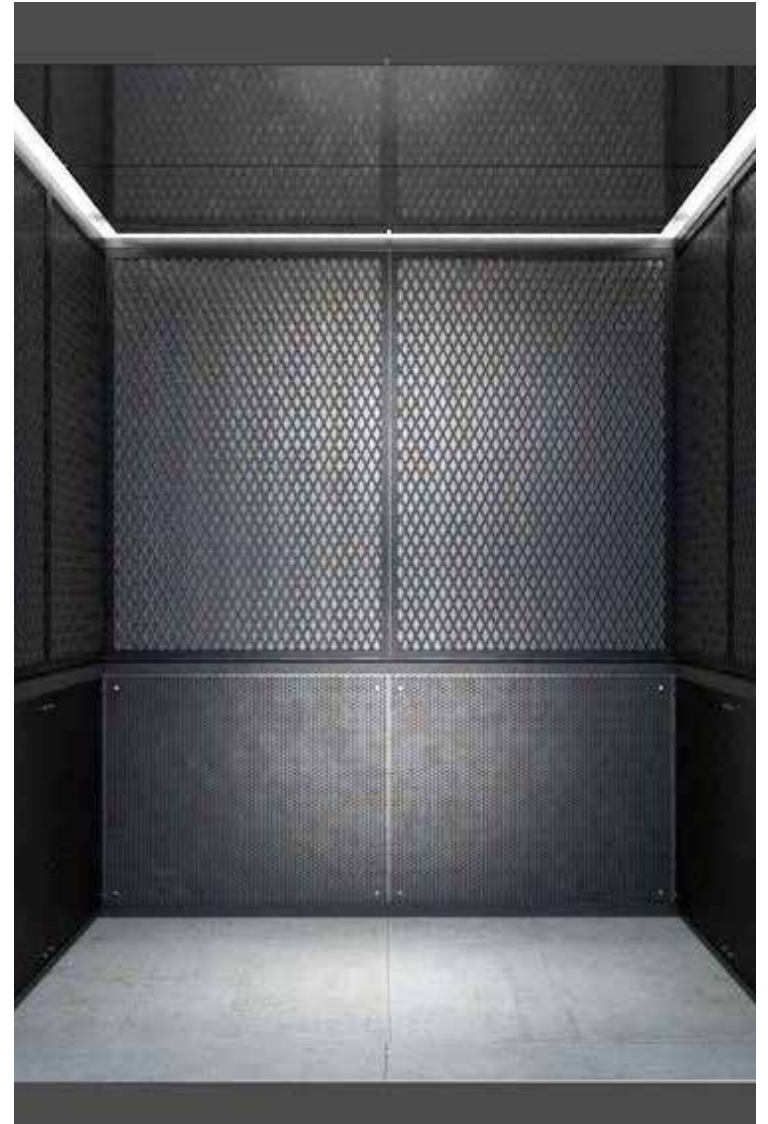


### OPPORTUNITY HIGHLIGHTS

- Extraordinary Branding Opportunity
- New Private Lobby
- 22,000 SF of Outdoor Space
- Multiple Skylights
- New Elevator Cabs
- New Bathrooms
- Authentic Brick with Wood Flooring and Ceiling
- Onsite Event Space

