

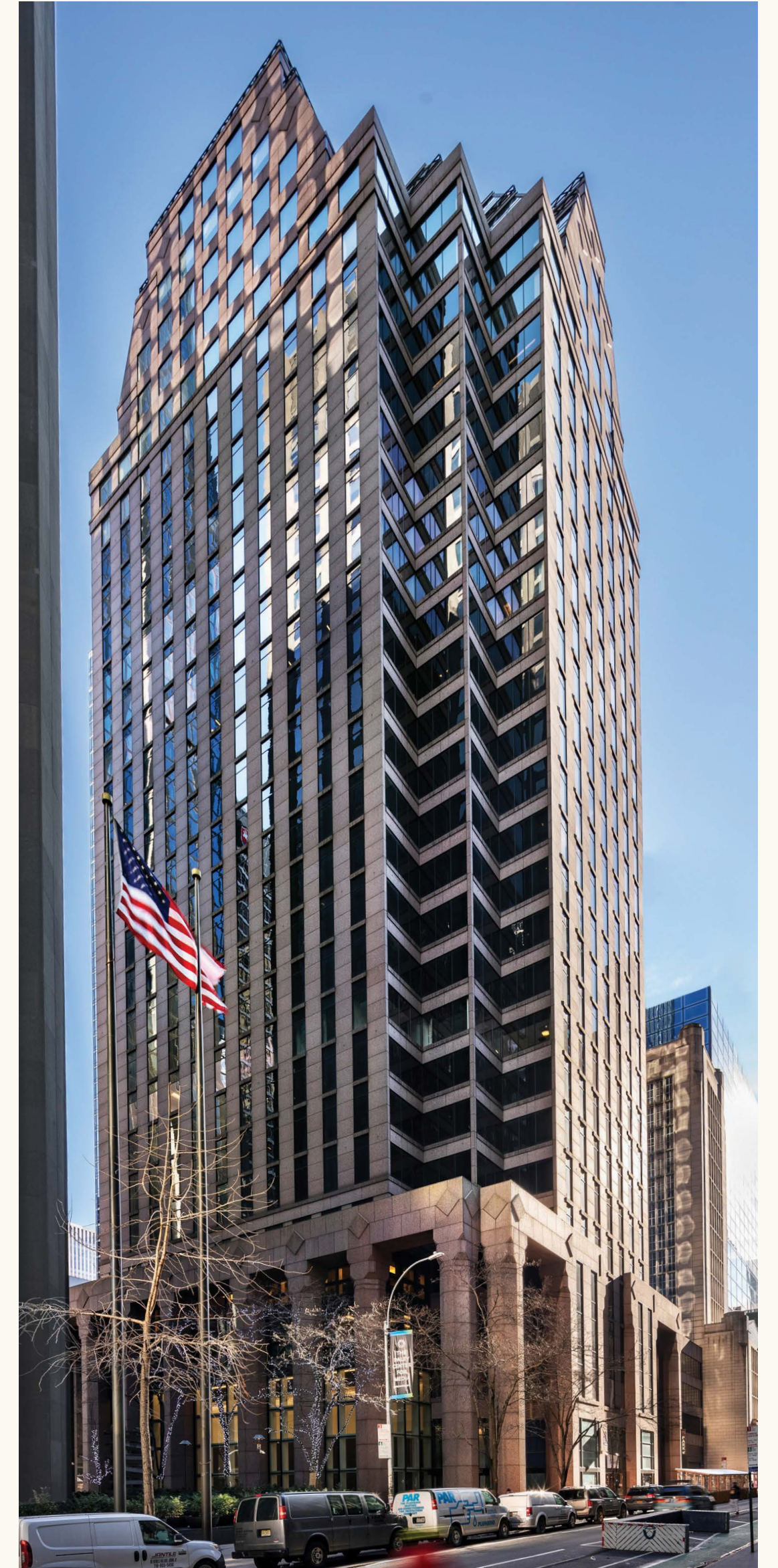
A low-angle, upward-looking photograph of three modern skyscrapers. The central building is the tallest and most prominent, with a grid-like facade of windows. The two flanking buildings are slightly shorter and have more complex, textured facades. The sky is a pale, overcast blue with soft, wispy clouds. The entire image has a blue color cast. Overlaid in the center is the text '31w52' in a white, sans-serif font, with the 'w' highlighted in a golden-yellow color.

