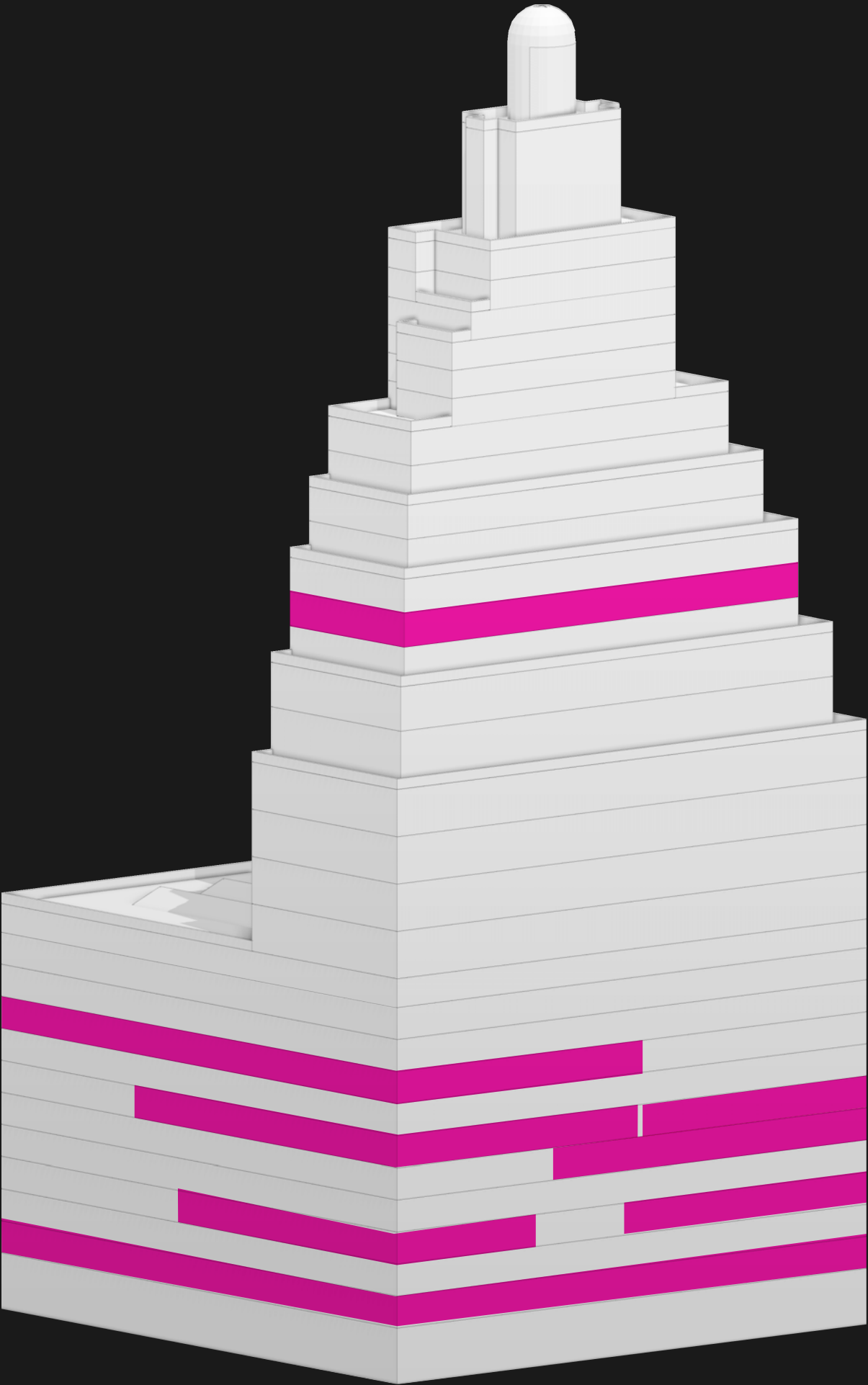


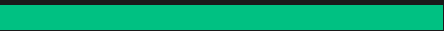