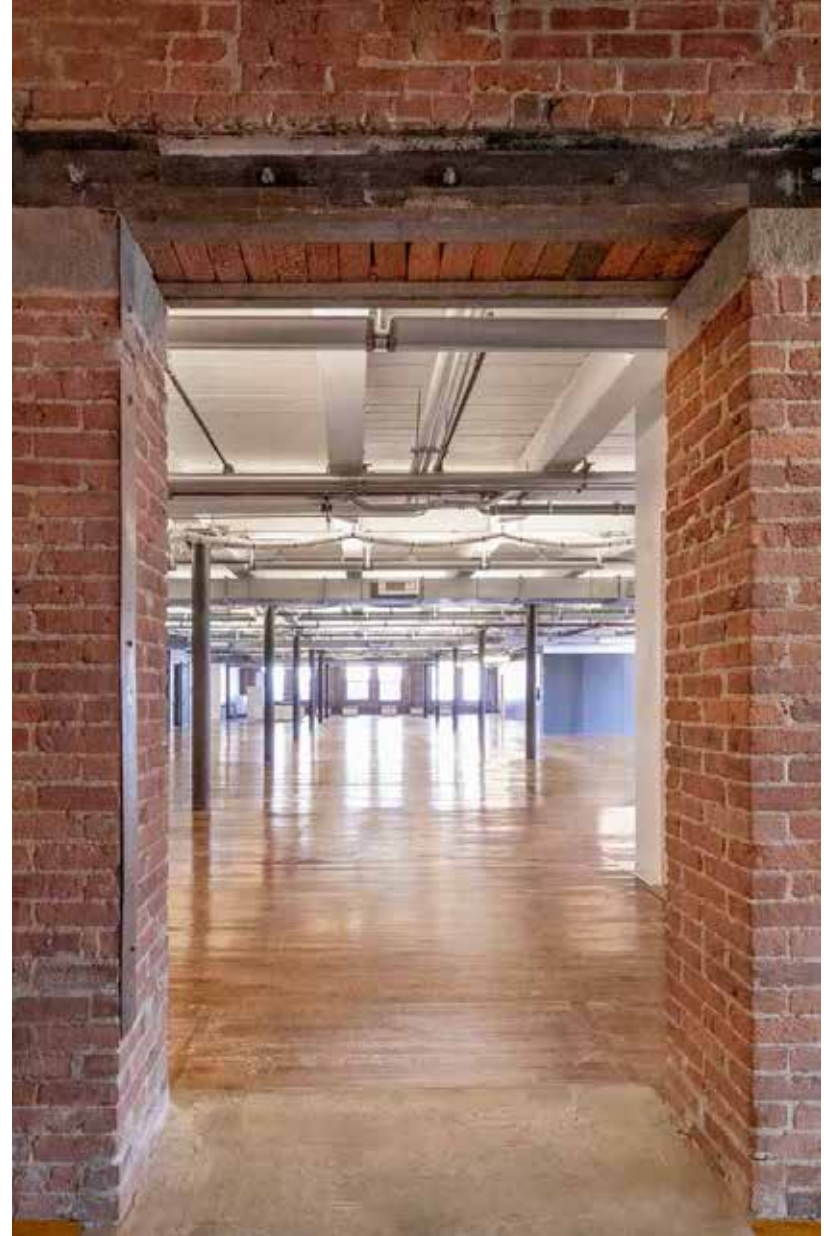


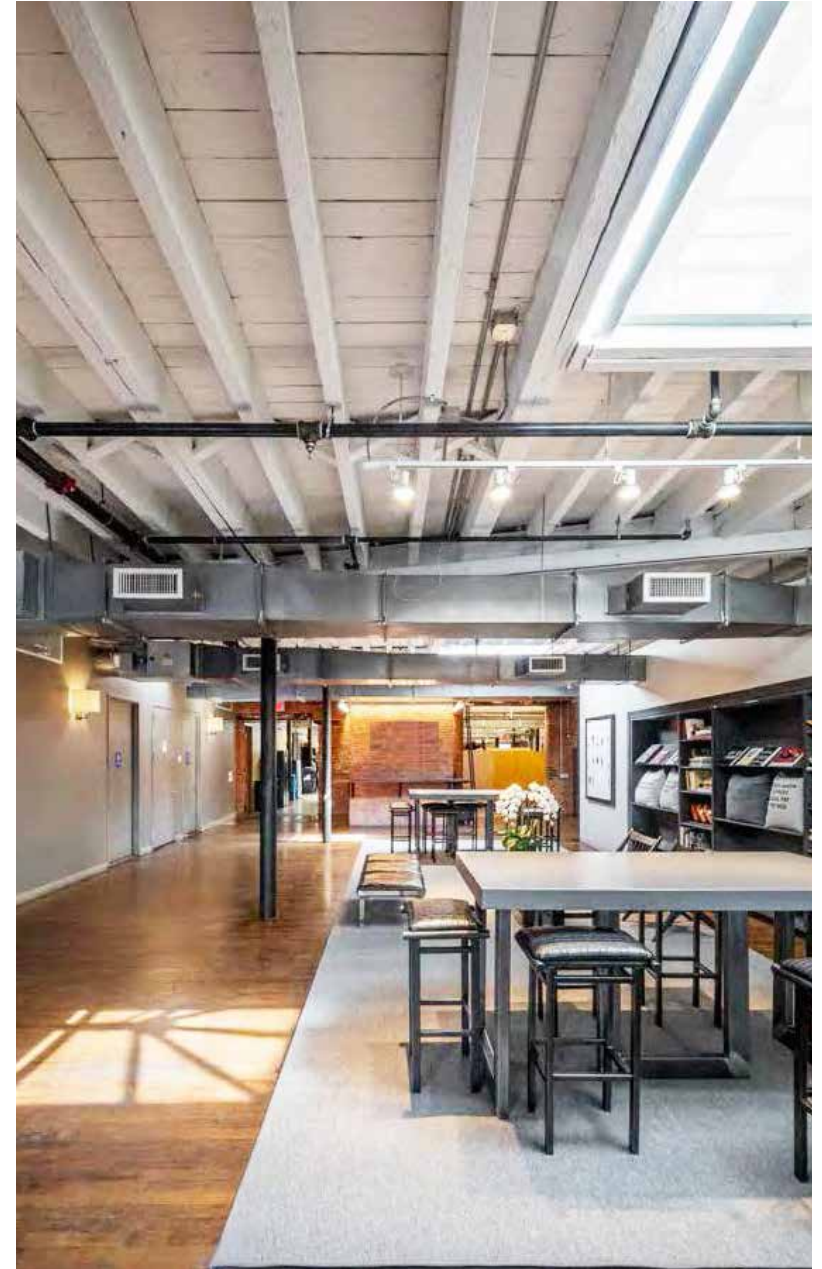






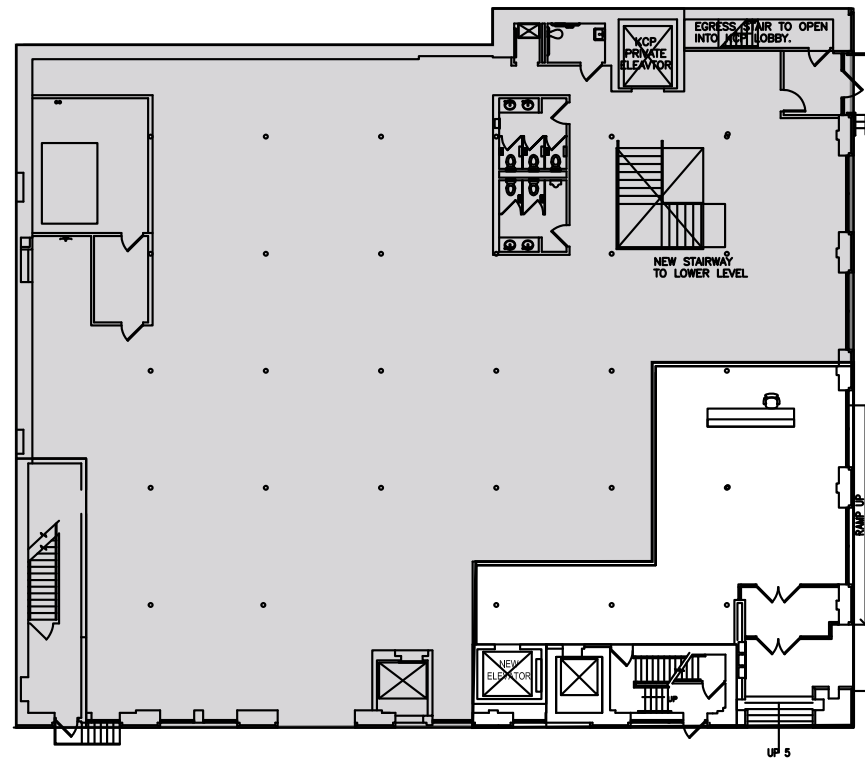




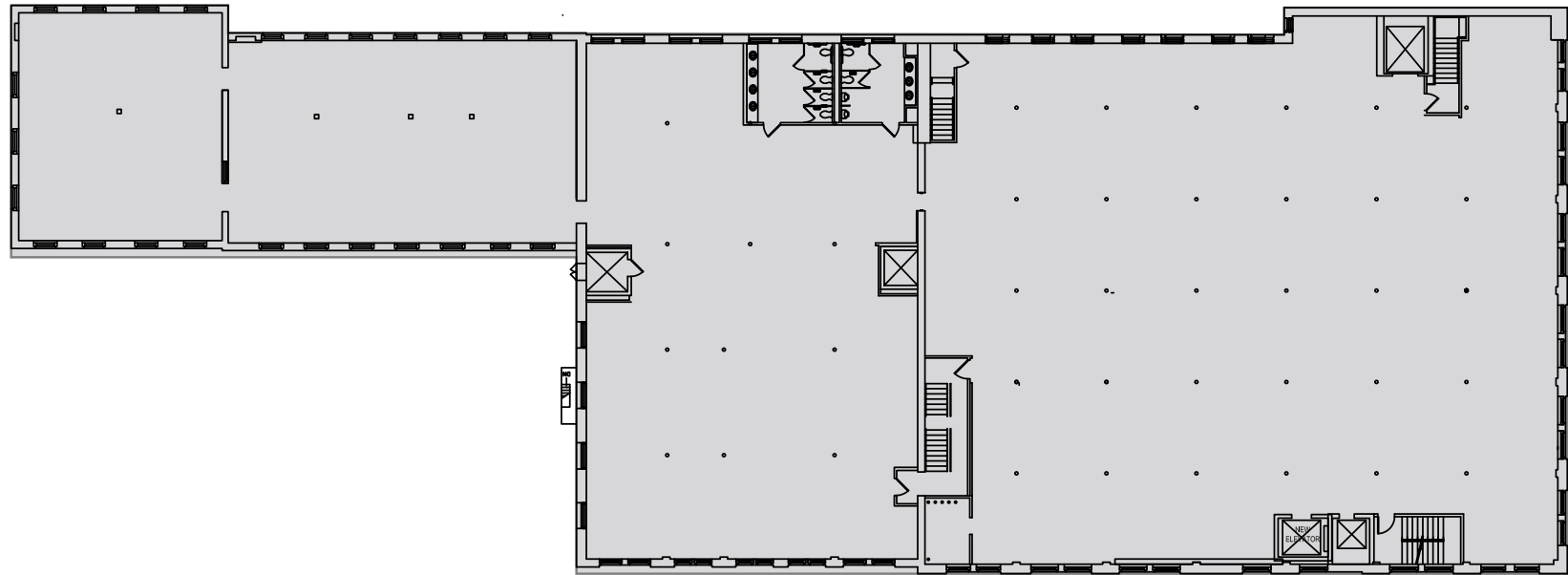








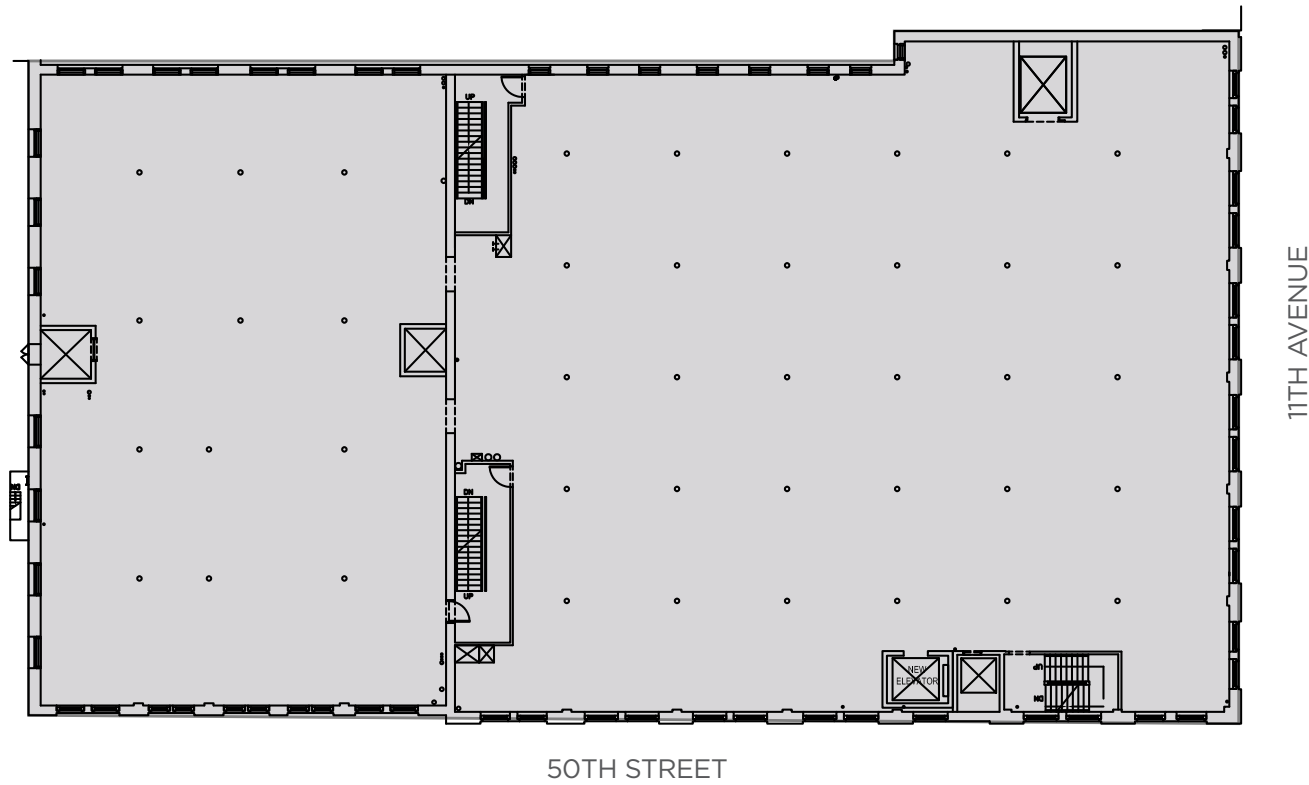


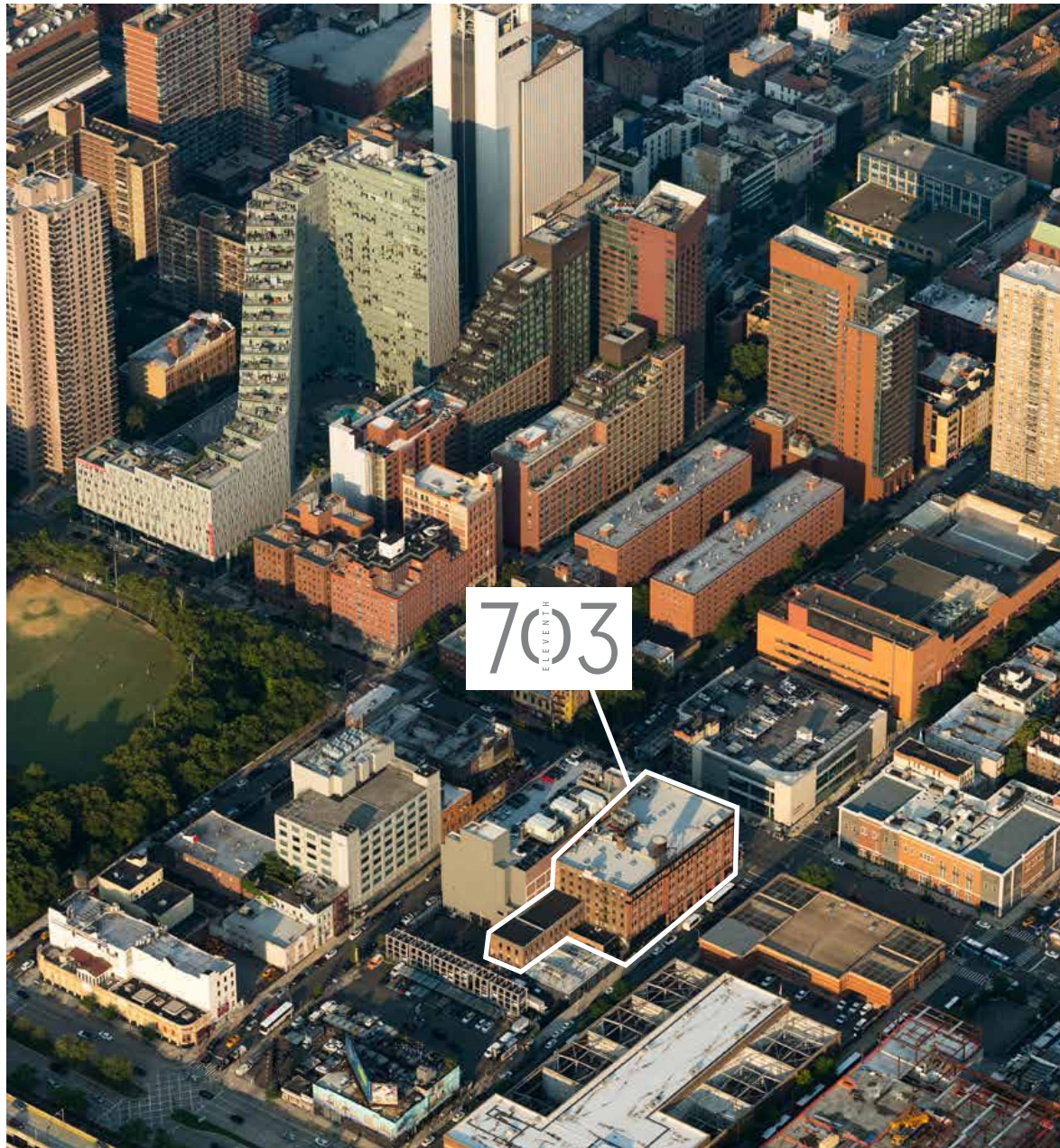