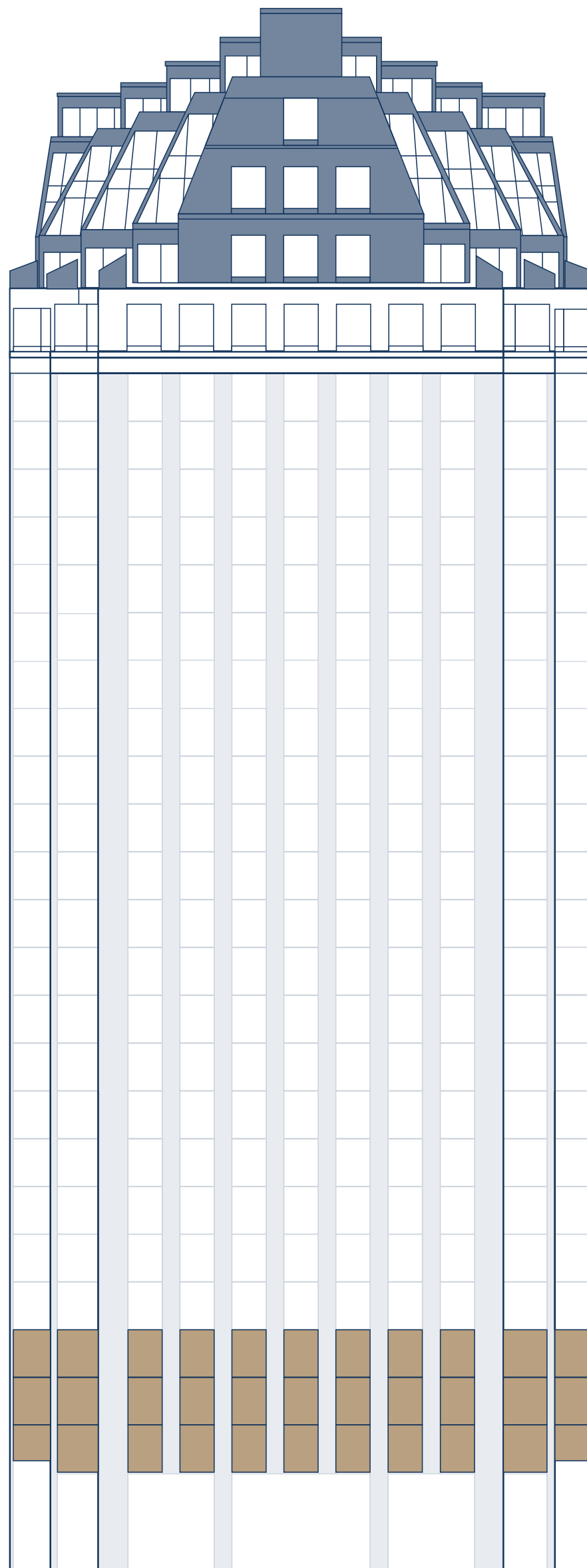
31w52

AN ADDRESS DEFINED BY DISTINCTION

Elevate your workspace at 31 West 52nd Street, a 29-story office tower offering a refined environment in the heart of Midtown. This premier address presents sweeping city views, distinguished interiors, high-quality architecture, and seamless access, effortlessly balancing prestige and connectivity.

31 West 52nd is operated by Paramount Group to the highest standards, delivering a workplace that thoughtfully balances convenience and care. Like all tenants of Paramount, those who office at 31 West 52nd enjoy exclusive access to the Paramount Club, conveniently located across Sixth Avenue on 52nd Street.





