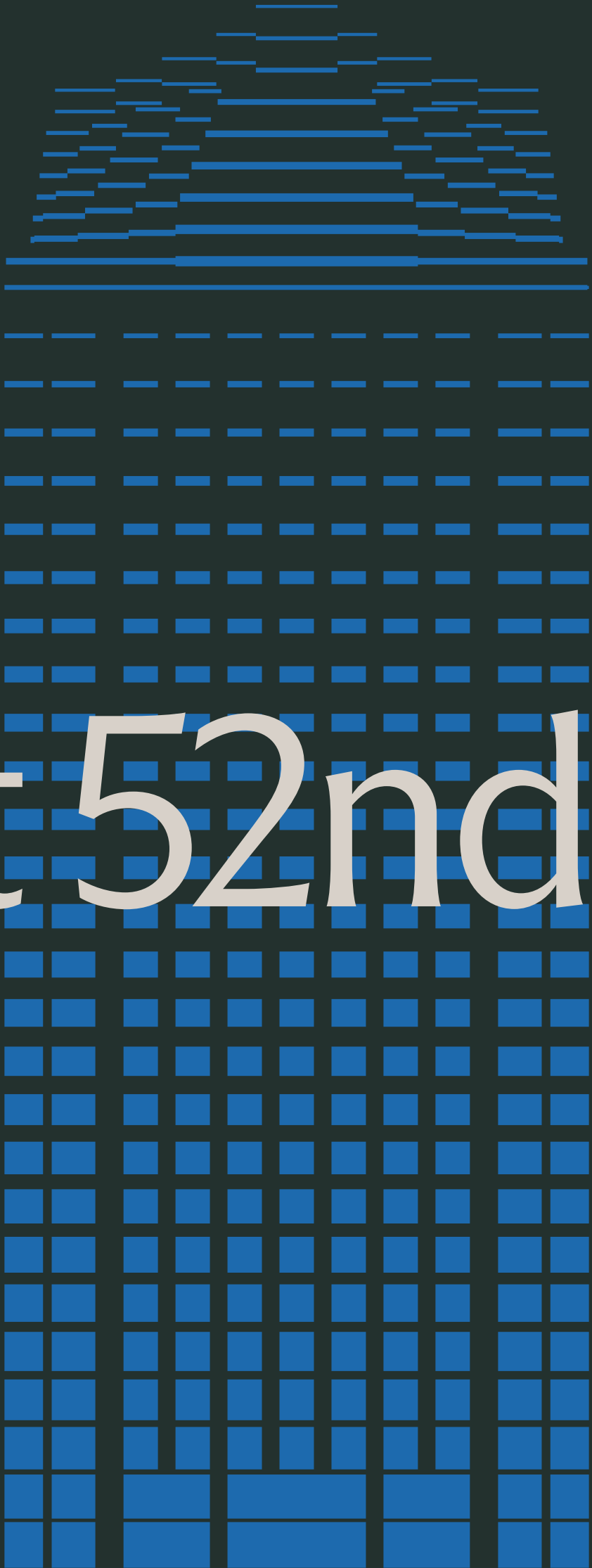


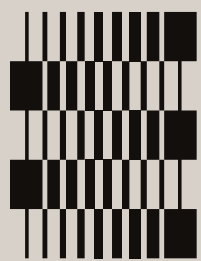
A stylized blue grid building icon, resembling a skyscraper, positioned centrally behind the text. It features a grid of squares with a slightly tapered top and a few horizontal lines at the very top.

