

1633

BROADWAY

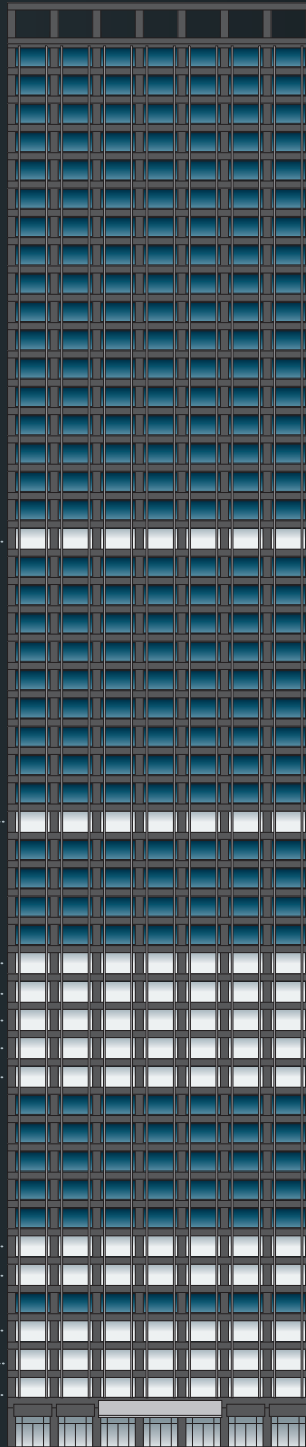
RARE FULL FLOOR &  
BLOCK AVAILABILITIES



PARAMOUNT  
GROUP

CBRE





**32<sup>ND</sup>** 52,555 RSF  
**Available 09.2024**

**22<sup>ND</sup>** 50,718 RSF  
**Available 06.2024**

**17<sup>TH</sup>** 50,706 RSF  
**16<sup>TH</sup>** 50,706 RSF  
**15<sup>TH</sup>** 50,726 RSF  
**14<sup>TH</sup>** 50,740 RSF  
**13<sup>TH</sup>** 50,703 RSF

**Total 253,581 RSF**  
**Available 02.2026**

**6<sup>TH</sup>** 50,033 RSF  
**5<sup>TH</sup>** 37,059 RSF

**Total 87,092 RSF**  
**Available Now**

**3<sup>RD</sup>** 35,881 RSF  
**2<sup>ND</sup>** 21,776 RSF  
 24' High Slab

**Total 57,657 RSF**  
**Available 12.2026**

## 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)

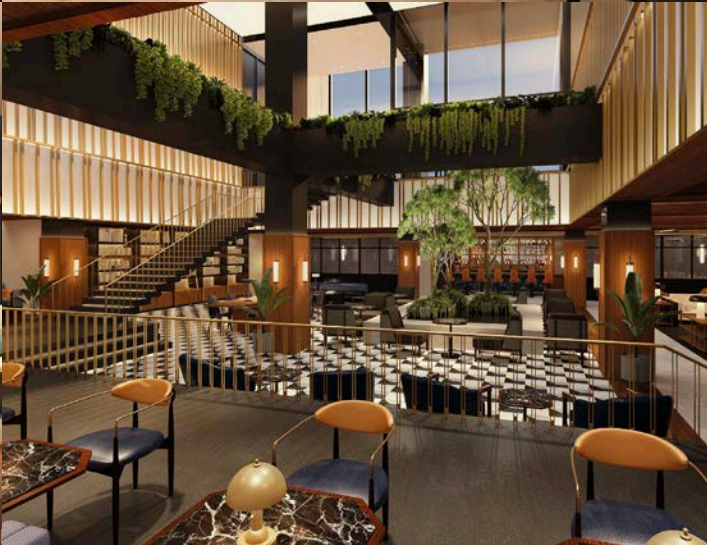
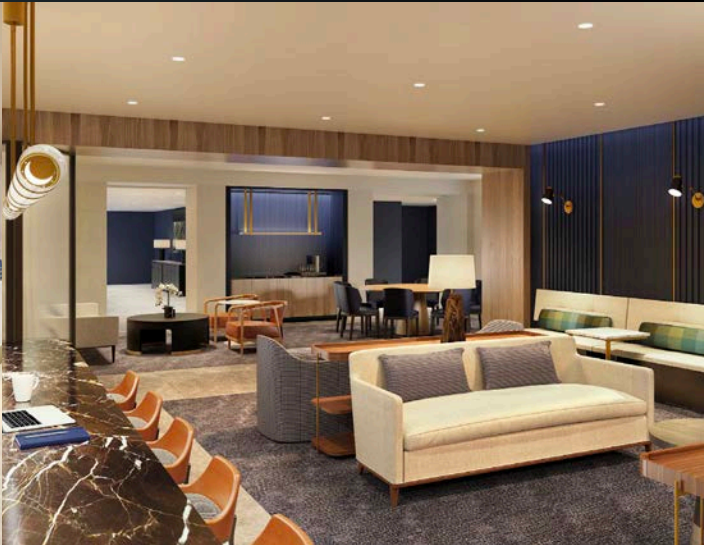
## SPACE COMMENTS

