

# PENN 1

BUILDING OVERVIEW

VORNADO  
REALTY TRUST



OFFICE HOURS

OFFICE HO

STOP  
NOTE ON  
RED SIGNAL

PENN 1





# PENN 1

---

## TABLE OF CONTENTS

PENN 1 OVERVIEW

LARGE BLOCK AVAILABILITIES

LEGAL TEST FIT PLANS

TECH TEST FIT PLANS

TURN KEY STANDARDS

PRE-BUILT SUITES

PENN 2 AMENITIES

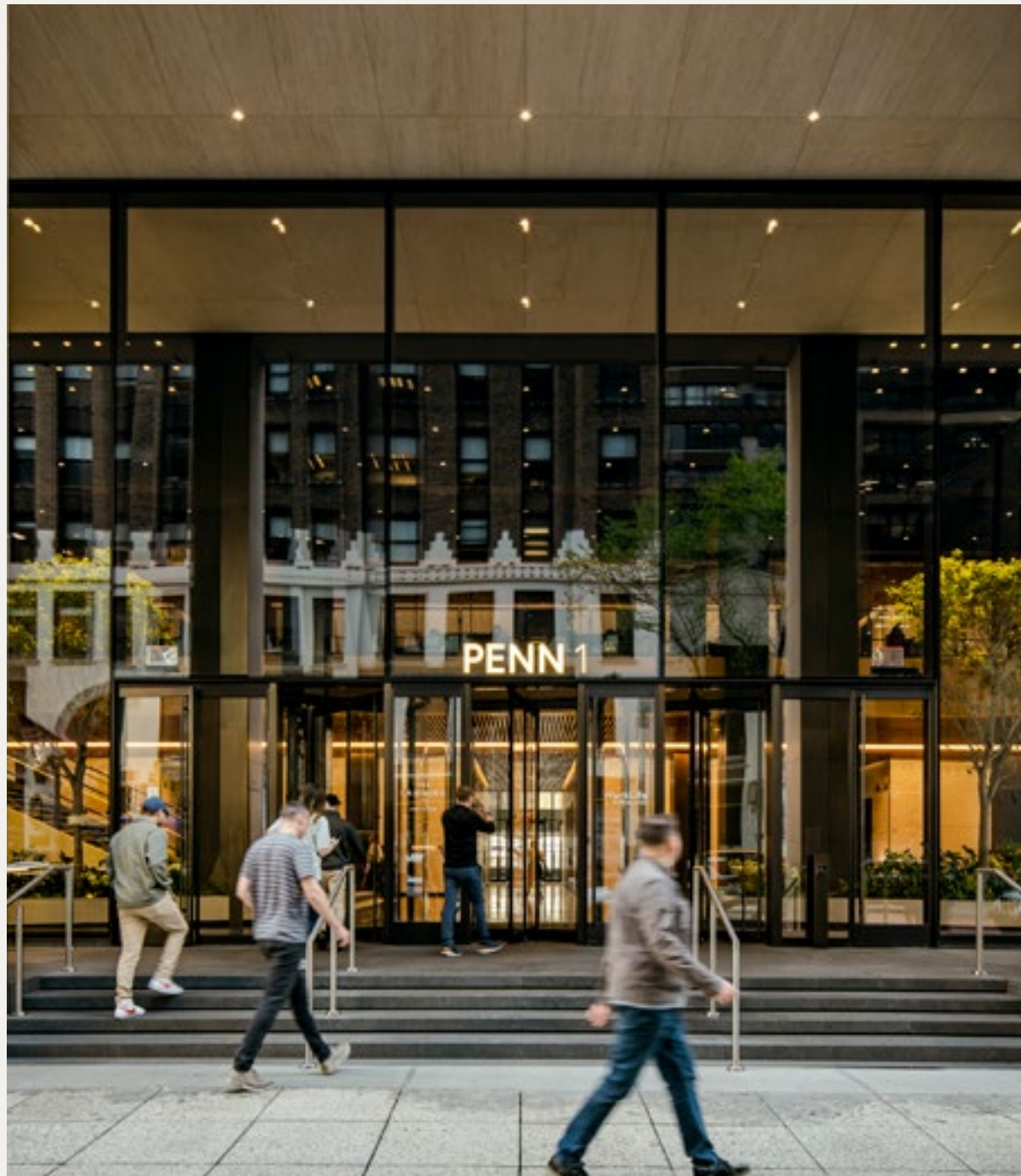




# PENN 1 OVERVIEW

**PENN 1**





PENN 1 34<sup>TH</sup> STREET PLAZA AND ENTRANCE

# PENN 1

## BUILDING WIDE RENOVATION + AMENITIES

Punctuating the Manhattan skyline, PENN 1 is a Class-A, 55-story tower of over 2.5 million square feet, providing breathtaking 360-degree views of the entire city and direct access to Penn Station and Moynihan Train Hall.

We have completed a building-wide redevelopment of PENN 1 that includes over 140,000 SF of amenities and all new retail, featuring:

- A dramatic lobby with double-height ceilings surrounded by new landscaped plazas
- 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 flexible workspace