31 West 52nd Street

ELECOR
PROPERTIES



AN ADDRESS DEFINED BY DISTINCTION

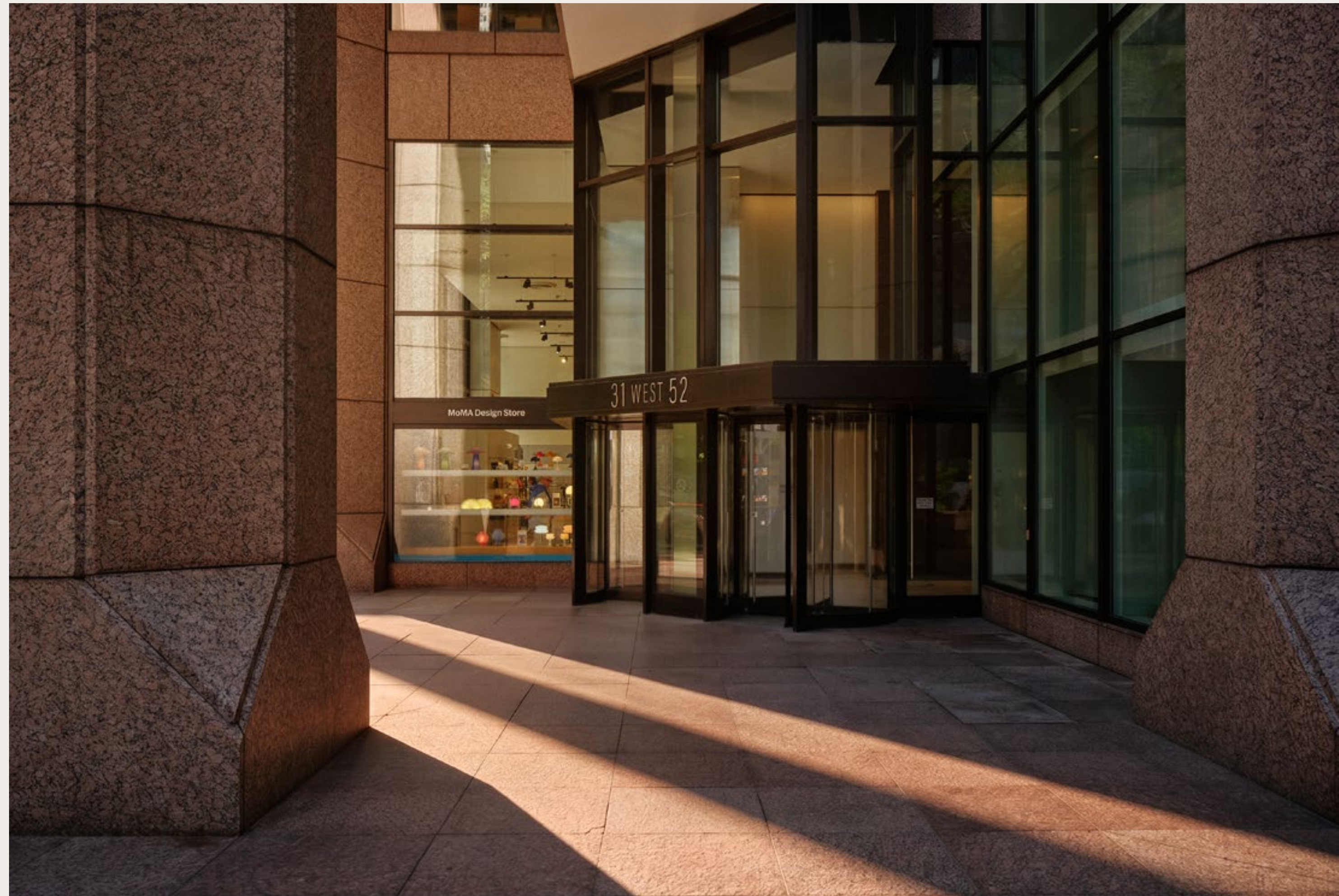


At **31 WEST 52ND STREET**, the workday comes with a better point of view. Sweeping city views, thoughtful architecture, an expansive, light-filled lobby, and seamless Midtown access create an office experience with presence.

Operated by Elecor Properties, the 29-story tower combines attentive service with everyday convenience. Tenants also enjoy exclusive access to the Aurelian, just across Sixth Avenue on 52nd Street.

A more personal Midtown.

At **31 WEST 52ND STREET**, highly efficient floorplates with minimal columns give companies more freedom to shape the way they work. New floor-to-ceiling windows and ceiling heights ranging from 12 feet 6 inches to 13 feet 6 inches bring exceptional light, openness, and flexibility to every space.





SQUARE FEET AVAILABLE

100k

HIGH CEILINGS

12'6"–13'6"

STANDARD HEIGHTS

NEW

Floor-to-ceiling
windows

PARKING GARAGE

In-building
access

SUSTAINABILITY

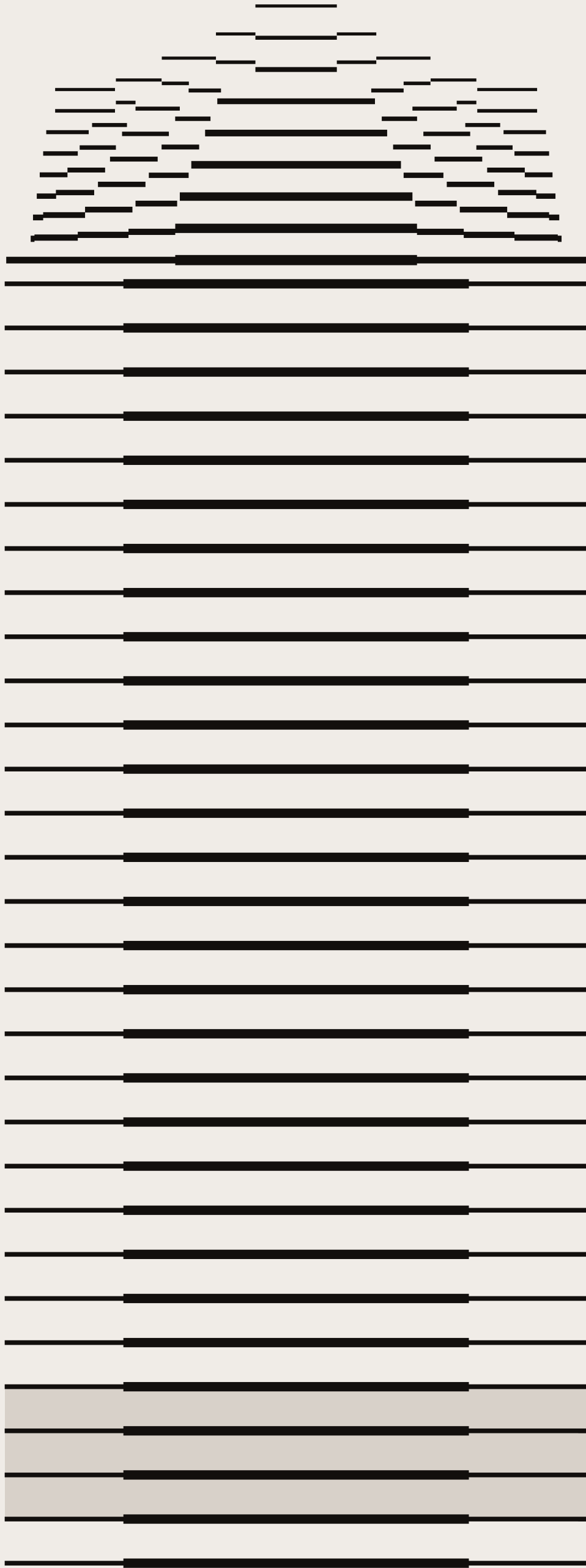


LEED Gold; Fitwel certified; enhanced
indoor environmental quality; renewable
energy procurement

Availabilities

31 WEST 52ND offers more than 100,000 square feet of leasing opportunities designed to adapt to the way companies work.

High ceilings, new floor-to-ceiling windows, direct garage access, and LEED Gold and Fitwel certification create a workplace that performs as beautifully as it looks. Surrounded by industry-leading companies, it's a setting designed to help ambitious businesses thrive.