- 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

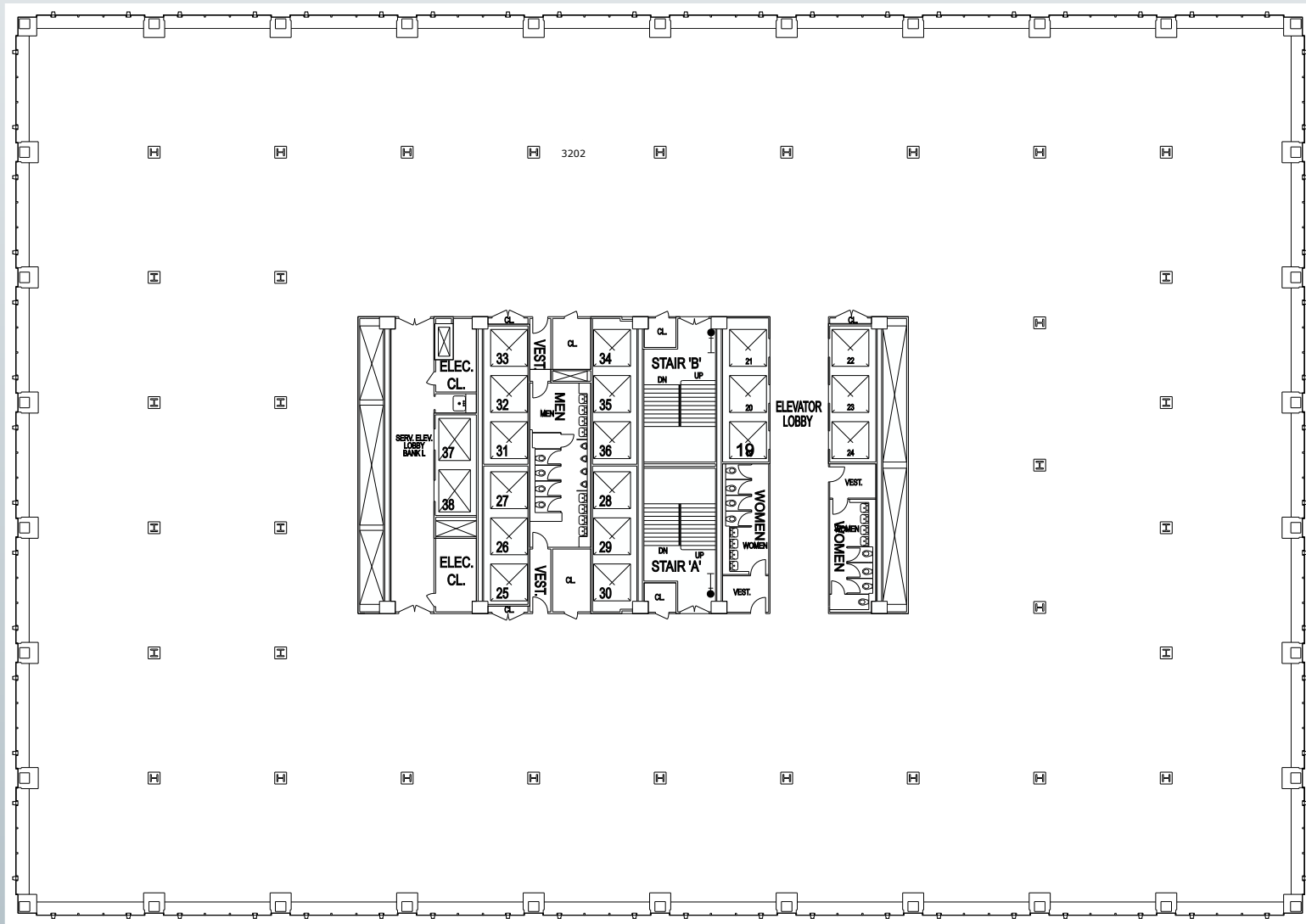


32<sup>ND</sup> FLOOR

CORE & SHELL

52,555 RSF

51ST STREET



BROADWAY

50TH STREET

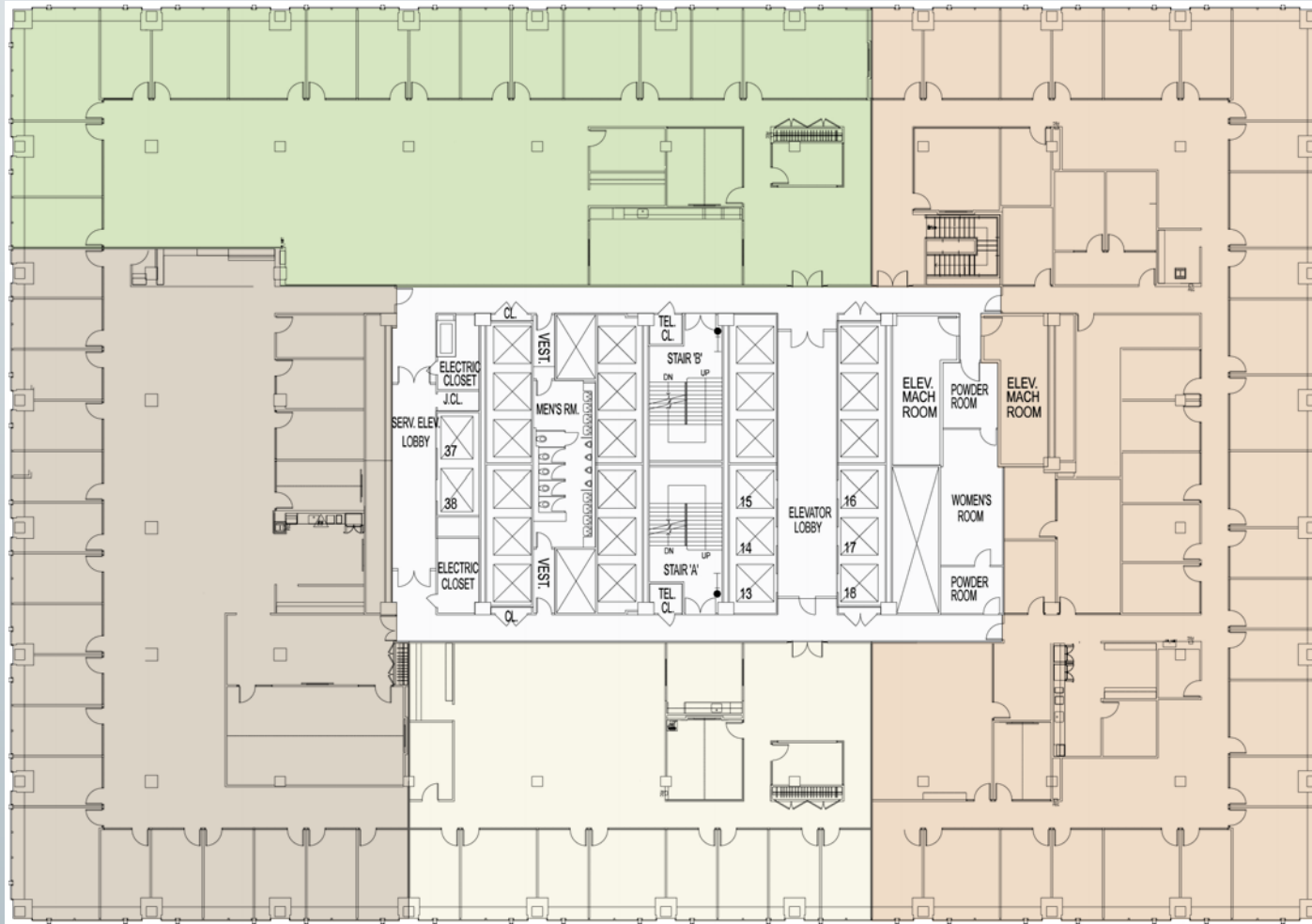
22<sup>ND</sup> FLOOR

EXISTING CONDITIONS

50,718 RSF

12,145 RSF  
SUITE A

51ST STREET



BROADWAY

13,134 RSF  
SUITE D

18,608 RSF  
SUITE B

6,831 RSF  
SUITE C

