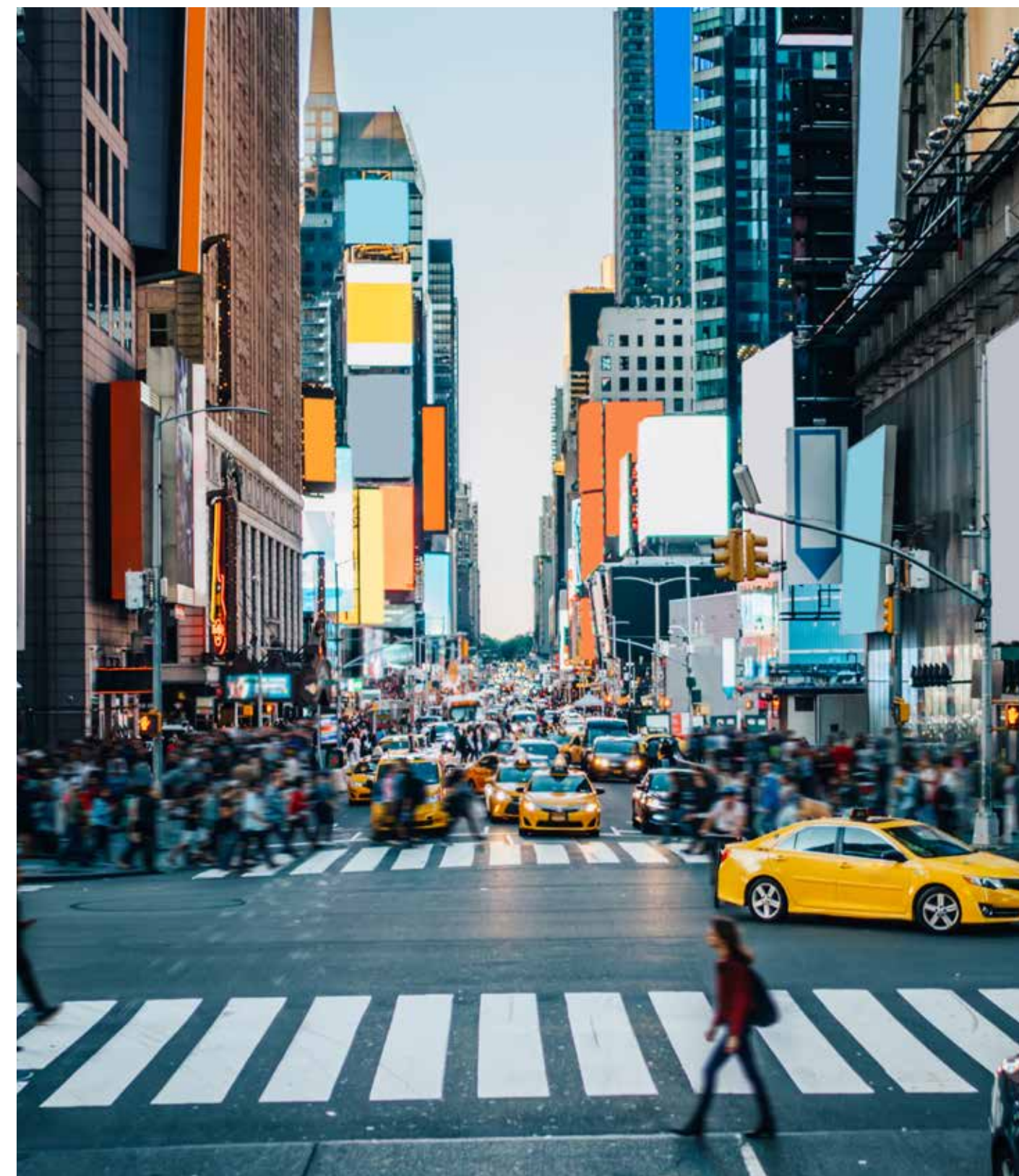


5 TIMES SQ

A Fresh Take on Work



Designed to
Elevate the
Nine-to-Five

Building Overview

A new take on office space,
5 Times Square is where tenants
feel grounded in their surroundings
and energized in their work.

New

Lobby, Entrance, Elevators Cabs
and Restrooms

32K SF Amenity Floor

Designed by Rockwell Group

32K SF Conference Center

Meeting Spaces for 10-154 People

750K RSF

Block Available, Floors 6-29

32K RSF Floors

Virtually Column-Free

13' 6"