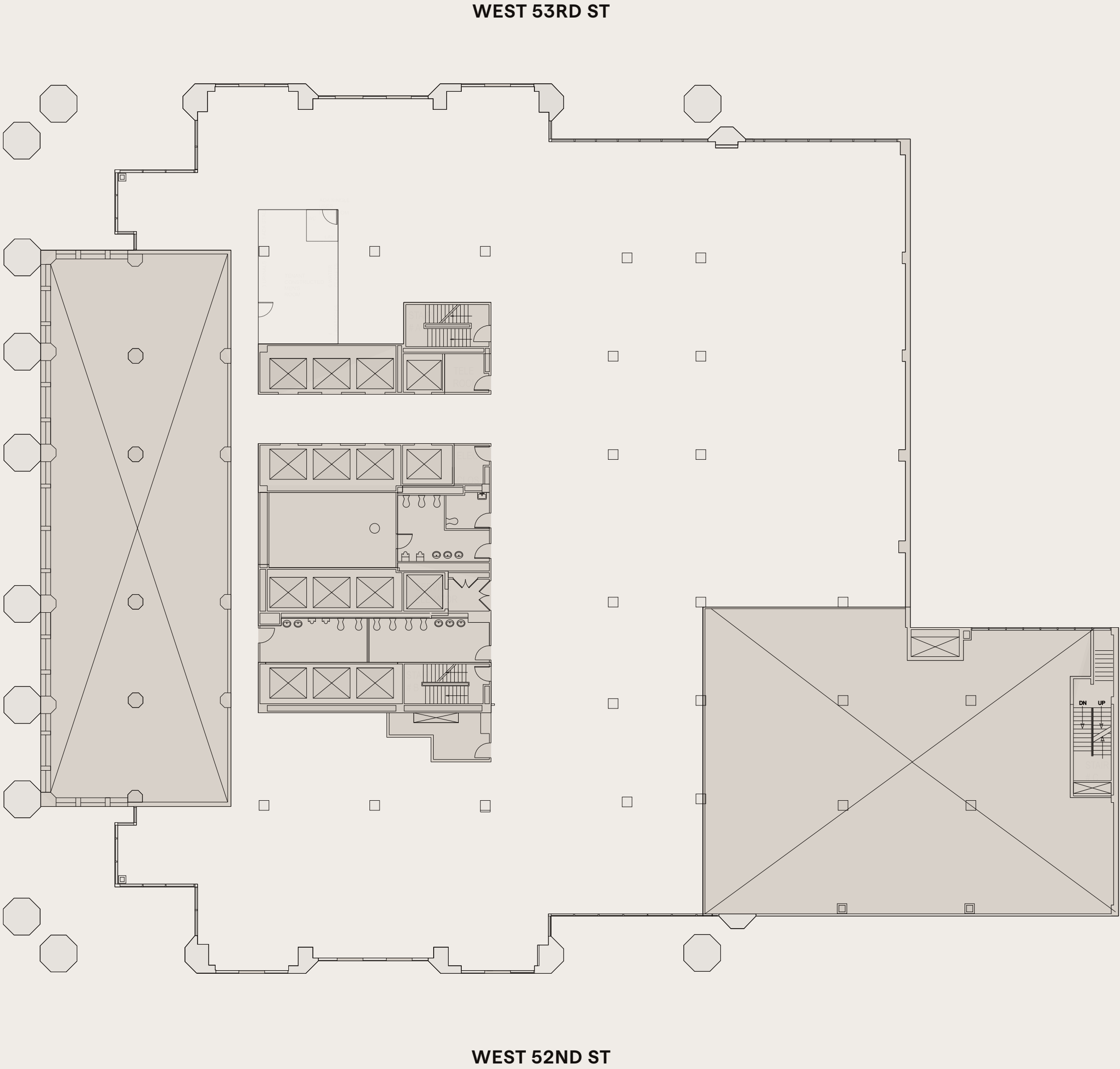
04	39,862 RSF	AVAILABLE NOW
03	39,808 RSF	AVAILABLE NOW
02	26,490 RSF	AVAILABLE NOW

