What it means to be green.

SL Green Realty Corp. 2015 Sustainability Report



On the cover: 641 Sixth Avenue – LEED-CI Platinum

For the past several years, we have worked hard to demonstrate what it means to be green.



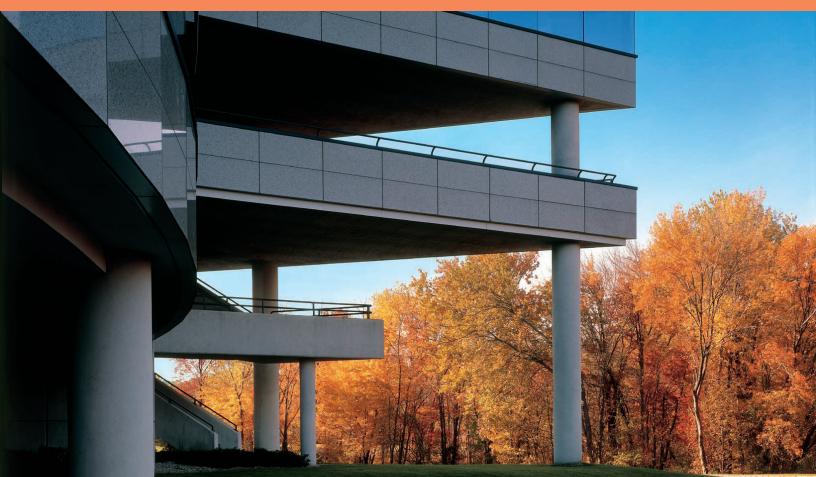
The US EPA named SL Green as a 2015 ENERGY STAR Partner of the Year.



Newsweek[®]named SL Green as one of "America's Greenest Companies."



Reckson, SL Green's suburban division, was recognized as the first Westchester Green Certified Business.



200 Summit Lake Drive, Valhalla

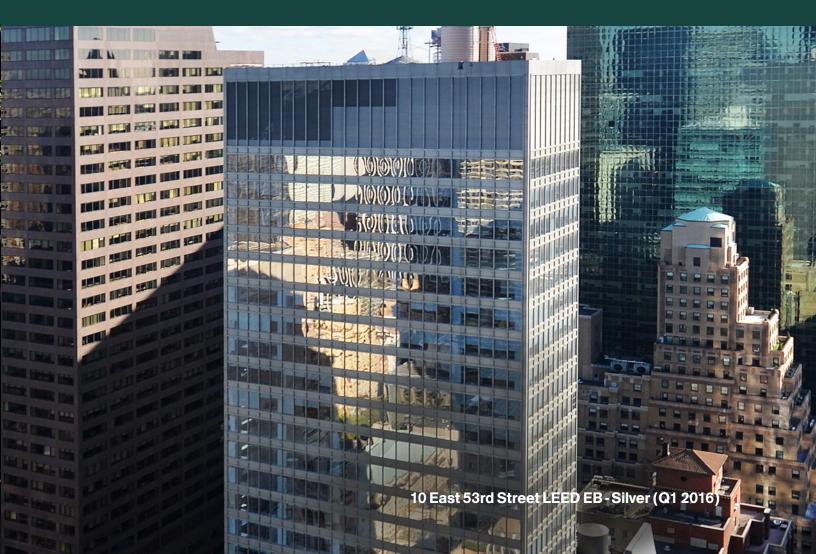
The City University of New York awarded SL Green its Champion of the Environment Award.



SL Green joined the U.S. EPA's Certification Nation as a Premier member for achieving over 15 ENERGY STAR Labels in 2014.



MSCI added SL Green to its Global Sustainability Index.



It is good to be green.

And while we are proud of the progress we have made, the next chapter is what excites us most.

SL Green has a bold vision for the future that is already underway.

A Message From Our CEO:

At SL Green, we take our sustainability profile very seriously. Sustainable buildings and operations are increasingly important to our tenants, our investors and our community. For good reason, employees take pride in what they are accomplishing.

