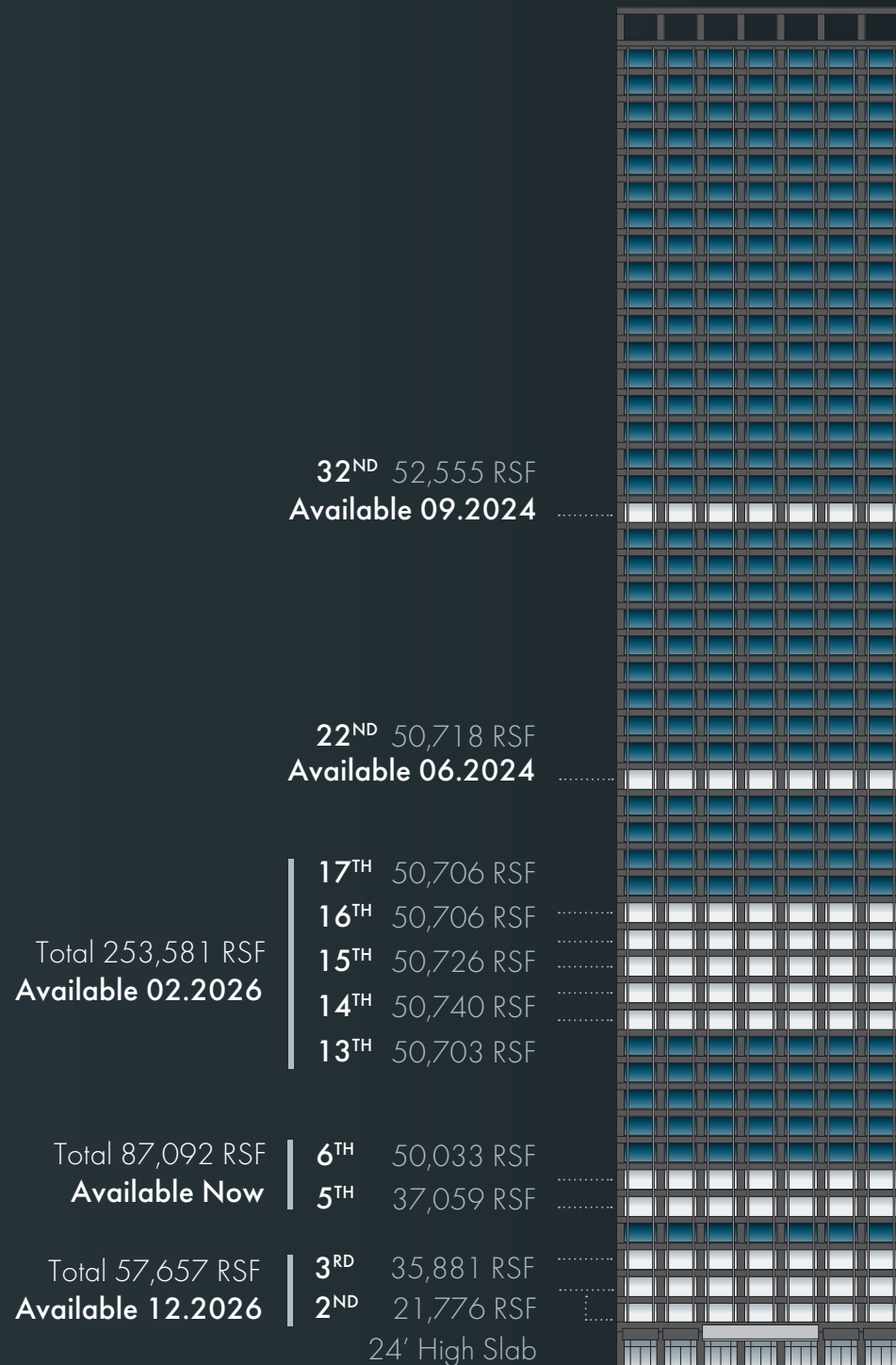


1633

BROADWAY

RARE FULL FLOOR &
BLOCK AVAILABILITIES





HIGHLIGHTS

- Institutional headquarters building with prestigious tenant roster and stable long-term ownership
- Expansive views and terrific light
- Part of Paramount's Midtown campus with access to the newly constructed Paramount Club at 1301 Avenue of the Americas on 52nd Street
- Plaza provides direct connectivity to the subway, Equinox, Rosetta Bakery, and Din Tai Fung (Michelin Star)