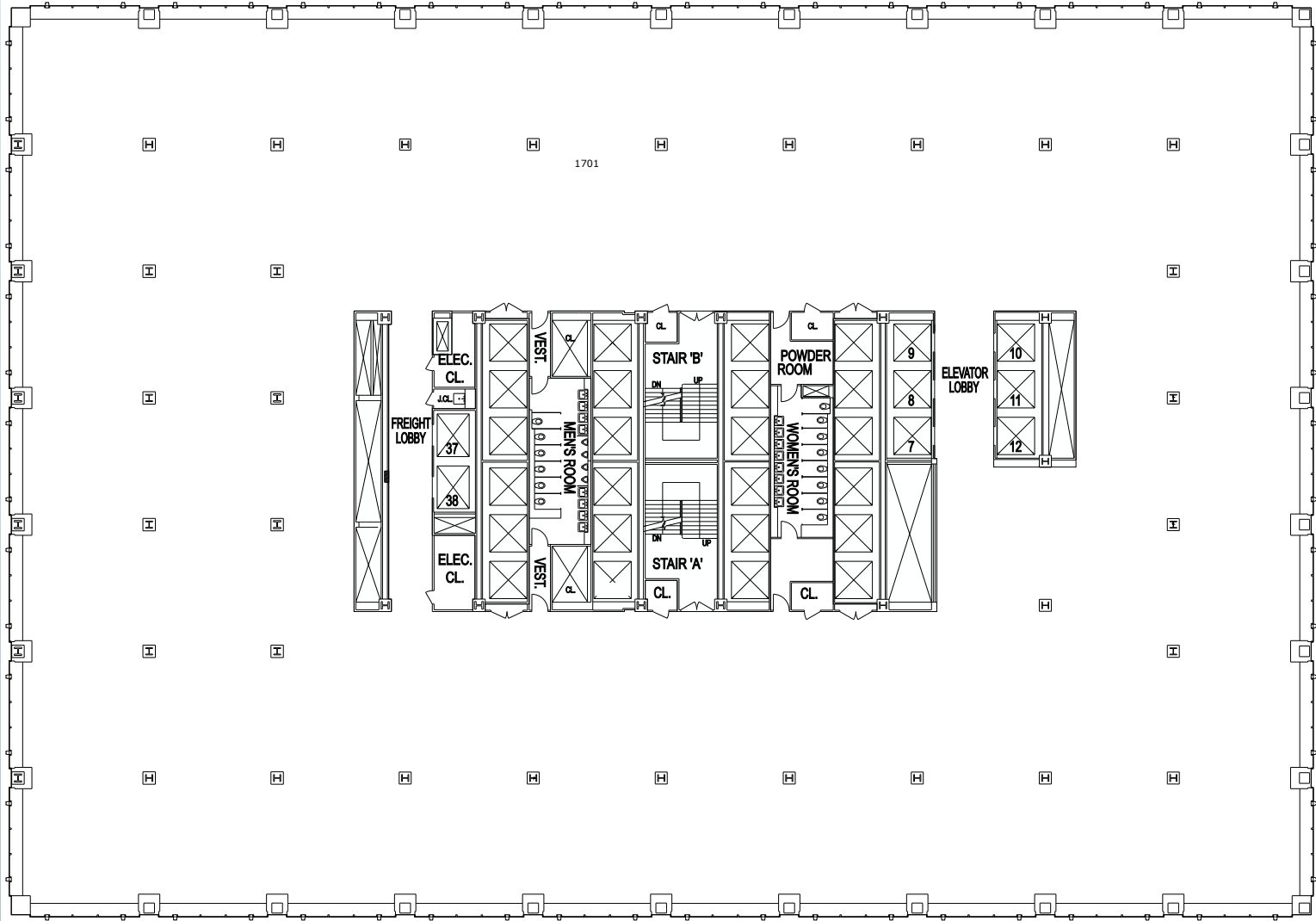
50TH STREET

13<sup>TH</sup> - 17<sup>TH</sup> FLOORS

CORE & SHELL

~50,700 RSF EACH

51ST STREET



50TH STREET

13<sup>TH</sup> - 17<sup>TH</sup> FLOORS

REPRESENTATIVE TEST-FITS

50,700 RSF

OFFICE INTENSIVE

OPEN OFFICE



120 Workseats

423 RSF Per Workseat

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

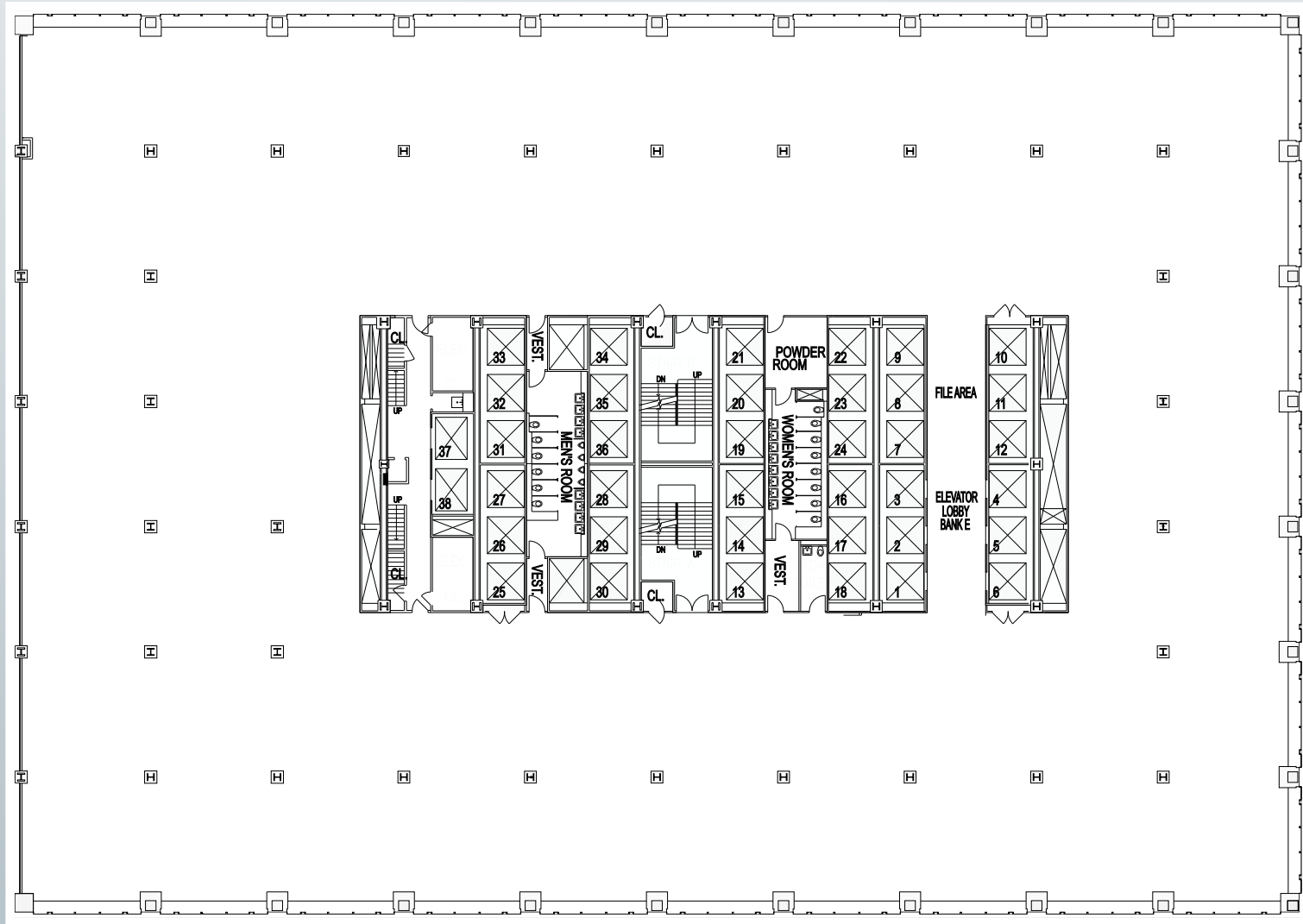
