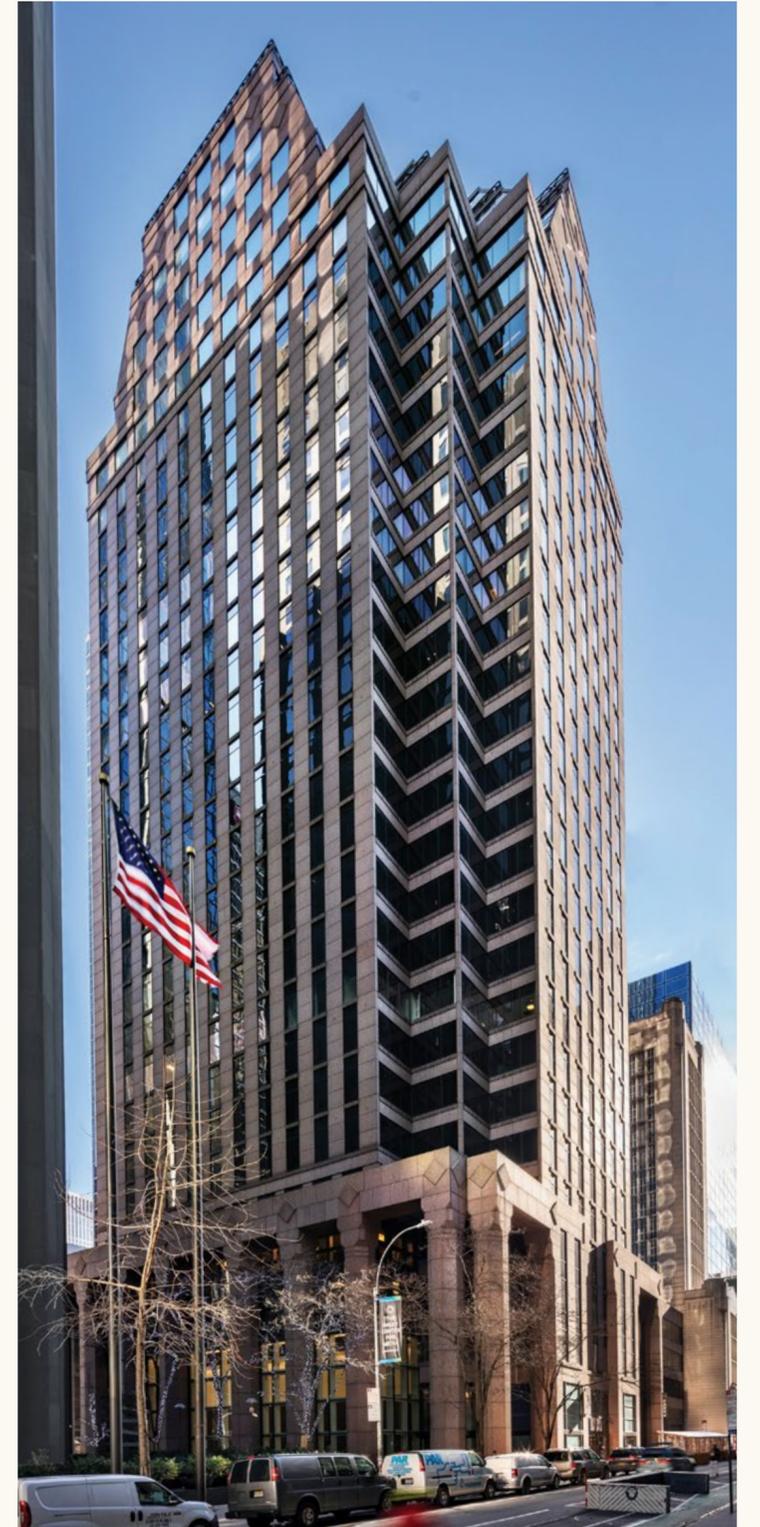


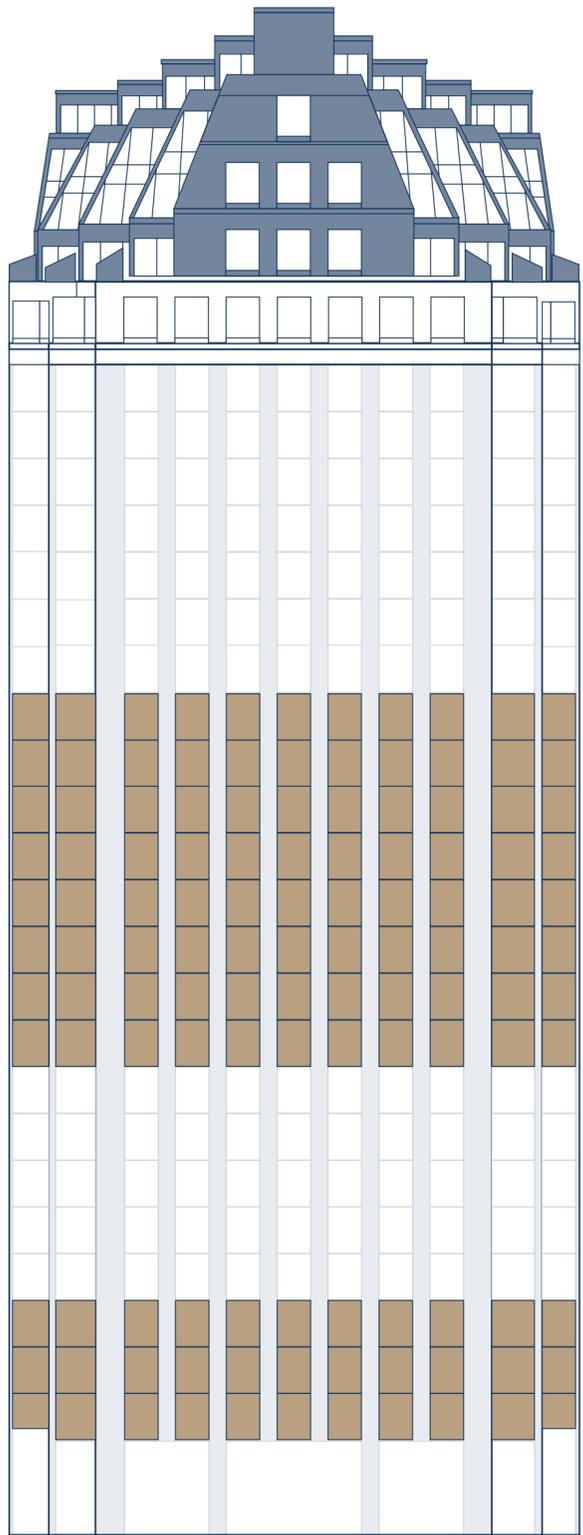


31w52

PROMINENTLY PARAMOUNT

Paramount presents 31 West 52nd Street: a contemporary, 29-story office tower located in the epicenter of the Plaza District. 31 West 52nd offers the accessibility and grandeur that every tenant desires, including high-quality architecture, luminous office spaces, and access to Paramount's tenant-exclusive amenity center.





— 17th Floor	26,738 RSF
— 16th Floor	26,660 RSF
— 15th Floor	26,709 RSF
— 14th Floor	26,707 RSF
— 13th Floor	26,709 RSF
— 12th Floor	26,709 RSF
— 11th Floor	26,707 RSF
— 10th Floor	26,708 RSF
— 4th Floor	39,862 RSF
— 3rd Floor	39,808 RSF
— 2nd Floor	26,490 RSF

OPPORTUNITIES FOR EVERY NEED

320K+ SF
available

HIGH CEILINGS
12'-6" - 13'-6" standard heights

FLOOR-TO-CEILING WINDOWS
newly replaced

VIRTUALLY COLUMN-FREE
floor plates

PARKING GARAGE
in-building access

SUSTAINABILITY
LEED Gold; Fitwel certified;
enhanced indoor environmental quality;
renewable energy procurement

