



# ONE PARK AVENUE





# ONE LOCATION

Spanning an entire block front  
on Park Avenue between  
32nd Street and 33rd Streets

**SQUARE FOOTAGE**  
52,294 RSF Available

**SPACE AVAILABLE**  
Floors 19-20 + P. Mezzanine

**EXCLUSIVE OUTDOOR SPACE**  
Wraparound terrace on 19+20





LUNCH HANGOUTS

- 1. Almond
- 2. Hillstone
- 3. Eataly
- 4. KazuNori
- 5. Sushi SEN-NIN
- 6. Tarallucci e Vino
- 7. Mendy's NYC
- 8. Franchia Vegan Café

GRAB & GO

- 9. Chipotle Mexican Grill
- 10. Fresh & Co.
- 11. Guy & Gallard
- 12. Europa Cafe
- 13. Rose Bakery
- 14. Green Leaf Deli
- 15. Pret A Manger
- 16. Gregorys Coffee
- 17. Shake Shack
- 18. Bareburger

DEAL CLOSING DINNER

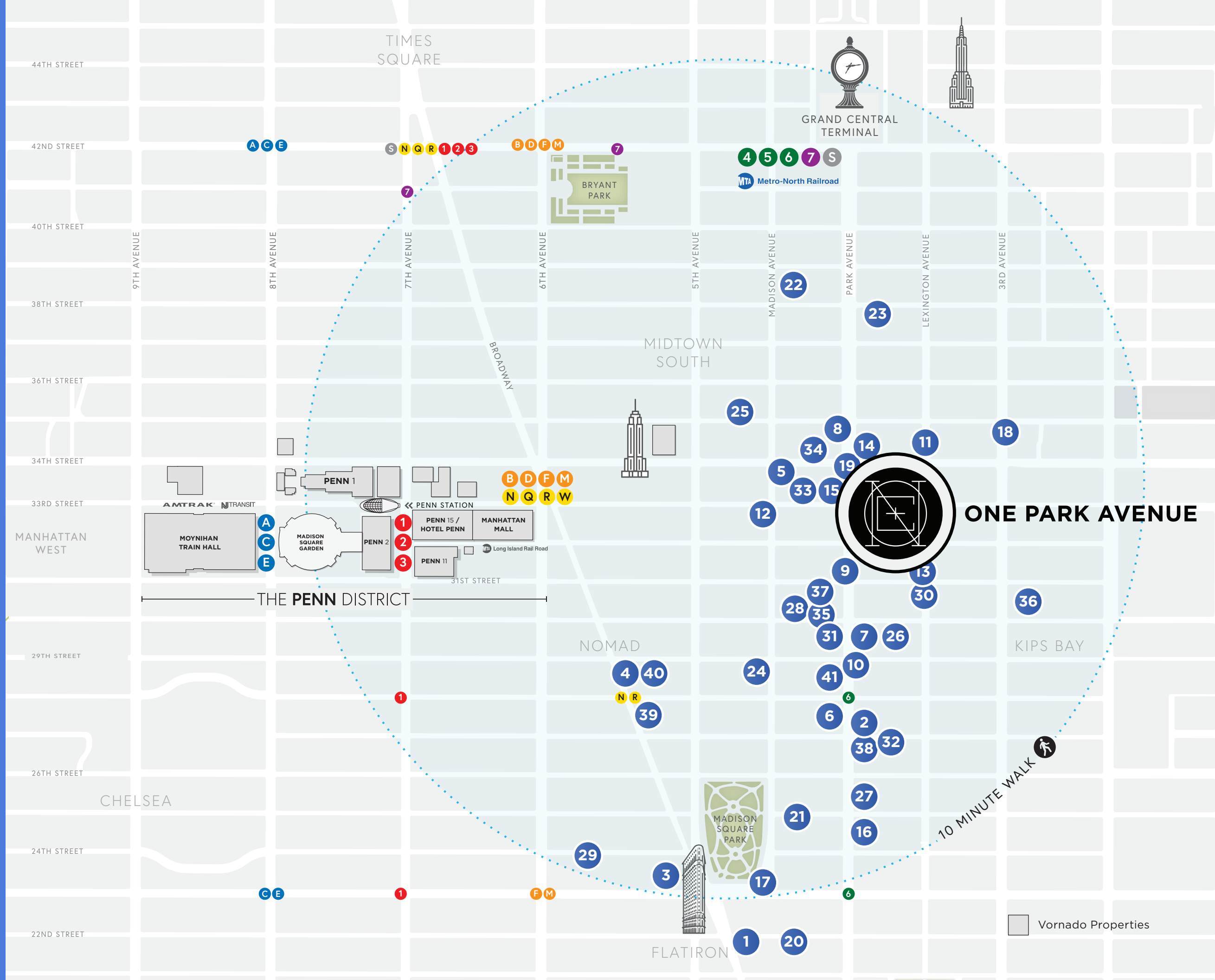
- 19. Wolfgang's Steakhouse
- 20. Gramercy Tavern
- 21. Eleven Madison Park
- 22. Zuma
- 23. Rossini's
- 24. Scarpetta
- 25. Royal 35 Steakhouse
- 26. ATOMIX