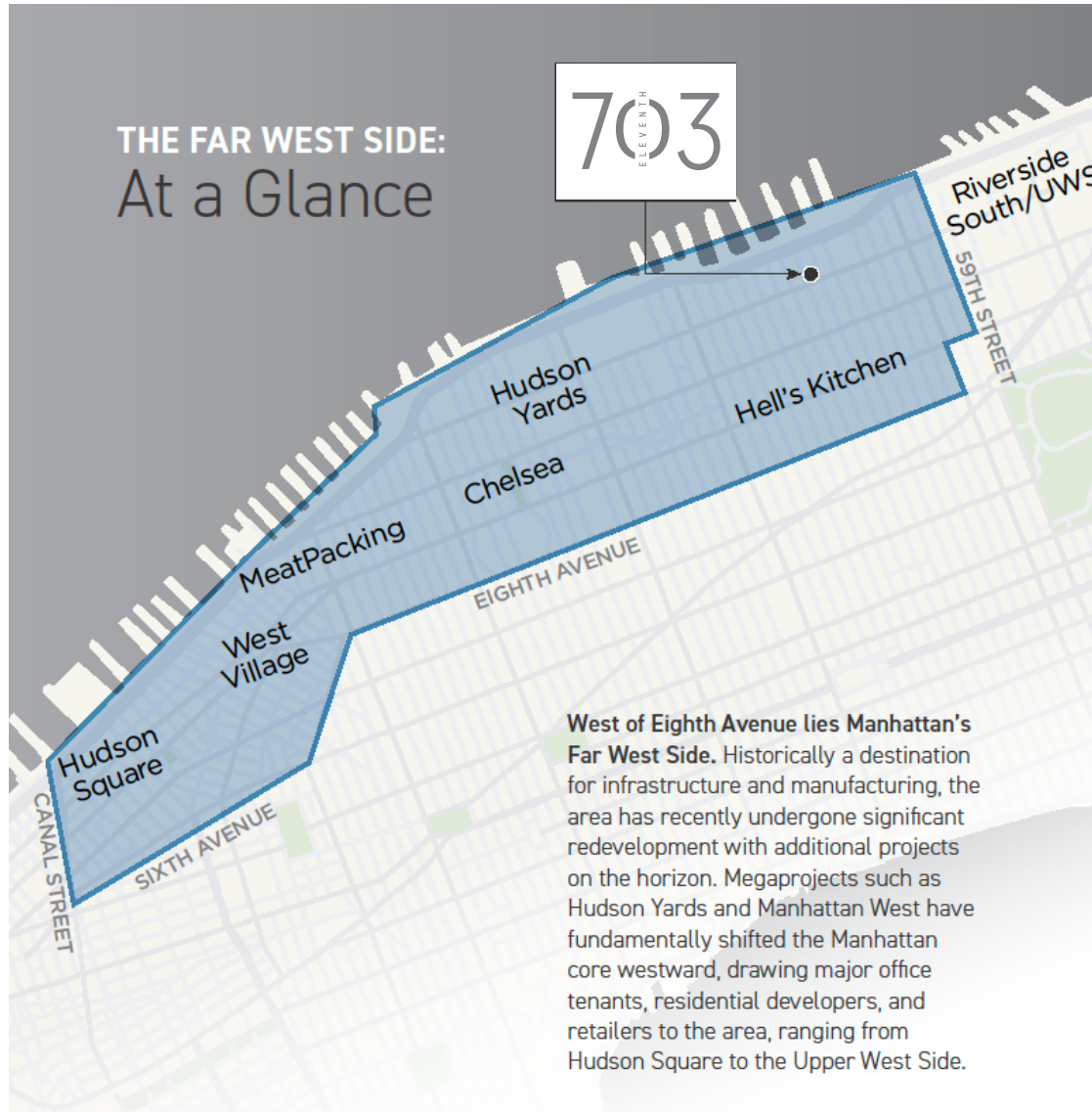
50TH STREET

11TH AVENUE











### VARIETY OF TRANSIT OPTIONS

703 Eleventh Avenue is conveniently located near the West Side Highway, providing easy access by surface transportation.



#### BUS

- With a bus stop immediately in front of the Property, the crosstown M50 bus travels from **50th Street and Eleventh Avenue** to 49th Street and First Avenue
- In addition, the M12 bus line operates between West Village and Columbus Circle, with a downtown stop at **50th Street and Eleventh Avenue** and an uptown stop at 50th Street and Twelfth Avenue



#### SUBWAY

- Access to the E train via 50th Street and Eighth Avenue station
- Access to the 1 train via 50th Street and Broadway station



#### CAR / TAXI / UBER

- Proximity to West Side Highway provides fast, convenient access to all of Manhattan, as well as an easy commute for those coming from New Jersey and Westchester



#### BIKE

- Situated one avenue away from the Property, the Hudson River Park Bikeway runs the entire length of Hudson River Park, from Battery Place at the southern tip of Manhattan to 59th Street where it connects with Riverside Park South



#### BOAT

- The West Midtown Ferry Terminal, located at West Side Highway and 39th Street, accommodates the increasing demand for ferry service and connects to several New Jersey terminals, from Edgewater Landing to the Paulus Hook Ferry Terminal in Jersey City



