



RISE ABOVE  
THE ORDINARY

919<sup>th</sup> third  
ave



# OPPORTUNITY HIGHLIGHTS

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230,000 RSF TOWER BLOCK

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FLOORS 34-35, 40-47

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31,000 - 33,000 RSF FULL FLOORS

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EFFICIENT CENTER CORE FLOOR PLATES

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CONVENIENCE STAIRS CONNECT ALL CONTIGUOUS FLOORS

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DEDICATED COOLING TOWER AND EMERGENCY GENERATOR

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\$20M REDEVELOPMENT

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NEW LOBBY WITH COFFEE BAR

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NEW ELEVATOR CABS AND DESTINATION DISPATCH CONTROLS

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NEW BIKE ROOM

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ON SITE PARKING

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ROBUST INFRASTRUCTURE

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# PRIME HEADQUARTERS OPPORTUNITY

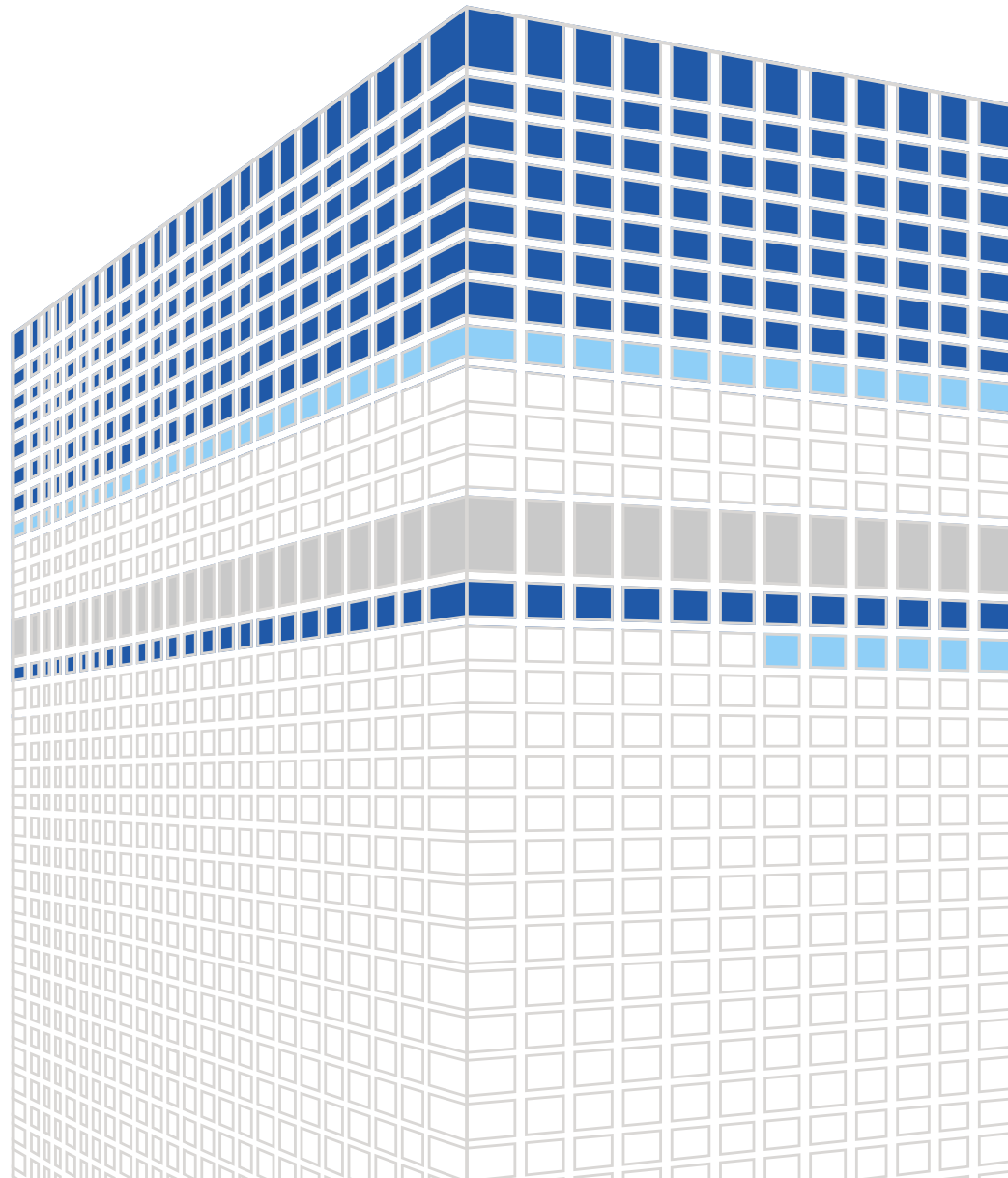