DINNER WITH FRIENDS

- 27. Upland
- 28. The Crooked Knife
- 29. Cafe El Presidente
- 30. Vezzo
- 31. Tavern 29
- 32. Sarabeth's
- 33. The Ainsworth
- 34. Tiberias

CO-WORKER BONDING

- 35. Mason Jar
- 36. Banc Cafe
- 37. Wine 30
- 38. Hotel Giraffe
- 39. The NoMad Hotel
- 40. Ace Hotel Lobby Bar
- 41. The Royalton Park Ave Rooftop







## AVAILABLE TO EXCLUSIVE ONE PARK AVENUE TENANTS PENN 1 BUILDING WIDE RENOVATION + AMENITIES

We have commenced a base building redevelopment of PENN 1 that includes over 200,000 SF of amenities and all new retail, featuring:

Grand social stair and bleacher seats

Full-service restaurant, bar, and private dining rooms

All new ground floor retail including a curated grab & go, coffee bar and multiple restaurant offerings

Tenant library and work lounges

80,000 SF of office suites

20,000 SF of meeting space

35,000 SF wellness and fitness center

OFFICE SUITES MEETINGS WELLBEING HOSPITALITY HEALTH EVENTS

## WorkLife: Solving For Your Day.

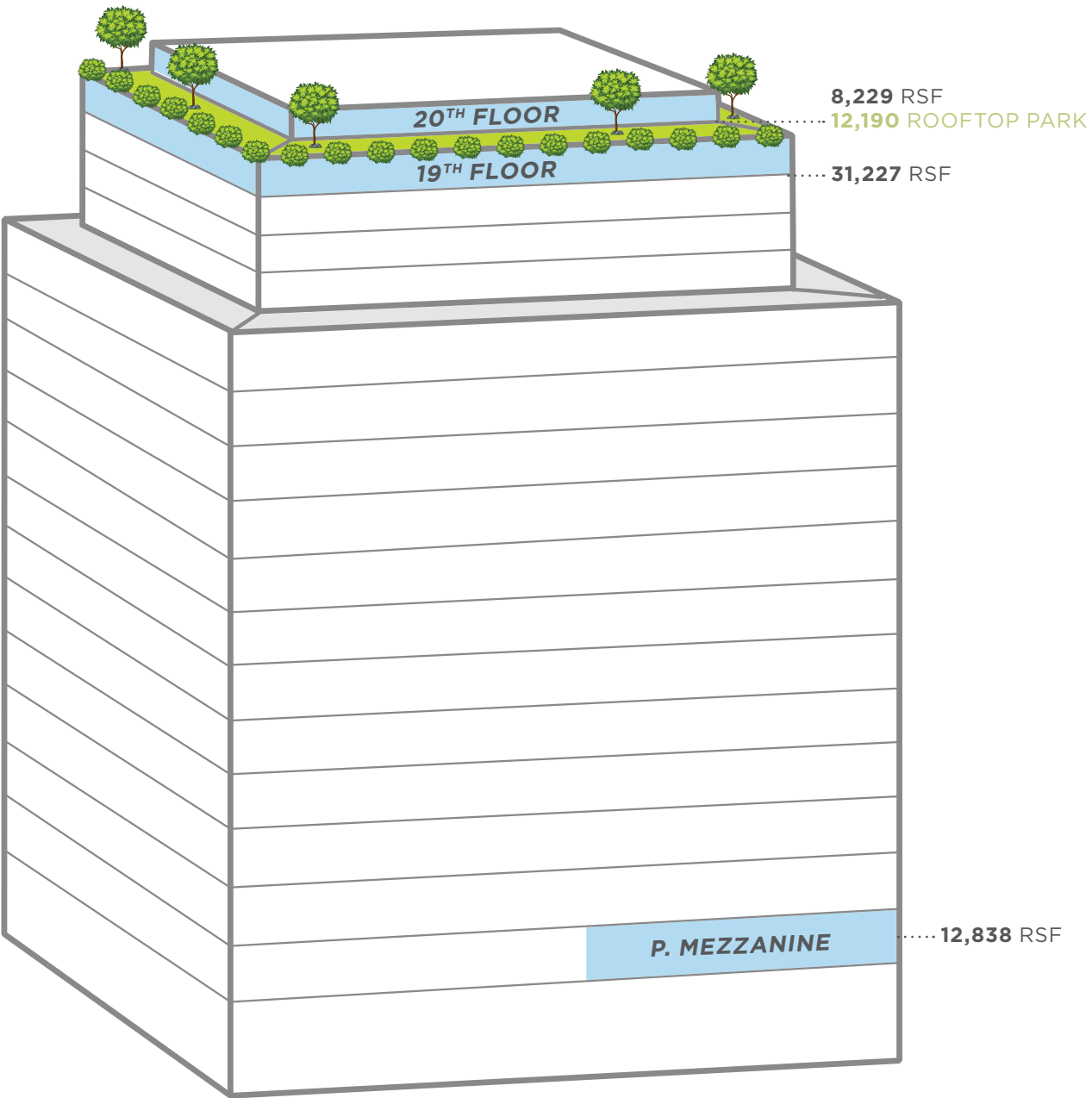
[worklifebyvornado.com](http://worklifebyvornado.com)