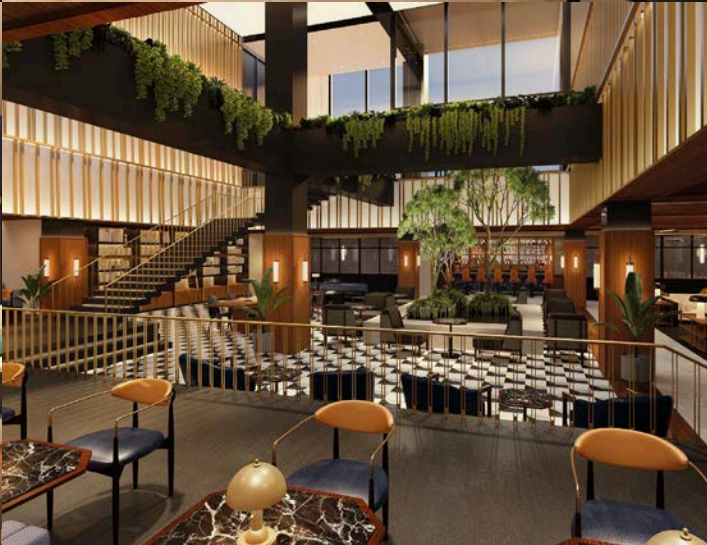
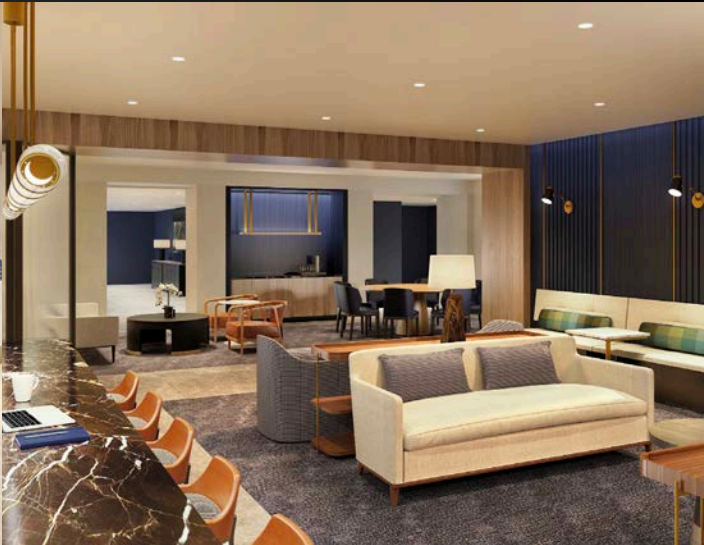
SPACE COMMENTS

- Floor 22 is built and demised into 4 units that can be leased separately or combined
- Floors 13-17 make a contiguous block of 253,581 RSF
- Floors 5 & 6 make a contiguous block of 87,092 RSF
- Floors 2 & 3 make a contiguous block of 57,657
- Large, versatile floorplate offers flexibility and can accommodate all types of layouts
- Ability to create private outdoor loggias, which has already been done twice at 1633 Broadway