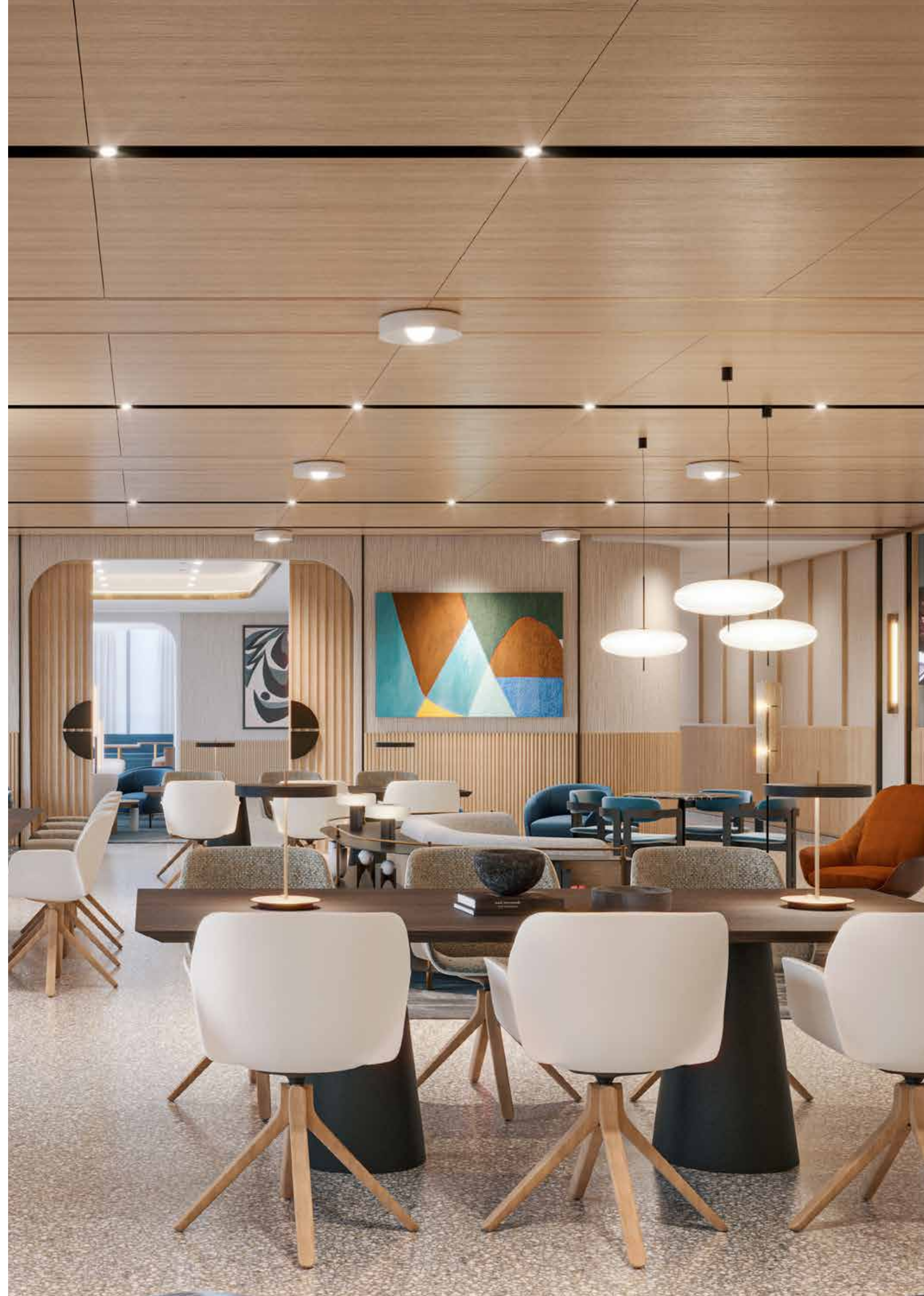
Slab Height

Commuter Convenience

Immediate access to 16 Subways

Extraordinary Branding Opportunity

Rooftop and Super Signage Availability



A Destination Where Balance is Built-In

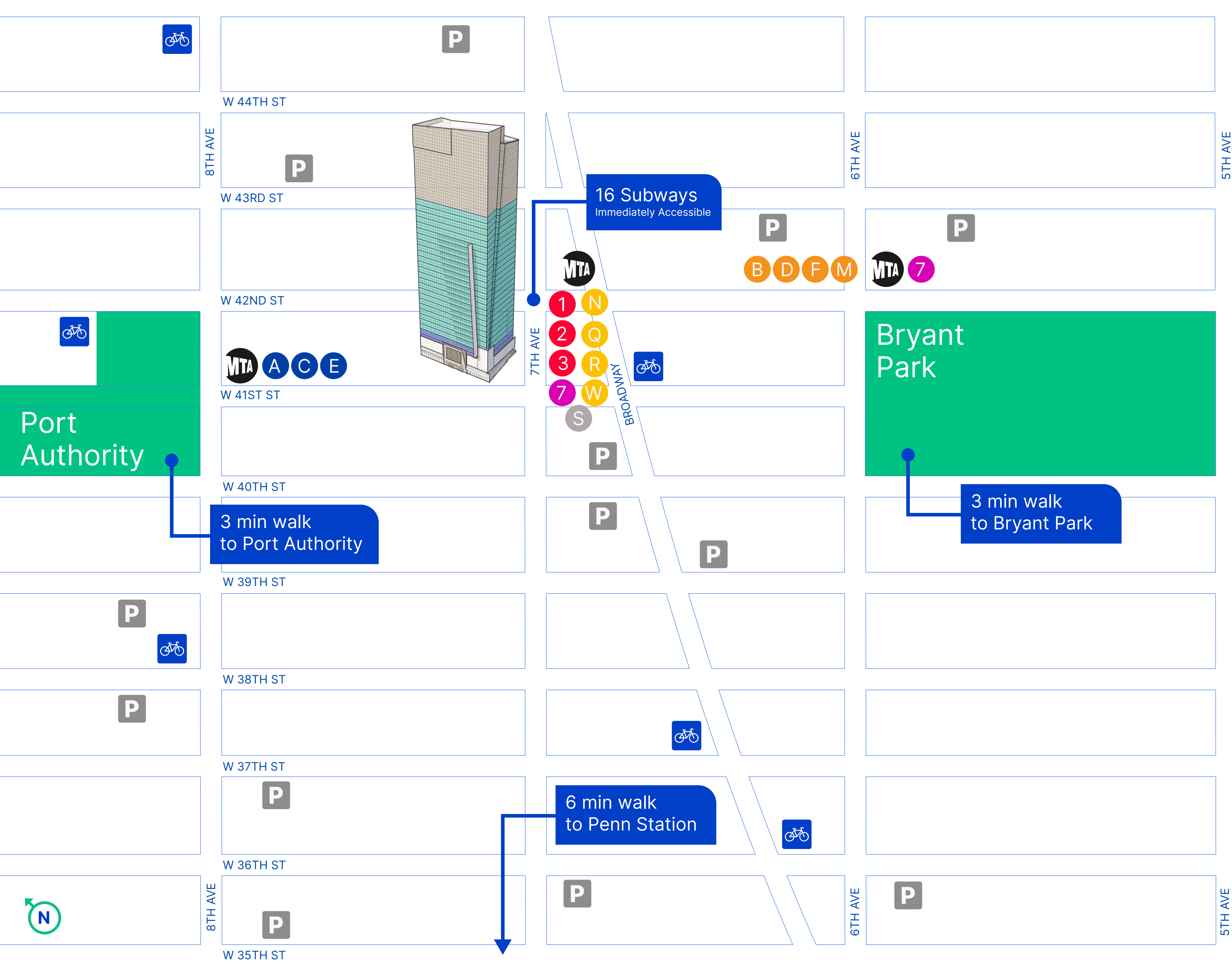




Neighborhood

5 Times Square draws inspiration from the energy of its neighborhood and combines it with elements of nature to create a balanced workplace that is commuter-convenient and tenant-friendly with close proximity to Bryant Park and numerous dining options.





Refresh Your Commute

16 Subways
immediately accessible

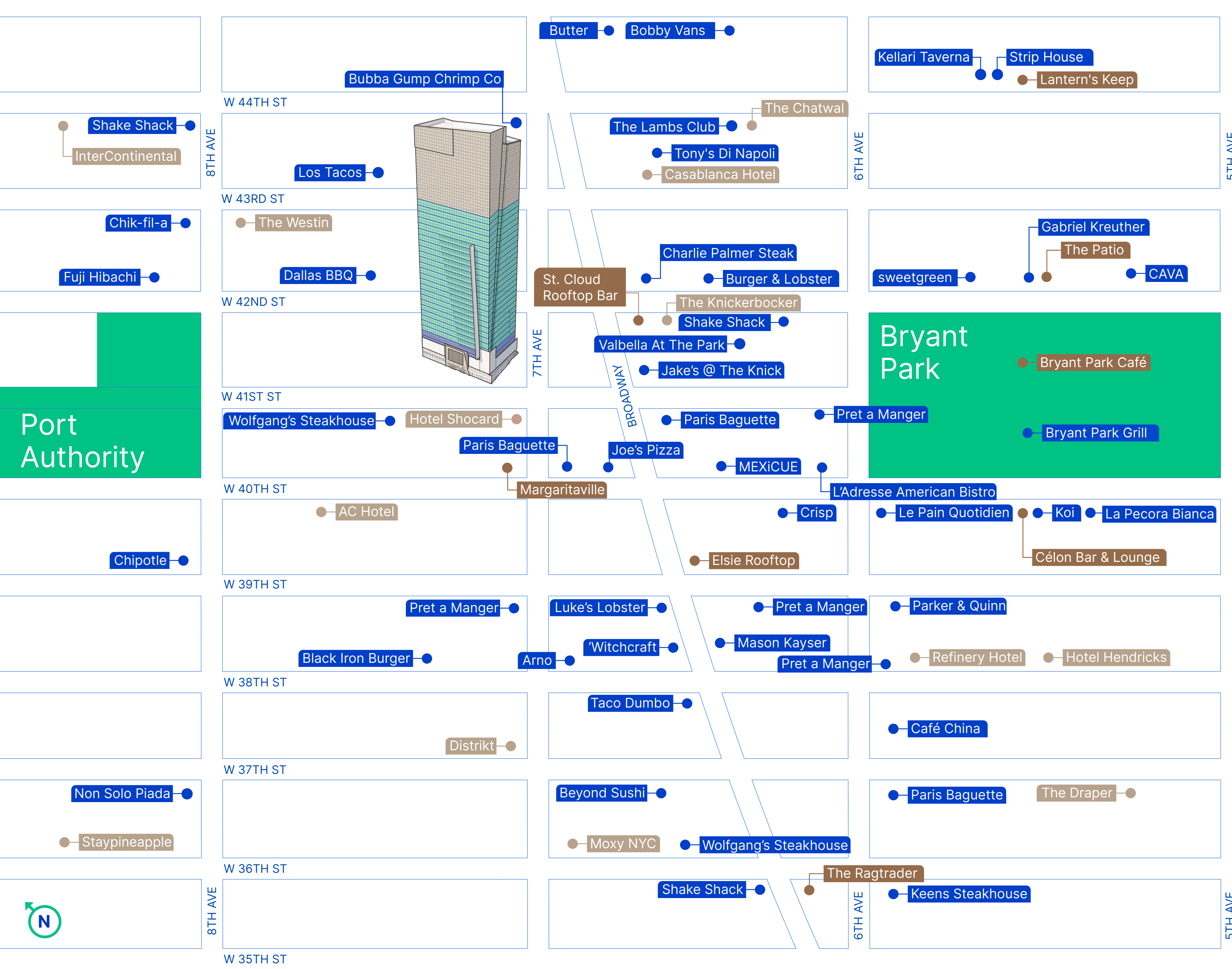
Nearby
Parking Garages
within 3 min walk