— 4th Floor 39,862 RSF
— 3rd Floor 39,808 RSF
— 2nd Floor 26,490 RSF

OPPORTUNITIES FOR EVERY NEED

100K+ SF
available

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

NEW FLOOR-TO-CEILING WINDOWS

PARKING GARAGE
in-building access

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

IN GOOD COMPANY

pillsbury

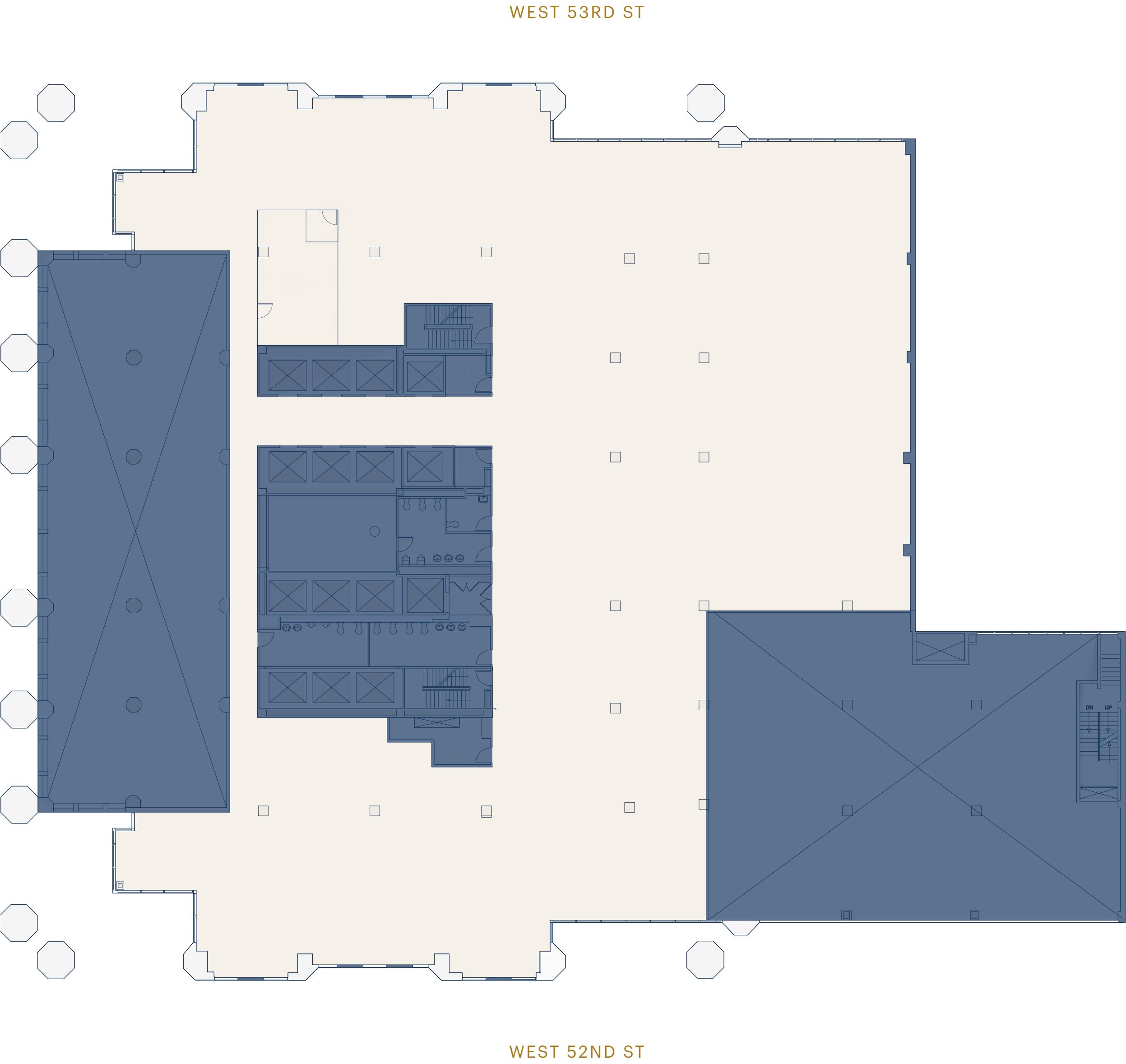
CENTER|VIEW PARTNERS

CUSHMAN &
WAKEFIELD

WILSON
SONSINI

FLOOR 2 CORE & SHELL

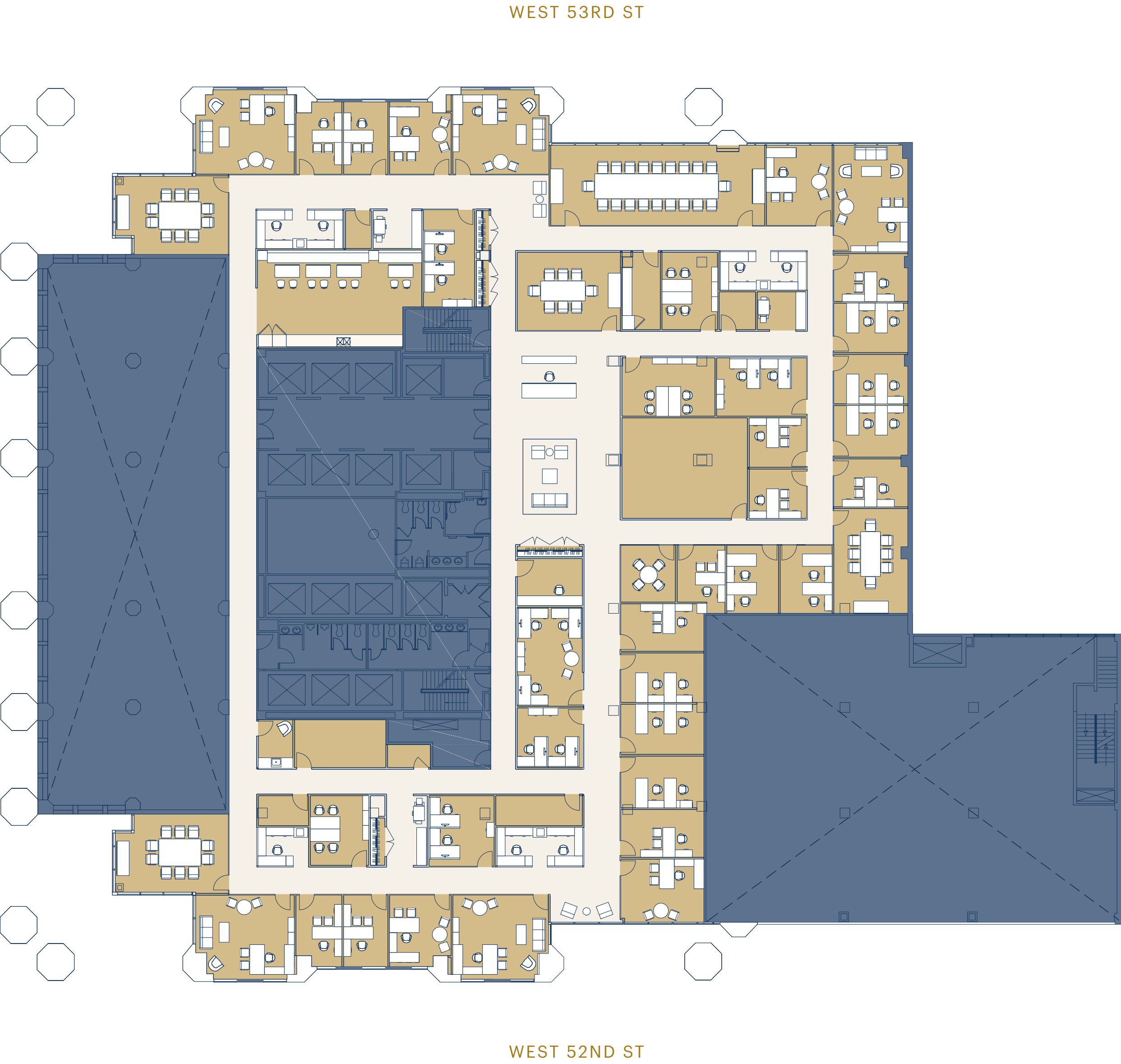
APPROX. 26,000 RSF



FLOOR 2 TEST FIT: OFFICE INTENSIVE

APPROX. 26,000 RSF
