



1633

BROADWAY

The building sets a new standard for workplace experiences, while the forthcoming lobby and plaza renovations will redefine your routine. 1633 offers world-renowned food, beverage and wellness options on-site and an exciting, rotating calendar of events at the perfectly appointed private club, just steps away.



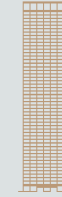


“We live and breathe
excellence in
everything we do.
This is what makes us
Paramount.”

- Albert Behler, Chief Executive Officer and President
Paramount Group



A New 1633 Broadway Experience



The reception area draws your eyes in from the street. Sunlight floods through the large glass façade, bouncing off the double-height ceilings and freshly polished floors. This lobby makes for grand arrivals, and the modern furniture invites visitors to stay a while.

Just outside is the plaza, featuring beautiful, potted greenery and tall, picturesque trees. Visitors and tenants alike can enjoy this pocket park-like respite between meetings.

Estimated Completion - Q2 2026

Building tenants experience Paramount Group's signature white-glove service and world-class hospitality, a hallmark of Paramount's entire portfolio. From the transformed plaza to the extraordinary spaces throughout the building, 1633 offers an unmatched workplace experience.





Sample Tenant Installations







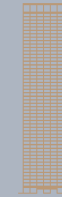


Bespoke Buildouts



Tenants can elevate their space with a custom-designed inset terrace built-out on their floor. This allows tenants to create outdoor loggias that truly reflect their style and vision, offering employees a chic outdoor area to mingle at events or host open-air meetings.

Panoramic Perspectives



Tenants of the building have access to impressive views of Manhattan from every floor. From high up in the clouds, to the famous neon lights of the streets down below, there are views to impress even the most discerning people.



Signature Hospitality

PARAMOUNT
CLUB

Ownership's commitment to offering excellent hospitality to its tenants and visitors goes beyond its front doors. Within walking distance from the tower is the Paramount Club, granting 1633 tenants automatic access to its perfectly appointed private club.

On-site F&B



World-renowned, Michelin star-recognized Chinese soup dumpling destination, Din Tai Fung, has recently opened at the 26,000-square-foot space at 1633 Broadway.



Soon to arrive at the tower is La Pecora Bianca, a vibrant Italian restaurant serving traditional dishes and regional wines.



Rosetta Bakery offers grab-and-go cafe selections in a cozy, bright lit space.