Bikeshare Stations
in close proximity

Port Authority
within 3 min walk

Penn Station
within 6 min walk

Grand Central Terminal
within 9 min walk



Experience Your Surroundings

75+ Restaurants

13+ Hotels

within 5 min walk

○ Restaurants

● Bars

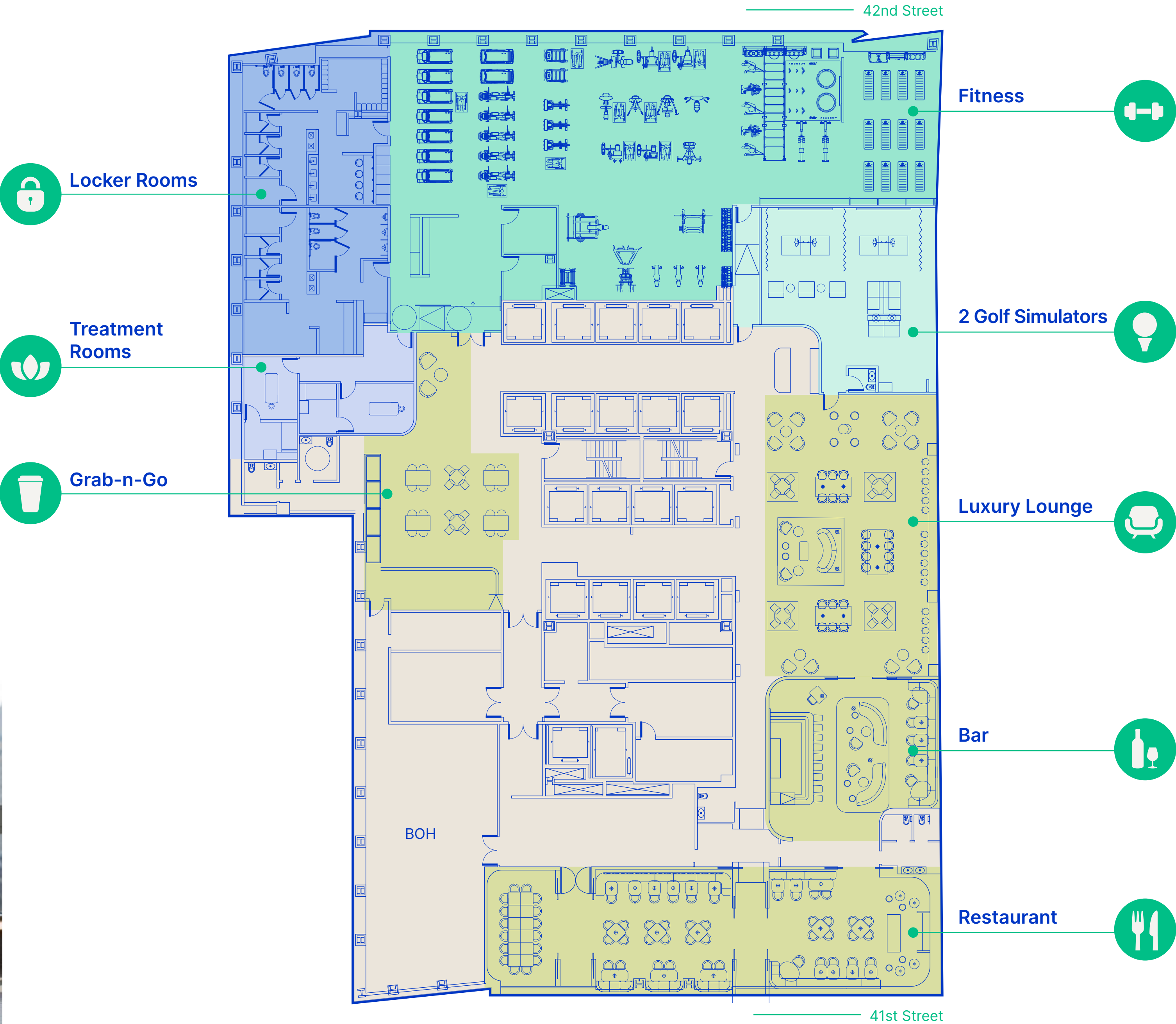
● Hotels

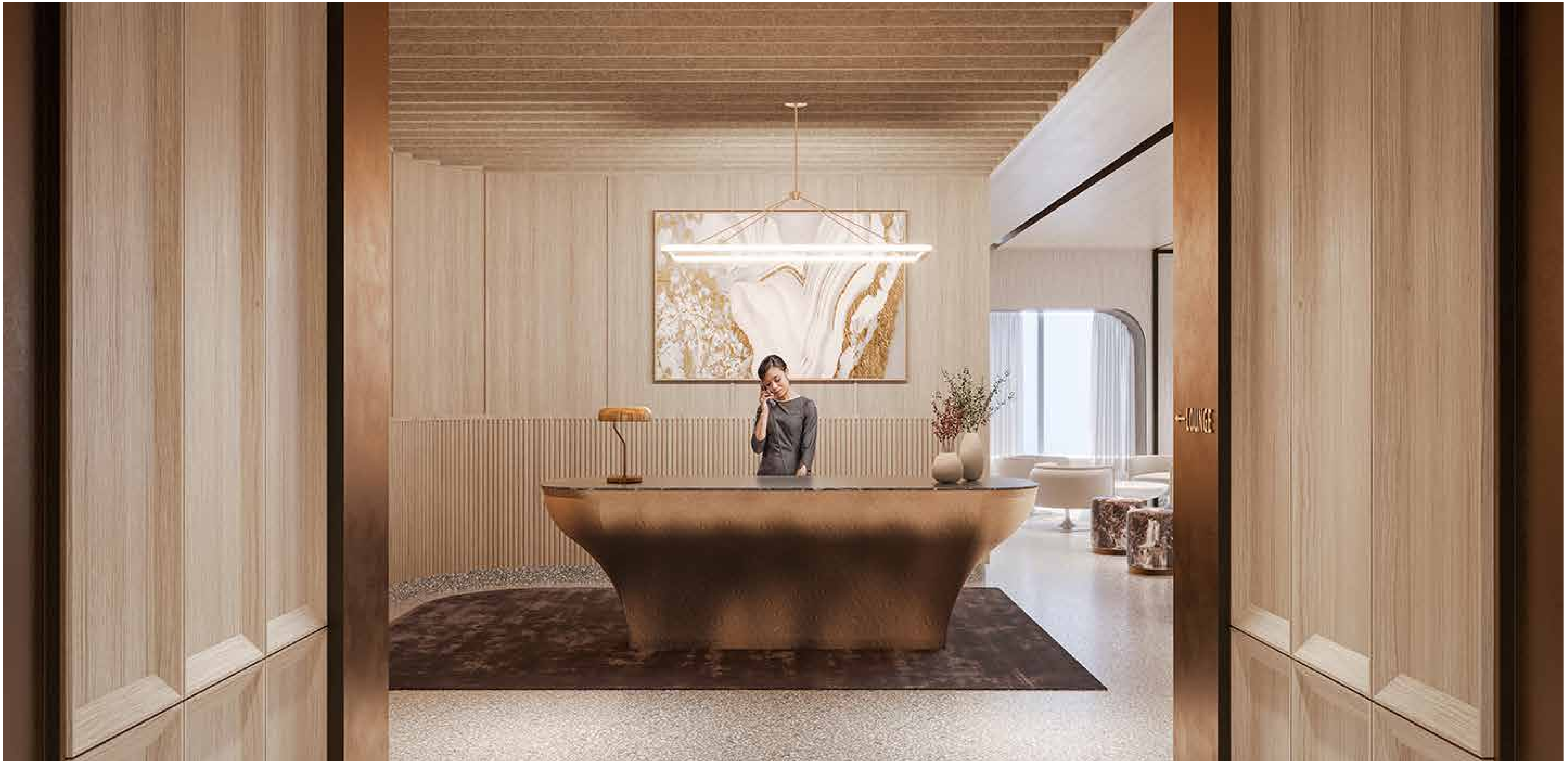


**Amenities for a
Revived Take on
the Workplace**

Amenity Center

Fresh, lively, and inviting for all tenants, the amenities of 5 Times Square create an effortless balance between work and life to cater to the nine-to-five, as well as the five-to-nine.