FLOOR

02

APPROX. 26,000 RSF

CORE & SHELL



↑
N

TEST FIT: OFFICE INTENSIVE

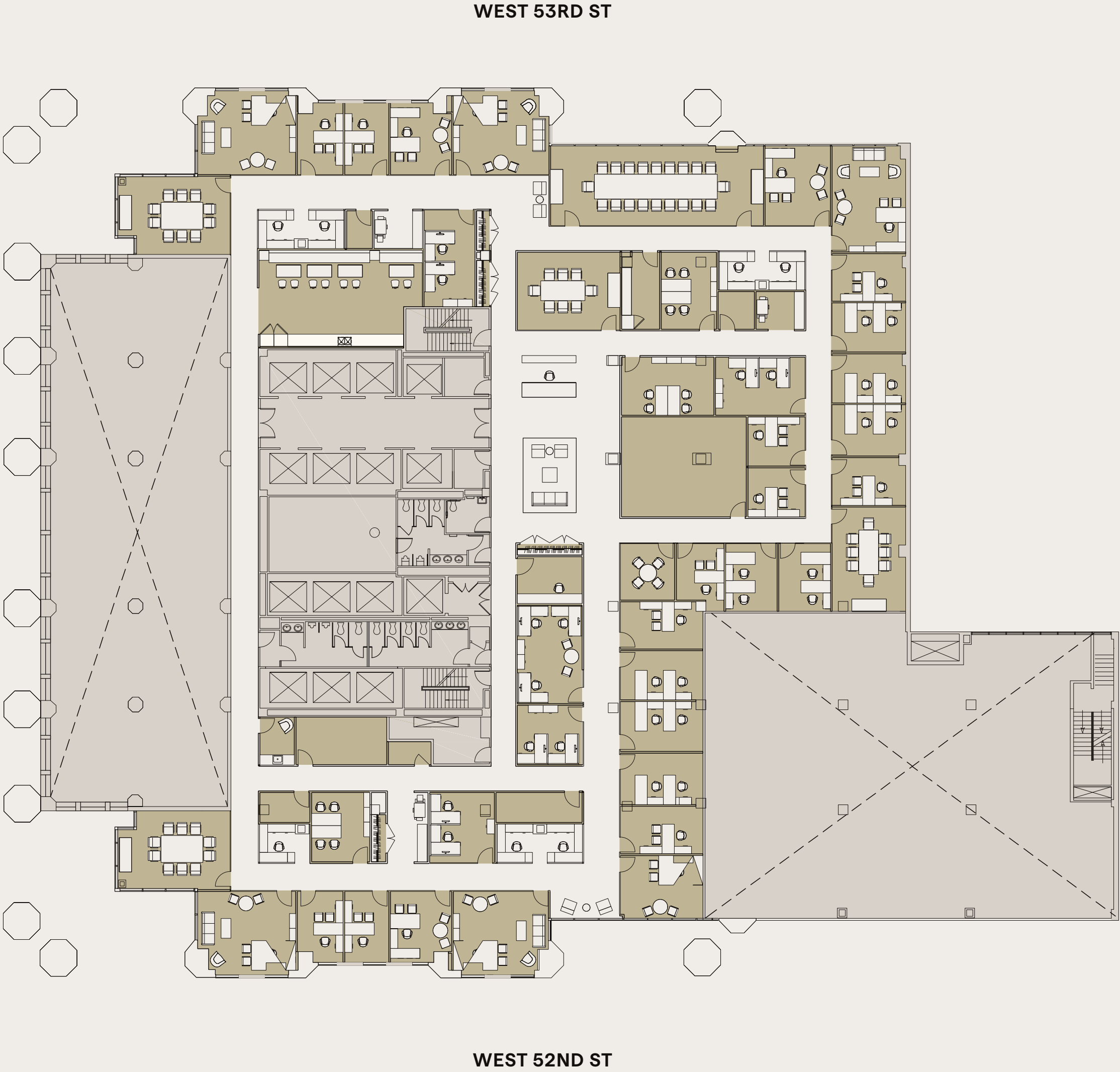
FLOOR

02

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



↑
N

FLOOR

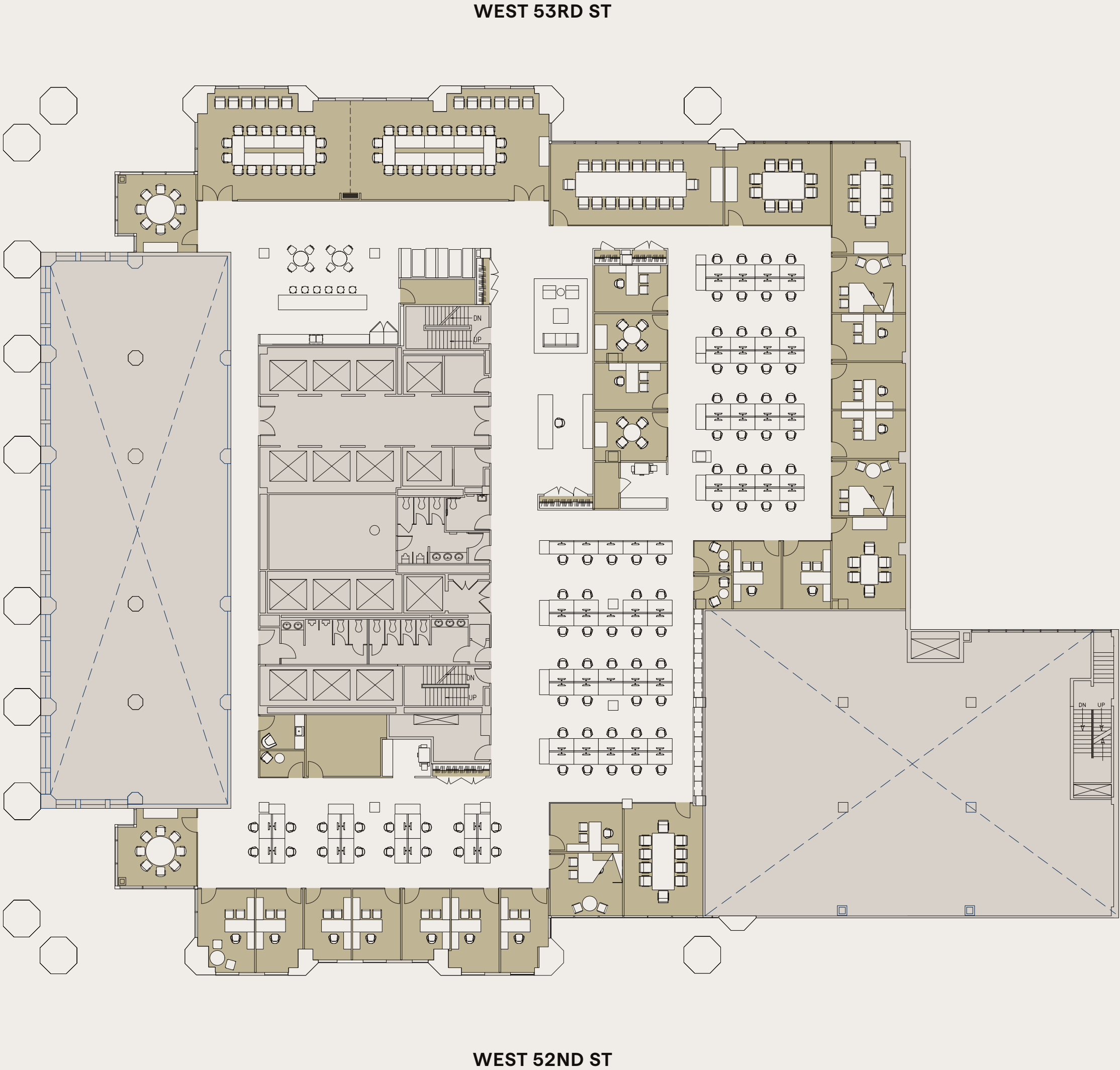
02

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

TEST FIT: OPEN OFFICE

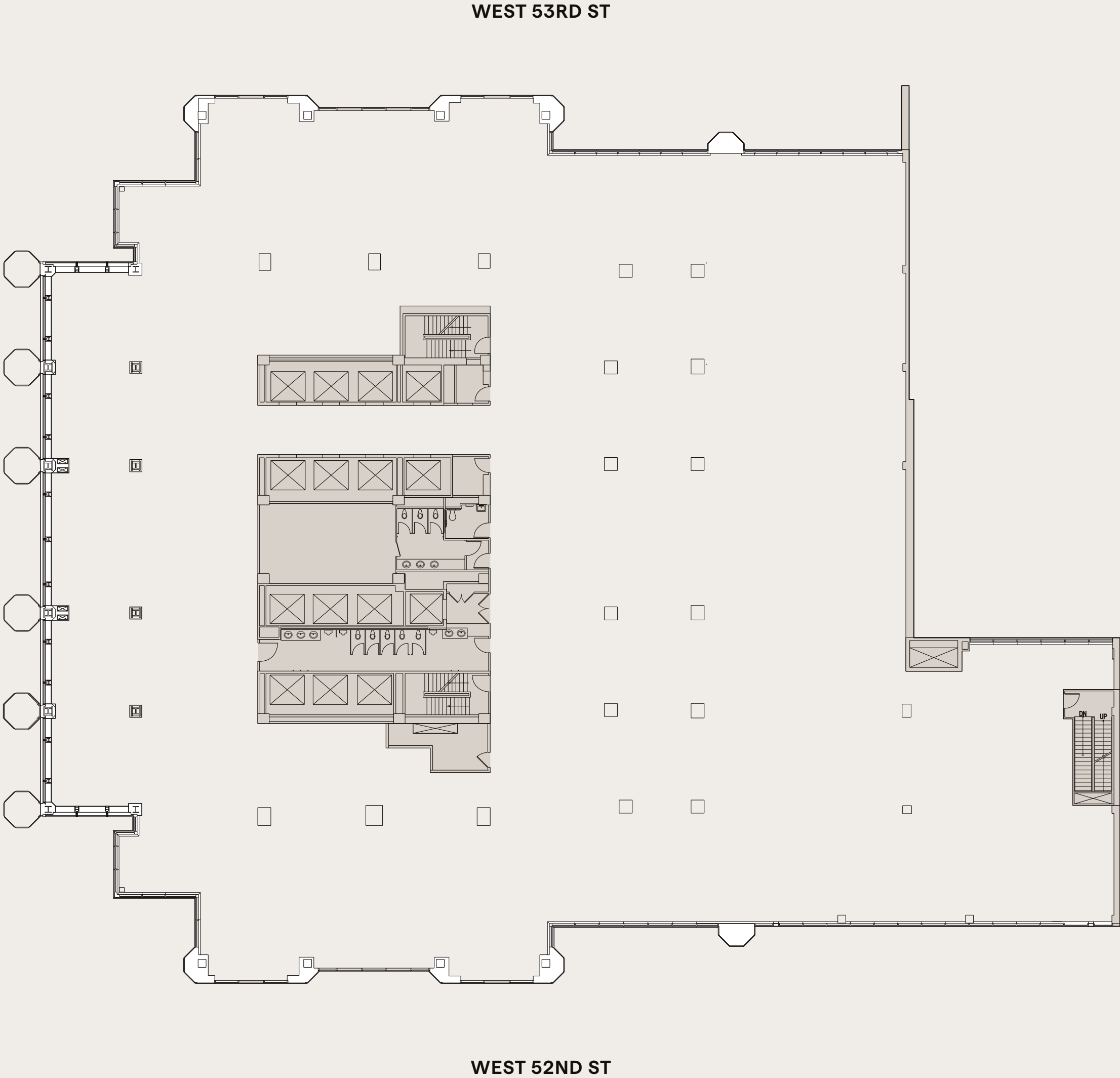