TYPICAL FLOOR CORE & SHELL

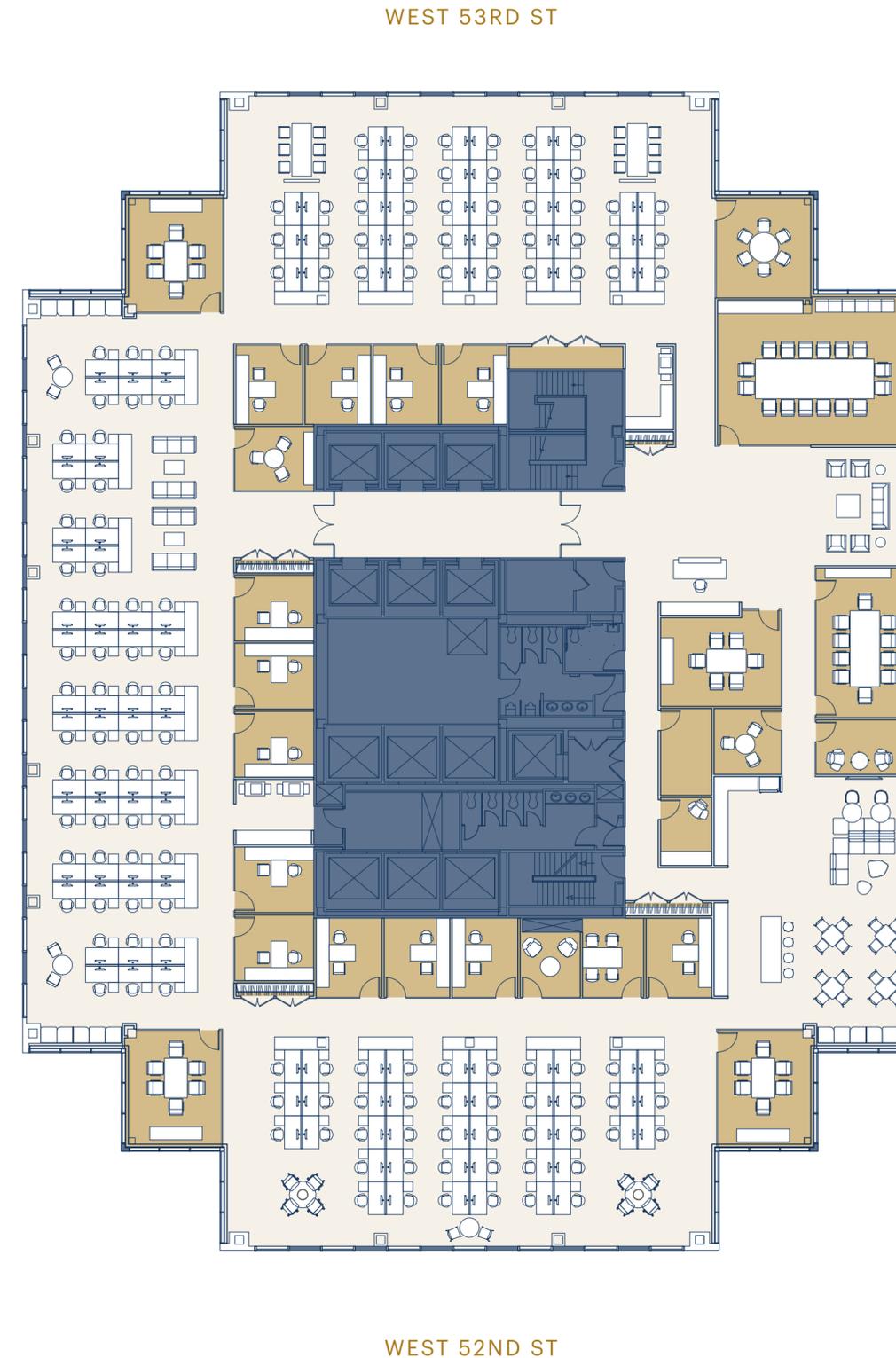
APPROX. 26,700 RSF



TYPICAL FLOOR TEST FIT: FINANCIAL SERVICES

APPROX. 26,700 RSF
176 RSF / SEAT

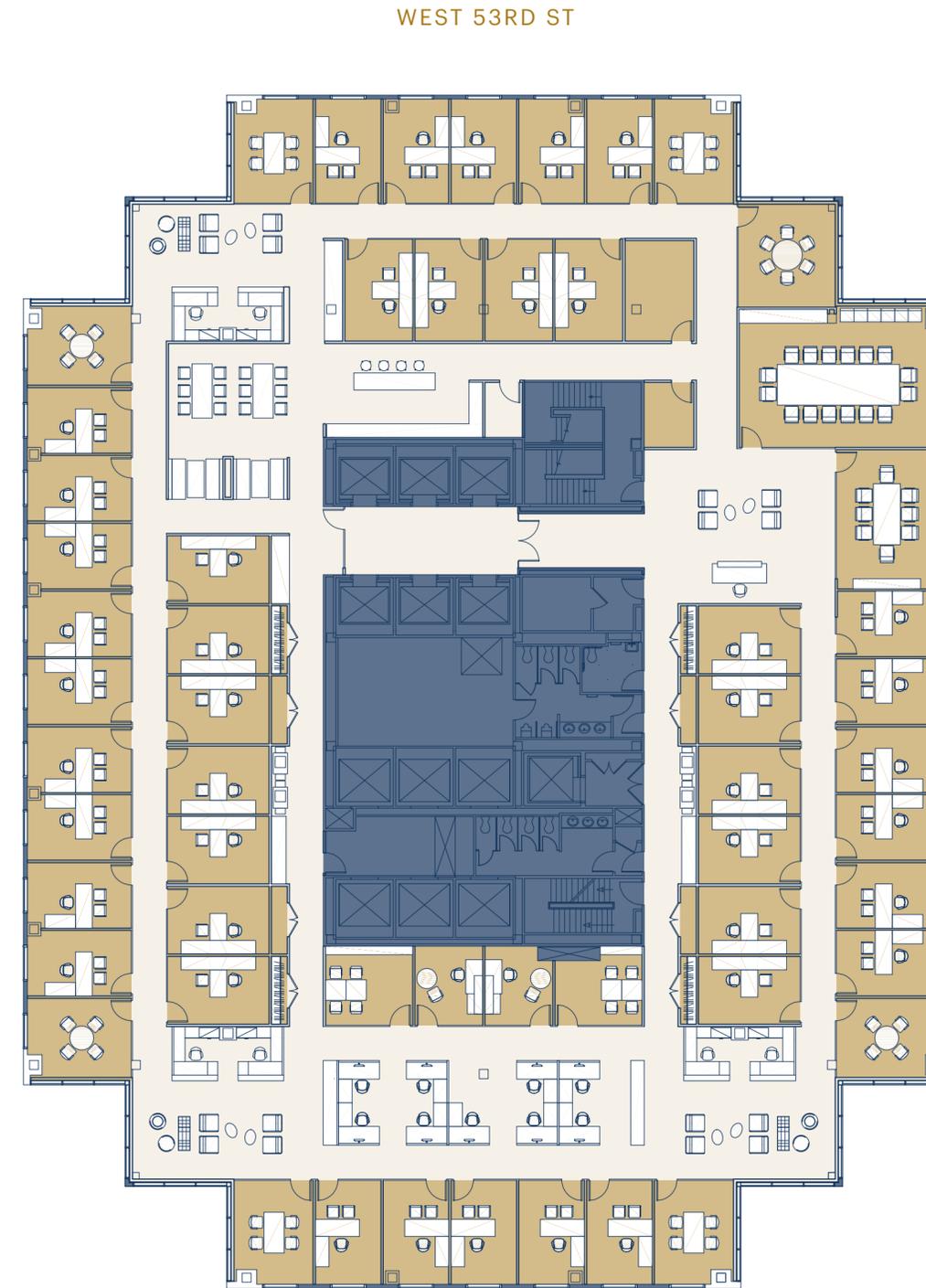
Offices	13
Workstations	136
Other	1
Total Seat Count	150
Open / Closed	91% : 9%
Enclosed Collaboration Seats	70
Open Collaboration Seats	77
Total Collaboration Seats	147
Collaboration Ratio / Seat	0.98 : 1



TYPICAL FLOOR TEST FIT: LEGAL SERVICES

APPROX. 26,700 RSF
630 RSF / ATTORNEY
441 RSF / SEAT

Total Attorneys	42
Other	18
Total Seat Count	60
Attorney : Legal Assistant	7 : 1
Conference / Attorney	0.71 : 1
Collaboration Ratio / Seat	1.57 : 1