*Available Immediately*

**230,000 RSF BLOCK**

**FLOORS 41-47**

**FULL FLOORS**

**31,000 - 33,000 RSF**



47<sup>TH</sup> 33,053 RSF  
46<sup>TH</sup> 33,053 RSF  
45<sup>TH</sup> 33,053 RSF  
44<sup>TH</sup> 33,053 RSF  
43<sup>RD</sup> 32,791 RSF  
42<sup>ND</sup> 32,791 RSF  
41<sup>ST</sup> 32,791 RSF  
40<sup>TH</sup> 4000 11,104 RSF  
4010 7,019 RSF  
4020 7,393 RSF  
4030 6,801 RSF

35<sup>TH</sup> 31,215 RSF  
34<sup>TH</sup> 13,147 RSF





EXTERIOR LOBBY ENTRANCE, 55TH STREET  
ARTIST RENDERING

## ELEVATED ENTRANCE EXPERIENCE

The lobby at 919 Third Avenue has been reimagined to elevate the employee and guest experience with hospitality upgrades and a new 19,000 SF open-air plaza. New amenities include a coffee bar, bike room and access from either 55th or 56th Street.





**LOBBY EXTERIOR  
CAFE & BIKE ROOM**  
ARTIST RENDERING





**LOBBY INTERIOR**  
ARTIST RENDERING



**LOBBY INTERIOR**  
ARTIST RENDERING

## SENSE OF ARRIVAL

Employees and guests are welcomed by warm lighting, earth tones and soft furnishings—evoking an understated, luxurious entry experience.









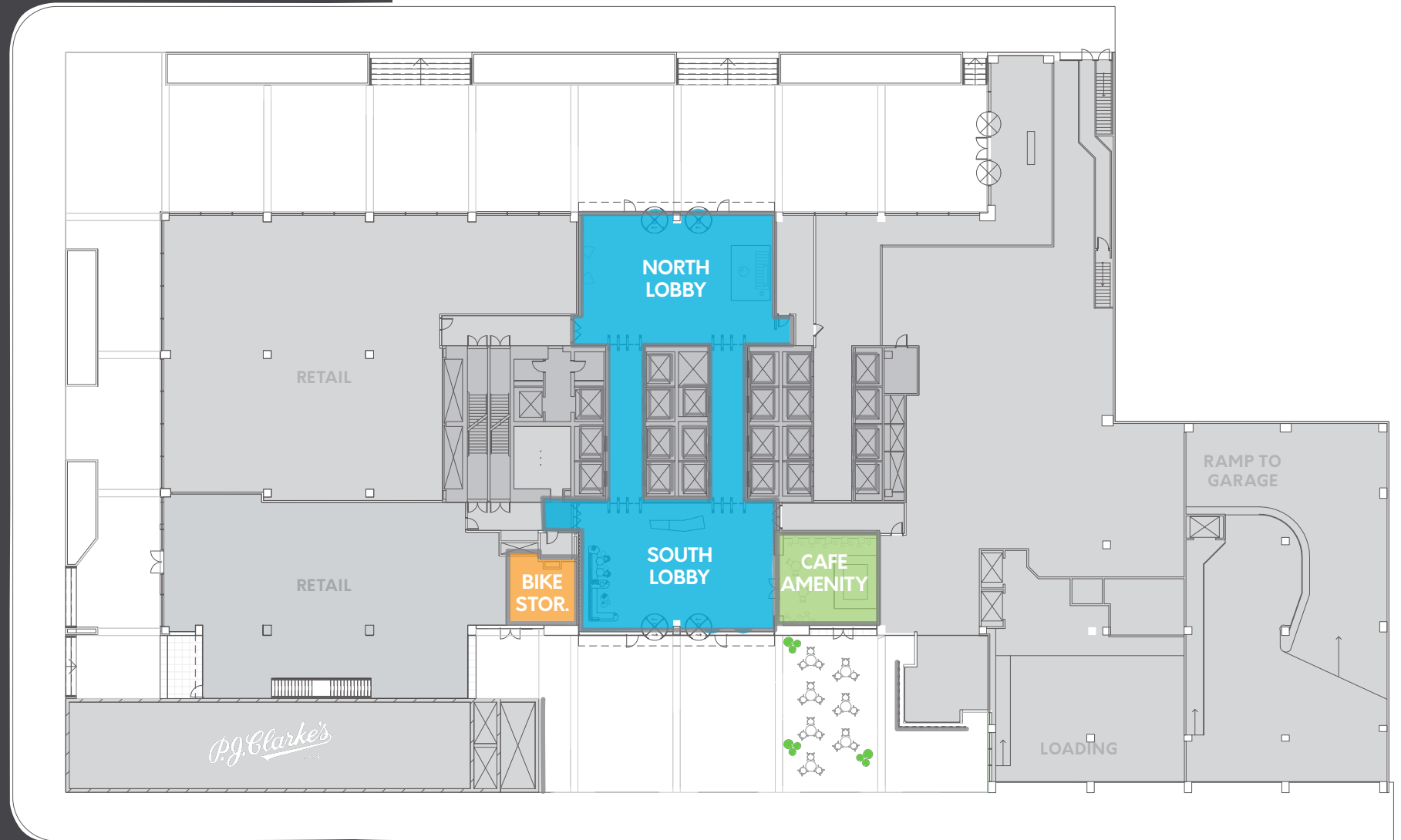
**NEW ELEVATOR LOBBY & CABS**  
ARTIST RENDERING