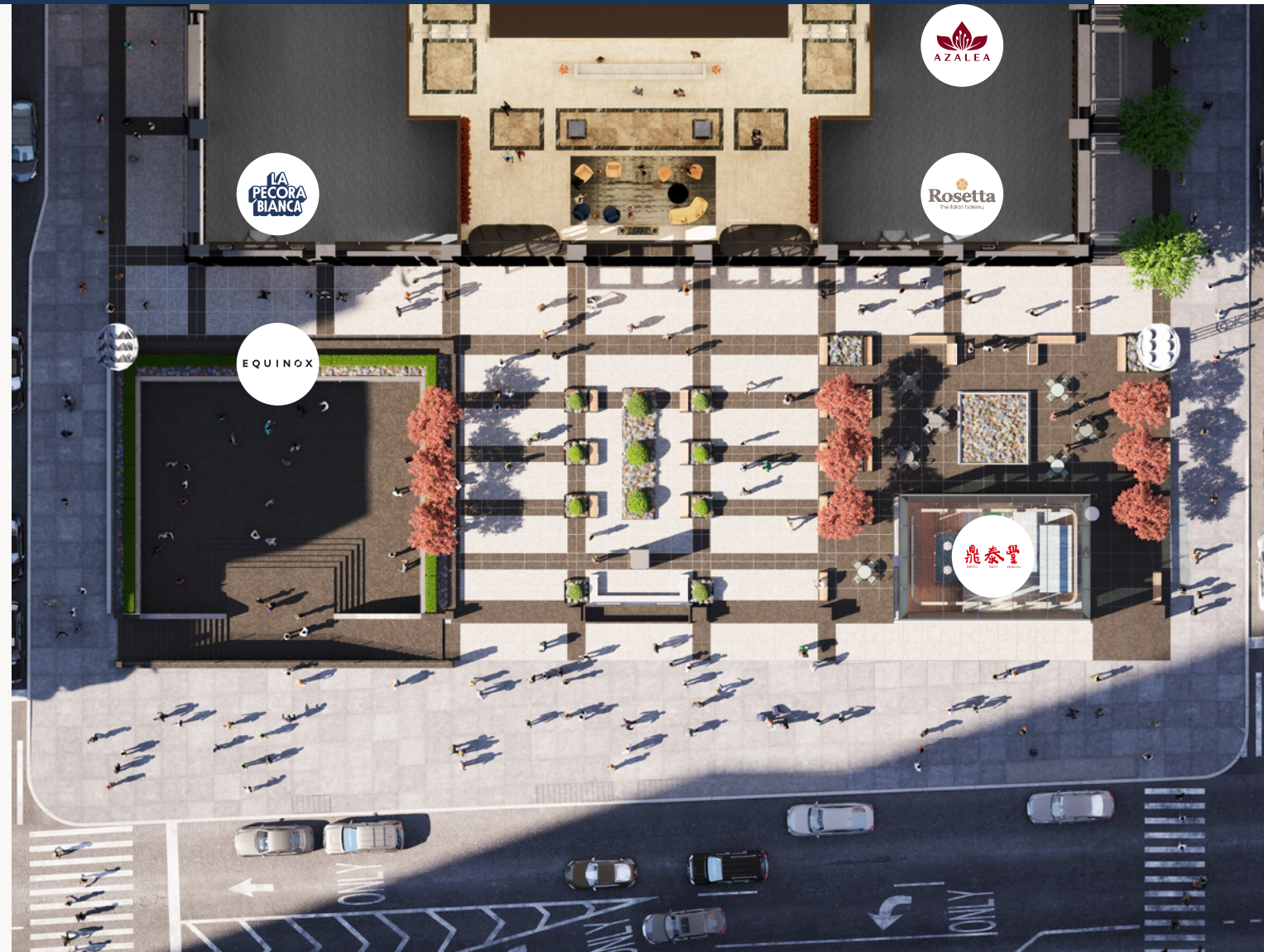


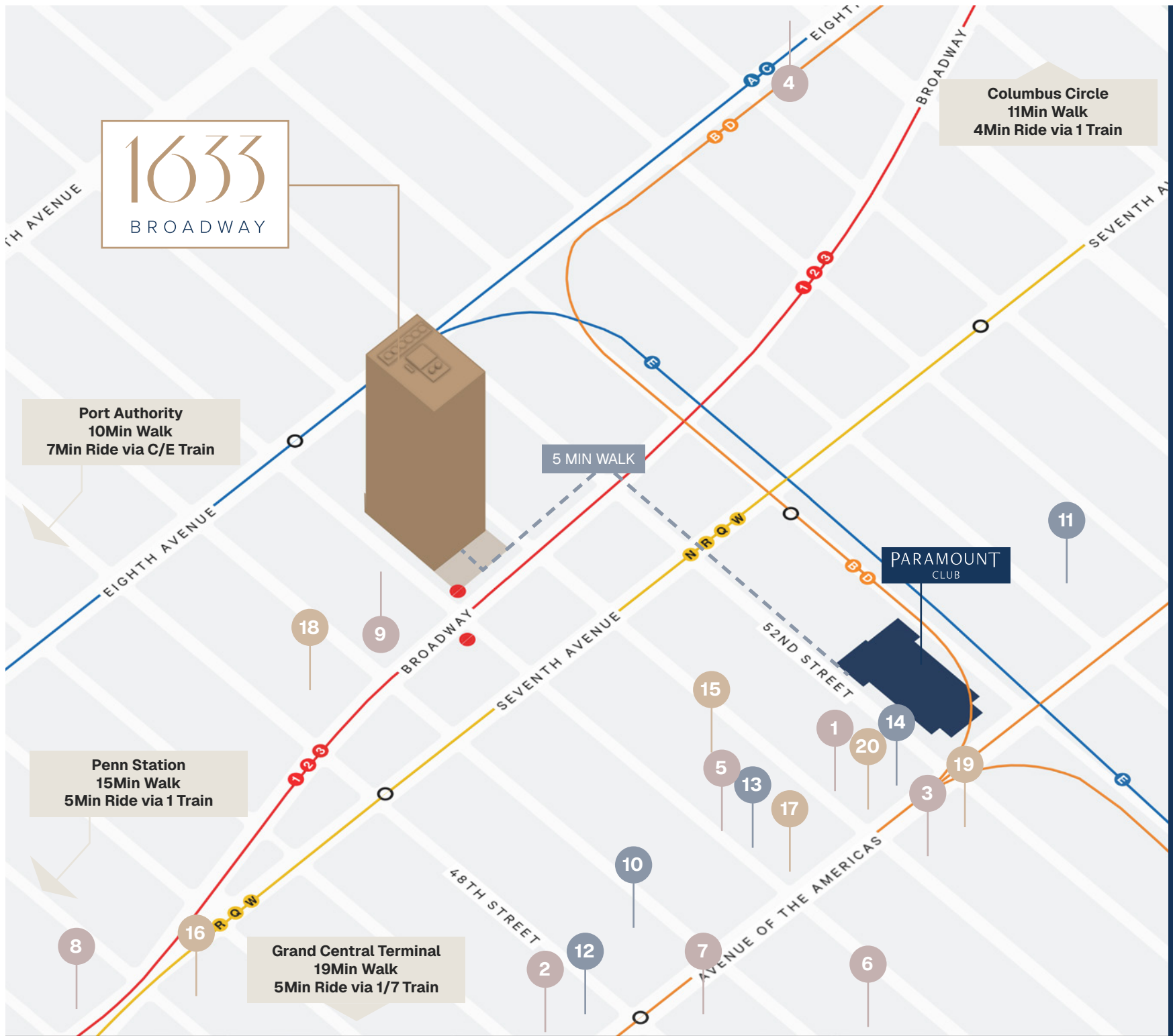
Azalea, a charming Italian-American restaurant at the tower's base, best known for lunch or pre-theatre dinner.