1501 BROADWAY

THE PARAMOUNT BUILDING





CURRENT AVAILABILITIES

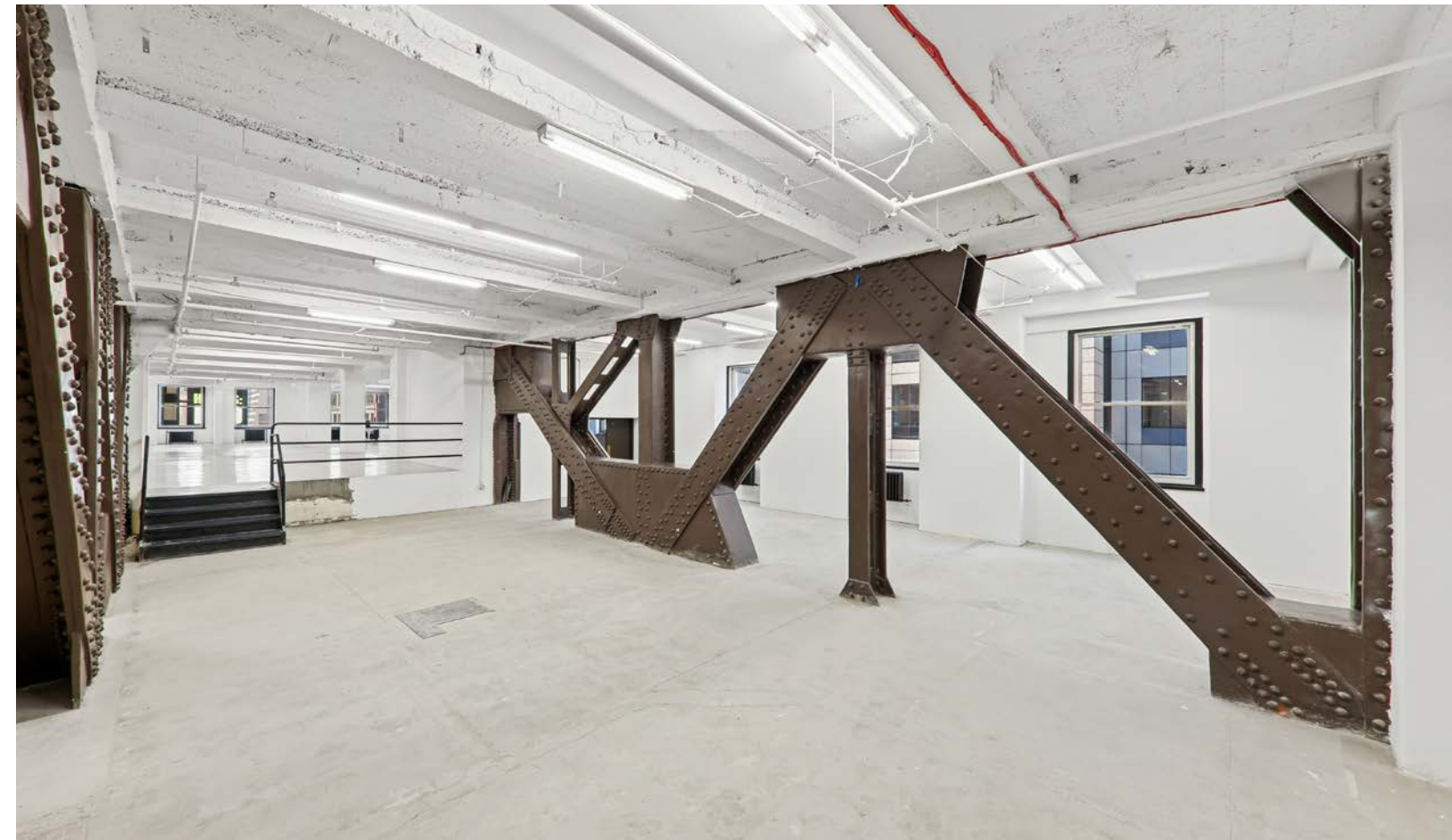
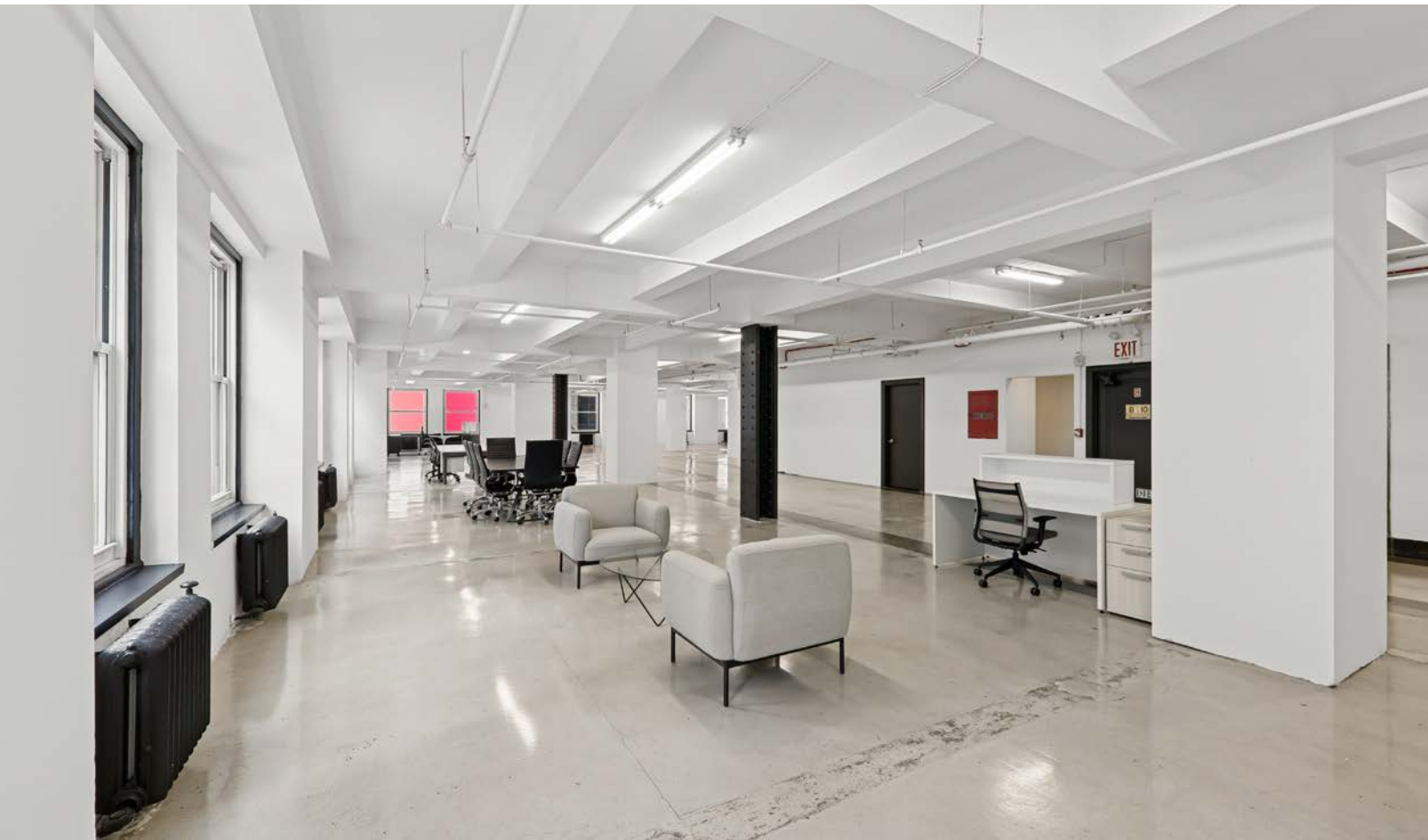