- 20,000 SF of conference space
- 53,000 SF Life Time fitness and pickleball center  
*Pickleball and Alpha Lifting Studio Opening Early 2024*





PENN 1



# PENN 1 DEVELOPMENT *34TH STREET LOBBY*

34TH STREET LOBBY AND STAIR LEADING UP TO THE NEW SOCIAL STAIR



OFFICE HOURS LOBBY LOUNGE



34TH STREET LOBBY LOOKING NORTH



# 34TH STREET LOBBY AND BALCONY LOUNGE



# PENN 1





# 33RD STREET LOBBY + LIBRARY LOUNGE

---





# 33RD STREET PLAZA AND ENTRANCE

---



SECOND FLOOR  
SOCIAL STAIR





SECOND FLOOR  
SOCIAL STAIR





SECOND FLOOR  
SOCIAL STAIR





SECOND FLOOR  
BALCONY LOUNGE



**PENN 1**



SECOND FLOOR  
BALCONY LOUNGE - HAPPY HOUR



**PENN 1**



SECOND FLOOR  
TENANT BALCONY LOUNGE



**PENN 1**



SECOND FLOOR  
TENANT BALCONY LOUNGE



**PENN 1**



# OPTIONS AS DYNAMIC AS THE BUILDING

Whether you're looking for a casual place to grab a quick bite or a fine dining establishment for a special occasion, PENN 1 has something to satisfy everyone's tastebuds.