Wellness

EQUINOX

Tenants enjoy having an Equinox gym in the tower, where weekly class offerings span from cycling to high-intensity boxing and martial arts classes, to sculpting Pilates sessions.





Building tenants have immediate access to the 1 subway line just outside its doors. In addition, there are 14+ subway and bus lines within walking distance. This accessibility to all parts of the city makes this a desirable location for commuters.

Media & Creative

- 12 BBDO Worldwide
- 13 21st Century Fox
- 14 Hachette Book Group
- 15 Hearst Corporation
- 16 Major League Baseball
- 17 NBC Universal
- 18 Simon & Schuster
- 19 Viacom
- 20 Warner Music Group

Legal & Professional

- 10 Dentons
- 11 Fortress
- 12 King & Spalding
- 13 Latham & Watkins
- 14 Paul, Weiss LLP

Financial Services

- 15 AIG
- 16 Bank of America
- 17 Bessemer Trust
- 18 Morgan Stanley
- 19 Neuberger Berman
- 20 UBS



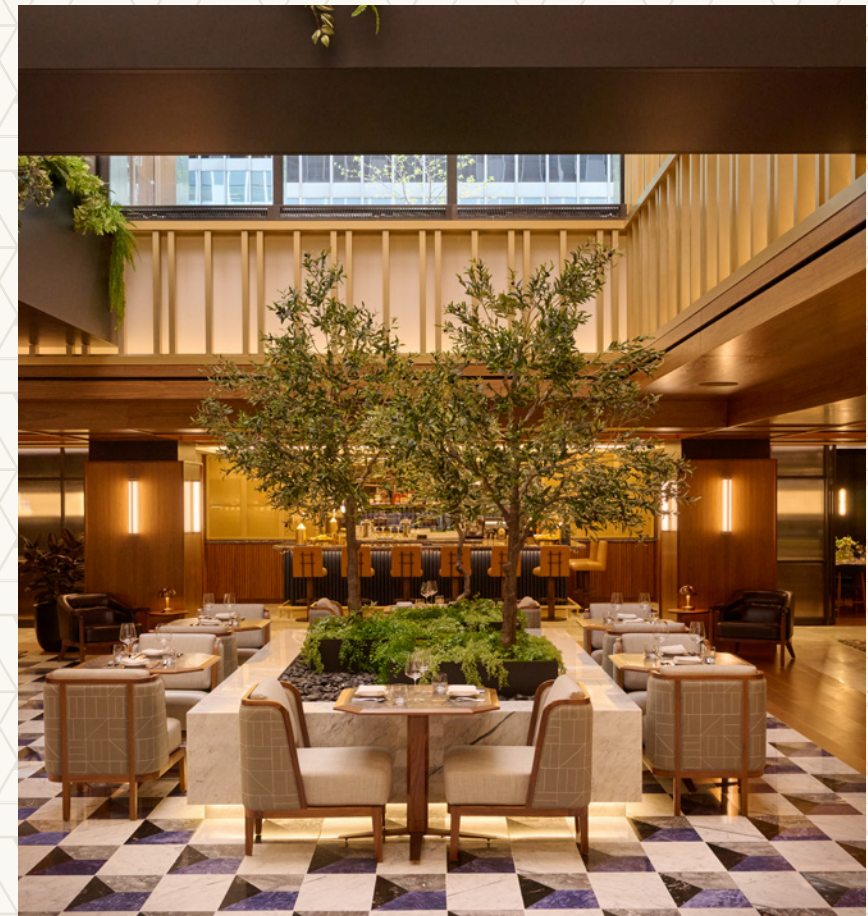
PARAMOUNT CLUB

Redefining business excellence at the center
of Midtown Manhattan.

Regal.
Refined.
Relaxed.

All tenants within the Paramount Group's NYC portfolio are automatically members of the Paramount Club, less than three blocks away. The 32,000-square-foot private club at 1301 Avenue of the Americas strikes the perfect balance of business and leisure.

A harmonious blend of work and relaxation, the private club is a collection of perfectly appointed spaces to conduct productive meetings and inspiring conversations. The careful attention to detail in its sophisticated design and space activation is a true testament to ownership's legacy as landlord to the top names in leading industries.





Tenants and visitors alike will enjoy the luxury and exclusivity of the private club. An illuminated staircase leads visitors through its sophisticated atrium that reveals a new, engaging space with every step forward.

Carefully curated tenant programming fills these spaces with events that range from speaking engagements, wellness classes, live music, pop up shopping experiences, to cocktail making, and beyond.

Private meeting and dining spaces are available to reserve for groups of all sizes.

A state-of-the-art wellness center is complete with a licensed physician on-site to address your physical therapy needs. Natural wood finishes, plush towels, and ambient lighting create the perfect mood for a good session.



ESG Initiatives

Energy

- Electricity offset by renewable energy credits
- 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

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

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

Sustainable Transportation

- Complimentary bike parking
- 15+ subway and bus lines within walking distance (0.1-0.2 miles) of the property
 - Subway: **1 A C E B D F M N Q R**
 - Bus: **M7 M20 M50 M14D** etc.

Amenities

- Daily conveniences for tenants enhanced through a mobile application that facilitates:
 - Access control
 - Visitor management
 - Event management
 - Booking reservations
 - Service requests
 - Building communications

Certifications



Recycling

- Single-stream recycling implemented where metal, glass, plastic, and paper are collected as a separate recycling stream to minimize waste sent to landfills
- Color-coordinated recycling procedure enforced to avoid contamination
- Periodic waste audits conducted to identify areas for waste diversion improvement and develop corrective action plans
- Double-barrel waste bins used by janitorial staff to ensure waste streams remain separated
- Janitorial staff trained annually to maintain recycling best practices
- Complimentary e-waste pick-up offered to tenants to ensure materials are properly recycled

Tenant Collaboration

- Best practices shared with tenants to optimize sustainability through meetings, webinars, and information exchange
- Tenants engaged on energy efficiency opportunities to reduce consumption
- Pursuit of third-party designations, including LEED Commercial Interiors and ENERGY STAR Tenant Space, encouraged within tenant spaces
- Sustainability reporting of emissions, energy, water, and waste shared to support the independent targets tenants set corporately
- Energy savings opportunities within tenant spaces identified through incentive programs and engineering studies
- Recycling improvements identified and communicated to tenants through office walk throughs and waste audits