FLOOR

03 / 04

APPROX. 26,000 RSF

CORE & SHELL



FLOOR

03 / 04

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

TEST FIT: OFFICE INTENSIVE



FLOOR

03 / 04

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

TEST FIT: OPEN OFFICE











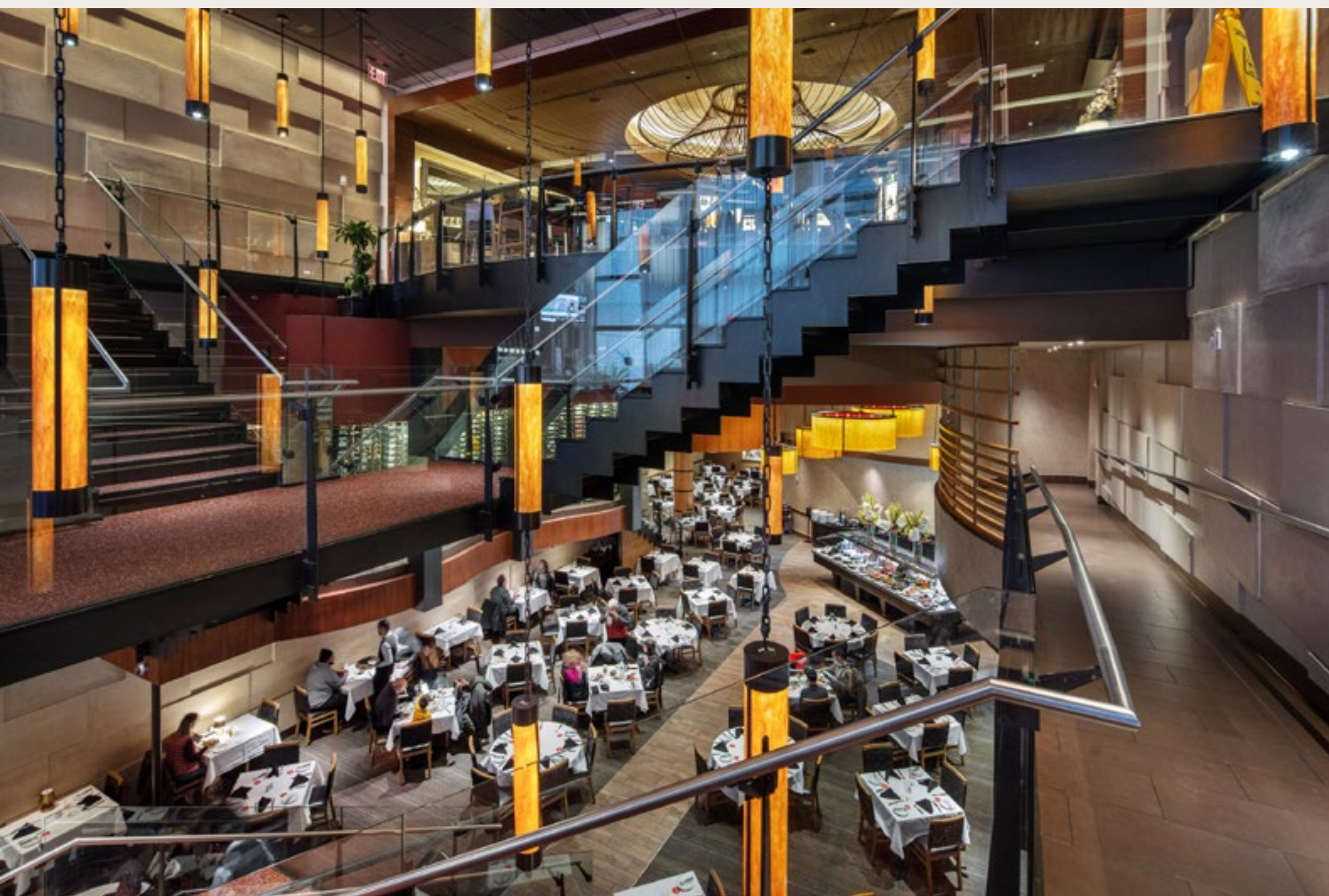




MOMA DESIGN STORE

Signature retail & dining.