Between 2010 and 2014, we completed more than \$35 million in energy efficiency projects that will save more than \$10 million annually through various initiatives including the installation of real-time energy management systems, LED lighting technology, new automation systems and the replacement of obsolete equipment. As we continue to execute our market-leading program via the above measures, we also look forward to deploying cutting edge technologies such as cogeneration, solar and fuel cells to significantly reduce energy consumption and shrink our carbon footprint.

We support our tenants' sustainability efforts, promoting education and awareness about key building initiatives, including our 75% recycling rate and the installation of electric vehicle charging stations across our suburban properties. We have achieved the Energy Star Label at 24 of our properties and six LEED Certifications, including three Gold level designations. Newsweek Magazine named SL Green among its "2014 America's Greenest Companies," and we are proud to announce that the U.S. EPA has named SL Green a 2015 ENERGY STAR Partner of the Year.

While balancing the introduction of newer technologies against the capital intensive cost of installing them, we are committed to achieving our goal of a 15% reduction in energy use portfolio-wide by the year 2020.

We hope you find this report enlightening. Thank you.

Marc Holliday Chief Executive Officer

One Vanderbilt

LEED Gold Certification (version 4)

1.2 megawatt cogeneration system High efficiency HVAC system equipment

Double pane curtain wall system with insulated stone spandrel panel

Real-time building management system with active monitoring/commissioning

Tenant level real-time energy monitoring

40% water use reduction through ultra-high efficiency water fixtures.

50,000 gallon rainwater collection & treatment system

Light colored roof systems to reduce heat gain

Structural steel and concrete curtain wall with post-consumer recycled content

75% recycling rate during project demolition

Premier access to mass transit: train, subway and bus

100% Green Power (5 Year Agreement)

WELL Compliance Certification

Advanced air filtration and ventilation for superior air quality standards

Water treatment systems for exceptional water quality

Building systems designed to minimize exterior noise intrusion.

Smoke-free building policy

Green cleaning policy to ensure healthier work environments.

Sustainable pest and hardscape management policies to significantly reduce use of harmful chemicals



The future has arrived.

At SL Green, our market leading sustainability program has established a new environmental precedent for New York City. The culmination of One Vanderbilt, our most ambitious project to date, will redefine the standards for sustainable building design and create a new definition for 21st century office environments. While One Vanderbilt was originally designed to achieve a Platinum level certification, we have decided to raise the bar, voluntarily committing ourselves to a Gold level designation under LEED's latest and most rigorous version to date. Not officially scheduled to take effect until 2016, version four is widely recognized for its significant program requirements, which are 15-20% more stringent than the current version.

One Vanderbilt will achieve one of the lowest carbon footprints anywhere through Midtown Manhattan's unparalleled density and accessibility to amenities and mass transit systems. High efficiency mechanical systems, LED lighting and cogeneration will converge to achieve greater efficiencies, while restroom fixtures will reduce building water consumption by 40%. One Vanderbilt will include a 50,000 gallon tank to capture rainwater for reuse in building mechanical systems and irrigation, while structural steel and concrete will contain recycled content to reduce reliance on raw materials. One Vanderbilt's environmental program is integral to all levels of development.

But we are not stopping there. One Vanderbilt's program takes a step beyond the best green technology to elevate the human experience. To complement our LEED Certification, we are pursuing the WELL Compliance Certification, which focuses on the health and our tenants' well-being. As the largest office tower in the country to pursue this new certification, One Vanderbilt will fulfill the program's standards for pure air and water, light quality, fitness and tenant comfort.

We are confident that our WELL Compliance and LEED Gold Certifications will make One Vanderbilt the pinnacle of sustainability programs across New York City.

Elizabeth Majkowski

Acting Director of Sustainability, Senior Vice President, Operations

2014 Highlights and Results:

SL Green has continued to execute its core sustainablity strategy and is poised to undertake a new chapter of commitment and leadership.