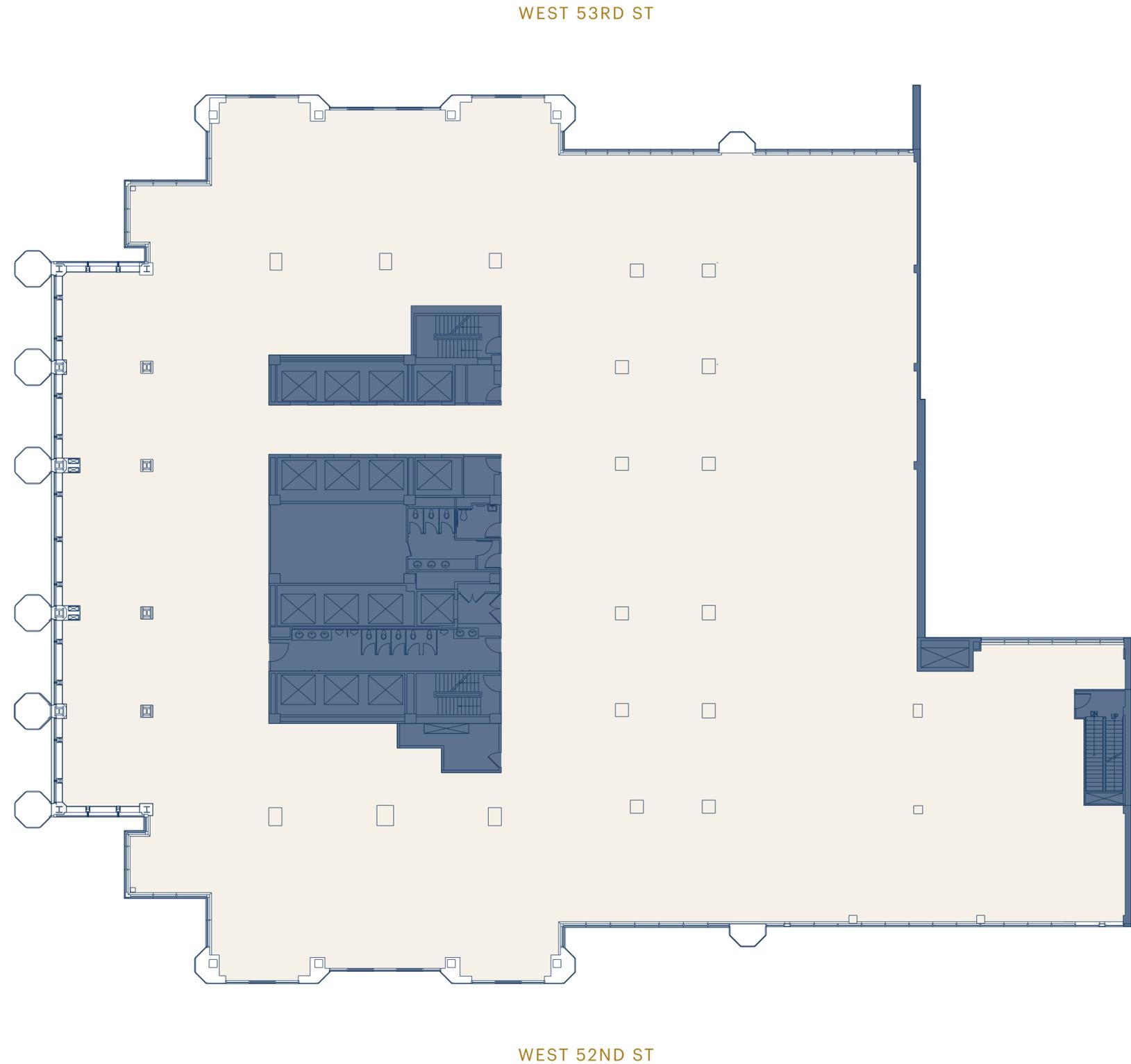


WEST 53RD ST

WEST 52ND ST

FLOORS 3 & 4 CORE & SHELL

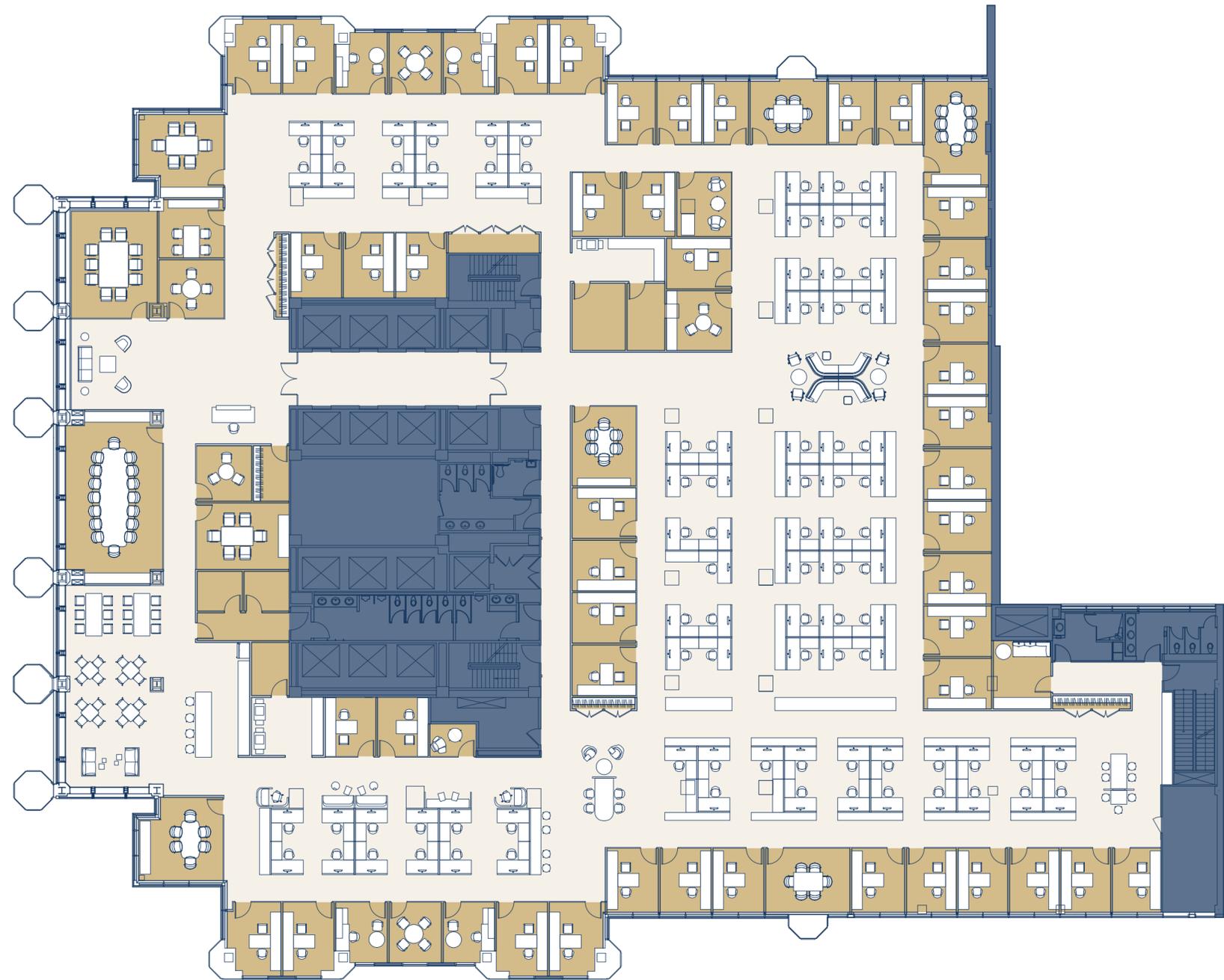
APPROX. 39,800 RSF



FLOORS 3 & 4 TEST FIT: OFFICE INTENSIVE

APPROX. 39,800 RSF
302 RSF / SEAT

Offices	48
Workstations	83
Other	1
Total Seat Count	132
Open / Closed	64% : 36%
Enclosed Collaboration Seats	85
Open Collaboration Seats	69
Total Collaboration Seats	154
Collaboration Ratio / Seat	1.17 : 1