31 WEST 52ND STREET puts dining and design directly into the workday, with a distinctive mix of offerings right in the building.



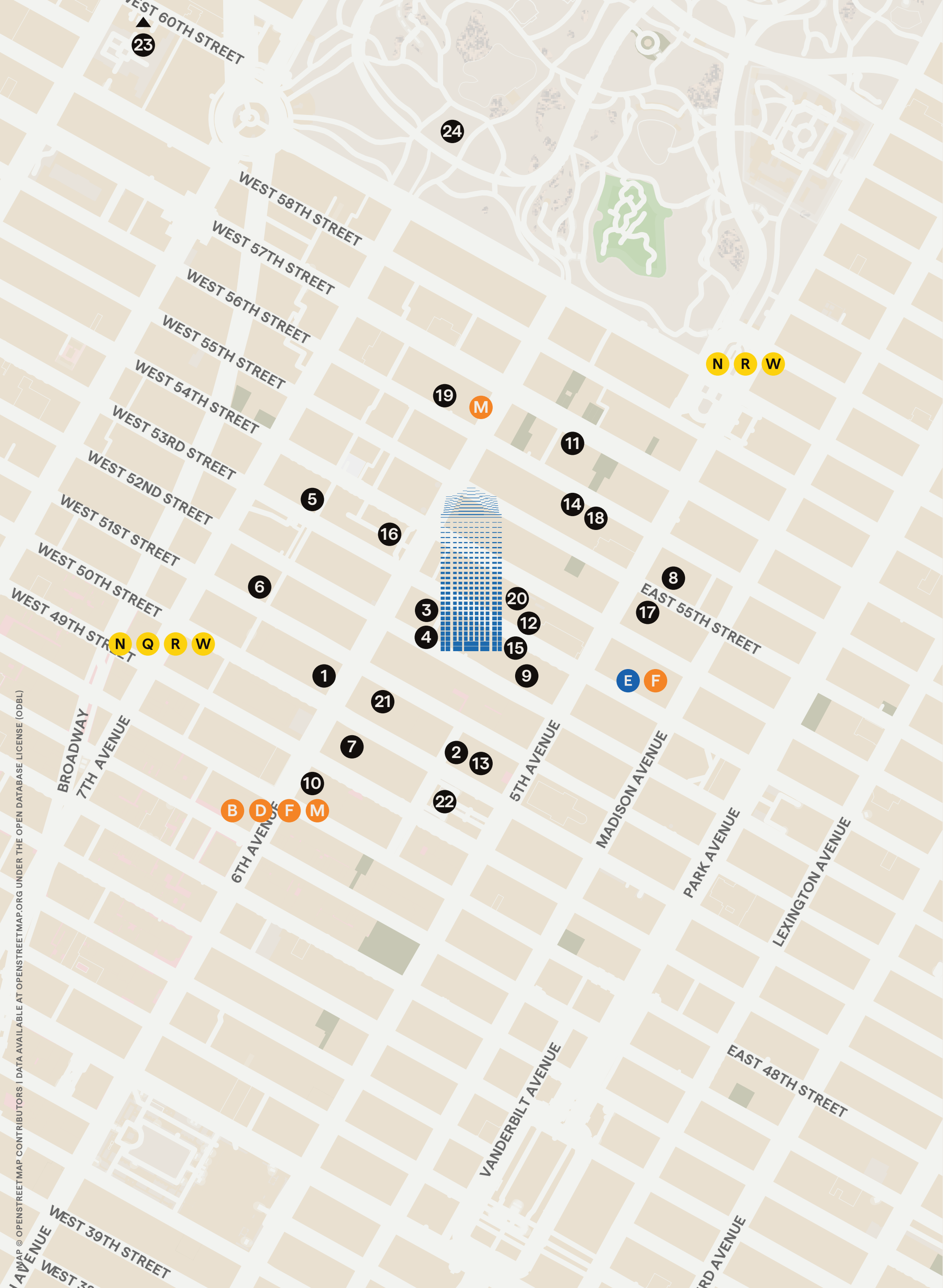
FOGO DE CHÃO

FOOD & BEVERAGE

Farmer J serves fresh, seasonal meals throughout the day, while **Fogo de Chão** offers Brazilian churrasco, a lively bar, and private dining.

RETAIL & DESIGN

MoMA Design Store features a curated collection of contemporary and classic design, from home and tabletop to technology, accessories, and gifts.



The Midtown advantage.

In the heart of Midtown’s Plaza District, **31 WEST 52ND** offers the rare balance of prestige, privacy, and convenience.

Just off Sixth Avenue, the building is surrounded by acclaimed restaurants, leading hotels, premier fitness destinations, and some of New York’s most recognizable business addresses, placing everything the workday needs just moments away.

DINING:

- 1 Avra
- 2 Le Rock
- 3 Farmer J
- 4 Fogo de Chão
- 5 La Grande Boucherie
- 6 Le Bernardin
- 7 Daily Provisions
- 8 The Polo Bar
- 9 WatchHouse Coffee
- 10 Eataly
- 11 Nobu Fifty Seven
- 12 The Modern

FITNESS:

- 13 Equinox Rockefeller

HOTELS:

- 14 Aman
- 15 Baccarat
- 16 Hilton Hotel
- 17 The St. Regis New York
- 18 The Whitby
- 19 Thompson Central Park

CULTURE:

- 20 MoMA
- 21 Radio City Music Hall
- 22 Rockefeller Center
- 23 Lincoln Center
- 24 Central Park

THE AURELIAN

WORK.
HOST.
RECHARGE.

Elecor Properties NYC tenants have access to The Aurelian, a 5 minute walk from 1633 Broadway. The 32,000-square-foot private club at 1301 Avenue of the Americas brings business and hospitality together through meeting spaces, dining, wellness, programming, and service. It gives tenants a more considered setting for productive meetings, client conversations, private events, and time between the demands of the day.

The Aurelian offers members and guests a more private way to meet, host, restore, and gather.