260 RSF / SEAT

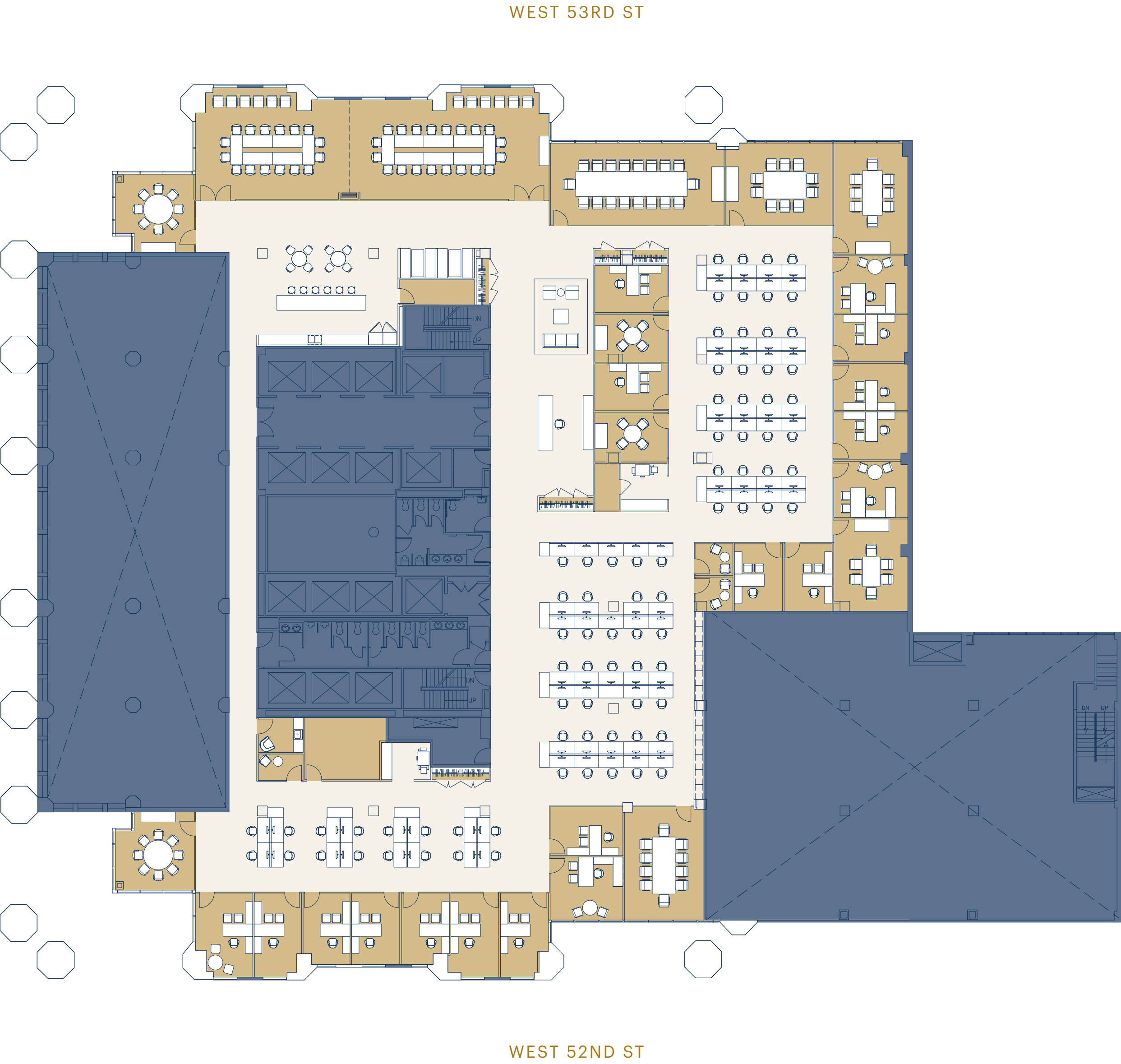
Offices	45
Workstations	60
Other	1 – 2
Total Seat Count	105 – 110
Open / Closed	55% : 45%
Enclosed Collaboration Seats	90 – 95
Open Collaboration Seats	20
Total Collaboration Seats	110 –115
Collaboration Ratio/Seat	1.0 : 1