WEST 53RD ST

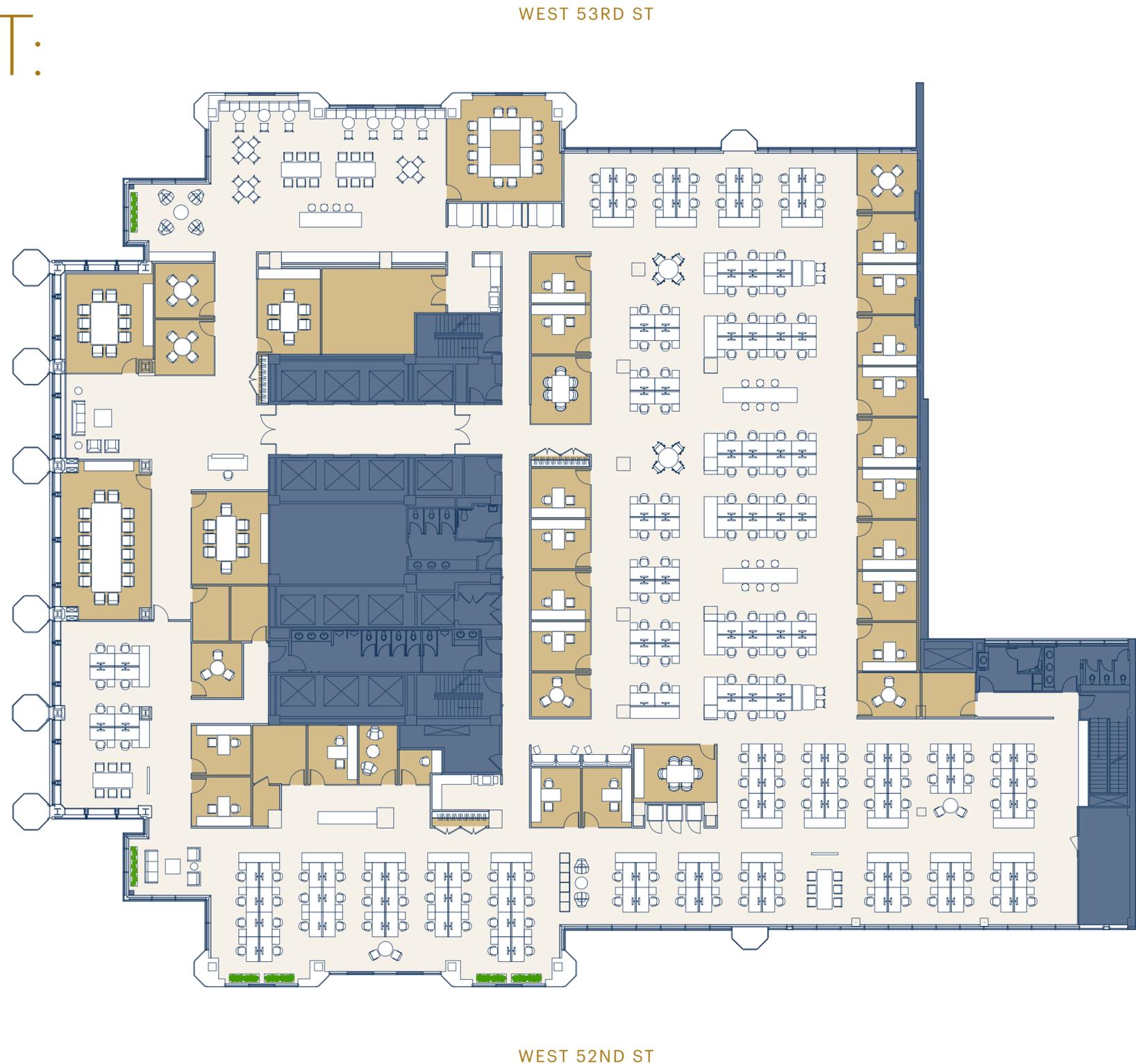
WEST 52ND ST



FLOORS 3 & 4 TEST FIT: OPEN OFFICE

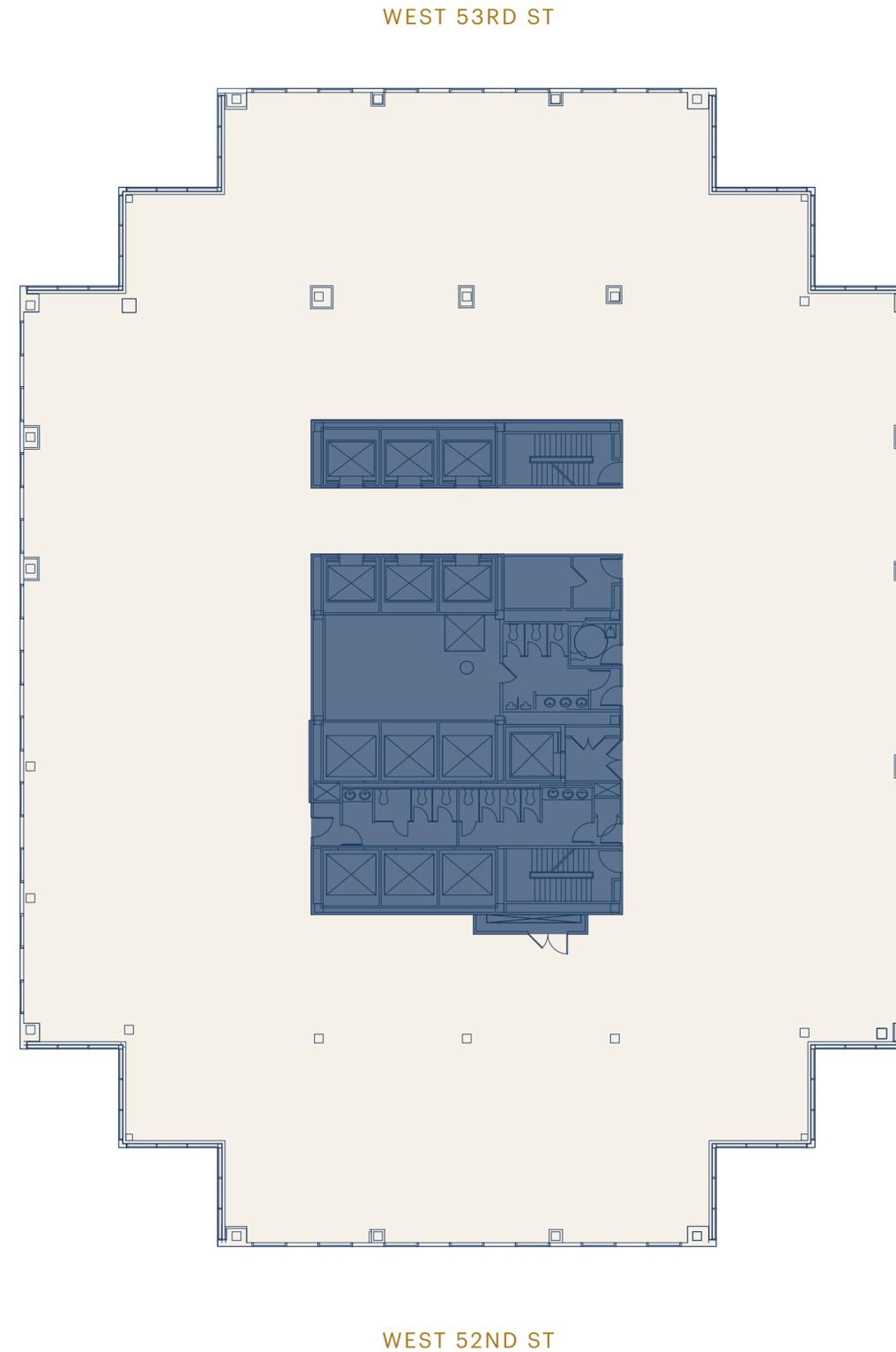
APPROX. 39,800 RSF
202 RSF / SEAT

Offices	20
Workstations	176
Other	1
Total Seat Count	197
Open / Closed	90% : 10%
Enclosed Collaboration Seats	77
Open Collaboration Seats	113
Total Collaboration Seats	190