Amenity Floor

Concierge / Reception



Amenity Floor
Luxury Lounge





Amenity Floor

Bar and Lounge



Amenity Floor
Restaurant



Amenity Floor
Restaurant





Amenity Floor
Golf Room



Amenity Floor

Locker Rooms

Conference Center

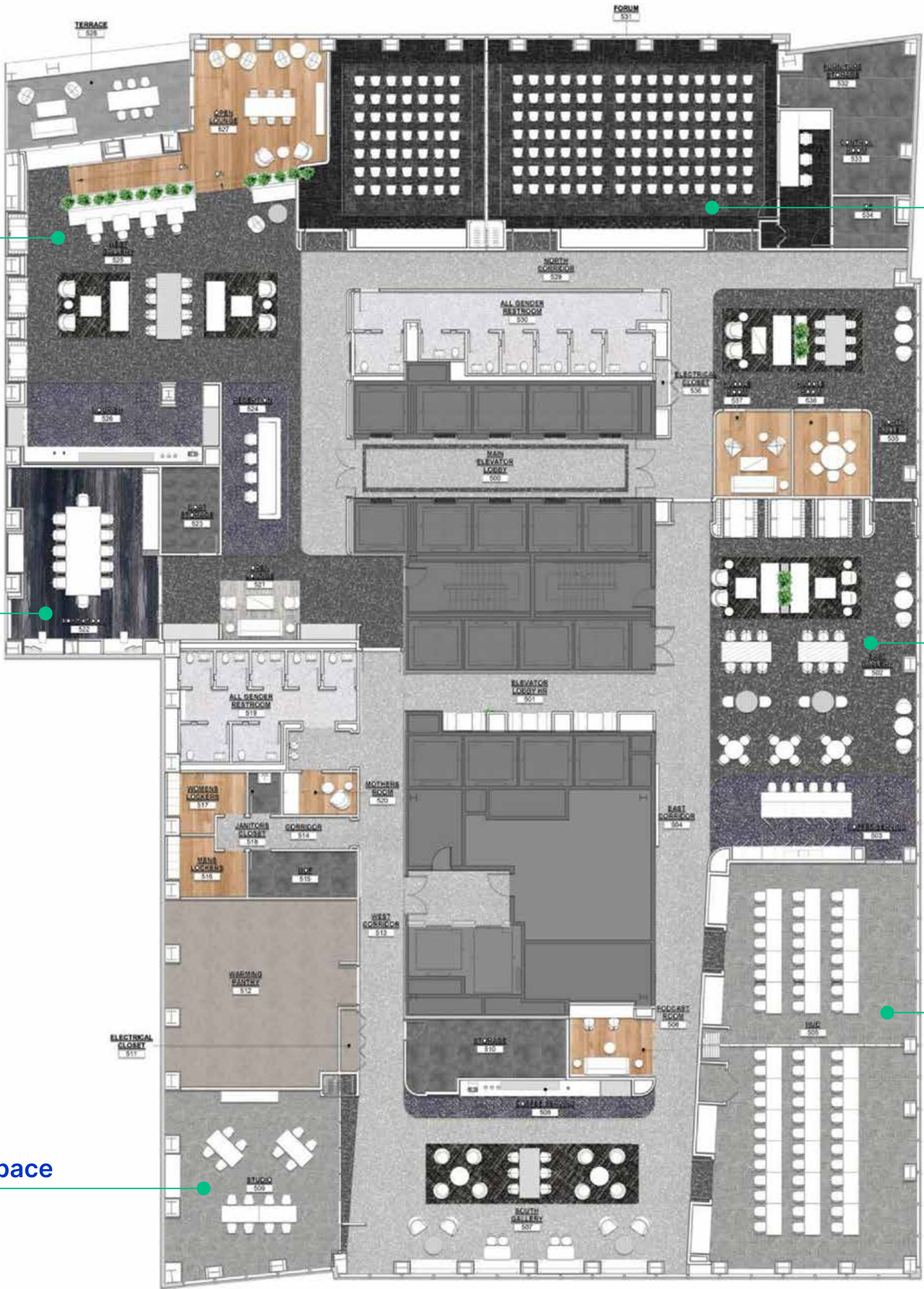
An elevated meeting experience for groups of 10 or 154, the conference center features beautifully designed spaces, best-in-class technology and premium hospitality with full food and beverage service.



Gallery/
Pre-Function

Boardroom
15 Seats

Flex Space



Forum
154 Theater Seats
144 Classroom Seats

Gallery/
Pre-Function

Meeting Room
72 Theater Seats
60 Classroom Seats

42nd Street

41st Street



Conference Center
Reception



Conference Center

East Gallery / Pre-Function



Space Ready for Growth



Availability

New Construction Quality

750K SF

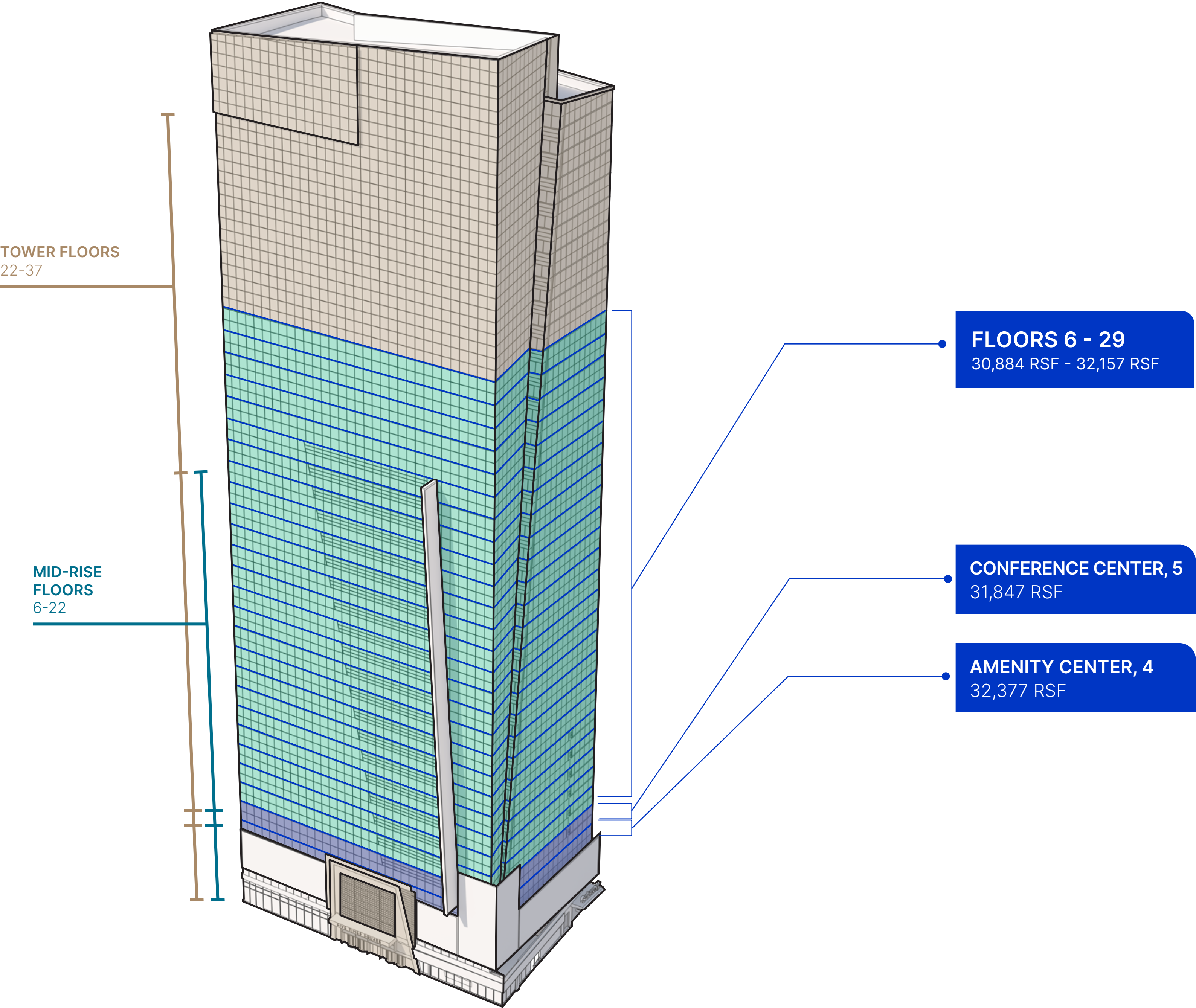
Floors 6-29

32K RSF Floors

Virtually Column-Free

13' 6"