Efficiency

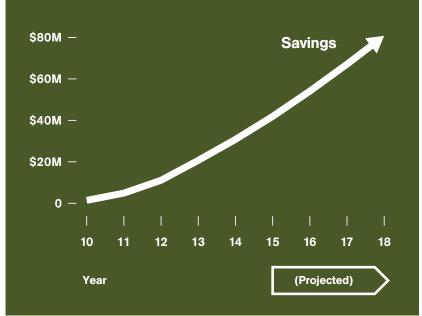
SL Green's commitment toward efficiency is evidenced by portfolio-wide investments, totaling \$35.6M in energy upgrades from 2010-2014 to save \$10M annually. By implementing cutting edge technologies and modernizing obsolete building systems, we continue to optimize building performance, reduce maintenance costs and provide tenants with a Class A experience. These accomplishments establish the necessary foundation to explore tomorrow's wemerging technologies.

to Stath Avenue Lobby - LEED-EB Silver

35,000 Lightbulbs Installed

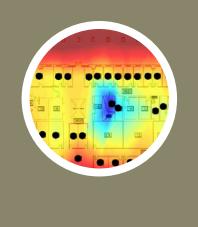
In 2012, SL Green launched a major, multi-year initiative to retrofit its portfolio with LED lighting. As the first landlord to capitalize on this high efficiency lighting, SL Green has installed more than 35,000 LED bulbs across 40 properties and invested over \$6.5M to save \$2.1M annually. LED lighting is 55% more efficient, and will last 2-3 times longer than other antiquated lighting used throughout garage, lobby, stair, basement and mechanical room areas.

Commitments are Paying Off SL Green's investment in energy efficiency has saved \$10 Million annually, and is expected to continue to grow.



Cutting-Edge Data

Data continues to be the center point of new efficiency technologies. As a pioneer, SL Green successfully incorporated one of the first real-time portfolio energy management systems in 2012 and continues to enhance peak energy performance through new features including real-time building commissioning. This state-of-the-art technology leverages system algorithms that analyze key building management system data, providing granular insight for building staff to make more informed decisions to achieve the highest levels of tenant comfort and building efficiency.



SL Green achieved 11% of all US EPA energy star labels awarded in Manhattan for 2014.

Distributed Generation

Superstorm Sandy and other peak demand events demonstrate how onsite alternative energy systems play a key role in addressing increasing energy costs and the need for greater grid reliability. With a dynamic energy efficiency program in place, SL Green can strategically unlock new opportunities and actively engineer the latest onsite alternative energy systems. Currently, we are exploring the deployment of cogeneration, photovoltaic "solar" panels, fuel cells and steam reduction technologies to provide healthier and more reliable forms of energy throughout our portfolio.

Environmental Performance

As part of the 2014 reporting initiative, SL Green evaluates its environmental performance metrics for energy consumption, greenhouse gas emissions per the GHG Protocol, water consumption and waste management data. These metrics utilize assessment standards consistent across all primary sustainable reporting programs and incorporate information from all SL Green owned and directly operated buildings within the New York City metro area.

The energy consumption by SL Green properties' shared landlord services between January 1, 2014 and December 31, 2014 was:

Energy Consumption

Fuels
(Natural Gas, Oil Fuel, Diesel fuel)58,108 MWhDistrict Services
(Steam, Chilled Water)210,025 MWhElectricity168,751 MWh

The energy consumption by SL Green tenants between January 1, 2014 and December 31, 2014 was:

FUEIS (Natural Gas, Oil Fuel, Diesel fuel)	3,201 MWh
District Services (Steam, Chilled Water)	2,945 MWh
Electricity	180,587 MWh

The total renewable energy produced on-site at SL Green properties and purchased off-site between January 1, 2014 and December 31, 2014 was:

Renewable Energy Produced On-Site

111 MWh

GHG Emissions

The daily business operations of organizations in the real estate sector generate direct and indirect GHG emissions. These Greenhouse gases are widely acknowledged to contribute to climate change. In order to identify SL Green and its tenants' impact on the environment due, the company calculates its carbon emissions for the period of January 1, 2014 until December 31, 2014. Due to the data availability as well as updates to the SL Green building list from 2013 to 2014, the 2014 calendar year metrics should not be compared directly to previous calendar year metrics.