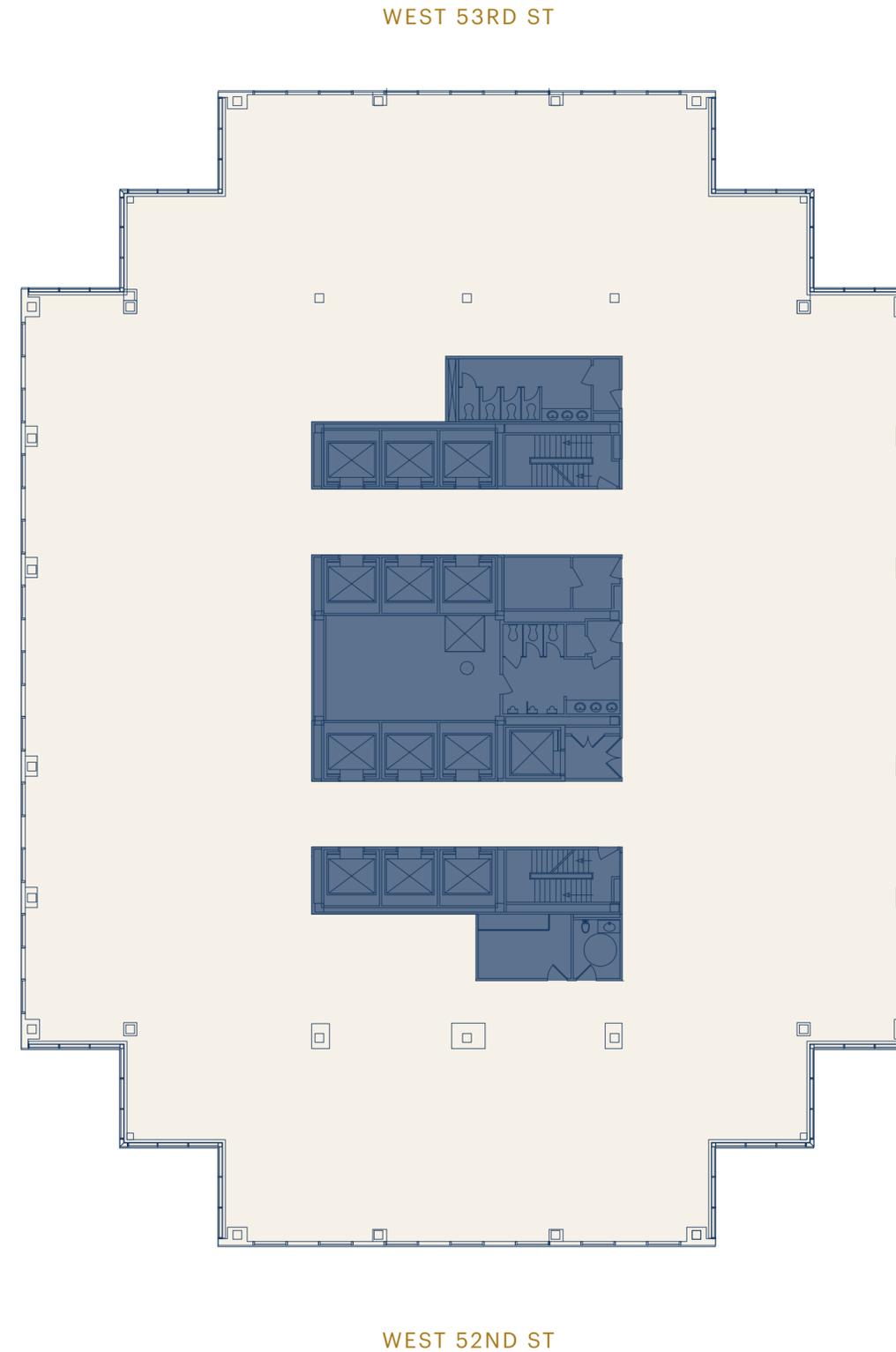
FLOOR 16 CORE & SHELL

26,660 RSF



FLOOR 17 CORE & SHELL

26,738 RSF





CORNER CONFERENCE ROOM



FUNCTIONAL SPACES WITH FLOOR-TO-CEILING WINDOWS



AGILE WORKSPACES ON EVERY FLOOR



LARGE, LIGHT-FILLED LOBBY



A PRESTIGIOUS LOCATION

31 West 52nd sits in the heart of Midtown's Plaza District. The building's design and location, just off 6th Avenue, appeal to companies seeking security and privacy. The neighborhood boasts a robust assortment of easily accessible and highly popular eateries, hotels, and fitness facilities.

IN THE NEIGHBORHOOD

DINING

- Avra
- Barcelona Bar
- Bareburger
- Beyond Sushi
- Chop't
- Del Frisco's
- Dig
- Fig & Olive
- Fogo de Chão
- Ippudo
- La Grande Boucherie
- Le Bernardin
- Le Pain Quotidien
- Melt Shop
- Nobu Fifty Seven
- Ocean Prime
- Pret a Manger
- Roast Kitchen
- Tanner Smith's
- The Little Beet
- The Meatball Shop
- The Modern
- Urbanspace

HOTELS

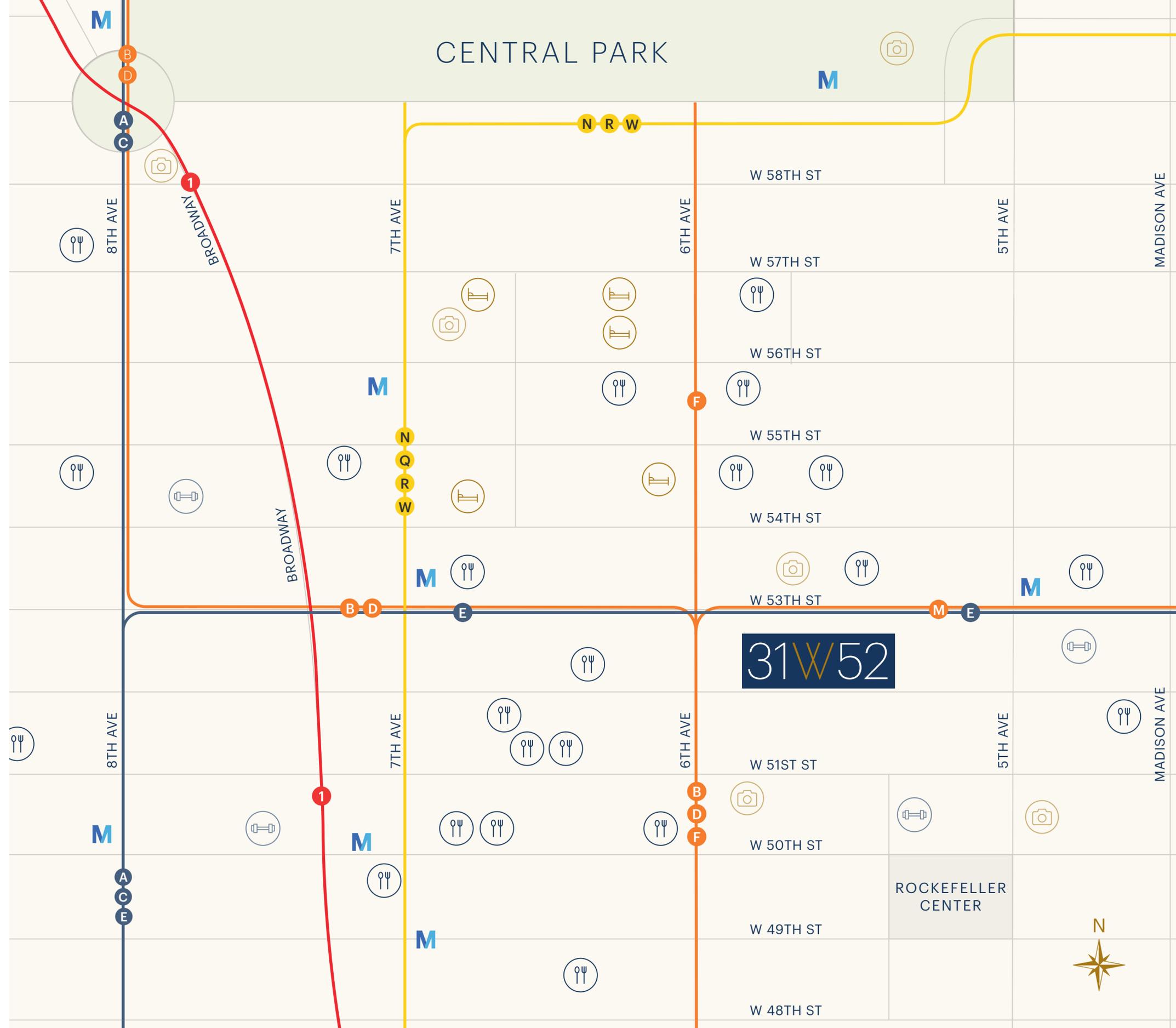
- Baccarat
- Carnegie Hotel Midtown
- Conrad New York
- Hilton Hotel
- 1 Hotel Central Park
- The St. Regis New York
- The Plaza
- The Whitby
- Thompson Central Park
- Viceroy Hotel