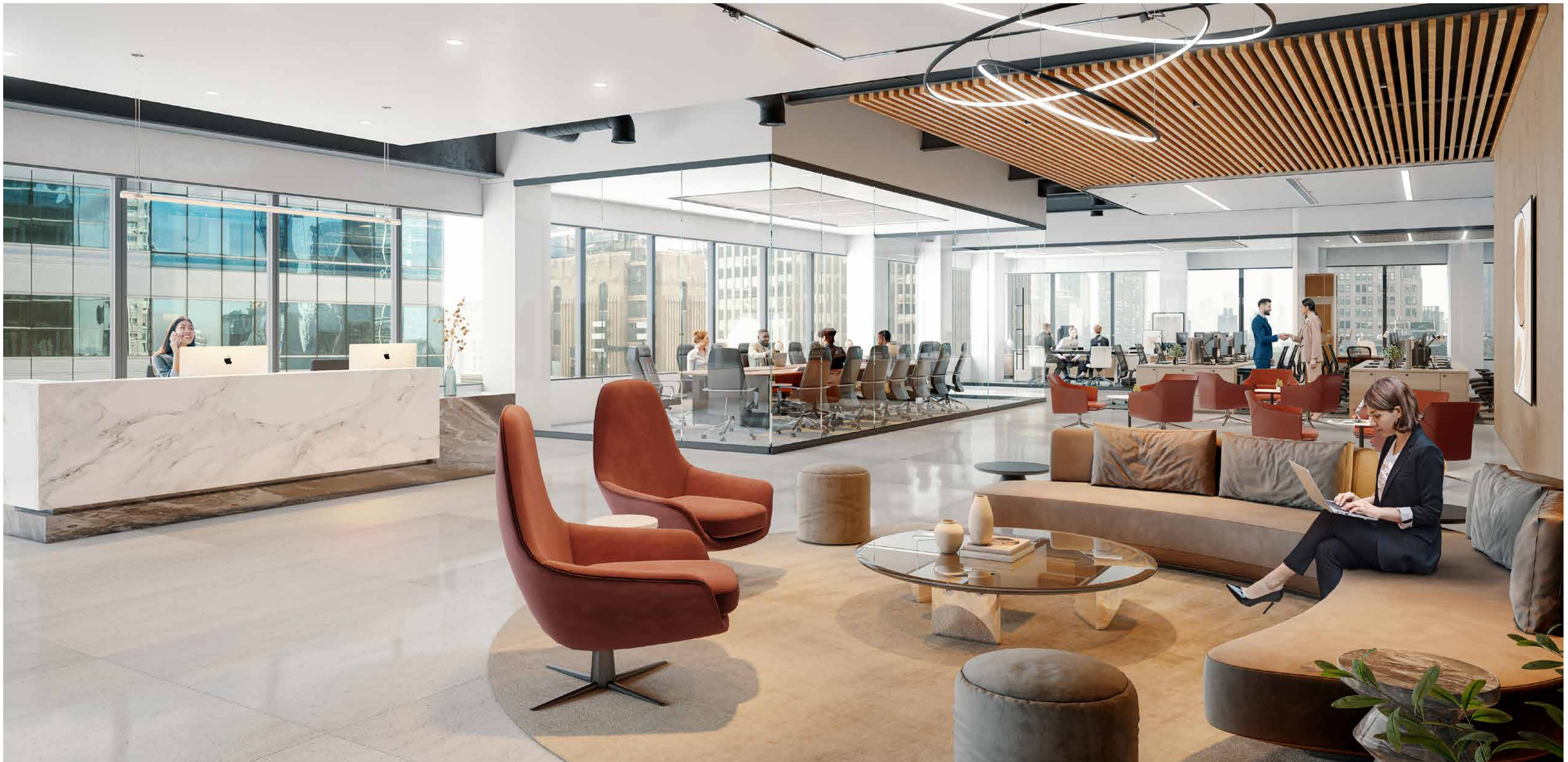
Slab Height



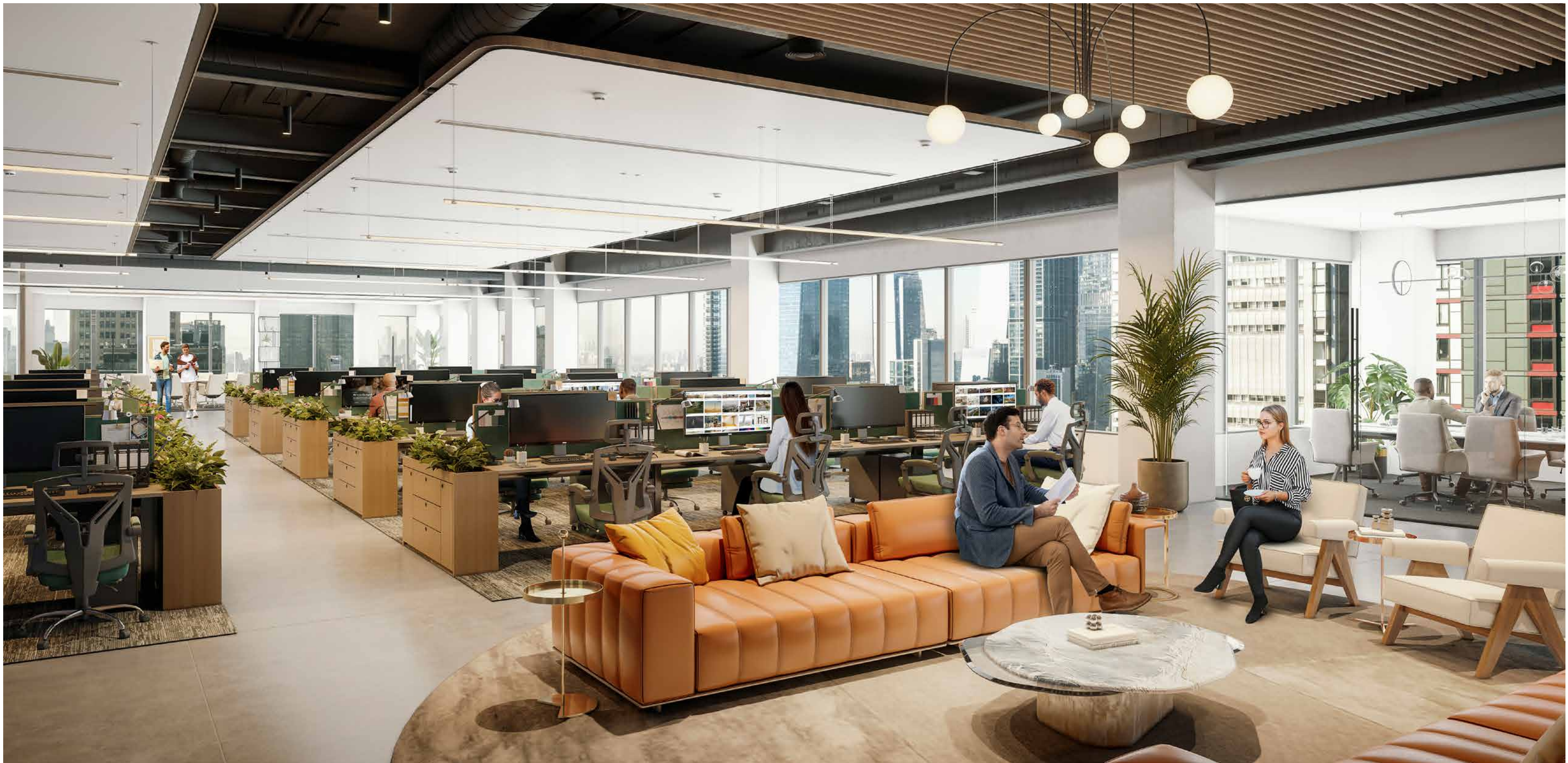


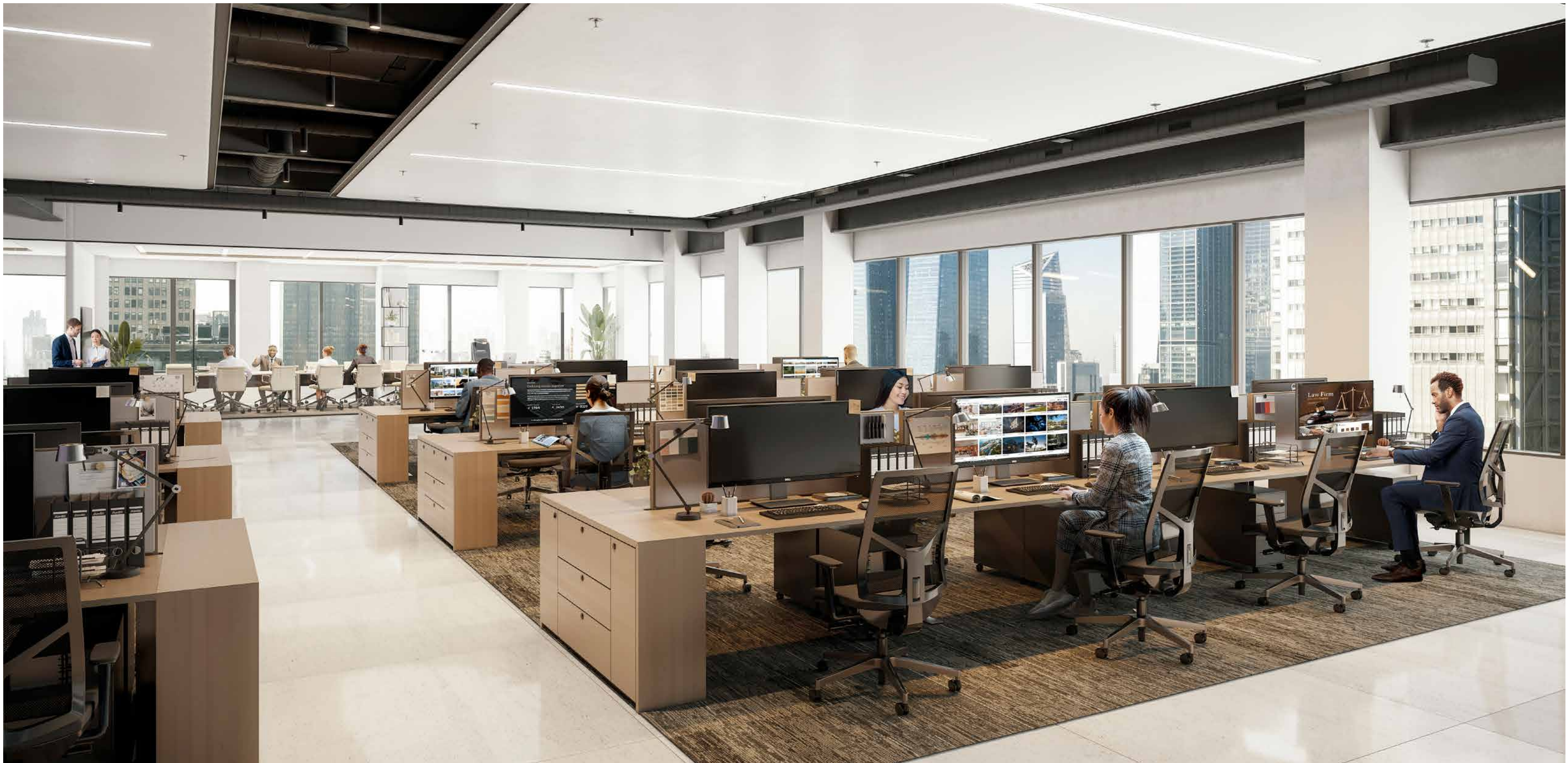
Availability

Reception / Conference



Availability
Reception / Conference







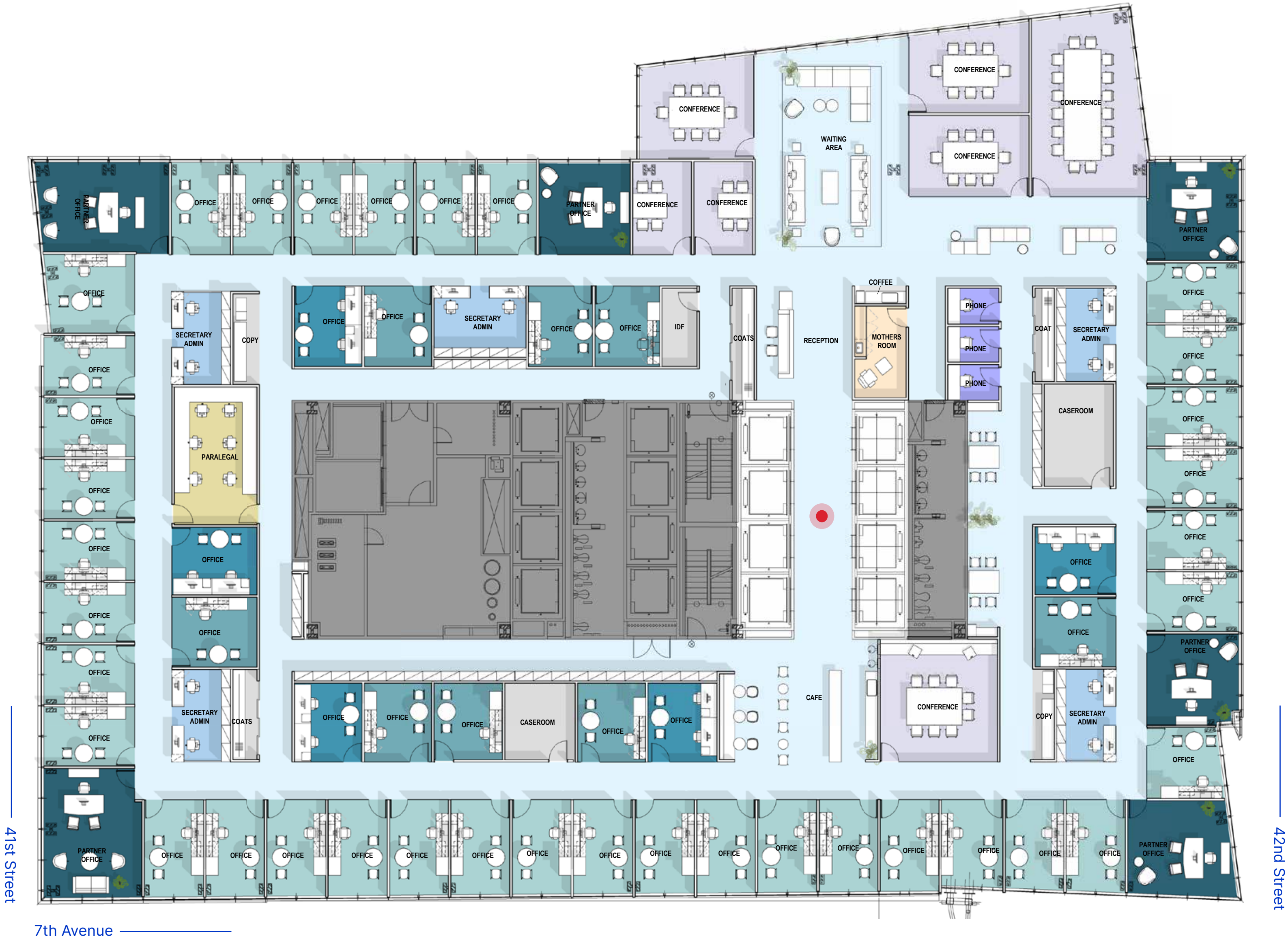
Availability

Conference Room



Office Intensive Plan

Interior Offices (140 SF)	8
Perimeter Offices (140 SF - 300 SF)	43
Double Office Personnel	10