The Scope 1, Scope 2, and Scope 3 GHG Emissions generated by SL Green properties between January 1, 2014 and December 31, 2014 were:

Scope 1 Emissions Base building direct energy	11,434 mtCO2e
Scope 2 Emissions Base building indirect energy	105,670 mtCO2e
Scope 3 Emissions Tenant energy usage	52,774 mtCO2e
Total Combined Scope 1, 2 and 3 Emissions	169,878 mtCO2e

Water Conservation

The total water consumed by SL Green properties between January 1, 2014 and December 31, 2014 was:

Total Water Consumption 1,756,097 м³

Waste Management

The total waste from SL Green properties by type between January 1, 2014 and December 31, 2014 was:



The total proportion of waste by disposal route from SL Green properties between January 1, 2014 and December 31, 2014 was:

Recycled	75 %
Landfilled	25 %

Tenant Experience

We are committed to building and supporting healthy work environments that surpass our tenants' expectations for green living. Sustainability is the differentiator as we assist with data for reporting initiatives, build employee awareness, bolster program development and pursue LEED-CI construction for new office environments. Through outreach and education, electronic media, one-on-one meetings, building-wide presentations, education webinars and environmental activities within our community, we continue to strengthen our relationship with tenants.

Лосом

A Trusted Partner to Industry Leaders

VIACOM



"SL Green is a great resource and partner to Viacom's sustainability campaign, including participation in Viacom's "Green Showcase," which helped educate our employees, and build our joint sustainability efforts at 1515 Broadway. As we continue to collaborate on future initiatives, SL Green's knowledge of LEED and sustainable practices continue to add value for Viacom."

> Byron Cotton Senior VP, Viacom

"SL Green continues to support the development of our corporate office sustainability efforts, and "NHL Green", the League's comprehensive enviromental platform. Working closely with SL Green's Director of Sustainability, the NHL has been able to easily access building energy, water and waste data for our performance metrics, receive education for our employees about ongoing building environmental initiatives, and collaborate on the future growth of our program."

Omar Mitchell Sr. Director, Public Affairs & Sustainability



"Having a direct link to SL Green's sustainability program has been helpful in furthering Ralph Lauren's environmental efforts. We value having a partner with whom we can share success stories, supports our internal initiatives, and strives to create a healthier work environment for our corporate offices."

Caren Mintz Director, Environmental Sustainability

HEINEKEN

"SL Green has been an invaluable partner in Heineken USA's sustainability efforts. We are fortunate to have a property manager that supports our environmental initiatives, including supporting us in the process of obtaining our LEED Gold certification and participating in a sustainability panel we hosted for the Westchester Green Business Challenge."

> Jose Luis Velasquez Vigil SVP and Chief People Officer

Visit our upgraded website

 \rightarrow www.slgreen.com/sustainability

Earth Day Celebration



SL Green, in conjunction with the New York Restoration Program and Urban Air Foundation, hosted its second annual "Re-Green NYC" event at High Bridge Park to celebrate Earth Day. Over sixty SL Green tenants and employees participated in activities including tree care, restoration of park entrance plantings and maintenance of hiking trails to ensure continued health of this northern Manhattan park.

Industry Leadership

SL Green continues to play a prominent role promoting sustainability efforts within the industry and broader community. By participating in various speaking engagements, environmental committees and award ceremonies, SL Green has the opportunity to extend leadership and experiences, drive visibility, increase brand recognition and establish itself as a market leader in sustainability.

SL Green Corporate Conference Center – LEED-CI Certified

Industry Leadership Highlights

Environmental Awards & Recognition

<u>NEWSWEEK</u> <u>MAGAZINE</u>: 2014 "AMERICA'S GREENEST COMPANIES"

WESTCHESTER GREEN BUSINESS CERTIFIED

Reckson, SL Green's suburban division Reckson recognized by County Executive Astorino as the first Westchester Green Certified business. AVENUE OF THE AMERICAS ASSOCIATION "GREEN STREET" AWARD: 1185 Avenue of the Americas LED Lighting Retrofit

Industry Organization Sustainability Program Membership

Urban Green Council

(NYC Chapter of the US Green Building Council)—Platinum Sponsor, Committee Member, and Board of Directors Member

Real Estate Board of New York (REBNY)