FITNESS

- Crunch 54th Street
- Equinox 53rd Street
- Equinox Rockefeller
- Equinox West 50th Street

CULTURE

- Carnegie Hall
- Central Park
- Columbus Circle
- MoMA
- Radio City Music Hall
- Rockefeller Center





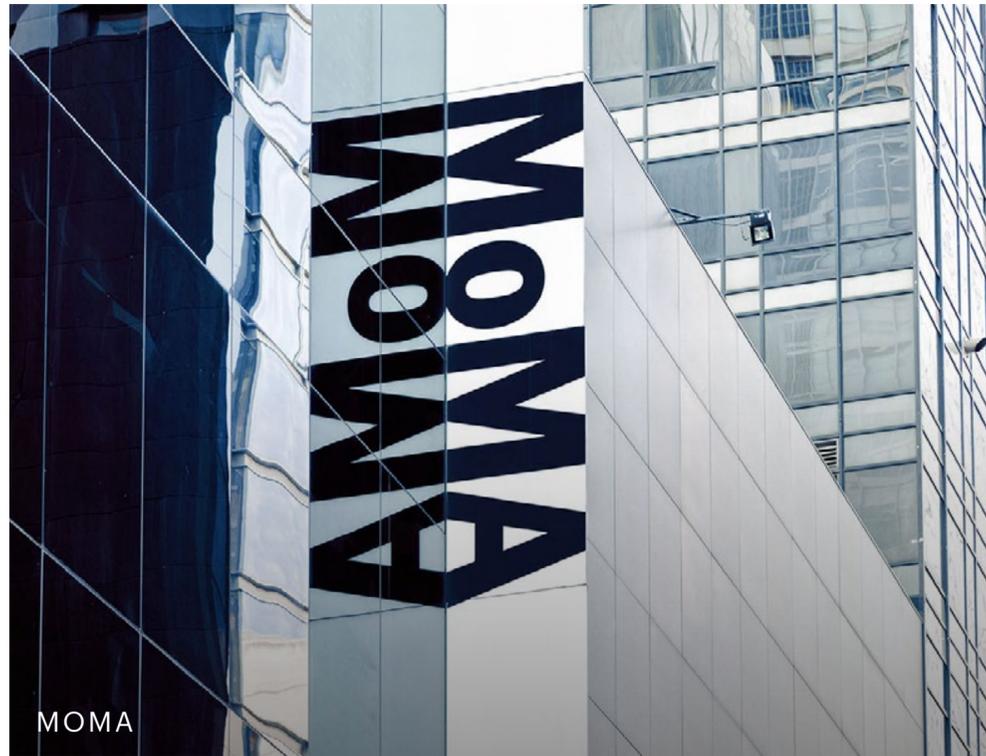
APPLE STORE



THE ST. REGIS NEW YORK



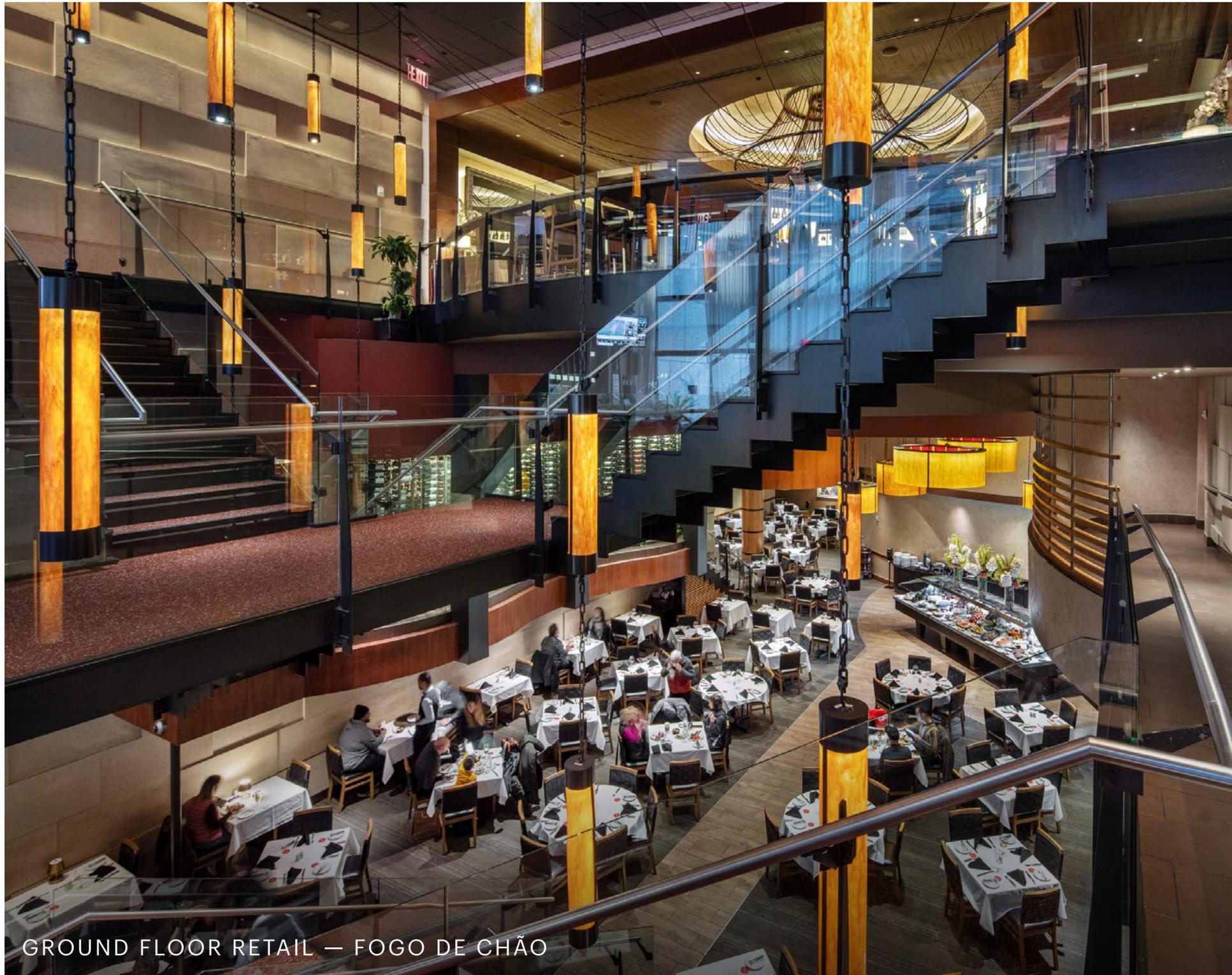
CENTRAL PARK



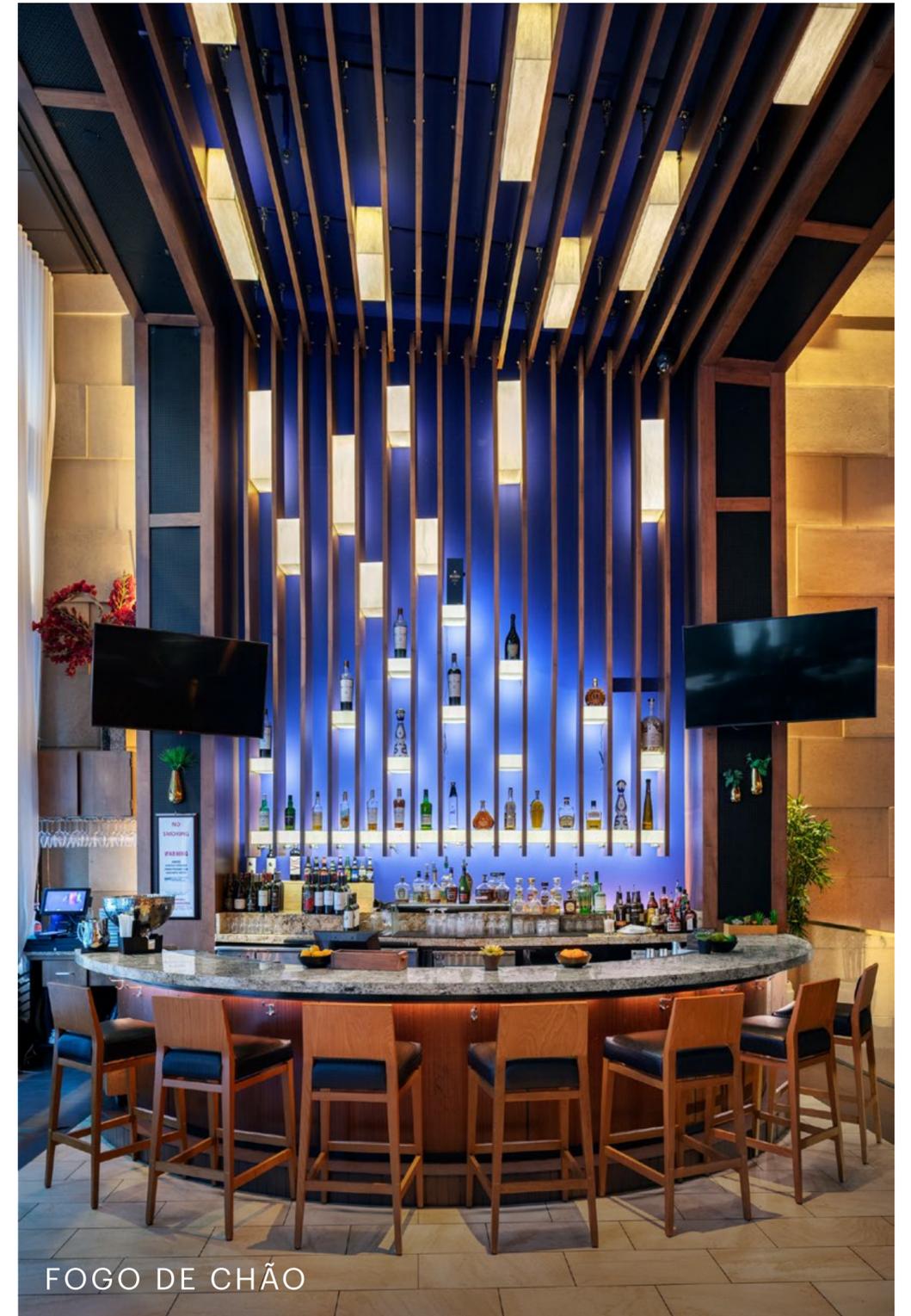
MOMA



DIN TAI FUNG



GROUND FLOOR RETAIL — FOGO DE CHÃO



FOGO DE CHÃO



PARAMOUNT CLUB

The new large-scale conference and amenity center at 1301 Avenue of the Americas is available exclusively to tenants within Paramount's New York portfolio.

CONCOURSE LEVEL PARAMOUNT CLUB

Expansive amenity center to serve the Paramount Group campus.

WEST 53RD ST

WEST 52ND ST