Shared Office Support Seats	6
Assistant Desks	10
Reception	2
Total Personnel	79
392 RSF Per Person	
Enclosed Meeting Seats	56
Phone Rooms	3
Collaboration Seats	8
Total Collaboration Seats	67



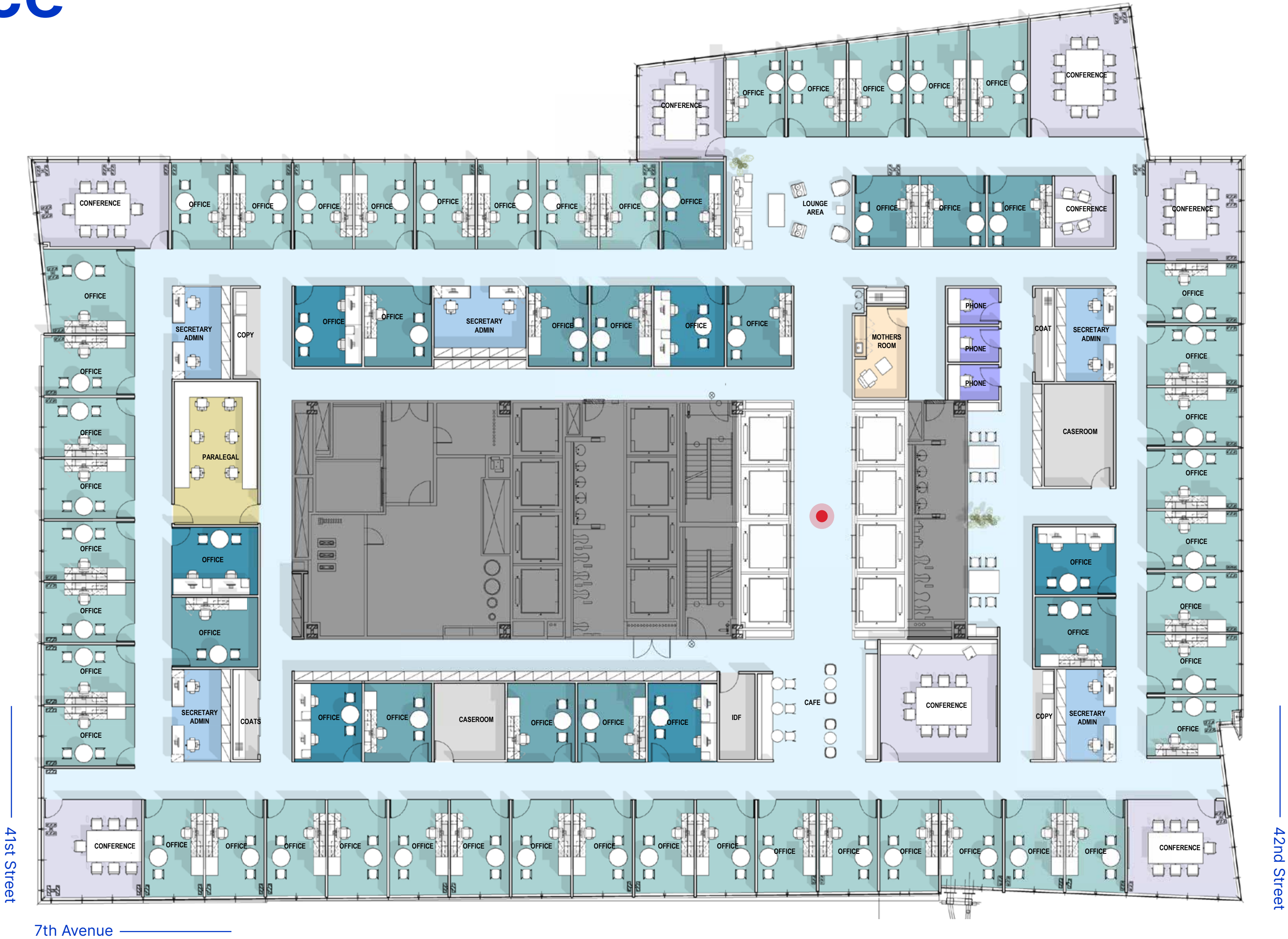
Open/Trading Plan

Workstation Seats	220
Offices	7
Reception	2
Total Personnel	229
135 RSF Per Person	
Enclosed Meeting Seats	53
Phone Rooms	4
Collaboration Seats	8
Total Collaboration Seats	65



