

— 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

266K+ SF
available

HIGH CEILINGS
13'-0" - 13'-6" standard heights

FLOOR-TO-CEILING WINDOWS
newly replaced

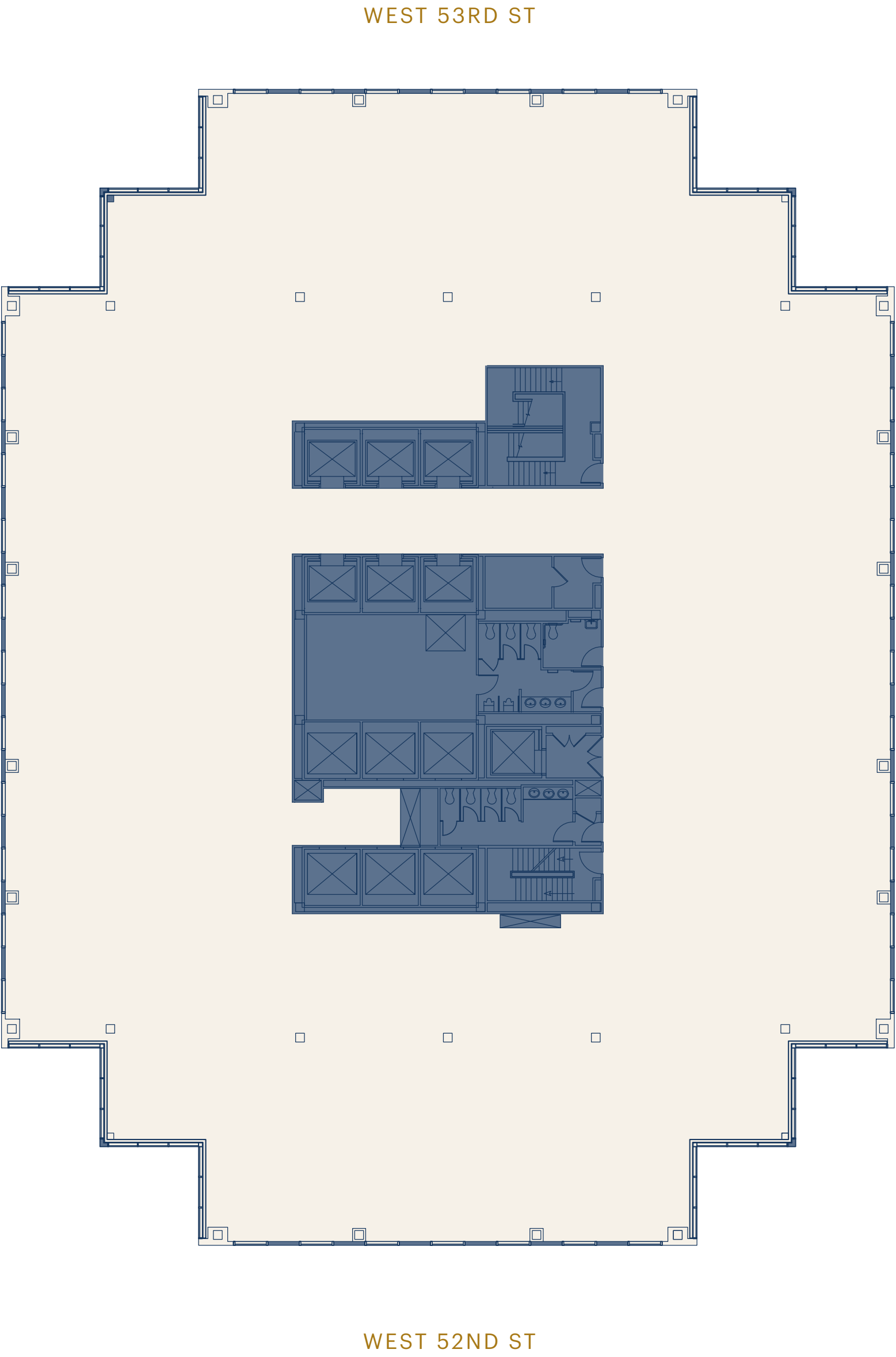
VIRTUALLY COLUMN-FREE
floor plates