**NEW BATHROOM**  
ARTIST RENDERING



## REIMAGINED LOBBY AND PLAZA RENOVATION





TOWER FLOOR RECEPTION AND VIEWS  
ARTIST RENDERING





**PRE-BUILT OFFICE**  
ARTIST RENDERING



**OPEN WORKSTATIONS**  
ARTIST RENDERING





**NEW PANTRY**  
ARTIST RENDERING



# BREATHTAKING 360-DEGREE VIEWS

The 230,000 SF block, situated at the top of the tower, enjoys panoramic views over Central Park, the East River and beyond.





# REDISCOVER THE GEMS MIDTOWN HAS TO OFFER

919 Third Avenue is a vibrant workplace destination, situated in a neighborhood with ample dining, shopping and wellness options. Get to Grand Central in 10 minutes via the 6 train or take the E or M to Penn Station or Port Authority in under 15 minutes.



# BUILDING SPECIFICATIONS



**Owner** SL Green Realty Corp. and NYSTRS



**Location** Between 55th and 56th Streets



**Architect** Skidmore, Owings & Merrill LLP



**Year Built** 1970, Renovated in 2022



**Building Size** 1,547,243 Rentable Square Feet



**Building Height** Forty-seven (47) floors and two (2) below grade levels



**Floor Layout** Center core



**Construction** Steel frame with steel decking and lightweight concrete floor slabs. The core walls are poured concrete shear wall type with laminated sheet rock.



**Windows** The building features a sleek modern reflective glass curtain wall facade.



**Floor Load** FLOORS 2-18 75 lbs per square foot  
FLOORS 19-47 50 lbs per square foot



**Elevators** 22 passenger elevators  
3 freight elevators (2 from loading dock to basement, 1 from basement to all floors)  
All passenger elevators are fully modernized and equipped with state of the art Compass destination dispatch system.



**Loading Dock** Enclosed 4 bay loading dock located on 55th Street



**Floor Size** FLOOR 2-6 48,000 RSF  
FLOORS 7-47 30,000 - 33,000 RSF



**Typical Slab Height** Approximately 12'



**Column Spacing** Approximately 36' x 27'



**Core to Window Spacing** Min. 36', Max. 75'



**Mullion Spacing** Approximately 9'4"



## HVAC

A two-pipe heating and cooling system provides HVAC through high pressure perimeter induction units and is serviced by a VAV system on the interior. The building is centrally air conditioned by two 2,000 ton and one 1,000 ton chillers powered by Murray steam turbines. The 1,000 ton unit is used primarily under light load conditions. Over-time HVAC and supplemental condenser water are available.



## Life/Safety

Addressable Fire Alarm System. Building is fully sprinklered. 1,250 KW emergency generator supports all life/safety systems.



## Cooling Tower

Opportunity for a dedicated 400 ton supplemental condenser water tower



## Generator

Opportunity for exclusive use of 250 Kw generator



## Electrical Distribution

Served by five 2,500 KVA transformers. The distribution primary voltage is 440/265 three phase four wiresystem. Power voltage is also reduced at the floor electrical closets to provide for receptacle power. There are three electrical closets on floors 2-6 and two electrical closets on floors 7-47. On average there are 6 watts available per square foot. The system is serviced by buss duct risers allowing for flexibility in the distribution of electricity to specific areas throughout the building.



## Telecom/Cable

Verizon, Verizon Business, Broadview, Spectrum and Cogent Communications. DAS for enhanced cellular service



## Security

Two (2) POEs (one (1) each on north and south side of building)

Uniformed security guards on a 24/7 basis. CCTV system, card access turnstiles and elevators (after hours), Visitor Management System and Messenger Center.



## Building Retail

PJ Clarke's  
Chase  
One Medical