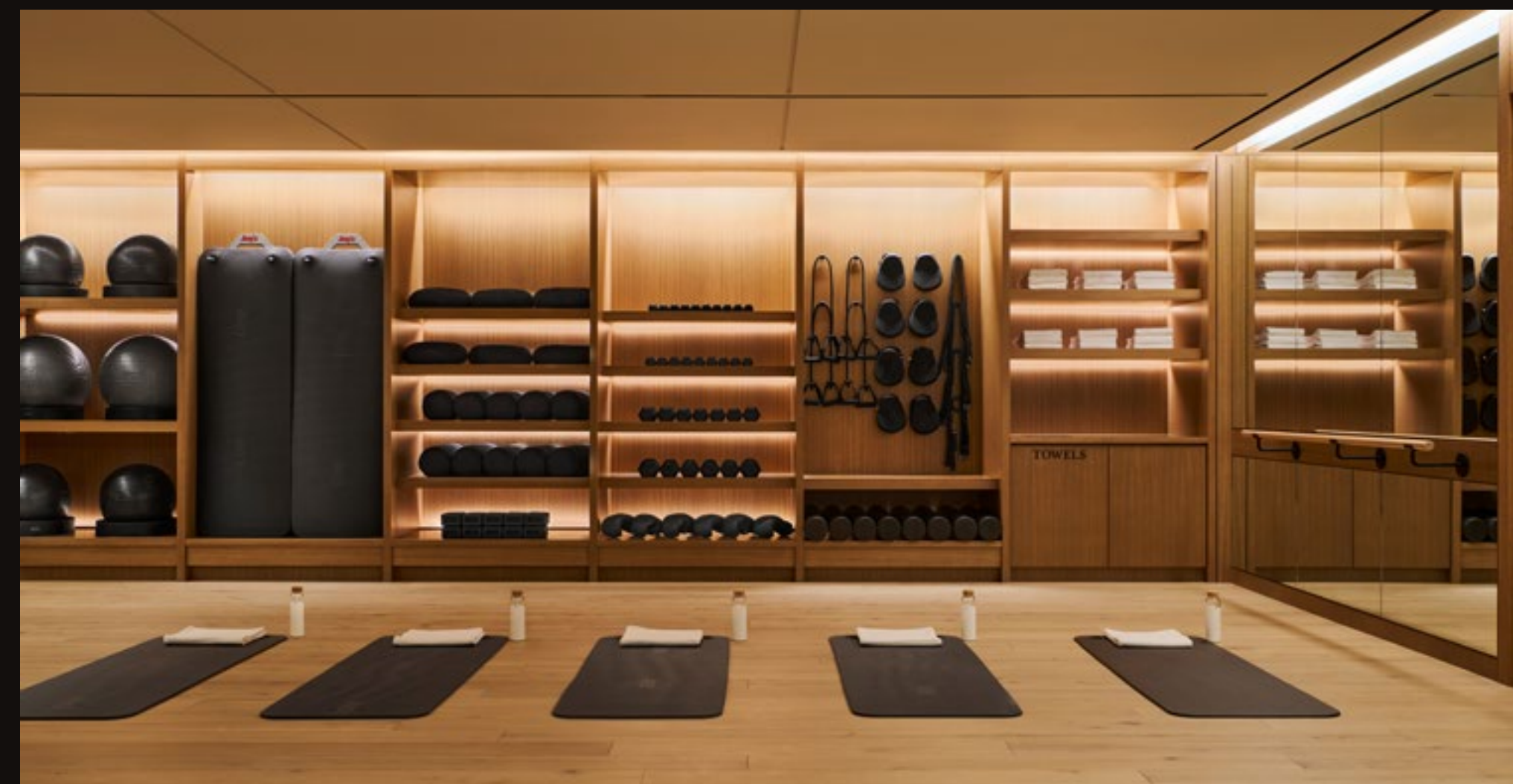
An illuminated stair opens into a sophisticated atrium, with new spaces unfolding throughout the club. Programming includes talks, wellness classes, live music, pop-up shopping, cocktail making, and more.

Private meeting and dining rooms are available for groups of all sizes, while the wellness center offers on-site physical therapy support in a setting shaped by natural wood, plush towels, and ambient light.









CERTIFICATIONS

U.S. Green Building Council,
Fitwel, NextGen Certified Building,
Energy Star

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 Elecor
Properties 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



31 West 52nd

BUILDING SPECIFICATIONS

OWNER & MANAGING AGENT

Owner: 40 West 53rd Associates Limited Partnership

Managing Agent: Elecor Properties

Year Completed: 1987

Gross Building Area: 748,411 RSF

ORIGINAL DESIGN & CONSTRUCTION

Architect: Kevin Roche, John Dinkeloo & Associates

Mechanical Engineer: Cosentini Associates

Structural Engineer: Irwin Cantor Structural

General Contractor: Turner Construction

CONSTRUCTION DETAILS

Number of Floors: 31

Foundation: Continuous monolithic slab poured on reinforced concrete footings.

Frame: Steel columns, beam

Deck: Q-deck and concrete floor

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.

Setback 5th floor consists of 4-ply Hot Asphalt Membrane system.

Exterior Finish: The facade is finished with granite stone, anodized aluminum, and glass. Dual paned ⅛” heat strengthened and ¼” tempered floor-to-ceiling windows.

Design Loads: Live Loads

Offices: 50 lbs/sq. Ft.

Mechanical: 100 lbs/sq. ft.

Lobby: The lobby consists of white Gioia marble flooring, brown Kevazingo wooden walls, and a slatted ceiling with new LED lighting.

Elevator Finishes: Cab walls are polar white back painted glass with satin finished cladded bases.

Ceiling Height:

Floor Approx. Height (Slab-to-Slab)

First: 41 ft. 7 in.

Standard: 13 ft. 0 in. (5-28) ; 13 ft. 6 in. (2&3)

Mechanical: 12 ft. 8 in. (mezz.) ; 14 ft. 3 in. (29) ; 21 ft. 6 in. (30th fl.)

Mullion Spacing: Typically 4 ft.

Column Spacing: Floor plates have 3 interior columns on N and S 22 ft. apart, exterior columns generally every 21 ft. - 30 ft.