CLICK TO DOWNLOAD
ALL FLOOR PLANS
AND TEST FITS

AMENITIES

THE PARAMOUNT CLUB LOCATED AT
1301 AVENUE OF THE AMERICAS





SAMPLE TENANT INSTALLATIONS





SAMPLE TENANT INSTALLATIONS



ABILITY TO CREATE PRIVATE OUTDOOR LOGGIAS

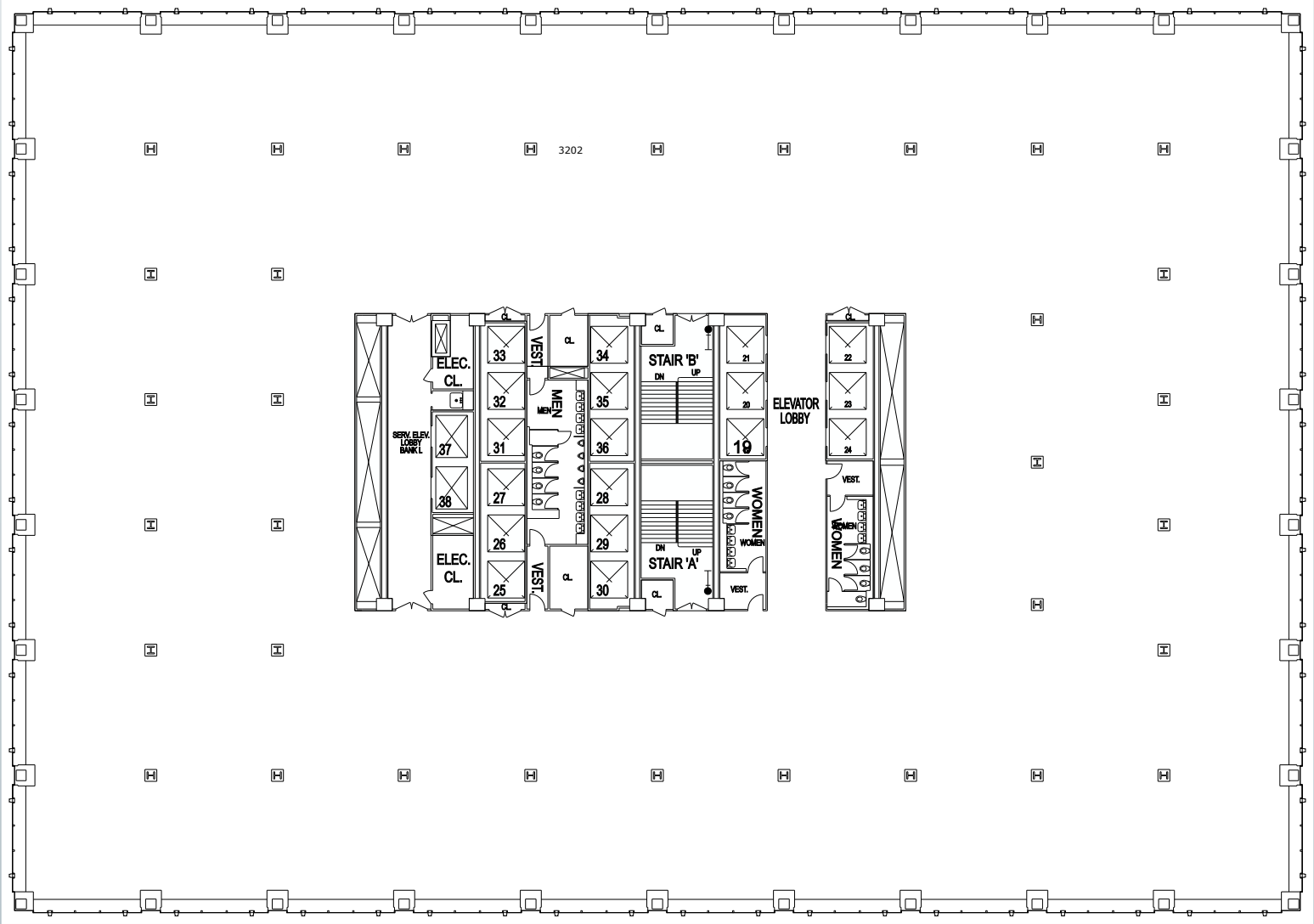


32ND FLOOR

CORE & SHELL

52,555 RSF

51ST STREET



BROADWAY

50TH STREET