STACK PLAN

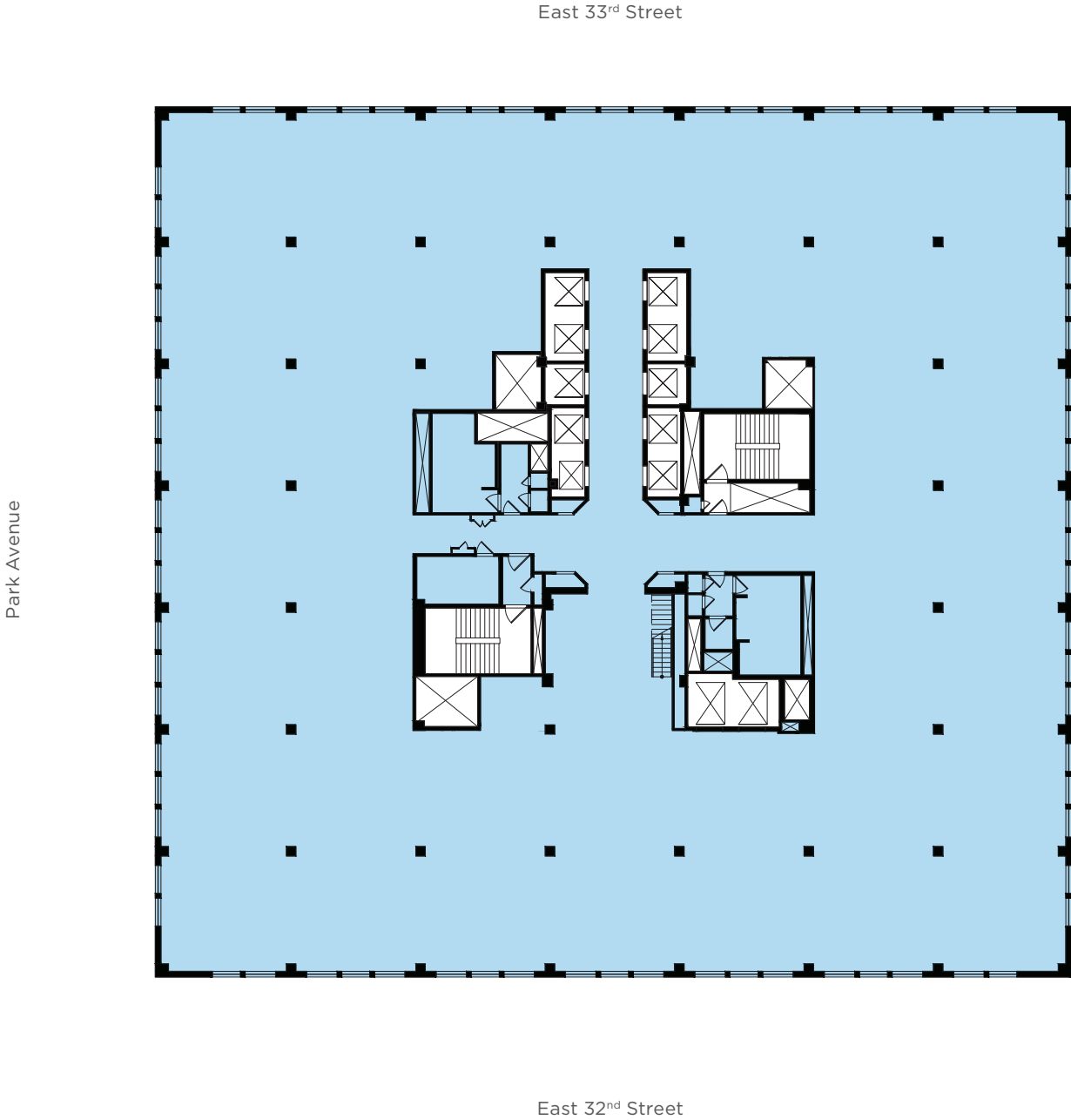


52,294 RSF AVAILABLE



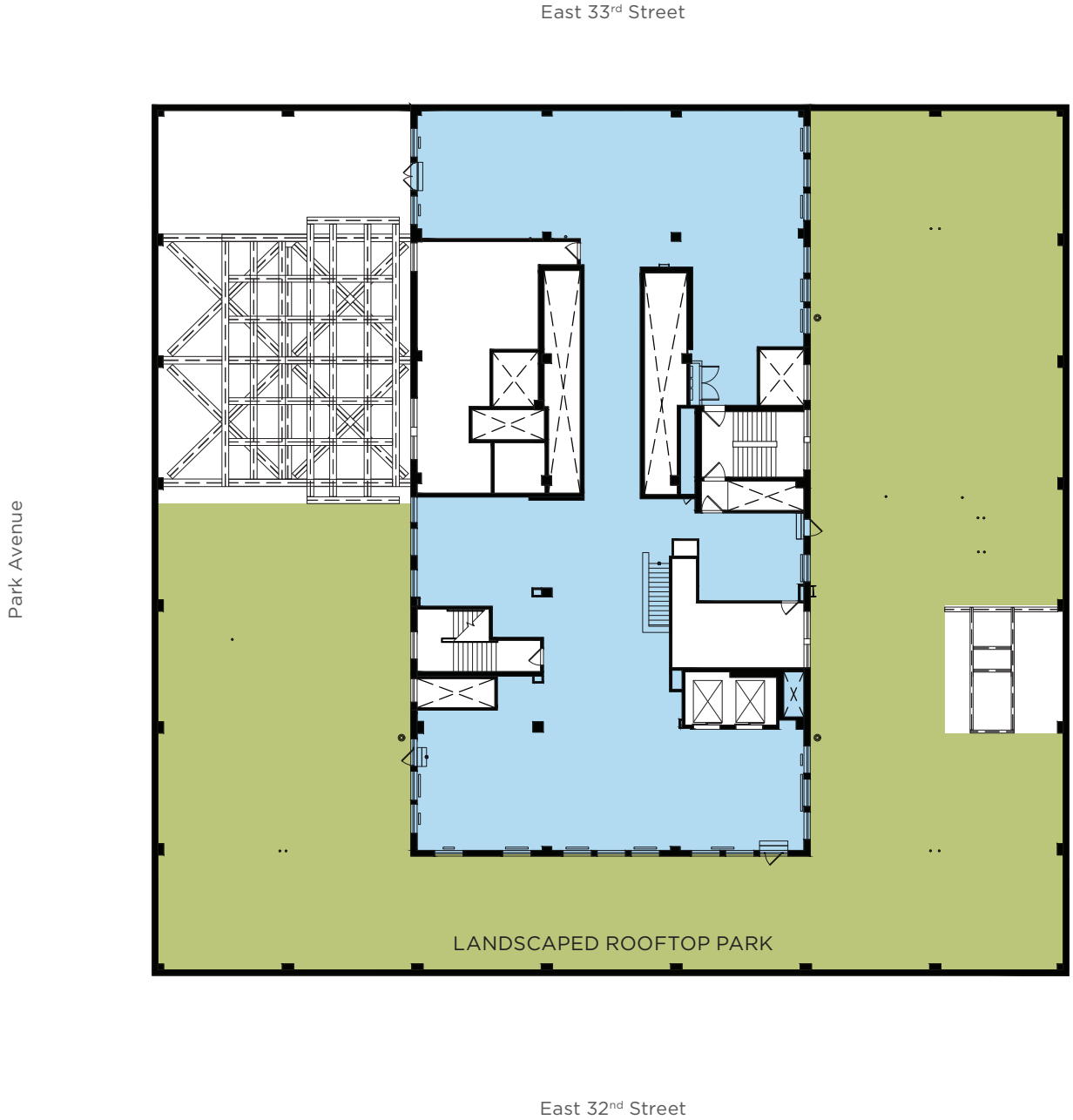


19<sup>TH</sup> FLOOR PLAN



31,227 RSF

20<sup>TH</sup> FLOOR PLAN



8,229 RSF + 12,190 ROOFTOP PARK





**OFFICE LOBBY**  
19<sup>TH</sup> FLOOR





**12,190 ROOFTOP PARK**  
20<sup>TH</sup> FLOOR





**12,190 ROOFTOP PARK**  
20<sup>TH</sup> FLOOR





**MULTIFUNCTION INTERIOR SPACE**  
20<sup>TH</sup> FLOOR





**CONFERENCE ROOM**  
20<sup>TH</sup> FLOOR