HVAC SYSTEM

A) HVAC - ③ Carrier electric centrifugal chillers with new Rockwell LF2 VFD’s. Fully integrated remote sub-metering, real-time IAQ monitoring, ActivePure air scrubbers treat all common areas, air handlers equipped with DDC controls & energy valves for precise pressure independent hydronic control.

B) Heating of office space is provided by a central hot water perimeter radiation system. The interior portion is heated and cooled by V.A.V. system perimeter CA V boxes have overhead heating coils.

Supplementary condenser water is available for tenant use provided by a separate supplemental cooling tower.

Design Criteria:

Cooling: Interior Space Conditions

76 ° F+/- 2 ° Dry Bulb 50% Relative Humidity

Cooling: Outdoor Air Condition

Less than 92 °F Dry Bulb or 76 ° F Wet Bulb

Heating: Interior Space Conditions

72 °F +/- 2 ° Dry Bulb

Heating: Outdoor Air Condition

Greater than 5 °F

Equipment Rooms: Main mechanical systems are located on the Mezzanine, 30th floors and roof.

Standard Hours of HVAC Operation: Monday – Friday: 8:00 am to 6:00 pm

ELECTRICITY

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.

Method of Measuring Tenant Consumption: Direct or by sub-meter.

Electric Closets: One electric closet per floor. Poke through under floor system in place.

Power: Standard office floors, up to 6 watts per usable square foot.

PASSENGER ELEVATORS

Manufacturer:

- High-rise: OTIS Skyrise machines with OTIS B2 controllers
 - Low-rise: Torin machines with OTIS GCS controllers
- OTIS Compass Destination Dispatch with security integration

Number of Elevators: 14

CARS	FLOORS SERVED
Bank A - 6 cars	Lobby, 2-17
Bank A - 2 cars	Lobby, 2-5
Bank B - 5 cars	Lobby, 17-29
Bank B - 1 car B	Lobby, 17-29
Elevator Capacity: 3,500 lbs	
Elevator Speed:	
Bank A: 500 FPM	Bank B: 700 FPM

SERVICE ELEVATORS

Number of Elevators: 4

CARS	FLOORS SERVED
Bank S - 1 Freight	B-29
Bank LD - 1 Freight CBS	B-Loading Dock
Bank L - 1 Garage	B-Lobby
Bank C - 1 Museum Condo	L2, L1, 1, 2
Elevator Capacity:	
4,000lbs Freight (Bank S)	4,500lbs Museum Condo
3,000lbs Garage (Bank L)	(Bank C)
4,000lbs CBS (Bank LD)	
Elevator Speed:	
Bank S 400 FPM	Bank L & C 125 FPM
Bank LD 100 FPM	

OTHER SYSTEMS & FACILITIES

Fire Protection: The building is fully sprinkled with fully compliant addressable notifier 3030 Class “E” System, with smoke purge system for tenant floors.

Building Emergency Power: Provided to life safety systems. All vital building and life safety systems are backed up by a diesel-powered emergency electrical generator located on the Mezzanine Floor. Size 350 kw.

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.

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.

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.

Loading Deck: Entrance is on 52nd Street. Complete loading dock facilities with three bays (one of which is shared) and one hydraulic lift.

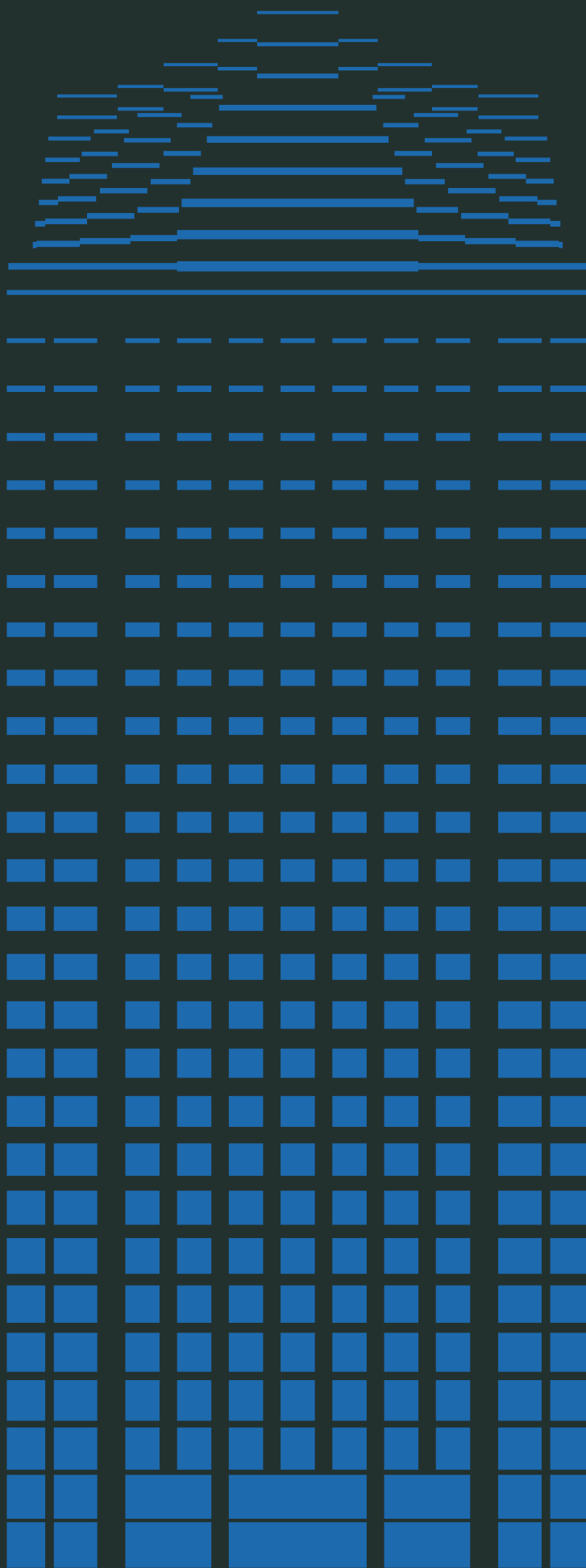
Parking: 120 underground parking spaces for public use.

TECHNOLOGY

Internet Service Providers: Cognet Communications Inc., Crown Communications Inc., Lumen, Pilot Fiber NY LLC, Zayo Group LLC.

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.

Mobile Access: Apple Wallet enabled, Bluetooth, and NFC.



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