## The Landing

*Located on the Second Floor*

## Office Hours

*Located on the First Floor*

## Blue Bottle Coffee

*Located on the First Floor*

## Blue Ribbon Sushi Bar & Grill

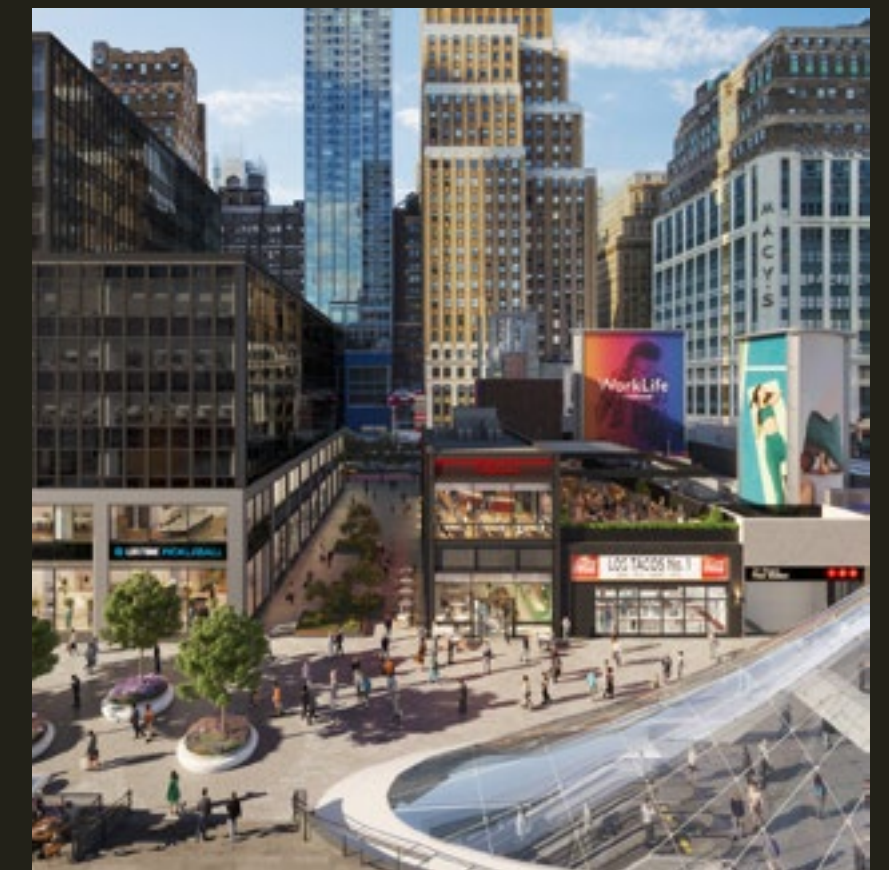
*Opening October 2023 on 33rd Street*

## Los Tacos No. 1

*Opening October 2023 on 33rd Street*

## Roberta's Pizza

*Opening April 2024 on 33rd Street*







## THE LANDING —

The Landing serves as the center of PENN 1 for gathering, socializing, dining, cocktail, and coworking. The restaurant features chic yet comfortable options for public and private dining, catered workspaces, and entertaining.









# LIRR PENN STATION RETAIL CONCOURSE

All New Curated Retail  
Located in the base of PENN 1



**BEERTABLE** **CHOPT** DamselFly Flowers

**DOS TOROS** **DUANEreade™** **DUNKIN'**

**GOTHAMNEWS** **H&H BAGELS** insomnia cookies  
by WHSmith

le cafe coffee **PLAYA BOWLS** ★ **PRET A MANGER** ★

**Raising Cane's** **Realmuto** **Rose's Pizza**

**SHAKE SHACK** **wasabi**  
sushi & bento





# WorkLife

BY VORNADO

An amenity ecosystem that allows tenants to focus on work and self-care, WorkLife is a collection of amenities available to all of Vornado's tenants, that a series of furnished tenant work lounges, flexible workspace, fitness and wellness, and conferencing all serviced by multiple food and beverage offerings.



OFFICE SUITES

MEETINGS

HOSPITALITY

HEALTH

EVENTS



**WorkLife: Solving For Your Day.**

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





# WorkLife OFFICE SUITES

by **INDUSTRIOUS**

At WorkLife Office Suites, our workplaces are so much more than spaces. With over 80,000 SF of flexible workspace, our full-service memberships include everything teams need to keep their businesses running, without breaking to make another cup of coffee or having to pay extra for color printing.