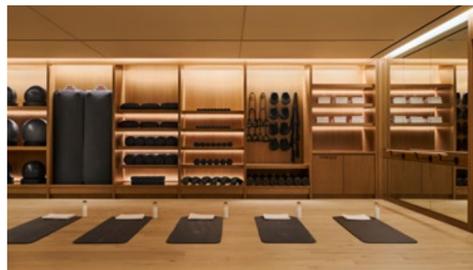
BOARDROOM



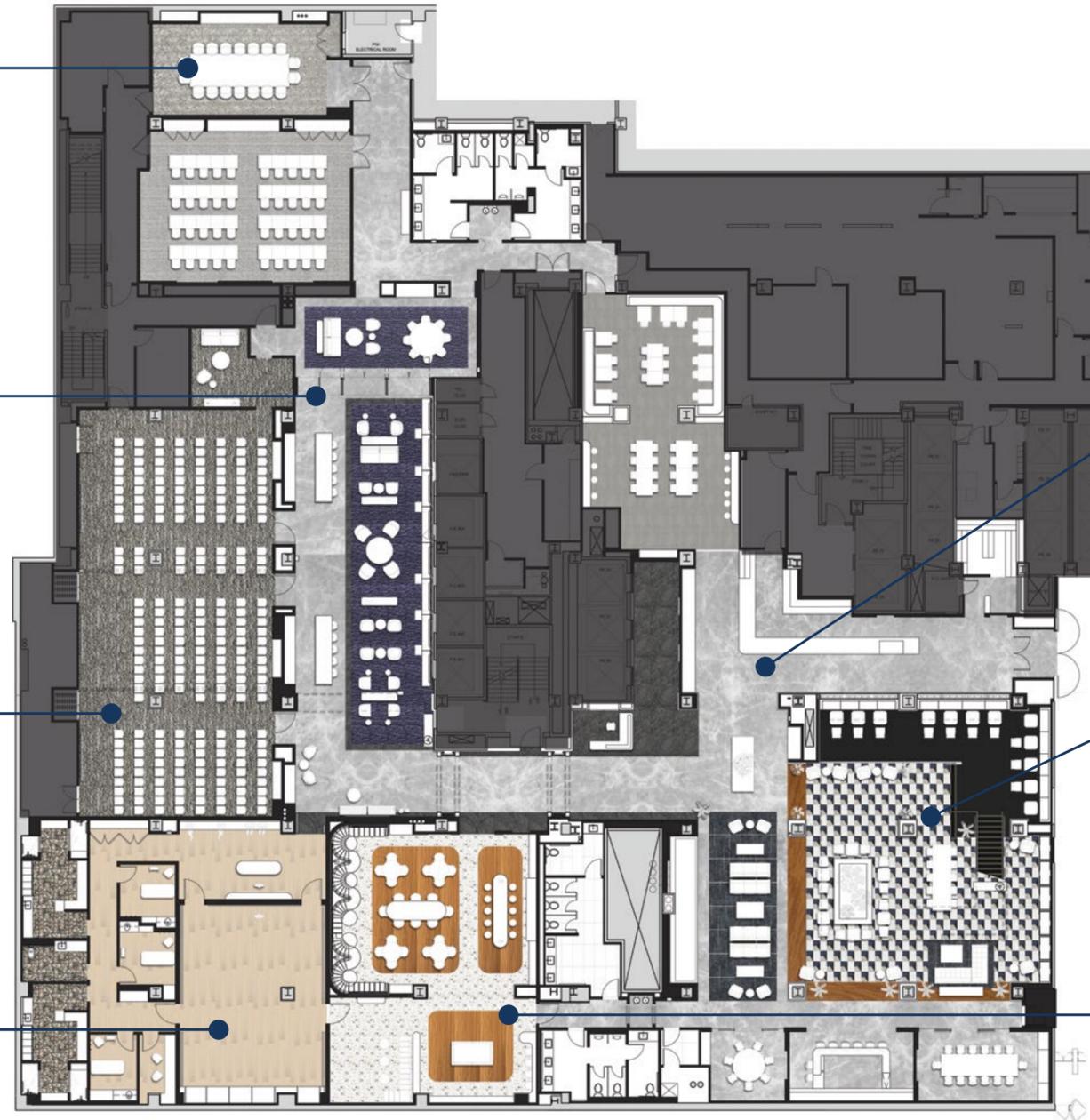
BUSINESS LOUNGE



AUDITORIUM



WELLNESS STUDIO



RECEPTION — STREET LEVEL



PARAMOUNT CAFÉ



ATRIUM



GAME ROOM

The image shows the street-level entrance to the Paramount Club. A prominent feature is a reception desk with a light-colored, veined marble top and a dark, vertically-ribbed base. Behind the desk, a dark wood-paneled wall displays the text "PARAMOUNT CLUB" in gold, uppercase letters. To the left, a wall of vertical wooden slats is illuminated from within, creating a warm, golden glow. To the right, a glass door provides a view of the city street, showing a modern building with a grid of windows, a yellow taxi, and a row of pink bicycles parked along a sidewalk planter.