**DOUBLE HEIGHT LIBRARY**  
20<sup>TH</sup> FLOOR





**MULTIFUNCTION SPACE**  
20<sup>TH</sup> FLOOR





**12,190 ROOFTOP PARK**  
20<sup>TH</sup> FLOOR



PARTIAL MEZZANINE



East 33<sup>rd</sup> Street

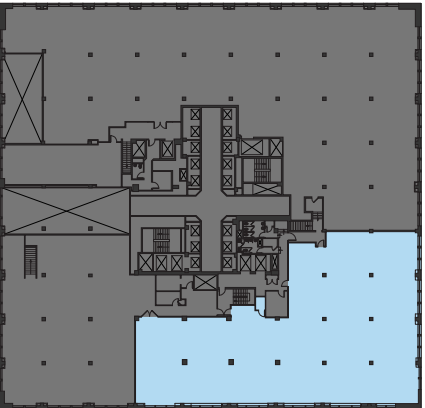
Park Avenue



East 32<sup>nd</sup> Street

LEGEND:

TYPE	QTY
<b>OFFICES</b>	
LARGE OFFICE	2
OFFICE	5
<b>WORKSTATIONS</b>	
BENCHING / WORKSTATION	93
<b>COLLABORATION</b>	
LARGE CONFERENCE (10-14 PPL)	1
HUDDLE ROOM	5
<b>AMENITIES</b>	
PANTRY	1
LOUNGE	2
EXERCISE	2
SEATING	1
<b>SUPPORT &amp; STORAGE</b>	
RECEPTION	1
SERVER CL	1
COPY ROOM	1
SMALL CLOSET	7
STORAGE ROOM	3
<b>TOTAL</b>	
HEAD COUNT	100



12,838 RSF





**OFFICE LOBBY**  
MEZZANINE





**COLLABORATIVE WORK AREA**  
MEZZANINE





**CONFERENCE ROOM**  
MEZZANINE





**PRIVATE OFFICES**  
MEZZANINE









**MULTIFUNCTION SPACE**  
MEZZANINE





**LOUNGE AREA**  
MEZZANINE





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