FLOOR	RSF	CONDITION
P10	13,193 RSF	Whitebox Space – Build to Suit Opportunity
P8 - 802	10,178 RSF	Built - Second Generation, Fully Furnished
P5 - 515	9,851 RSF	Raw Space - Build to Suit Opportunity
P5 - 501	11,578 RSF	New Prebuilt

PARTIAL 10TH FLOOR

13,193 RSF

White box space with concrete flooring and exposed ceilings. Space features a unique lower-level section with exposed columns and views along Broadway. Ownership willing to provide a turnkey buildout per tenant's program or provide a tenant improvement allowance.





PARTIAL 8TH FLOOR

Suite 802 - 10,178 RSF

Built, fully furnished second generation space.

Contiguous with Suite 803 for 14,659 RSF

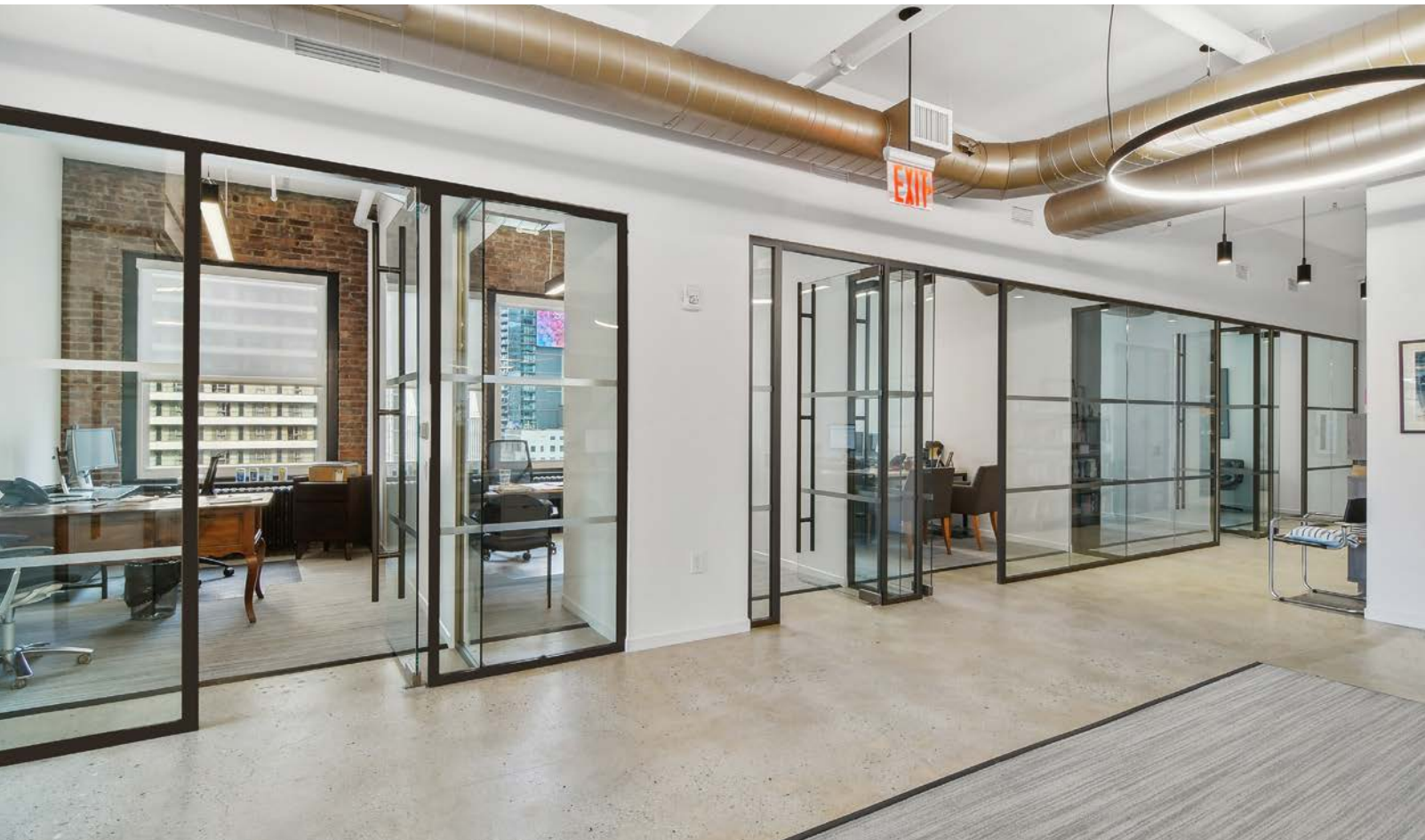


PARTIAL 5TH FLOOR

Suite 515 - 9,851 RSF

Currently in shell condition. Ownership willing to provide a turnkey buildout per tenant's program or provide a tenant improvement allowance.