FLOOR 2 TEST FIT: OPEN OFFICE

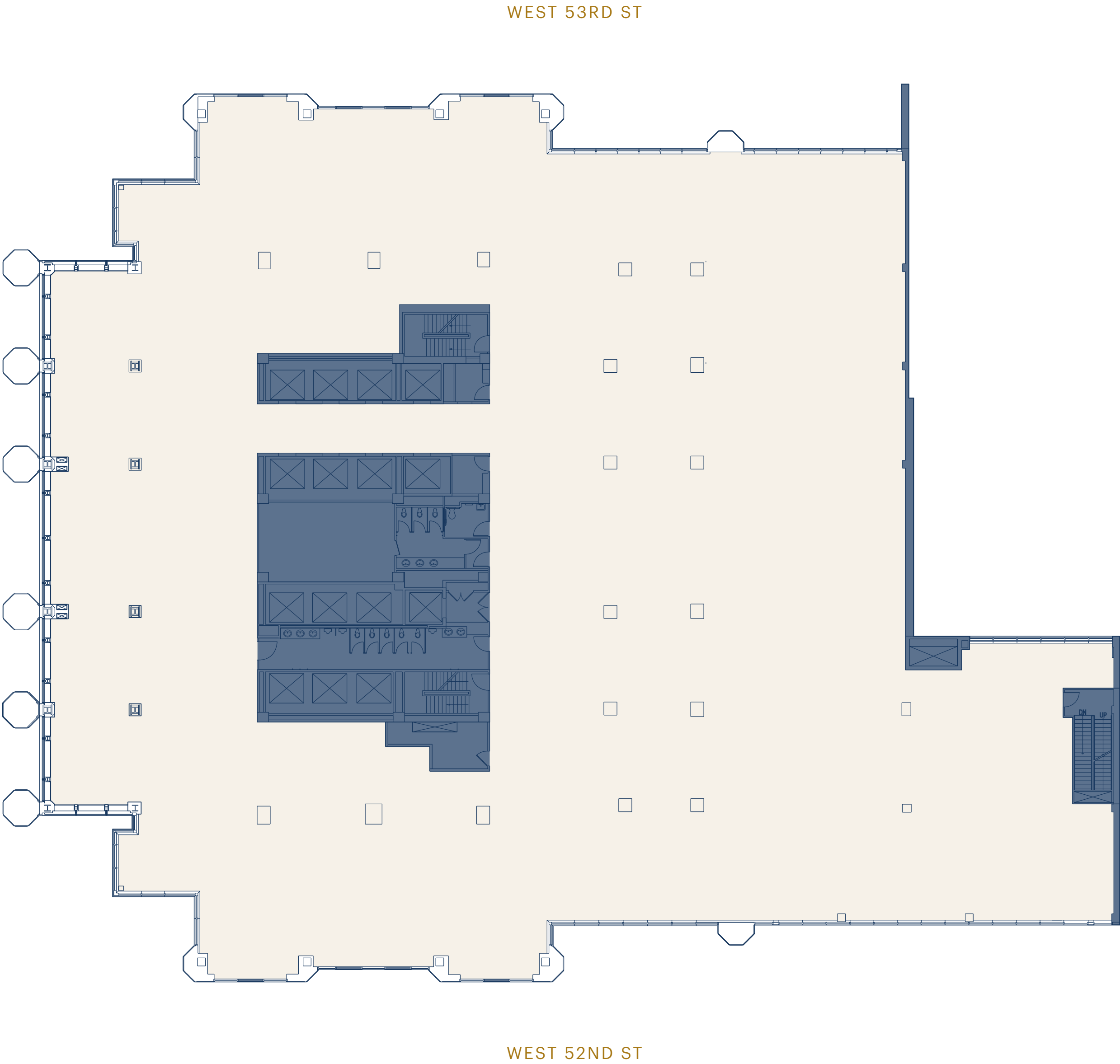
APPROX. 26,000 RSF
302 RSF / SEAT

Offices	14
Workstations	81
Other	1
Total Seat Count	96 – 100
Open / Closed	84% : 16%
Enclosed Collaboration Seats	117
Open Collaboration Seats	22
Total Collaboration Seats	139
Collaboration Ratio/Seat	1.39 : 1