Law Firm Practice Floor Plan

Attorney Interior Offices (140 SF)	13
Attorney Perimeter Offices (140 SF)	45
Attorney Double Offices	12
Shared Office Paralegals	6
Assistant Desks	10
Total Personnel	86
361 RSF Per Person	
Enclosed Meeting Seats	58
Phone Rooms	3
Collaboration Seats	8
Total Collaboration Seats	69



Law Firm Practice Floor Plan

HIGH RISE

Attorney Interior Offices (140 SF)	25
Attorney Perimeter Offices (140 SF)	42
Attorney Double Offices	0
Staff Shared Office	17
Staff Offices	10
Assistant Desks	4
Total Personnel	98
316 RSF Per Person	
Enclosed Meeting Seats	22
Phone Rooms	6
Collaboration Seats	16
Total Collaboration Seats	44



Progressive Plan

Workstation Seats	118
Reception	2
Total Workseats	120

258 RSF Per Workseat

Enclosed Meeting Seats	131
Phone Rooms	6
Collaboration Seats	84
Total Collaboration Seats	221

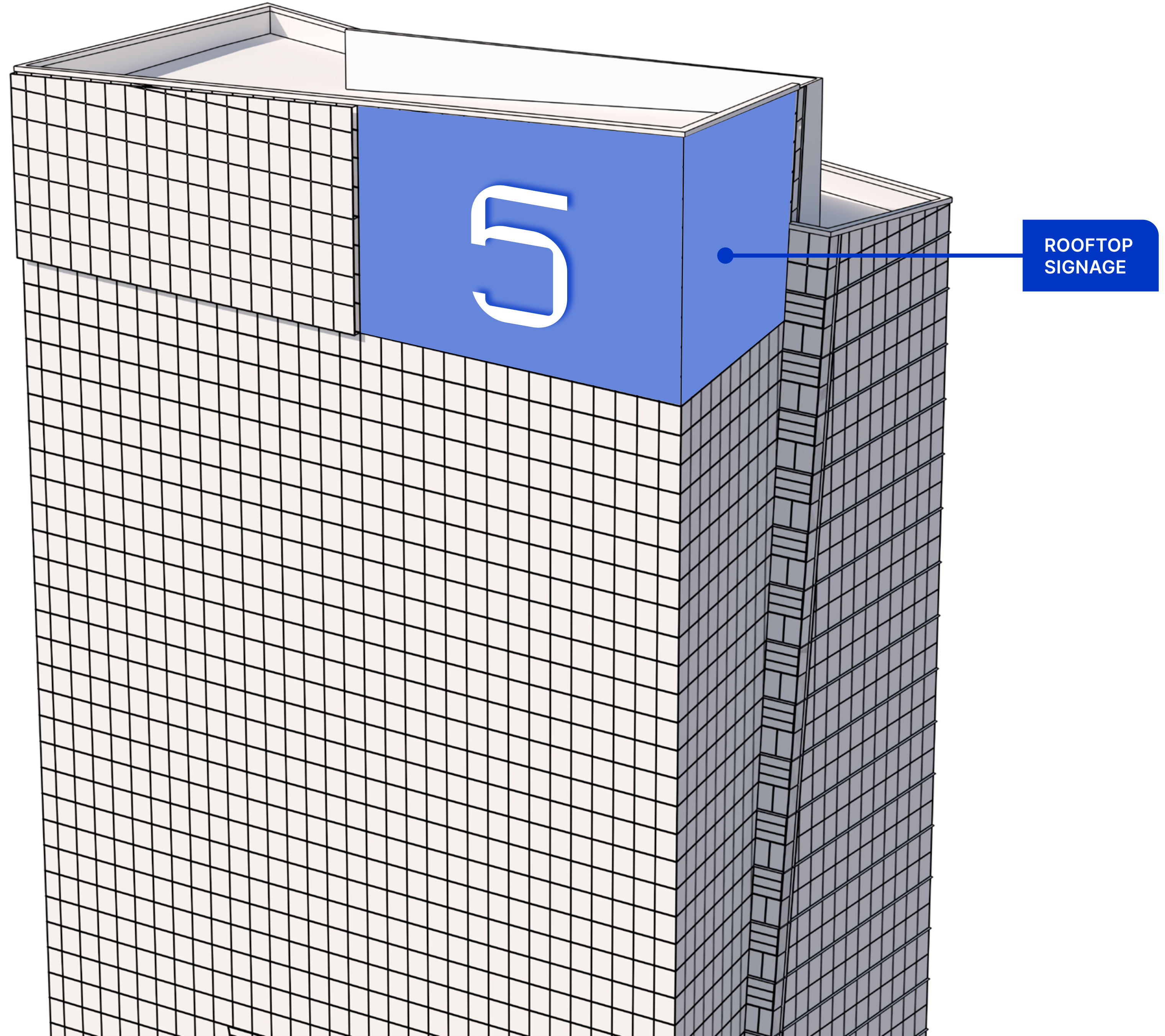






Advertising Opportunities

Extraordinary Times Square Branding Opportunity



Branding Opportunities

Super Signage

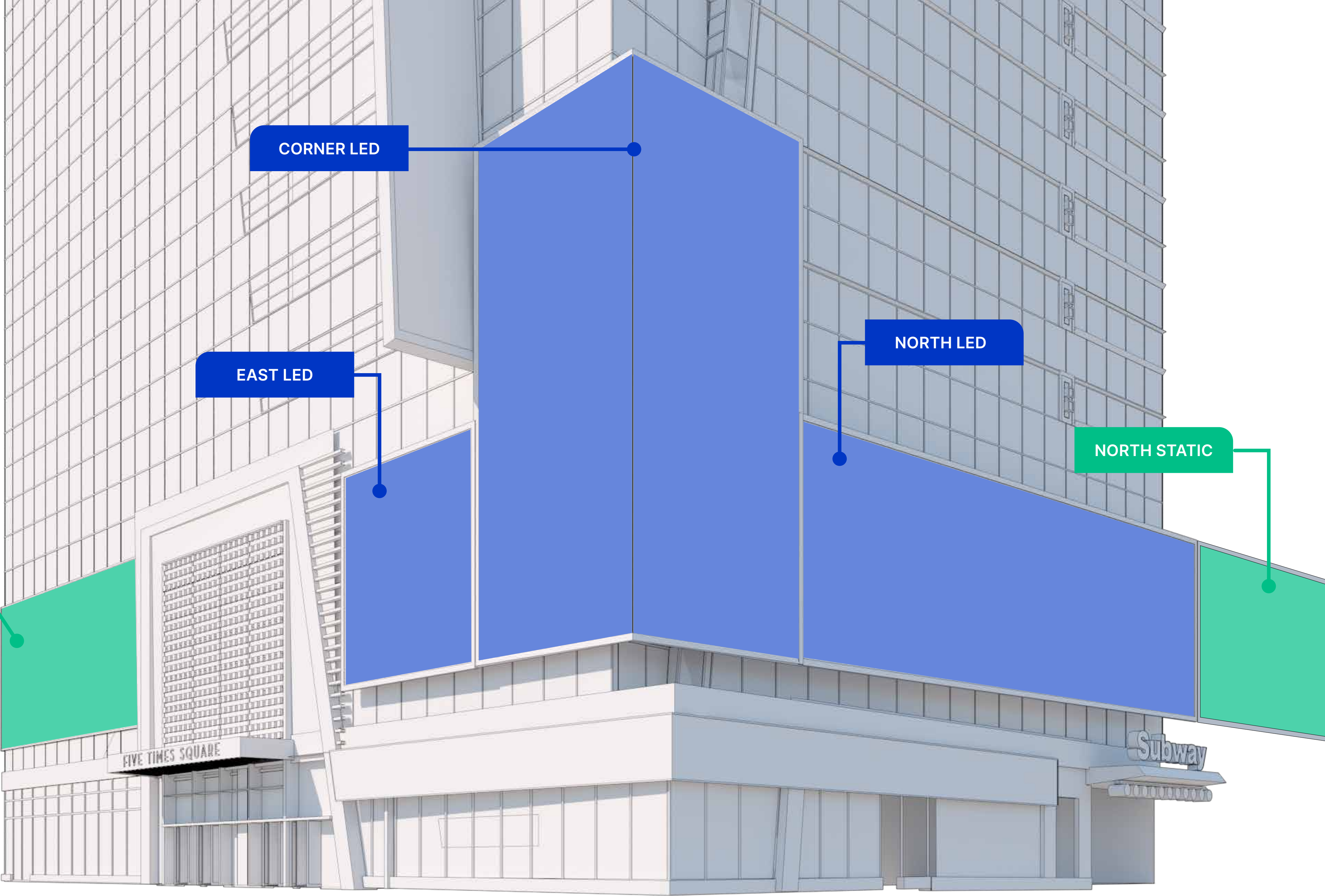
SOUTH STATIC

EAST LED

CORNER LED

NORTH LED

NORTH STATIC



Building Specs and Features

Location

Entire west block of Seventh Avenue
between 41st and 42nd Street

Address

5 Times Square, New York, NY 10036
AKA 592 Seventh Avenue, 200 – 212 West 42nd
Street
Block: 1013 / Lot: 29

Year Built

2002, Redeveloped in 2022

Architect

Kohn Peterson Fox Associates PC

Building Size

1,143,117 Square Feet

Building Construction

Glass and steel
New high-efficiency windows
Redeveloped lobby
Floor layout: center core floors
Floor load: 50 lbs. psf

HVAC

M-F: 8 AM – 8 PM, S: 9 AM – 1 PM
Controls
The building uses a Siemens Apogee Building
Automated System.