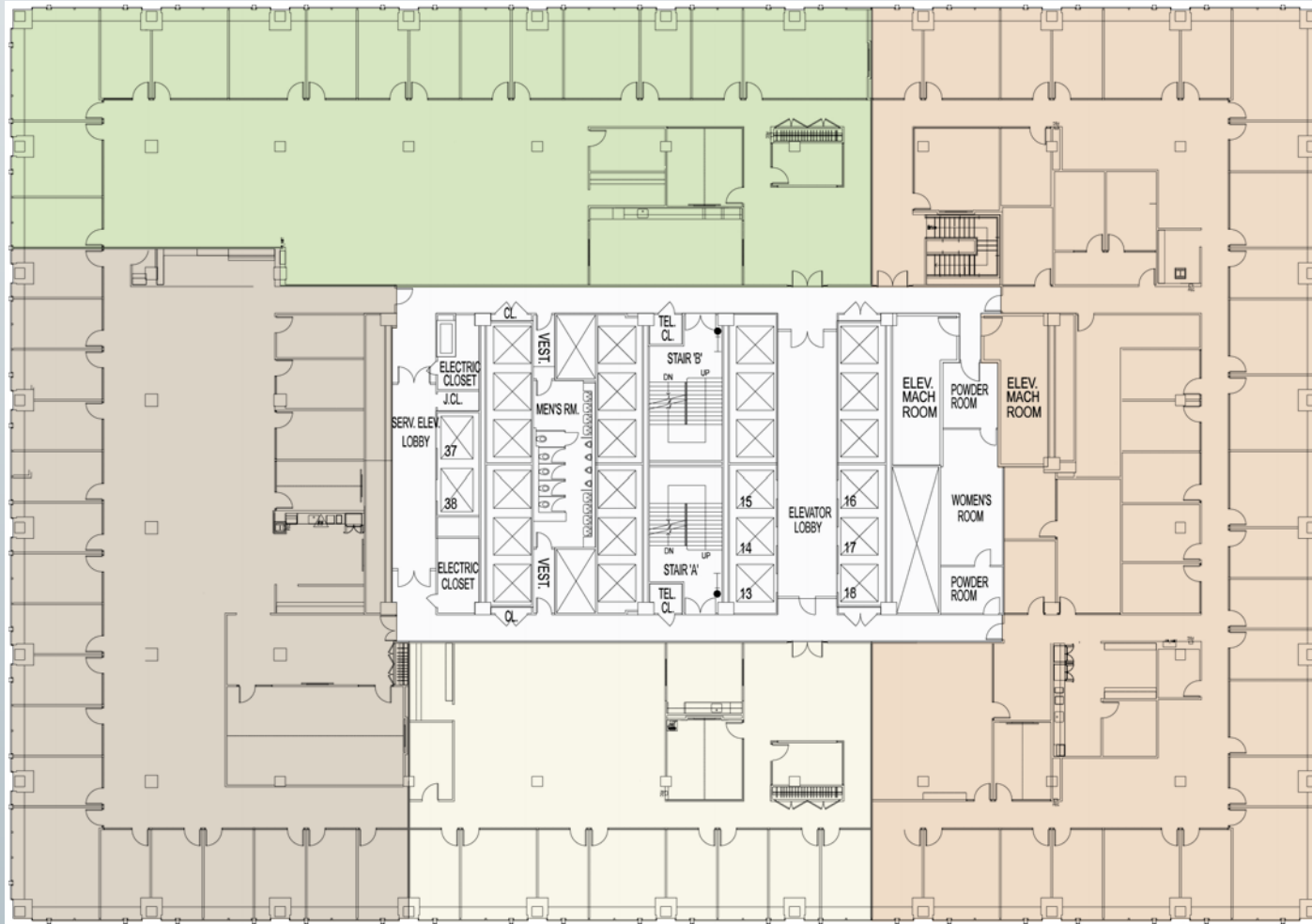
22ND FLOOR

EXISTING CONDITIONS

50,718 RSF

12,145 RSF
SUITE A

51ST STREET



13,134 RSF
SUITE D

18,608 RSF
SUITE B

BROADWAY

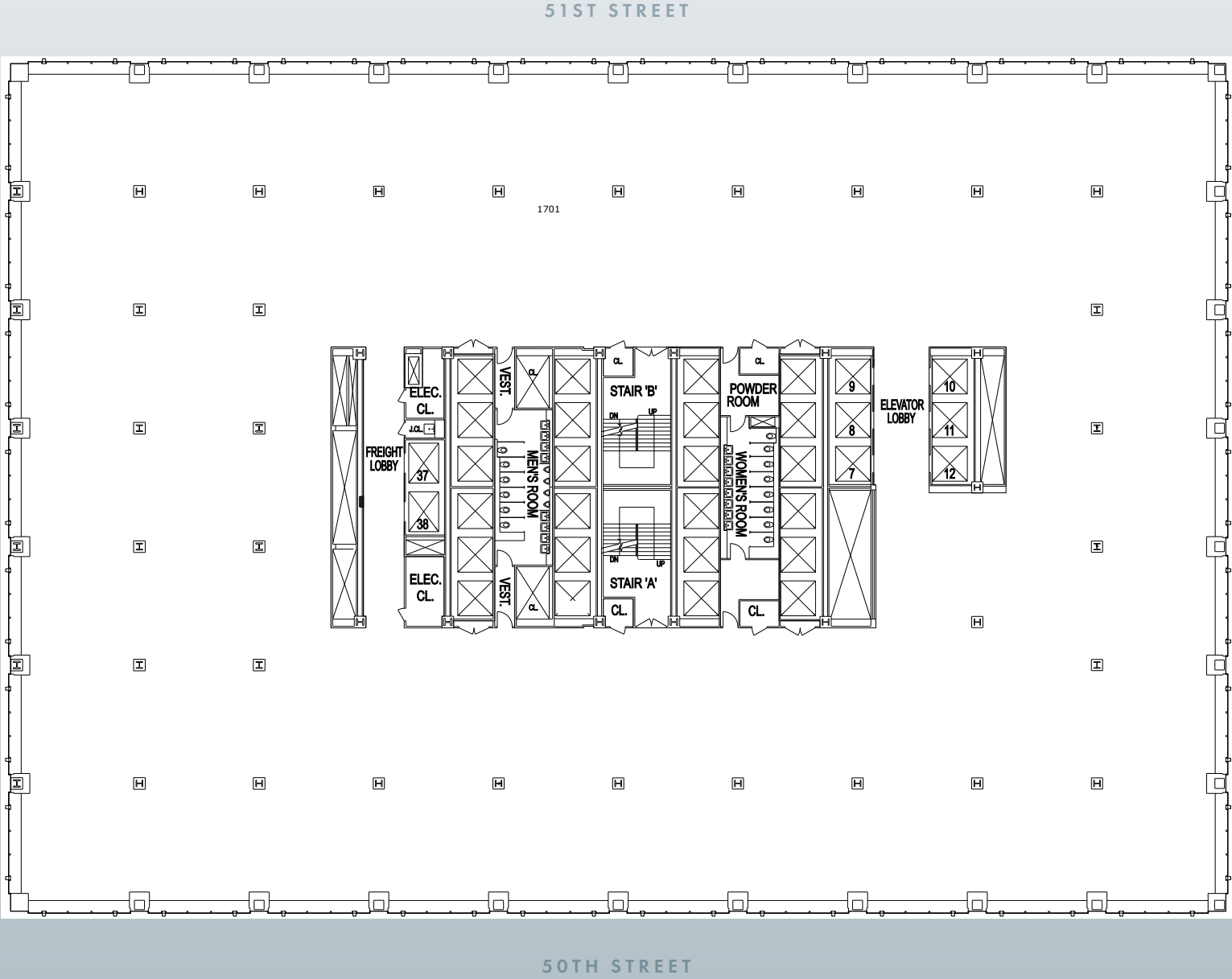
6,831 RSF
SUITE C

50TH STREET

13TH - 17TH FLOORS

CORE & SHELL

~50,700 RSF EACH



13TH - 17TH FLOORS

REPRESENTATIVE TEST-FITS

50,700 RSF

OFFICE INTENSIVE

51st Street



120 Workseats

423 RSF Per Workseat

- 64 Offices
- 56 Workstations (6'-6" wide)
- 92 Enclosed Collaboration Seats
- 65 Open Collaboration Seats
- 2 Phone Rooms

OPEN OFFICE

51st Street



196 Workseats

259 RSF Per Workseat

- 8 Offices
- 188 Workstations (5'-0" wide)
- 139 Enclosed Collaboration Seats*
- 123 Open Collaboration Seats
- 6 Phone Rooms