Sustainability Committee Member

Stamford 2030 Districts[®] Founding Member

Westchester Green Business Challenge Sponsor, Committee Member

The White Plains Earth Week Event Sponsor

Urban Air Foundation Committee Member

Industry Speaking Engagements



Asian Productivity Organization: "Eco Products International Fair," Taiwan



Agrion Energy Efficiency Financing Panel:



Washington DC Energy Efficiency Summit



Agrion Energy Efficiency: Distributed Generation Panel



Real Estate Weekly Young Leaders Forum



BOMA Energy Efficiency Panel



Cornell University

FOUNDING STAMFORD 2030 DISTRICT

SL Green hosted Stamford. CT's inaugural event at Landmark Square on October 9, 2014, announcing its new environmental initiative. becoming the sixth city to join 2030 Districts. As a founding member. SL Green's suburban division, Reckson is committed to working with the city's program to reduce greenhouse gas emissions. The program addresses energy, water and transportation emissions reductions at a district level and joins five other member cities including Seattle. Los Angeles, Denver, Cleveland and Pittsburgh. Unlike the NYC Mayor's Plan with a goal of 80% reduction in greenhouse gas emissions by 2050, the voluntary 2030 Districts is a unique private/public partnership with a goal for new buildings and major renovations to be carbon neutral (no fossil fuel) by 2030.

> STAMFORD 203

LEED Certifications

RECEIVED

100 Park Avenue LEED-EB Gold October 2014

180 Maiden Lane LEED-EB Certified May 2014

SL Green Corporate Offices (Conf Center) LEED-CI Certified June 2014

> Tower 46 LEED-CS Certified July 2015

635 6th Avenue LEED-CS Silver September 2015

IN DEVELOPMENT

10E 53rd Street LEED-CS Certified Q1 2016

About This Report

This is SL Green's third annual sustainability report, which covers the 2014 calendar year. This report is a self-declared Global Reporting Initiative (GRI) Application Level C report based on the GRI G3.1 and Construction and Real Estate Sector Supplement (CRESS) guidelines. A GRI G3.1 Content Index identifying the location of the Standard Disclosures in this report can be found on page 26.

There are no re-statements of information provided in earlier reports and no significant changes from previous reporting periods. In future years, SL Green plans to issue a sustainability report annually. The contact person for this report is Elizabeth Majkowski, Acting Director of Sustainability, Senior Vice President, Operations (elizabeth.majkowski@slgreen.com).

In developing this report, SL Green applied the 'Guidance on Defining Report Content,' the associated Principles and the Technical Protocol: 'Applying the Report Content Principles' to determine the report's scope, content, materiality and stakeholders. SL Green collected available data from all properties in which SL Green maintains direct operational control, including New York City and suburban buildings. Data from subsidiaries, leased facilities, outsourced operations and other entities are not included in this report.

In order to produce the most complete and accurate environmental performance inventory, SL Green hired CodeGreen Solutions, a sustainability and energy efficiency consulting firm to oversee the data collection process. CodeGreen Solutions worked with SL Green management and building staffs as well as the company's external consultants and service providers. SL Green distributed electronic questionnaires that collected facility energy consumption, Greenhouse Gas (GHG), water consumption and waste management data.

The GHG Inventory process was performed in accordance with quantification methodologies of the GHG Protocol. Each facility reported the annual consumption of all energy types including electricity, fuel, steam and chilled water used by the base building and direct and sub-metered tenants. To convert the raw data collected into carbon emissions, CodeGreen Solutions applied industry standard emissions factors published by the GHG Protocol. When data was not available, data estimates were used as needed.

About SL Green

SL Green Realty Corp., an S&P 500 company and New York City's largest office landlord, focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties. Formed in 1997, SL Green is a self-managed real estate investment trust, or REIT, with in-house capabilities in property management, acquisitions, financing, development, construction and leasing.

As of September 30, 2015, SL Green held interests in 121 Manhattan buildings totaling 43.2 million square feet. This included ownership interested in 30.6 million square feet of commercial buildings and debt and preferred equity investments secured by 12.6 million square feet of buildings. In addition to its Manhattan investments, SL Green held ownership interests in 35 suburban buildings totaling 5.3 million square feet in Brooklyn, Long Island, Westchester County, Connecticut and New Jersey.