PARKING GARAGE
in-building access

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

TYPICAL FLOOR CORE & SHELL

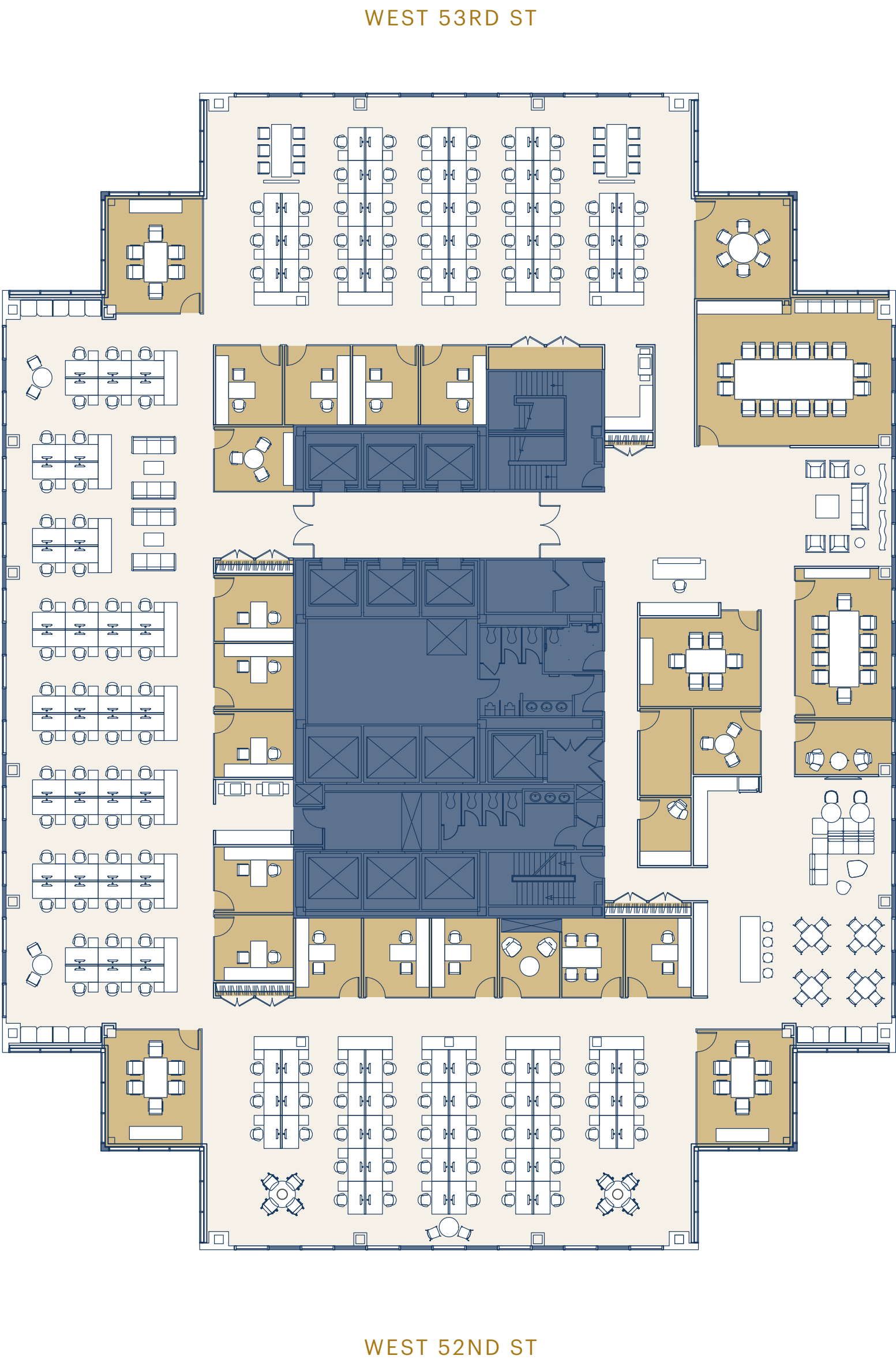
26,451 RSF



TYPICAL FLOOR TEST FIT: FINANCIAL SERVICES

26,451 RSF
176 RSF / SEAT