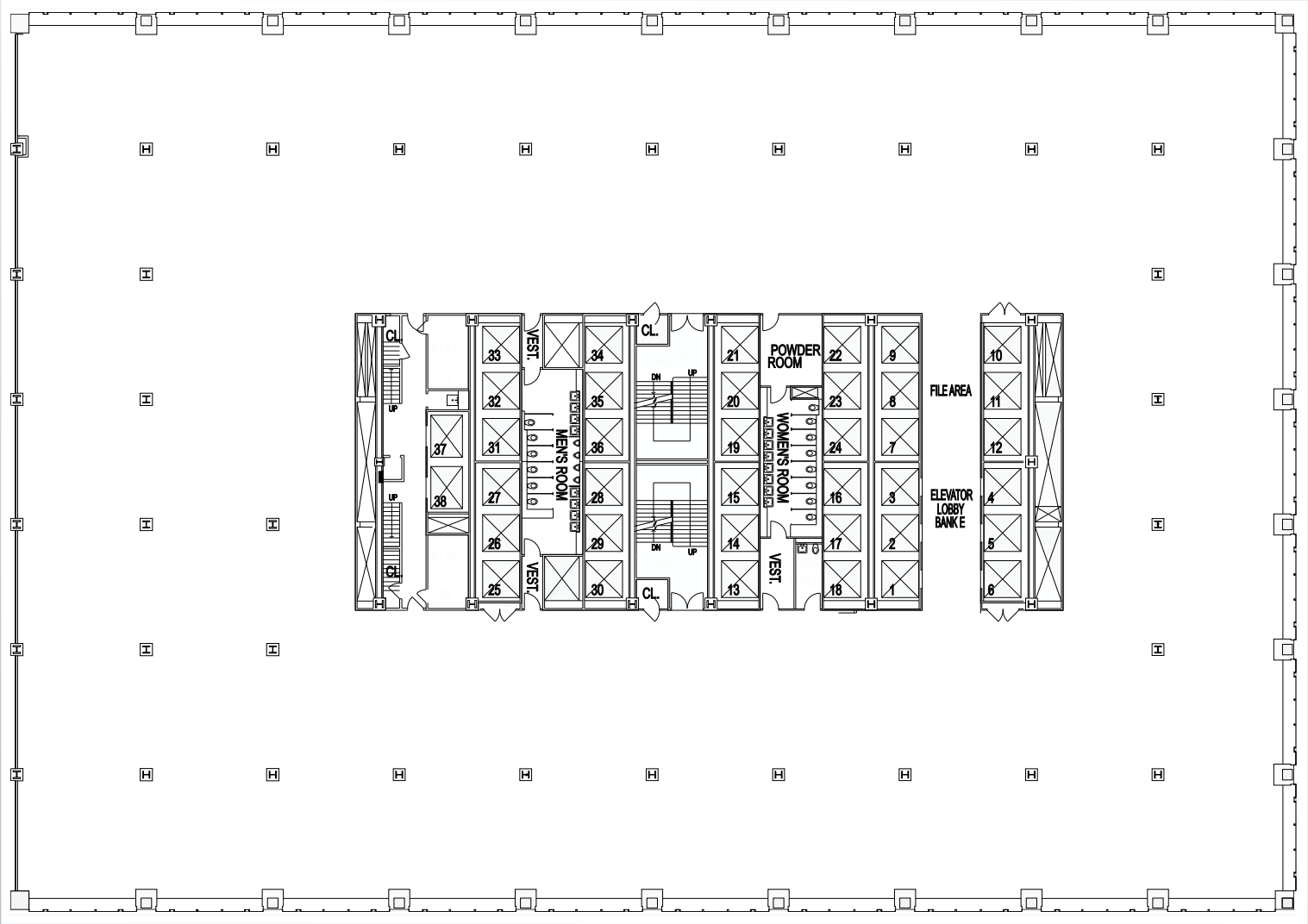
* Excludes Seats in Innovation Hub/Training Room

