



## SL Green Signs New 64,000 Square Foot Lease with Sigma Computing at One Madison Avenue

July 16, 2025

NEW YORK, July 16, 2025 (GLOBE NEWSWIRE) -- SL Green Realty Corp. (NYSE:SLG), Manhattan's largest office landlord, today announced it has signed a new 64,077 square foot lease with Sigma Computing, Inc. for a portion of the 3<sup>rd</sup> floor at One Madison Avenue, bringing the property to 78.1% leased. To date in 2025, SL Green has signed Manhattan office leases totaling 1,260,707 square feet, while maintaining a current pipeline of approximately 1.0 million square feet.

"We're excited to welcome Sigma Computing to One Madison Avenue where they join a sterling tenant roster that includes IBM, Franklin Templeton, Coinbase, Flutter Entertainment and Palo Alto Networks," said **Steven Durels, Executive Vice President and Director of Leasing and Real Property at SL Green**. "Midtown South leasing momentum has accelerated and we are encouraged by advanced discussions covering a significant portion of the remaining available space at the property."

Designed by renowned architect Kohn Pedersen Fox, One Madison Avenue is the most ambitious adaptive reuse project in New York City, uniquely located overlooking Madison Square Park. One Madison Avenue offers industry-leading amenities and a wellness-focused work environment, designed to enhance productivity and well-being. The building's innovative features include a state-of-the-art HVAC system that circulates 100% fresh air, massive floor-to-ceiling windows offering abundant natural daylight together with amenities such as Le Jardin Sur Madison, a spectacular one-of-a-kind event space and rooftop garden, and La Tête d'Or by Daniel, Chef Daniel Boulud's latest upscale culinary offering, The Commons, a 7,000 square foot tenant-only lounge, Chelsea Piers Fitness and a curated retail program which features unique food and beverage offerings such as Sweetgreen, Alidoro, Joji Box, Los Tacos No. 1 and Delicious Hospitality.

The tenant was represented by Brent Ozarowski of Newmark. The landlord was represented by Paul Glickman, Alex Chudnoff, Ben Bass and Diana Biasotti of JLL.

### About SL Green Realty Corp.

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 the value of Manhattan commercial properties. As of June 30, 2025, SL Green held interests in 53 buildings totaling 30.7 million square feet. This included ownership interests in 27.2 million square feet of Manhattan buildings and 2.7 million square feet securing debt and preferred equity investments.

### Forward Looking Statement

This press release includes certain statements that may be deemed to be "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995 and are intended to be covered by the safe harbor provisions thereof. All statements, other than statements of historical facts, included in this press release that address activities, events or developments that we expect, believe or anticipate will or may occur in the future, including such matters as future capital expenditures, dividends and acquisitions (including the amount and nature thereof), development trends of the real estate industry and the New York metropolitan area markets, occupancy, business strategies, expansion and growth of our operations and other similar matters, are forward-looking statements. These forward-looking statements are based on certain assumptions and analyses made by us in light of our experience and our perception of historical trends, current conditions, expected future developments and other factors we believe are appropriate. Forward-looking statements are not guarantees of future performance and actual results or developments may differ materially, and we caution you not to place undue reliance on such statements. Forward-looking statements are generally identifiable by the use of the words "may," "will," "should," "expect," "anticipate," "estimate," "believe," "intend," "project," "continue," or the negative of these words, or other similar words or terms.

Forward-looking statements contained in this press release are subject to a number of risks and uncertainties, many of which are beyond our control, that may cause our actual results, performance or achievements to be materially different from future results, performance or achievements expressed or implied by forward-looking statements made by us. Factors and risks to our business that could cause actual results to differ from those contained in the forward-looking statements include risks and uncertainties described in our filings with the Securities and Exchange Commission. Except to the extent required by law, we undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of future events, new information or otherwise.

Press Contact  
[slgreen@berlinrosen.com](mailto:slgreen@berlinrosen.com)

SLG - LEASE



Source: SL Green Realty Corp