FLOORS 3 & 4 CORE & SHELL

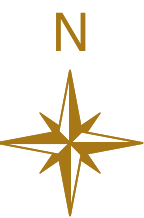
APPROX. 39,800 RSF



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



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



OPEN FLOORPLAN WITH SPACIOUS TRADING DESKS



KITCHEN WITH COLLABORATION SPACE



LOGGIA WITH MODERN LOUNGE SEATING



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

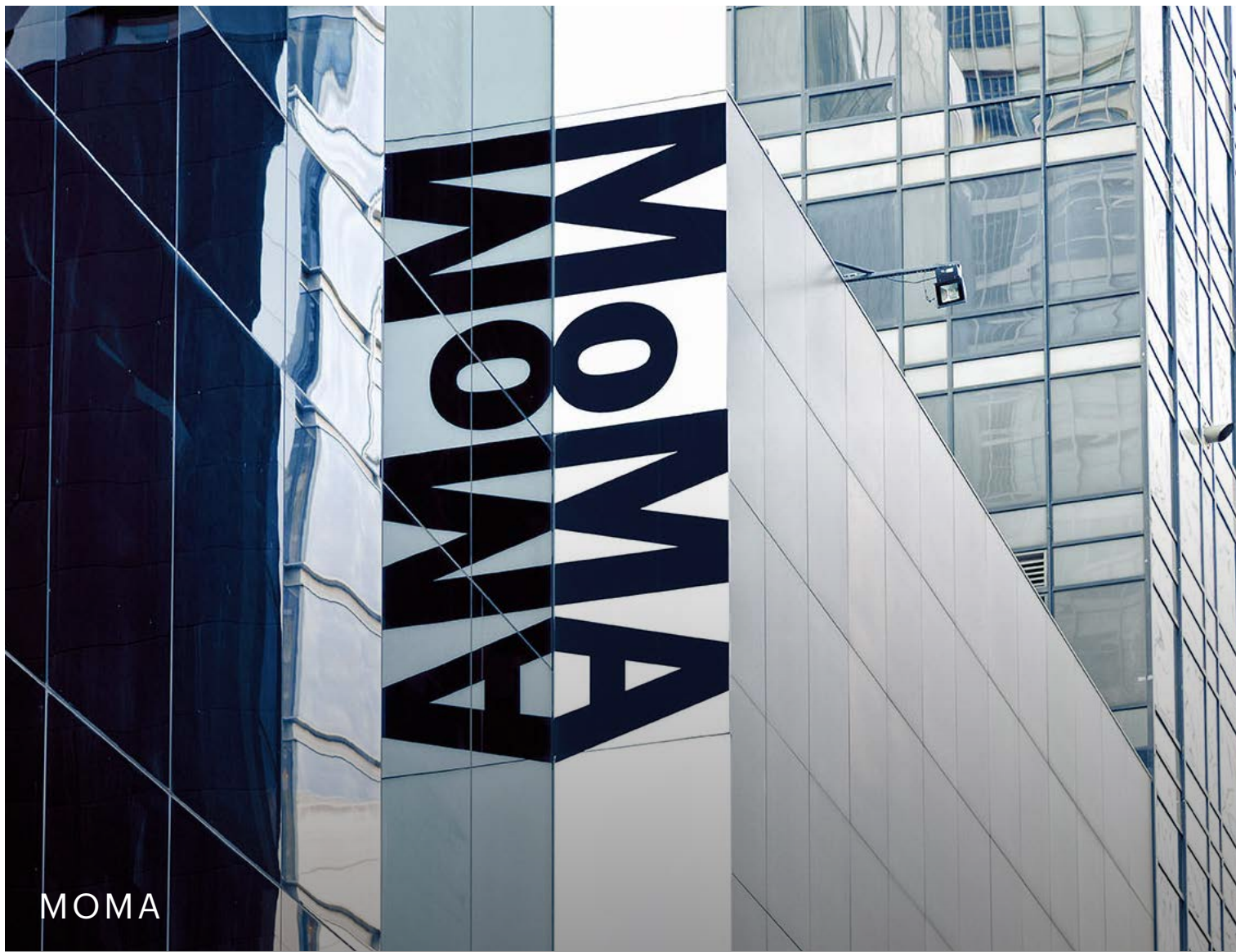




BACCARAT HOTEL



THE ST. REGIS NEW YORK



MOMA



CENTRAL PARK



FOGO DE CHAO



PARAMOUNT
CLUB

REDEFINING BUSINESS EXCELLENCE AT THE CENTER OF MIDTOWN MANHATTAN

Step into the Paramount Club and you are met with the echoes of New York's illustrious legacy, and the pulsating energy of its future. Our approach focuses on curating meaningful offerings that resonate with and empower our members – from refined dining and member events to personalized wellness, and well-appointed meeting and private event spaces. Ultimately, our commitment lies in shaping our members' professional journeys with unmatched conveniences and enriching experiences.

CONCOURSE LEVEL PARAMOUNT CLUB

Expansive amenity center to serve the Paramount Group campus.