196 Workseats

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

51ST STREET



BROADWAY

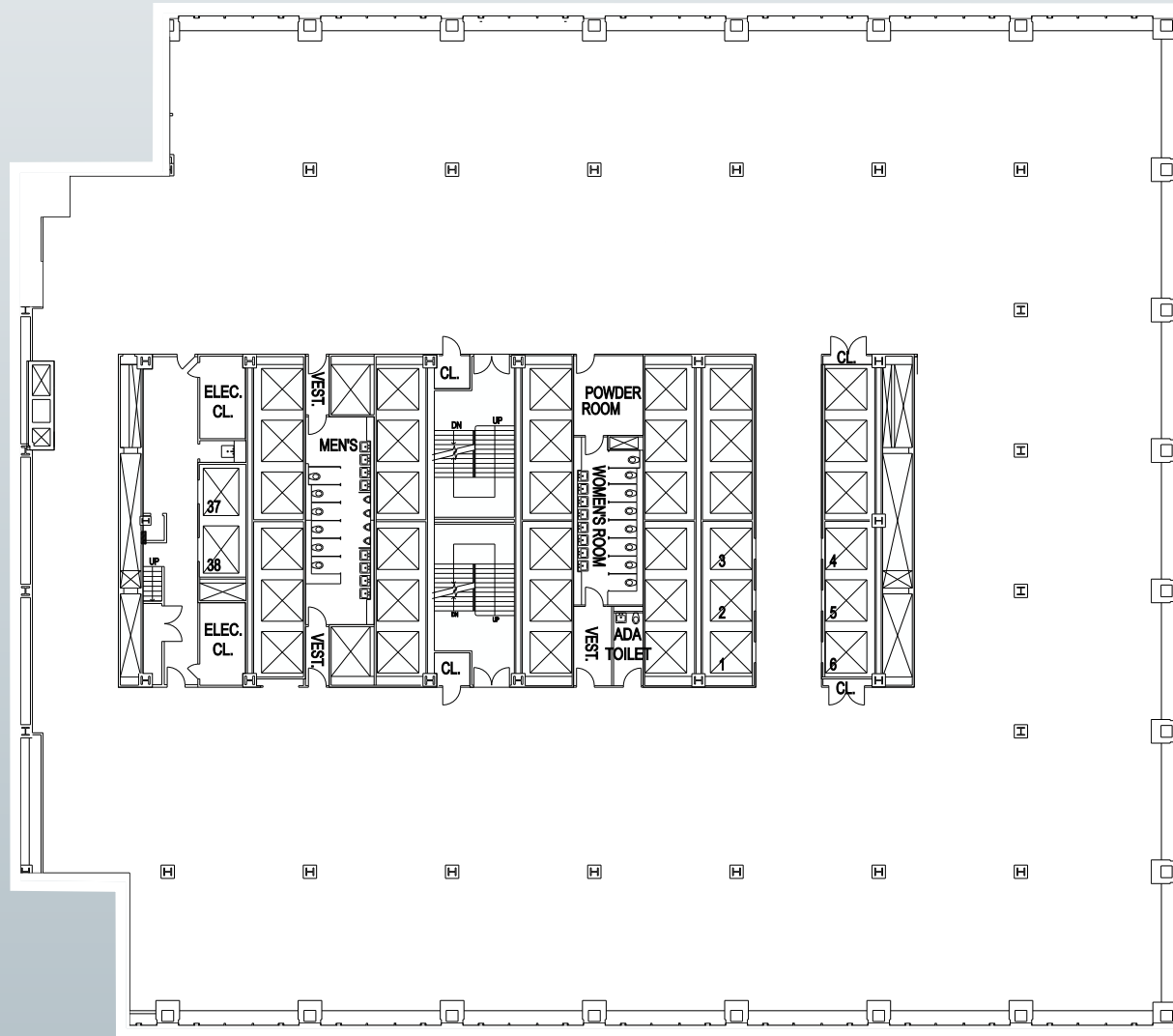
50TH STREET

5<sup>TH</sup> FLOOR

CORE PLAN

37,059 RSF

51ST STREET



50TH STREET

BROADWAY

# 5<sup>TH</sup> & 6<sup>TH</sup> FLOORS

# OFFICE INTENSIVE TEST-FIT OPTIONS

5<sup>TH</sup> FLOOR | 37,059 RSF

6<sup>TH</sup> FLOOR | 50,033 RSF



Broadway  
8<sup>th</sup> Ave.



Broadway

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

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

# 5<sup>TH</sup> & 6<sup>TH</sup> FLOORS

# OPEN OFFICE TEST-FIT OPTIONS

5<sup>TH</sup> FLOOR | 37,059 RSF

6<sup>TH</sup> FLOOR | 50,033 RSF



Broadway  
8<sup>th</sup> Ave.



Broadway

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

# 5<sup>TH</sup> & 6<sup>TH</sup> FLOORS

# HYBRID MULTI-FLOOR TENANT

5<sup>TH</sup> FLOOR | 37,059 RSF

6<sup>TH</sup> FLOOR | 50,033 RSF



147 Workseats

252 RSF Per Workseat

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

180 Workseats

278 RSF Per Workseat

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

1 6 3 3

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