#### WALKING

- With 16 large-scale residential buildings delivered in the neighborhood on Eleventh Avenue in the past decade, residents of the Far West Side will find the Property convenient to walk to work

### FAÇADE

- Primarily brick masonry with a band of painted black metal sheeting across the top portion of the upper floors
- Concrete lintels and sills at the windows

### ROOF

- Multiple skylights installed throughout the roof

### WINDOWS

- Aluminum-framed and double-hung units

### TYPICAL SLAB

- Approximately eleven (11') feet

### HVAC SYSTEMS

- Building is cooled via self-contained interior air conditioning units (primarily Trane) on each floor ranging between 5 and 45 tons and two BAC cooling towers
- Heating provided via one #2 fuel oil-fired boiler with an input rating capacity of 7.28 million BTU/hr with hot water generated from the boiler distributed to perimeter floor-mounted radiator units

### ELEVATORS

- Two cable-driven, 2,500-pound elevators
- One hydraulic, 6,000-pound elevator

### SECURITY

- Security cameras are located in strategic locations around the Property

### LIFE SAFETY

- Edwards System Technology (EST-3) addressable central fire control panel
- Fire alarm panel monitors the pull stations, smoke detectors, and the fire sprinkler system
- Wet-pipe sprinkler system throughout
- Standpipes located in stairwells
- Illuminated exit signs indicate emergency means of egress
- Emergency lights and fire extinguishers also observed

### WATER

- Copper domestic water piping

### ELECTRIC

- Various distribution panels throughout building including 200-, 400-, 600- and 800-amp



SL Green Realty Corp. is committed to providing market leading initiatives and innovation delivering efficiency, value and health for its Tenants. Our program has achieved success across a broad range of environmental initiatives including energy efficiency, water conservation and recycling.

**We focus the environmental initiatives within three key areas:**

**Efficiency:** Establish programs achieving cost saving through energy reduction, water conservation, and preservation of finite resources.

- > Comprehensive recycling program, including paper, cardboard, plastic/glass/aluminum, and electronic waste.
- > Water conservation measures since 2011 have contributed toward savings of more than thirteen million gallons annually, equivalent to more than seventeen Olympic size swimming pools.
- > Building energy monitoring with “real-time” energy tracking, measuring and benchmarking to optimize building energy use. Since 2009, this portfolio wide program has cumulatively saved \$3.5 million.

**Tenant Experience:** Through education, communication, and assistance, we work together with our tenants to ensure healthier and productive work environments, exceeding individual corporate goals for sustainable initiatives.

- > LEED High Performance Green Cleaning Program.
- > LEED Standard Operations Policies and Programs including construction management.
- > Building programs may contribute up to 27 points toward a Tenant’s LEED CI Certification (more than two thirds of the points necessary to achieve minimum certification).
- > A LEED Certifiable prebuilt and tenant construction program, utilizing LEED-CI guidelines to develop healthy and efficient work environments for our tenants.

**Industry Leadership:** Through participation within the local community and industry, SL Green continues to be market leader, sharing experiences, expertise, and awareness to build participation, collaboration, and sustainable relationships.

- > SL Green aligned with the US Environmental Protection agency through a 2012 Memorandum of Understanding to build sustainable work environments together.
- > Recognized in 2011 by Armstrong World Industries within its National Recycling Award, Carpet & Ceiling tile construction recycling program, which has diverted more than 2 million square feet, over 750 tons of debris, from landfills.
- > NY State Assembly: Citation for Sustainable Achievement.
- > The Urban Green Council: Platinum Sponsor and BOD Member.
- > The New York City Energy Efficiency Corp. Advisory Council.



## CORPORATE PROFILE

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SL Green Realty Corp., an S&P 500 company and New York City's largest office landlord, is a fully integrated REIT, focused on acquiring, managing, and maximizing the value of Manhattan commercial properties.

- Owning, operating, investing, and lending in Manhattan for over **34 years**
- Interest in **96 Manhattan buildings** totaling **46.4 million square feet**
- Additional interest in **15 suburban buildings** totaling **2.3 million square feet**

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