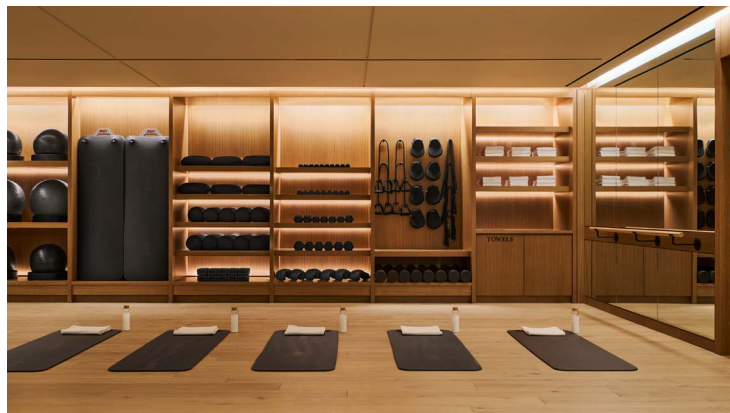
BOARDROOM



BUSINESS LOUNGE



AUDITORIUM



WELLNESS STUDIO



RECEPTION — STREET LEVEL



PARAMOUNT CAFÉ



ATRIUM



GAME ROOM



STREET LEVEL ENTRANCE TO PARAMOUNT CLUB



CONCOURSE LEVEL ATRIUM



PARAMOUNT CAFÉ



BUSINESS LOUNGE



BOARDROOM



GAME ROOM



WELLNESS STUDIO



AUDITORIUM

ENVIRONMENTALLY CONSCIOUS & SOCIALLY RESPONSIBLE

CERTIFICATIONS



ENERGY

- Electricity powered by renewable resources throughout 2025
- 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		Design Loads: Live Loads		Design Criteria:		Number of Elevators: 14		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.			
Owner: 40 West 53rd Associates Limited Partnership		Offices: 50 lbs/sq. ft.		Cooling: Interior Space Conditions		Cars		Floors Served		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.	
		Mechanical: 100 lbs/sq. ft.		76 ° F+/- 2 ° Dry Bulb 50% Relative Humidity		Bank A - 6 cars		Lobby, 2-17			
Managing Agent: Paramount Group, Inc.				Cooling: Outdoor Air Condition		Bank A - 2 cars		Lobby, 2-5			
Year Completed: 1987				Less than 92 °F Dry Bulb or 76 ° F Wet Bulb		Bank B - 5 cars		Lobby, 17-29			
Gross Building Area: 748,411 RSF		Elevator Finishes: Cab walls are polar white back painted glass with satin finished cladded bases.		Heating: Interior Space Conditions		Elevator Capacity: 3,500 lbs				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.	
				72 °F +/- 2 ° Dry Bulb							
ORIGINAL DESIGN & CONSTRUCTION		Ceiling Height:		Heating: Outdoor Air Condition		Elevator Speed:					
Architect: Kevin Roche, John Dinkeloo & Associates		Floor Approx. Height (Slab-to-Slab)		Greater than 5 °F		Bank A		500 FPM			
Mechanical Engineer: Cosentini Associates		First: 41 ft. 7 in.		Equipment Rooms: Main mechanical systems are located on the Mezzanine, 30th floors and roof.		Bank B		700 FPM		Loading Deck: Entrance is on 52nd Street. Complete loading dock facilities with three bays (one of which is shared) and one hydraulic lift.	
		Standard: 13 ft. 0 in. (5-28)		Standard Hours of HVAC Operation:							
		13 ft. 6 in. (2&3)		Monday – Friday: 8:00 am to 6:00 pm							
Structural Engineer: Irwin Cantor Structural		Mechanical: 12 ft. 8 in. (mezz.)									
General Contractor: Turner Construction		14 ft. 3 in. (29)								Parking: 120 underground parking spaces for public use.	
		21 ft. 6 in. (30th fl.)									
CONSTRUCTION DETAILS		Mullion Spacing: Typically 4 ft.		ELECTRICITY		Service Elevators				TECHNOLOGY	
Number of Floors: 31		Column Spacing: Floor plates have 3 interior columns on N and S 22 ft. apart, exterior columns generally every 21 ft. - 30 ft.		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.		Number of Elevators: 4					Internet Service Providers: Cognet Communications Inc., Crown Communications Inc., Lumen, Pilot Fiber NY LLC, Zayo Group LLC.
Foundation: Continuous monolithic slab poured on reinforced concrete footings.				Method of Measuring Tenant Consumption:		Cars		Floors Served			
				Direct or by sub-meter.		Bank S - 1 Freight		B-29			
Frame: Steel columns, beams						Bank LD - 1 Freight		CBS B-Loading Dock			
Deck: Q-deck and concrete floor						Bank L - 1 Garage		B-Lobby		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.	
						Bank C - 1 Museum Condo		L2, L1, 1, 2			
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.						Elevator Capacity:					
						4,000 lbs		Freight (Bank S)			
						3,000 lbs		Garage (Bank L)		Mobile Access: Apple Wallet enabled, Bluetooth, and NFC.	
						4,000 lbs		CBS (Bank LD)			
						4,500 lbs		Museum Condo (Bank C)			
						Elevator Speed:					
						Bank S		400 FPM			
						Bank LD		100 FPM			
						Bank L & C		125 FPM			
				</							

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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