



SL Green Signs Amazon to 335,000 Square Foot Lease at 410 Tenth Avenue

December 9, 2019

Building is Now 96.2% Leased

NEW YORK--(BUSINESS WIRE)--Dec. 9, 2019-- SL Green Realty Corp. (NYSE: SLG), New York City's largest office landlord, today announced that Amazon (NASDAQ: AMZN) has signed a new 335,408-square-foot lease at 410 Tenth Avenue, previously known as 460 West 34th Street. In May, SL Green acquired a majority and controlling interest in the building located along the full block front of Tenth Avenue, between 33rd and 34th Streets, at the intersection of Manhattan West and Hudson Yards. In April, First Republic Bank, a leading private bank and wealth management company, signed a new 211,521-square-foot lease.

"We're excited to welcome Amazon to 410 Tenth Avenue. We've had an excellent long-term relationship with Amazon and are delighted to expand it with their commitment to this very special building," said **Steven Durels, Executive Vice President and Director of Leasing and Real Property at SL Green**, who added, "The selection of 410 Tenth Avenue by Amazon and First Republic Bank is a great endorsement of our exciting redevelopment plan for the building which is now 96.2% leased only seven months after acquisition."

SL Green is currently executing a comprehensive, building-wide redevelopment of the 20-story, 638,000 square foot, future Class-A office building. 410 Tenth Avenue was once known as the Master Printers Building and the building's redesign will honor its industrial heritage. The redevelopment will include relocation of the building's lobby entrance from the 34th Street side of the building to 33rd Street, construction of a striking, new glass box lobby together with new 9-foot-high industrial style windows, new elevators, double height storefronts, and façade re-coloring. An additional highlight will be the new 5,000-square-foot roof deck along with a 3,000-square-foot tenant lounge, ideal for daily employee use and also available for tenants to host evening events. The building enjoys numerous, large terraces for tenant use. Office floors have 13.5-foot slab heights with mushroom-capped columns which provide an exciting and creative work environment.

About SL Green Realty Corp.

SL Green Realty Corp., an S&P 500 company and New York City'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 September 30, 2019, SL Green held interests in 93 Manhattan buildings totaling 45.0 million square feet. This included ownership interests in 27.2 million square feet of Manhattan buildings and 17.8 million square feet securing debt and preferred equity investments. In addition, SL Green held ownership interests in 7 suburban properties comprised of 15 buildings totaling 2.3 million square feet in Brooklyn, Westchester County, and Connecticut.

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