Air Conditioning

Each floor is equipped with one (1) 100-ton water-cooled air handling unit serving a fan powered variable air volume distribution system. There are five (5) 1,000-ton cooling towers providing condenser water throughout the building.

Equipment

The main equipment rooms are located on the 3rd and 38th floors. Each office floor contains its own mechanical equipment room with a 100-ton Air Handling Unit serving the floor.

Ventilation Systems

Outside ventilation air is provided by six (6) heating and ventilation (H&V) fans located on the 3rd and 38th floors.

Heating

High-pressure steam is provided by Con Edison and converted to low-pressure steam and used to heat water serving perimeter fan powered boxes.

Supplemental HVAC

Condenser water is available to meet tenants' requirements.

Electricity

General
Each floor is designed to allow six (6) watts/RSF and two (2) watts for A/C RSF
Additional Power
Additional power can be made available at the tenant's expense, subject to the landlord's review of the tenant's requirements.

Life Safety

The building is fully sprinklered, has an addressable Class E Fire Alarm System, and a 1,500 KV Emergency generator

Elevators

Manufacturers
Schindler — Destination Dispatch
The building has (24) elevators in total, (18) modernized passenger, (2) freight, (4) retail, and (2) escalators servicing one of the MTA Subway entrances.

Bank

A (8) Mid-Rise	1, 4-22
B (8) High-Rise	1, 4-5, 22-37
C (2) Low-Rise	C2 – 5
D (2) Freight	C2 – 38
U (1) Retail	1-2
V (1) Retail	1-2
W (1) Retail	1-2
X (1) Retail	1-2

Floors Served

Security

General
5TS security and concierge staff are trained to provide the highest level of security, safety, and tenant experience. The building is monitored 24/7 by highly trained incident prevention officers surveilling the building exterior and subway entrances, uniformed security officers stationed at the lobby concierge desk and loading dock, and a Bluetooth enabled turnstile access system. Furthermore, the building has implemented an NYPD Paid Detail program to bring an even greater sense of safety and security to all tenants and guests.

Telecom

General
There are two (2) redundant telecom points of entry on the south and east side of the building. These serve two (2) telecom risers from C1 to the 39th floor.

Providers

Verizon, Crown Castle, AT&T, Spectrum, Cogent, Pilot Fiber, and CenturyLink

Access

Conveniently located in the heart of Times Square, one block East of the Port Authority, two entrances to the MTA Subway (1, 2, 3, 7, A, C, E, N, Q, R, and W)

Building Awards and Certifications

2001 – 2002 BOMA/NY New Construction Pinnacle Award
2005 – 2006 BOMA/NY Corporate Facility Pinnacle Award
Current Energy Star score of 92
(Equivalent to a DOB score of "A")



5 Times Square: ESG-ME

Ownership takes a holistic and forward thinking approach to ESG. The Trifecta of Environment, Social, and Governance is challenged by the “Trilemma” of Availability (Reliability), Affordability, and Security. By leaning into this growing prioritization of ESG, which requires awareness AND action, Ownership has developed a comprehensive ESG platform for our portfolio and for our tenants.



ENVIRONMENTAL

Energy Conservation Measures (ECMs) and Prgramming

Goals

- Carbon Neutral 2035
- Net Zero 2050
- Waste Diversion 40%

- ✓ Annual Waste Audits to analysis our waste streams and create action plans for improvement
- ✓ 100% of landlord purchased electricity incorporates Green-E Certified RECs
- ✓ On-Site Energy Management to optimize operations and script our capital plan to address LL97
- ✓ Real-Time Energy Management Software to aggregate and monitor our utility data
- ✓ Grid resiliency – Participation in the voluntary load curtailment programs offered in NY
- ✓ IAQ Sensors to monitor key wellness metrics in real time

ECM's Completed

- ✓ LED Reotrofits
- ✓ VFD Upgrades

ECMs Under Investigation/ Deployment/ Investigation:

- Fan Wall / ECM Motor Retrofits
- BMS Upgrades
- Steam Optimization
- IAQ / DCV Improvements

Current “A” Energy Star Grade

LEED Silver Certification

LL97 Impacts

No anticipated penalties for 2024-29



SOCIAL

- Experience programming tailored throughout the year to highlight social movements which include curated (free) seminars, podcasts, webinars, Spotify playlists, suggested readings, and events
- Volunteer events open focused on giving back to our local communities
- Donation and collection drives to repurpose office supplies, clothing, toys, and food to those in need
- Regular pop up events for surprise and delight movements that include coffee socials, seasonal farmers markets, sweets, and targeted holiday purchases, (Mother’s Day, Valentine’s Day, etc.)
- Partnerships with qualified, local non profits and student organizations to help spread awareness and opportunity
- Collaboration with the Times Square BID, NYPD, DOT, and our city council members to minimize the impact of tour busses, street performers, and loitering at 5TS



GOVERNANCE

- ✓ Risk management – Quarterly analysis of the market, industry trends, environmental impacts and incident reports in efforts to mitigate and plan for future events
- ✓ Vendor Integrity Program – A compressive, annual process for vendors to qualify to work for and in our buildings
- ✓ Security – Multi tiered security management team to create a safe and welcoming environment for our occupants
- ✓ Employee training, growth, and education platforms
- ✓ DEI initiatives
- ✓ Online, cloud based Ownership policy and best practices handbook

Awards

- LEED EB Silver
- WELL Health-Safety
- Fitwel
- Kingsley Excellence
- Energy Star
- GRESB

What is ESG-ME?

Ownership is aware that ESG might not be the top priority for our tenants. Not because it’s not important, but perhaps because tenants are coming to our buildings to conduct their business as lawyers, bankers, traders, marketers, and widget makers. To move the ESG needle in a meaningful way, however, Landlords and Tenants will need to work collaboratively going forward with both sides engaged.

In that regard, Ownership is leading that way by offering our occupants an ESG - Made Easy platform.

ESG-ME Platform

Our goal is to provide our ESG minded tenants a simple roadmap on compliance and awareness. This includes environmental metrics, social programming, and a governance framework. ESG-ME programming will be available for all occupants, as a baseline ESG checklist, with an opportunity to expand and further developer their own ESG strategy.

The WorxWell tenant engagement App provides tenant specific key metrics and ESG data:

- IAQ monitoring for real time building health
- Submeter metrics for real time energy management within Tenant space
- Key card and visitor access data
- Occupancy counts
- Future collaborative efforts with tenants for demand response and load curtailment initiatives
- Waste audits and diversion/recycling metrics and training for facility teams
- Volunteer opportunities for team building and community engagement
- Social programming with events and education on DEI, ADA compliance, black history month, women’s initiatives,retirement planning, personal financial management, wellness, health and humanities, and more
- Governance templates for risk mitigation, business continuity, disaster planning, emergency action planning, fire and life safety training, CPR classes, active shooter training, recognition of suspicious packages, and more

About SL Green

SL Green Realty Corp.

Manhattan's largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties. As of March 31, 2022, SL Green held interests in 60 buildings totaling 33.1 million SF. This included ownership interests in 28.8 million SF of Manhattan buildings and 3.4 million SF securing debt and preferred equity investments.

To get the latest company information, visit our website at slgreen.com.



RXR Realty

RXR is an innovative investor, developer and place-maker committed to applying a customer and community-centered approach to building properties, services, and products that create enduring value for all stakeholders.

Headquartered in New York with a national platform strategy, RXR is a 500+ person, vertically integrated operating and development company with expertise in a wide array of value creation activities, including ground up real estate, infrastructure and industrial development, uncovering value in underperforming properties, repurposing well-located iconic properties, incorporating cutting edge technologies and value-added lending.

The RXR platform manages 93 commercial real estate properties and investments with an aggregate gross asset value of approximately \$22.3 billion, comprising approximately 30.3 million square feet of commercial properties, a multi-family residential portfolio of approximately 7,600 units under operation or development, and control of development rights for an additional approximately 3,800 multi-family and for sale units as of June 30, 2022. Gross asset value compiled by RXR in accordance with company fair value measurement policy and is comprised of capital invested by RXR and its partners, as well as leverage.

Visit **[RXR.com](https://www.rxr.com)** for more.

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