6TH FLOOR

CORE PLAN

50,033 RSF

51ST STREET



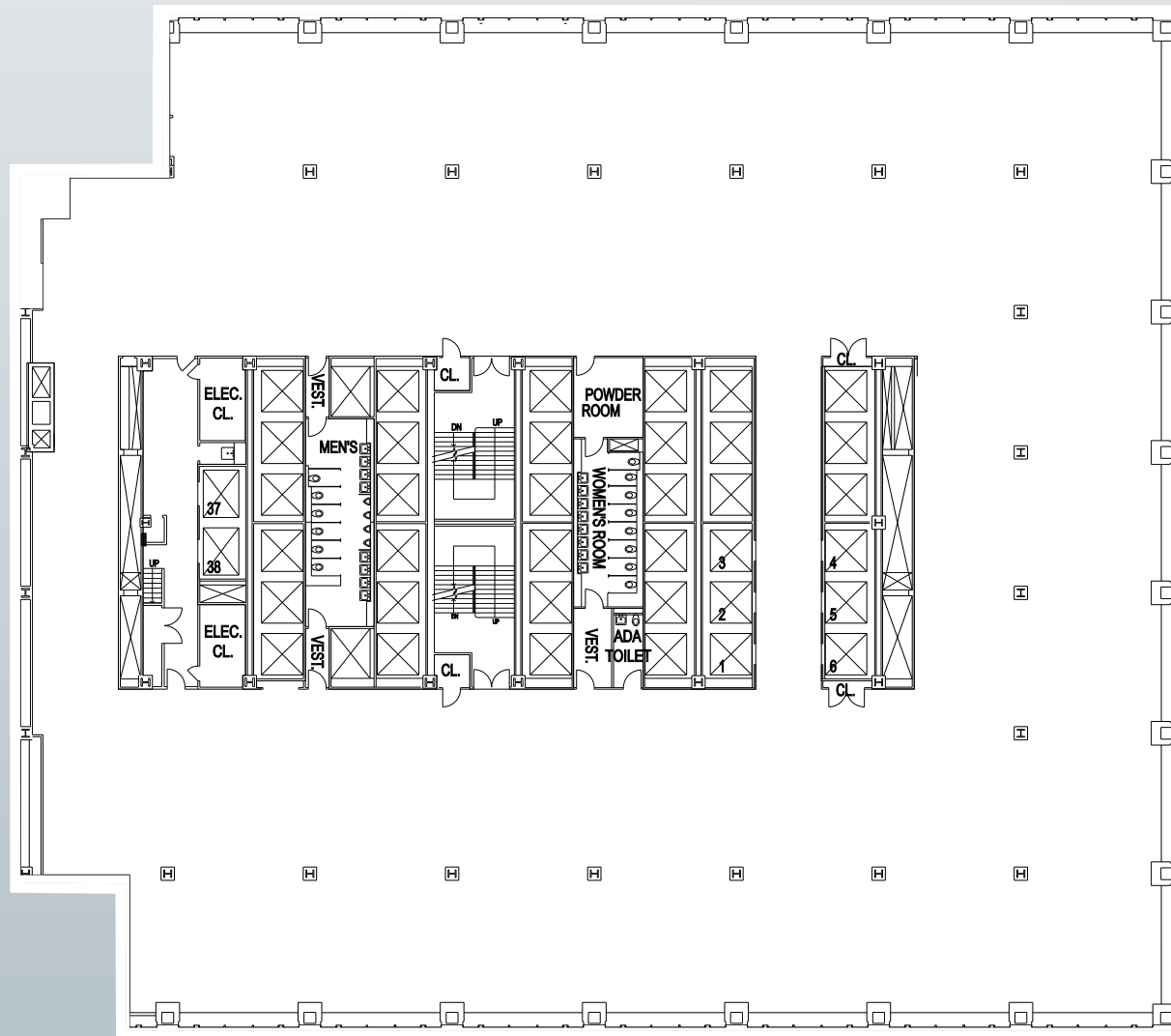
BROADWAY

50TH STREET

CORE PLAN

37,059 RSF

51ST STREET



50TH STREET

BROADWAY

5TH & 6TH FLOORS

OFFICE INTENSIVE TEST-FIT OPTIONS

5TH FLOOR | 37,059 RSF



77 Workseats

481 RSF Per Workseat

44	Offices
20	Workstations (6'-6" wide)
13	Admin Seats
72	Enclosed Collaboration Seats
18	Open Collaboration Seats
6	Phone Rooms

6TH FLOOR | 50,033 RSF



90 Workseats

556 RSF Per Workseat

54	Offices
20	Workstations (6'-6" wide)
16	Admin Seats
118	Enclosed Collaboration Seats
92	Open Collaboration Seats
2	Phone Rooms

5TH & 6TH FLOORS

OPEN OFFICE TEST-FIT OPTIONS

5TH FLOOR | 37,059 RSF

6TH FLOOR | 50,033 RSF



148 Workseats

250 RSF Per Workseat

- 4 Offices
- 144 Workstations (5'-0" wide)
- 105 Enclosed Collaboration Seats
- 94 Open Collaboration Seats
- 4 Phone Rooms



198 Workseats

253 RSF Per Workseat

- 6 Offices
- 192 Workstations (5'-0" wide)
- 119 Enclosed Collaboration Seats
- 140 Open Collaboration Seats
- 10 Phone Rooms

5TH & 6TH FLOORS

5TH FLOOR | 37,059 RSF



147 Workseats

253 RSF Per Workseat

- 13 Offices
- 134 Workstations (5'-0" wide)
- 60 Enclosed Collaboration Seats
- 106 Open Collaboration Seats
- 11 Phone Rooms

HYBRID MULTI-FLOOR TENANT

6TH FLOOR | 50,033 RSF



180 Workseats

278 RSF Per Workseat

- 24 Offices
- 156 Workstations (5'-0" wide)
- 116 Enclosed Collaboration Seats
- 11 Open Collaboration Seats
- 8 Phone Rooms