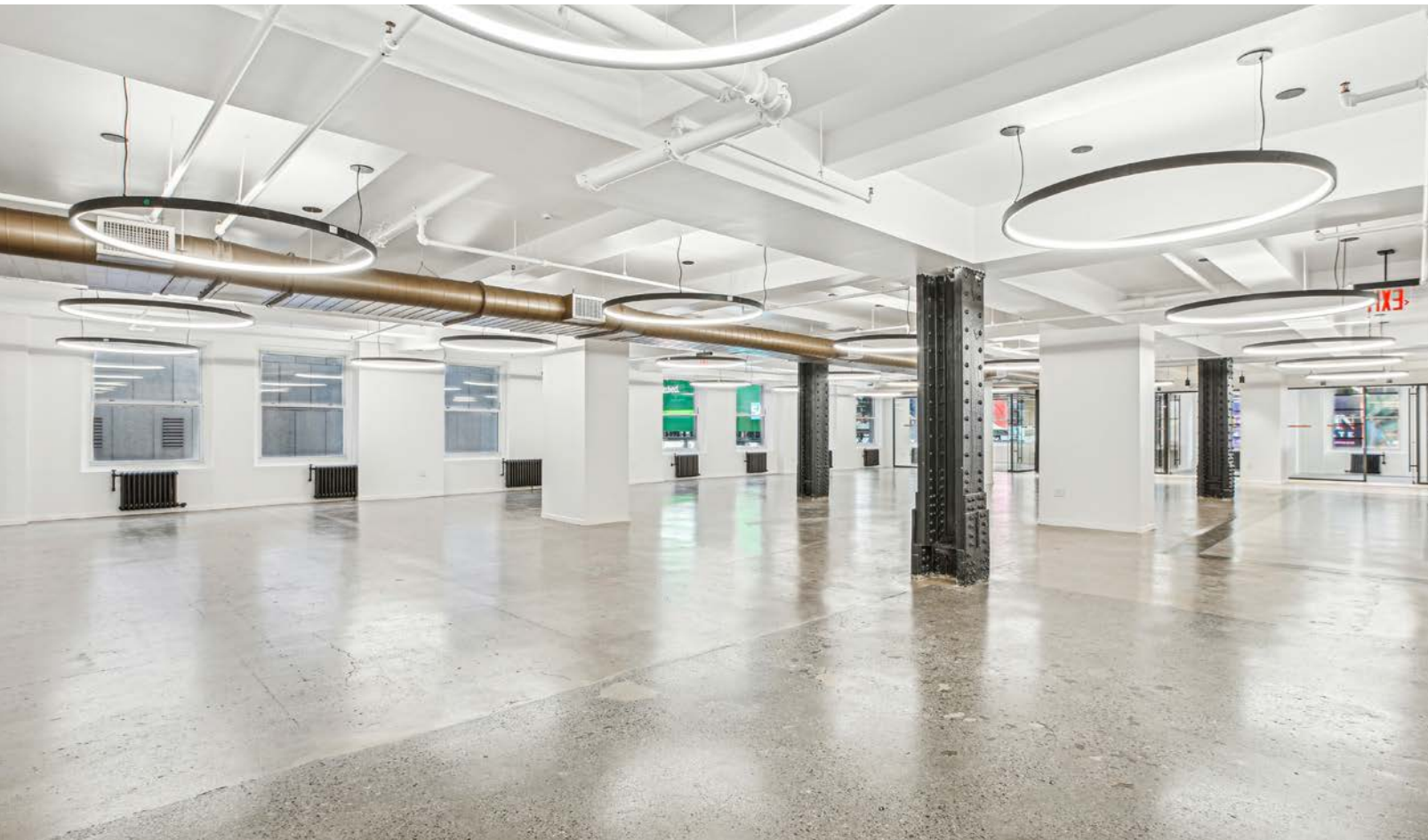
***Building standard finishes pictured - Ownership to prebuild**



PARTIAL 5TH FLOOR

Suite 501 - 11,578 RSF

Prebuilt suite consisting of 6 offices, along Broadway, 3 conference rooms, open area for ~40 workstations and a pantry.



RENOVATED LOBBY

As part of ownership's \$50 million capital campaign, the building lobby was relocated from Broadway to 43rd Street, ownership installed new escalators and elevators, new windows throughout the building, and seamless facial recognition access in for all tenants.





BUILDING AMENITIES

Amenities include:

- Macchiato Espresso & Wine Bar
- Recently completed Bevmax Office Center that offers private offices, conferencing and events facilities to rent
- Brand New CityPickle facility that will include 7 pickleball courts, a full-service bar and restaurant, lounge and event spaces, showers and more.