The Board of Directors of SL Green Realty Corp. sets high standards for the company's employees, officers and directors. Implicit in this philosophy is the importance of sound corporate governance. It is the duty of the Board of Directors to serve as a prudent fiduciary for shareholders and to oversee the management of the company's business. To fulfill its responsibilities and to discharge its duty, the Board of Directors follows the procedures and standards that are set forth in these guidelines. These guidelines are subject to modification from time to time as the Board of Directors deems appropriate in the best interests of the company or as required by applicable laws and regulations.

The SL Green Realty Corp. Board held five meetings during fiscal year 2014, attended by all directors in office for meetings held during fiscal year 2014, with acting Chairman of the Board, Stephen L. Green, who is also an executive officer of SL Green Realty Corp. The Board has a unitary structure with five independent, non-executive members, including four standing committees: an Audit Committee, a Compensation Committee, a Nominating and Corporate Governance Committee and an Executive Committee. The current charters for each of the Audit Committee, Compensation Committee and Nominating and Corporate Governance Committee are available on our corporate website at www.slgreen.com under the "Investors— Corporate Governance" section.

As of December 31, 2014, SL Green had 1,060 employees, over180 managers and 778 hourly paid employees involved in building operations and 102 were were clerical, data processing and other administrative employees. Our 401k benefits are made available to all full-time, non-union employees with monthly enrollment after 90 days of service. Other benefits offered to SL Green's Corporate employees include: Medical and Prescription Plans, Dental plans, Vision plan, Short-term and Long-term disability Insurance, Life and A&DD Insurance, Discounted Employee Stock Purchase Plan, Flexible Spending Accounts, Commuter Benefit Accounts, Paid-time off for vacation, holidays, and personal days, Health Club discounted membership, Wellness Program and Corporate Discounts. There are currently six collective bargaining agreements which cover the workforce which serves substantially all of our properties.

Global Reporting Initiative

G3.1 Content Index

The following GRI G3.1 Context Index is required within a GRI report and lists which Corporate Social Responsibility metrics are disclosed by the reporting company. The "Description" column includes pre-selected criteria developed by GRI. The "Cross-reference/Direct answer" column lists where the "Description" column criteria are found within this report.

Standard Disclosures Part I: Profile Disclosures

1. Strateg	ly and Analysis	
Profile Disclosure	Description	Cross-reference/ Direct answer
1.1	Statement from the most senior decision-maker of the organization.	A Message from Our CEO

2. Organizational Profile		
Profile Disclosure	Description	Cross-reference/ Direct answer
2.1	Name of the organization.	About SL Green
2.2	Primary brands, products and/or services.	About SL Green
2.3	Operational structure of the organization, including main divisions, operating companies, subsidiaries and joint ventures.	About SL Green
2.4	Location of organization's headquarters.	About SL Green
2.5	Number of countries where the organization operates, and names of countries with either major operations or that are specifically relevant to the sustainability issues covered in the report.	About SL Green
2.6	Nature of ownership and legal form.	About SL Green
2.7	Markets served (including geographic breakdown, sectors served, and types of customers/beneficiaries).	About SL Green
2.8	Scale of the reporting organization.	About SL Green
2.9	Significant changes during the reporting period regarding size, structure, or ownership.	About SL Green
2.10	Awards received in the reporting period.	Industry Leadership: Environmental Awards & Recognition

3. Report Parameters

	J. Reputra	arameters	
j	Profile Disclosure	Description	Cross-reference/ Direct answer
	3.1	Reporting period (e.g., fiscal/calendar year) for information provided.	About this Report
	3.2	Date of most recent previous report (if any).	About this Report
	3.3	Reporting cycle (annual, biennial, etc.)	About this Report
	3.4	Contact point for questions regarding the report or its contents.	About this Report
	3.5	Process for defining report content.	About this Report
	3.6	Boundary of the report (e.g., countries, divisions, subsidiaries, leased facilities, joint ventures, suppliers). See GRI Boundary Protocol for further guidance.	About this Report
	3.7	State any specific limitations on the scope or boundary of the report (see completeness principle for explanation of scope).	About this Report
	3.8	Basis for reporting on joint ventures, subsidiaries, leased facilities, outsourced operations, and other entities that can significantly affect comparability from period to period and/or between organizations.	About this Report
	3.9	Data measurement techniques and the bases of calculations, including assumptions and techniques underlying estimations applied to the compilation of the Indicators and other information in the report. Explain any decisions not to apply, or to substantially diverge from, the GRI Indicator Protocols.	About this Report
	3.10	Explanation of the effect of any re-statements of information provided in earlier reports, and the reasons for such re-statement (e.g.,mergers/acquisitions, change of base years/periods, nature of business, measurement methods).	About this Report
	3.11	Significant changes from previous reporting periods in the scope, boundary, or measurement methods applied in the report.	About this Report
	3.12	Table identifying the location of the Standard Disclosures in the report.	About this Report