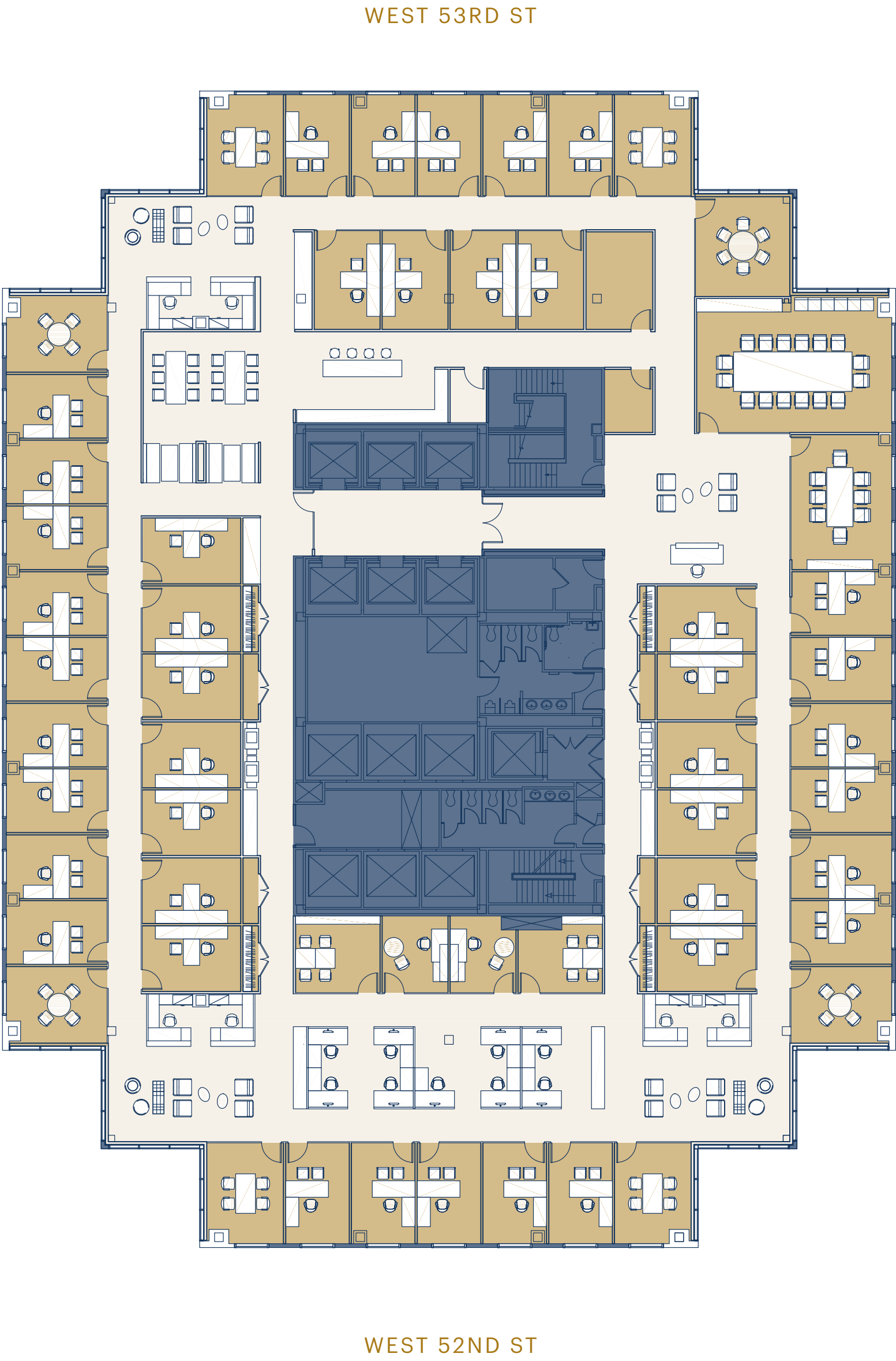
Offices	13
Workstations	136
Other	1
Total Seat Count	150
Open / Closed	91% : 9%
Enclosed Collaboration Seats	70
Open Collaboration Seats	77
Total Collaboration Seats	147
Collaboration Ratio / Seat	0.98 : 1