PARAMOUNT
CLUB

STREET LEVEL ENTRANCE TO PARAMOUNT CLUB



CONCOURSE LEVEL ATRIUM

PARAMOUNT
CAFÉ



PARAMOUNT CAFÉ



BUSINESS LOUNGE



BOARDROOM



GAME ROOM



WELLNESS STUDIO



AUDITORIUM

ENVIRONMENTALLY CONSCIOUS & SOCIALLY RESPONSIBLE

CERTIFICATIONS



ENERGY

- Electricity powered by renewable resources throughout 2022
- Capital upgrades implemented to reduce energy consumption and operating expenses
- Systems equipped with automated control systems
- LED lighting systems installed throughout building common areas to increase energy efficiency
- Real-time energy management platform (iES Mach) used by Paramount's Engineering Team to monitor energy use in 5-minute intervals and respond to building conditions promptly
- Building systems commissioned to ensure performance is optimized
- Ongoing staff training to ensure operations are efficient

HEALTH & SAFETY

- Janitorial staff conduct high frequency cleaning and sanitization using green cleaning products
- Construction materials used are LEED-compliant, recycled, responsibly sourced, and non-toxic
- Training on emergency preparedness, workplace safety, and response drills coordinated periodically

WATER

- Existing toilets, urinals, faucets, and showers upgraded with low-flow fixtures, performing above code requirements for water conservation
- Water logs reviewed by Engineering Team to compare trends and identify potential water loss
- Cooling towers disinfected twice a year and testing for legionella bacteria conducted every 90 days

AIR

- ActivePure air scrubbers installed, which have proven to reduce 99.99% of airborne contaminants
- Mechanical systems increase the supply of outdoor air and continuously cycle fresh, filtered air throughout the building
- Base building air quality is assured by WellStat, a monitoring system that provides real-time air quality levels that measure indicators including carbon dioxide, particulate matter, VOCs, temperature, humidity, and more
- Building staff and contractors are required to use low VOC emitting products including solvents, carpets, adhesives, paints, and coatings to maintain optimal indoor air quality

BUILDING SPECIFICATIONS

GENERAL DESCRIPTION

Owner: 40 West 53rd Associates Limited Partnership

Managing Agent: Paramount Group, Inc.

Year Completed: 1987

Gross Building Area: 748,411 RSF

ORIGINAL DESIGN & CONSTRUCTION

Architect: Kevin Roche, John Dinkeloo & Associates

Mechanical Engineer: Cosentini Associates

Structural Engineer: Irwin Cantor Structural

General Contractor: Turner Construction

CONSTRUCTION DETAILS

Number of Floors: 31

Foundation: Continuous monolithic slab poured on reinforced concrete footings.

Frame: Steel columns, beams

Deck: Q-deck and concrete floor

Roof: Surfaced with an IRMA system: Upper roofs installed with new 20-year warranty Cold Fluid-Applied Protection Membrane in 2009 - 31st-floor roof and Setbacks on 30th, 29th, and 26th floors.

Setback 5th floor consists of 4-ply Hot Asphalt Membrane system.

Exterior Finish: The facade is finished with granite stone, anodized aluminum, and glass. Dual paned 1/8" heat strengthened and 1/4" tempered floor-to-ceiling windows.

Design Loads: Live Loads

Offices: 50 lbs/sq. ft.

Mechanical: 100 lbs/sq. ft.

Lobby: The lobby consists of white Gioia marble flooring, brown Kevazingo wooden walls, and a slatted ceiling with new LED lighting.

Elevator Finishes: Cab walls are polar white back painted glass with satin finished cladded bases.

Ceiling Height:

Floor Approx. Height (Slab-to-Slab)

First: 41 ft. 7 in.

Standard: 13 ft. 0 in. (5-28)

13 ft. 6 in. (2&3)

Mechanical: 12 ft. 8 in. (mezz.)

14 ft. 3 in. (29)

21 ft. 6 in. (30th fl.)

Mullion Spacing: Typically 4 ft.

Column Spacing: Floor plates have 3 interior columns on N and S 22 ft. apart, exterior columns generally every 21 ft. - 30 ft.

HVAC SYSTEM

A) HVAC - (3) Carrier electric centrifugal chillers with new Rockwell LF2 VFD's. Fully integrated remote sub-metering, real-time IAQ monitoring, ActivePure air scrubbers treat all common areas, air handlers equipped with DDC controls & energy valves for precise pressure independent hydronic control.

B) Heating of office space is provided by a central hot water perimeter radiation system. The interior portion is heated and cooled by V.A.V. system perimeter CA V boxes have overhead heating coils.

Supplementary condenser water is available for tenant use provided by a separate supplemental cooling tower.

Design Criteria:

Cooling: Interior Space Conditions

76 ° F +/- 2 ° Dry Bulb 50% Relative Humidity

Cooling: Outdoor Air Condition

Less than 92 ° F Dry Bulb or 76 ° F Wet Bulb

Heating: Interior Space Conditions

72 ° F +/- 2 ° Dry Bulb

Heating: Outdoor Air Condition

Greater than 5 ° F

Equipment Rooms: Main mechanical systems are located on the Mezzanine, 30th floors and roof.

Standard Hours of HVAC Operation:

Monday – Friday: 8:00 am to 6:00 pm

ELECTRICITY

General: Con Edison supplies electrical power to the building. The service is designed for a demand building load of approximately 8100 KVA. The power is distributed throughout the building by means of buss duct risers. Separate cable and conduit distribution risers are provided for high-density users.

Method of Measuring Tenant Consumption:

Direct or by sub-meter.

Electric Closets:

One electric closet per floor. Poke through under floor system in place.

Power: Standard office floors, up to 6 watts per usable square foot.

PASSENGER ELEVATORS

Manufacturer:

High-rise - OTIS Skyrise machines with OTIS B2 controllers

Low-rise - Torin machines with OTIS GCS controllers

OTIS Compass Destination Dispatch with security integration

Number of Elevators: 14

Cars

Bank A - 6 cars

Bank A - 2 cars

Bank B - 5 cars

Bank B - 1 car

Floors Served

Lobby, 2-17

Lobby, 2-5

Lobby, 17-29

B, Lobby, 17-29

Elevator Capacity: 3,500 lbs

Elevator Speed:

Bank A 500 FPM

Bank B 700 FPM

SERVICE ELEVATORS

Number of Elevators: 4

Cars

Bank S - 1 Freight

Bank LD - 1 Freight CBS B-Loading Dock

Bank L - 1 Garage

Bank C - 1 Museum Condo

Floors Served

B-29

B-Lobby

L2, L1, 1, 2

Elevator Capacity:

4,000 lbs

3,000 lbs

4,000 lbs

4,500 lbs

Freight (Bank S)

Garage (Bank L)

CBS (Bank LD)

Museum Condo (Bank C)

Elevator Speed:

Bank S 400 FPM

Bank LD 100 FPM

Bank L & C 125 FPM

OTHER SYSTEMS & FACILITIES

Fire Protection: The building is fully sprinkled with fully compliant addressable notifier 3030 Class "E" System, with smoke purge system for tenant floors.

Building Emergency Power: Provided to life safety systems. All vital building and life safety systems are backed up by a diesel-powered emergency electrical generator located on the Mezzanine Floor. Size 350 kw.

Tenant Emergency Power: Three diesel generators in parallel (n+1) provide power to critical tenant loads. All three are located on Mezzanine Floor. Sizes: 1200kw, 1250kw, and 1250kw.

Security: Building security is staffed 24 hours a day, 365 days a year. Security system is supplemented by a closed circuit television system with 32 cameras positioned in public areas throughout the building.

Energy Conservation Features: Digital Twin provides a building operating system which integrates all data sources across the real estate SME Ecosystem. Through API integrations we have realtime HVAC and energy analytics along with on-demand work order management systems, CO2 emission reporting, and operating cost/day. Tenant experience app available through the Digital Twin in which any BACnet device can be seamlessly integrated for handheld & remote control on a personal device. New EcoStruxure BMS front end.

Loading Deck: Entrance is on 52nd Street. Complete loading dock facilities with three bays (one of which is shared) and one hydraulic lift.

Parking: 120 underground parking spaces for public use.

TECHNOLOGY

Internet Service Providers: Cognet Communications Inc., Crown Communications Inc., Lumen, Pilot Fiber NY LLC, Zayo Group LLC.

Tenant Amenity Application: Access to exclusive deals and promotions, including amenity reservations, community and marketplace platforms, local information (news, events, and transportation), realtime building information and announcements, and work order submissions.

Mobile Access: Apple Wallet enabled, Bluetooth, and NFC.

31W52

PARAMOUNT GROUP

Headquartered in New York City, Paramount Group, Inc. is a fully-integrated real estate investment trust that owns, operates, manages, acquires, and redevelops high-quality, Class A office properties located in select central business district submarkets of New York and San Francisco.

Paramount Group is focused on maximizing the value of its portfolio by leveraging the sought-after locations of its assets and its proven property management capabilities to attract and retain high-quality tenants.

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