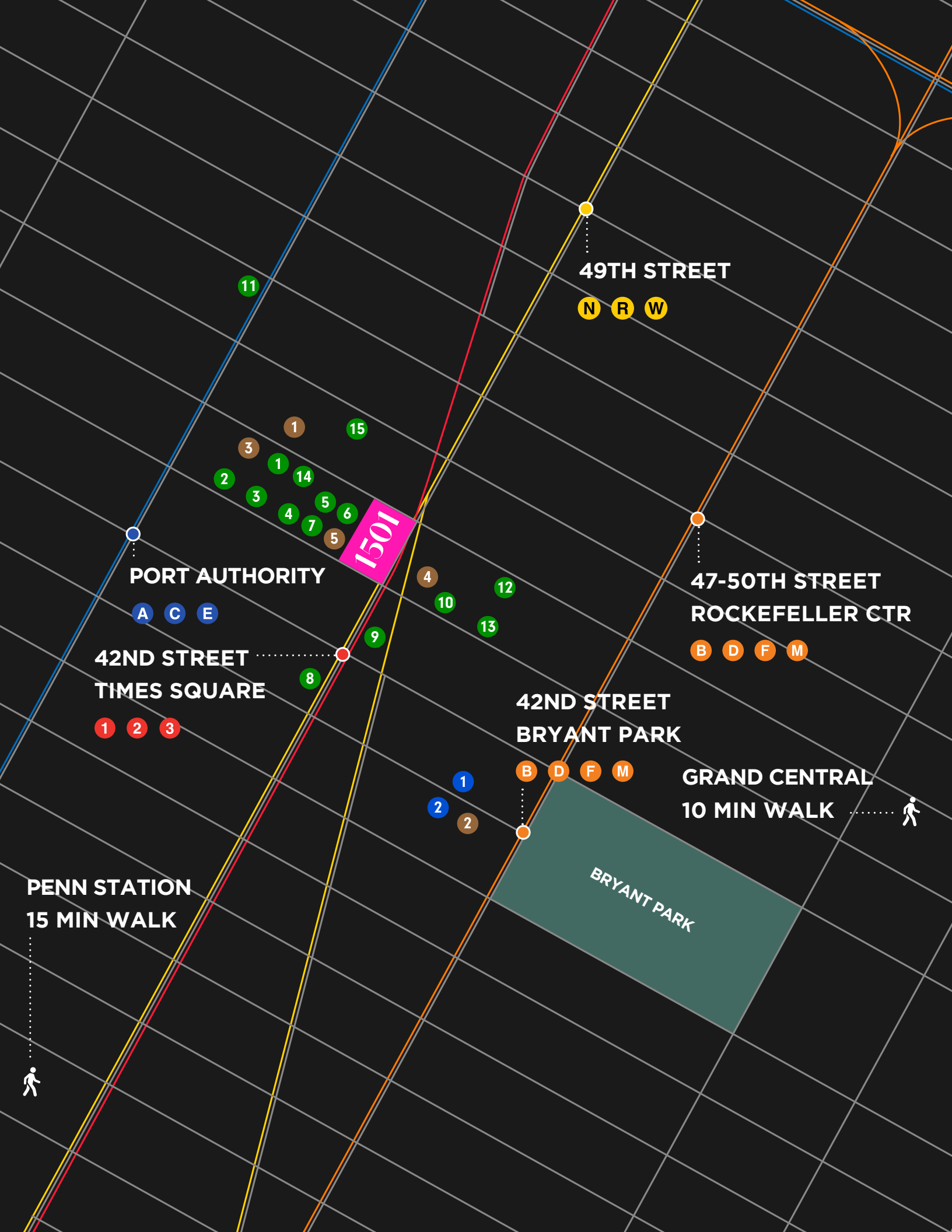
HISTORY REDEFINED IN MIDTOWN

Paramount Pictures, one of the major American motion picture companies in the 1920s, built its headquarters at 1501 Broadway, along with a cinematic theatre. Construction lasted a year between 1926-1927 costing \$13.5 million. At the time of its completion, it was the tallest building in Times Square, and once sported an observation deck.

Today, the Paramount Building is known for its large four-faced clock near the top of the pyramidal architectural feature, with the hours denoted by five-pointed stars (forming a circle of stars as used in the Paramount Pictures logo) topped by an ornamental glass globe. At the outset of World War II, the globe and clock were painted black to maintain blackout conditions for fear of an enemy invasion; they were restored in 1996.



UNPARALLELED ACCESS



◆ RESTAURANTS

- 1 Carmine's Italian
- 2 Los Tacos
- 3 Brooklyn Deli
- 4 Hard Rock Cafe
- 5 Taco Bell
- 6 Raising Cane's
- 7 Bubba Gump Shrimp
- 8 Red Lobster
- 9 UrbanSpace Times Square
- 10 Brooklyn Diner
- 11 All'Antico
- 12 Osteria al Doge
- 13 Mermaid Oyster Bar
- 14 Sardi's
- 15 Junior's Restaurant & Bakery

◆ COFFEE

- 1 787 Coffee
- 2 Maman
- 3 Dunkin' Donuts
- 4 Starbucks
- 5 Macchiato Coffee Bar

◆ GYMS

- 1 Equinox
- 2 SoulCycle