TYPICAL FLOOR TEST FIT: LEGAL SERVICES

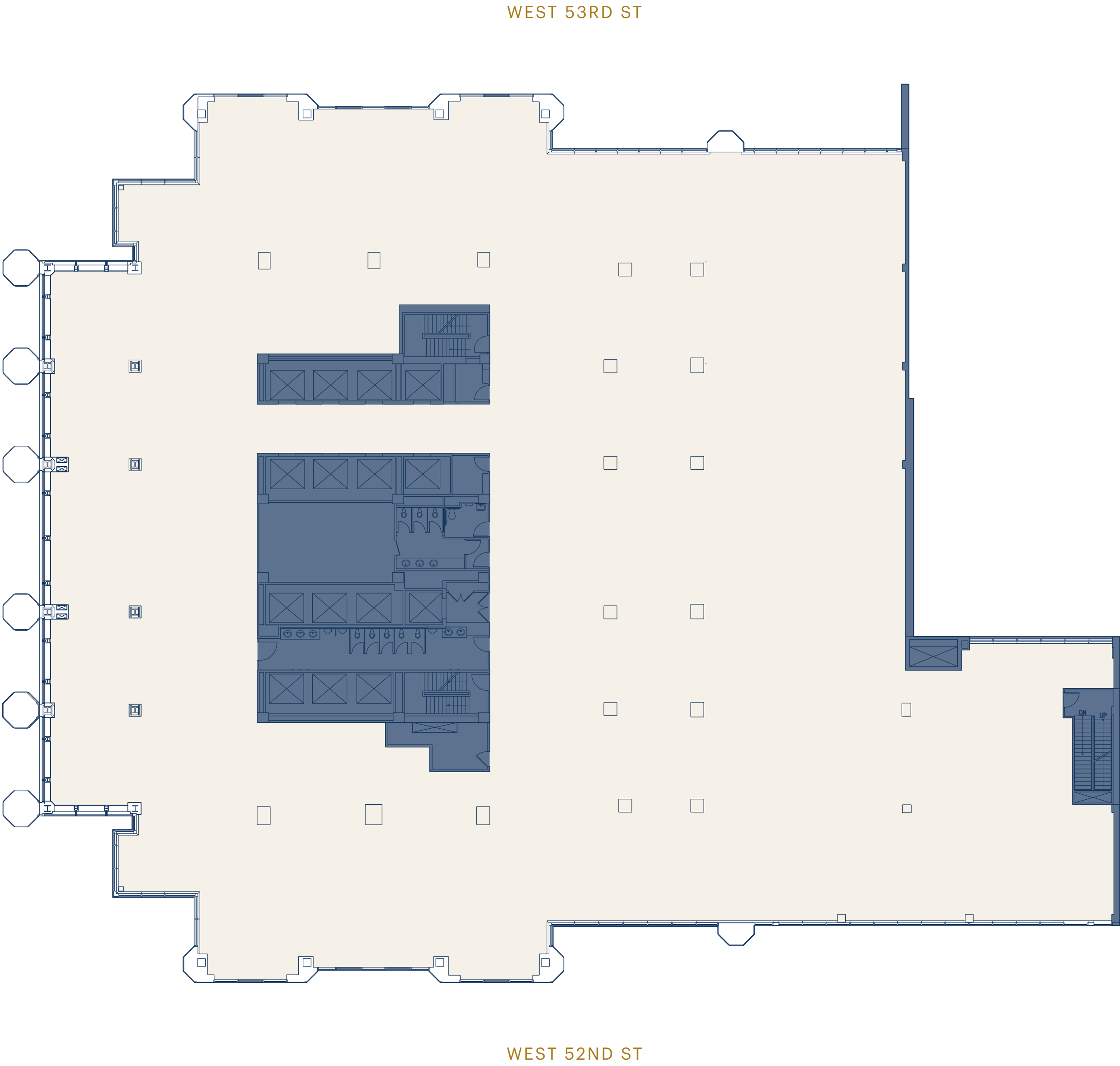
26,451 RSF
630 RSF / ATTORNEY
441 RSF / SEAT

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



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 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



WEST 53RD ST

WEST 52ND ST

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.

PGRE.COM

PETER BRINDLEY
212 237 3156
pbrindley@pgre.com

DOUGLAS NEYE
212 237 2976
dneye@pgre.com

SEAN KIRK
212 237 3168
skirk@pgre.com



FRANK DOYLE
212 812 5759
frank.doyle@am.jll.com

DAVID KLEINER
212 812 5954
david.kleiner@am.jll.com

ANDREW COE
212 812 6554
andrew.coe@am.jll.com

31W52ND.COM