4. Governance, Commitments, and Engagement

Profile Disclosure	Description	Cross-reference/ Direct answer
4.1	Governance structure of the organization, including committees under the highest governance body responsible for specific tasks, such as setting strategy or organizational oversight.	About SL Green
4.2	Indicate whether the Chair of the highest governance body is also an executive officer.	About SL Green
4.3	For organizations that have a unitary board structure, state the number and gender of members of the highest governance body that are independent and/or non-executive members.	About SL Green
4.4	Mechanisms for shareholders and employees to provide recommendations or direction to the highest governance body.	About SL Green
4.13	Memberships in associations (such as industry associations) and/or national/ international advocacy organizations in which the organization: * Has positions in governance bodies; * Participates in projects or committees; * Provides substantive funding beyond routine membership dues; or * Views membership as strategic.	Industry Leadership
4.14	List of stakeholder groups engaged by the organization.	Industry Leadership
4.15	Basis for identification and selection of stakeholders with whom to engage.	Industry Leadership

Standard Disclosures Part III: Performance Indicators

Economic		
Performance Indicator	Description	Cross-reference/ Direct answer
ECONOMIC PI	ERFORMANCE	
EC3	Coverage of the organization's defined benefit plan obligations.	About SL Green

Environmental			
Performance Indicator	Description	Cross-reference/ Direct answer	
ENERGY			
EN3	Direct energy consumption by primary energy source	Efficiency: Energy Consumption	
EN5	Energy saved due to conservation and efficiency improvements.	Efficiency	
EN6	Initiatives to provide energy-efficient or renewable energy based products and services, and reductions in energy requirements as a result of these initiatives.	Efficiency	
EN7	Initiatives to reduce indirect energy consumption and reductions achieved.	Efficiency	
WATER			
EN8	Total water withdrawal by source.	Efficiency: Water Conservation	
EMISSIONS, EFFLUENTS AND WASTE			
EN16	Total direct and indirect greenhouse gas emissions by weight.	Efficiency: GHG Emissions	
EN17	Other relevant indirect greenhouse gas emissions by weight	Efficiency: GHG Emissions	
EN22	Total weight of waste by type and disposal method.	Efficiency: Waste Management	
EN24	Weight of transported, imported, exported, or treated waste deemed hazardous under the terms of the Basel Convention Annex I, II, III, and VIII, and percentage of transported waste shipped internationally.	Efficiency: Waste Management	

Social: Labor Practices and Decent Work			
Performance Indicator	Description	Cross-reference/ Direct answer	
EMPLOYMENT			
LA3	Benefits provided to full-time employees that are not provided to temporary or part- time employees, by major operations.	About SL Green	

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As of September 30, 2015, SL Green held interests in 121 Manhattan buildings totaling 43.2 million square feet. This included ownership interests in 30.6 million square feet of commercial buildings and debt and preferred equity investments secured by 12.6 million square feet of buildings.

In addition to its Manhattan investments, SL Green held ownership interests in 35 suburban buildings totaling 5.3 million square feet in Brooklyn, Long Island, Westchester County, Connecticut and New Jersey.

If you would like to learn more about this report or any of our other exciting initiatives, please visit the sustainability section of our website: www.slgreen.com or contact Elizabeth Majkowski, SL Green's Acting Director of Sustainability, Senior Vice President, Operations at elizabeth.majkowski@slgreen.com



slgreen.com