# Third Floor

34TH STREET

- CANVAS
- SUITES
- OFFICES
- COMMON ROOMS



33RD STREET

## WorkLife OFFICE SUITES

by **INDUSTRIOUS**



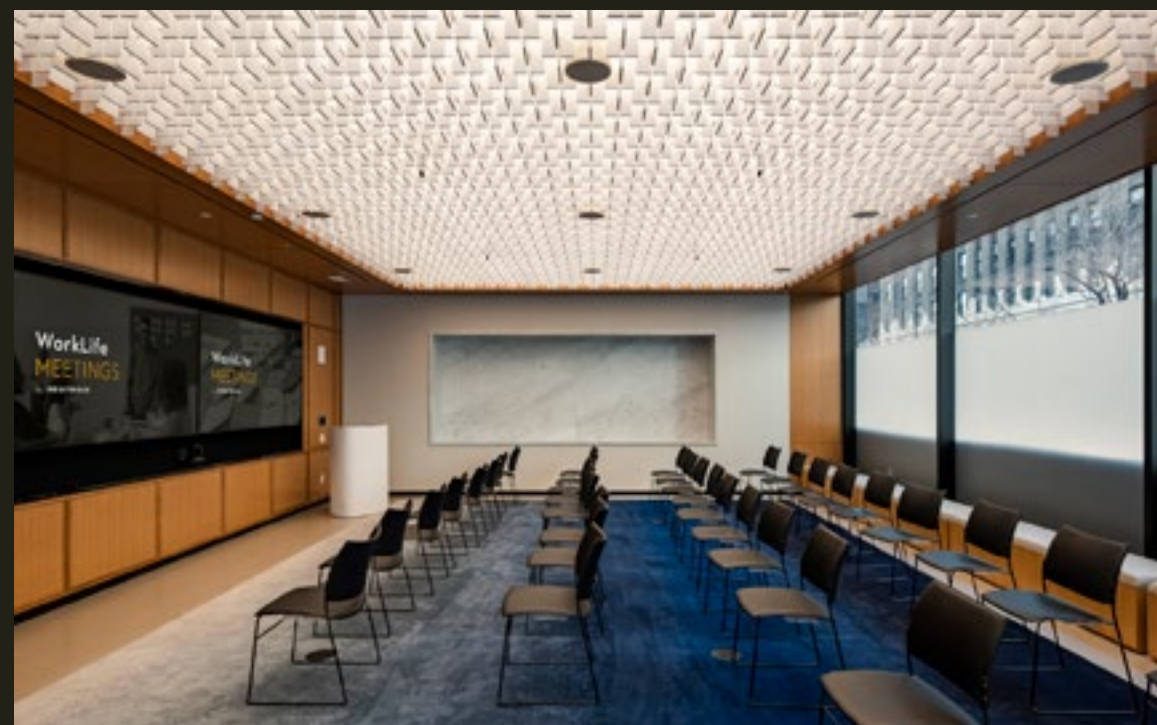
# WorkLife MEETINGS

by **INDUSTRIOUS**

A Space to Focus.

WorkLife Meetings is a 20,000 SF conferencing center in the heart of The PENN District. An environment where all types of collaboration are not only possible, they're abundant, including a podcast studio and public assembly room to accommodate guests.

PUBLIC ASSEMBLY SPACE



PUBLIC ASSEMBLY PRE-FUNCTION SPACE



LARGE CONFERENCE ROOM



PITCH ROOM



Nesting wall can be retracted to accommodate a 100-person meeting room



# WorkLife MEETINGS

by **INDUSTRIOUS**



# WorkLife HEALTH

by  COLUMBIA

WorkLife Health, in partnership with Columbia, offers expanded services where clinicians can screen, diagnose and treat customers and provide follow-up care for chronic conditions as well as provide services for minor injuries and illnesses, immunizations and annual exams.



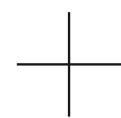




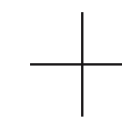
# THE ULTIMATE IN **LUXURY FITNESS** AT THE CENTER OF THE **PENN** DISTRICT

Room to move. Places to play. Spaces to relax and recover. Life Time is synonymous with luxury fitness and will anchor their Midtown Manhattan location at PENN 1. The facility includes over 53,000 SF of fitness and wellness spaces, including a new 30,000 SF indoor pickleball facility, making it the largest indoor pickleball center in New York City.

**LIFETIME**<sup>®</sup>



**LIFETIME**  
**PICKLEBALL**



**ALPHA**



STRENGTH TRAINING AREA



**PENN 1**



FITNESS STUDIO



**PENN 1**



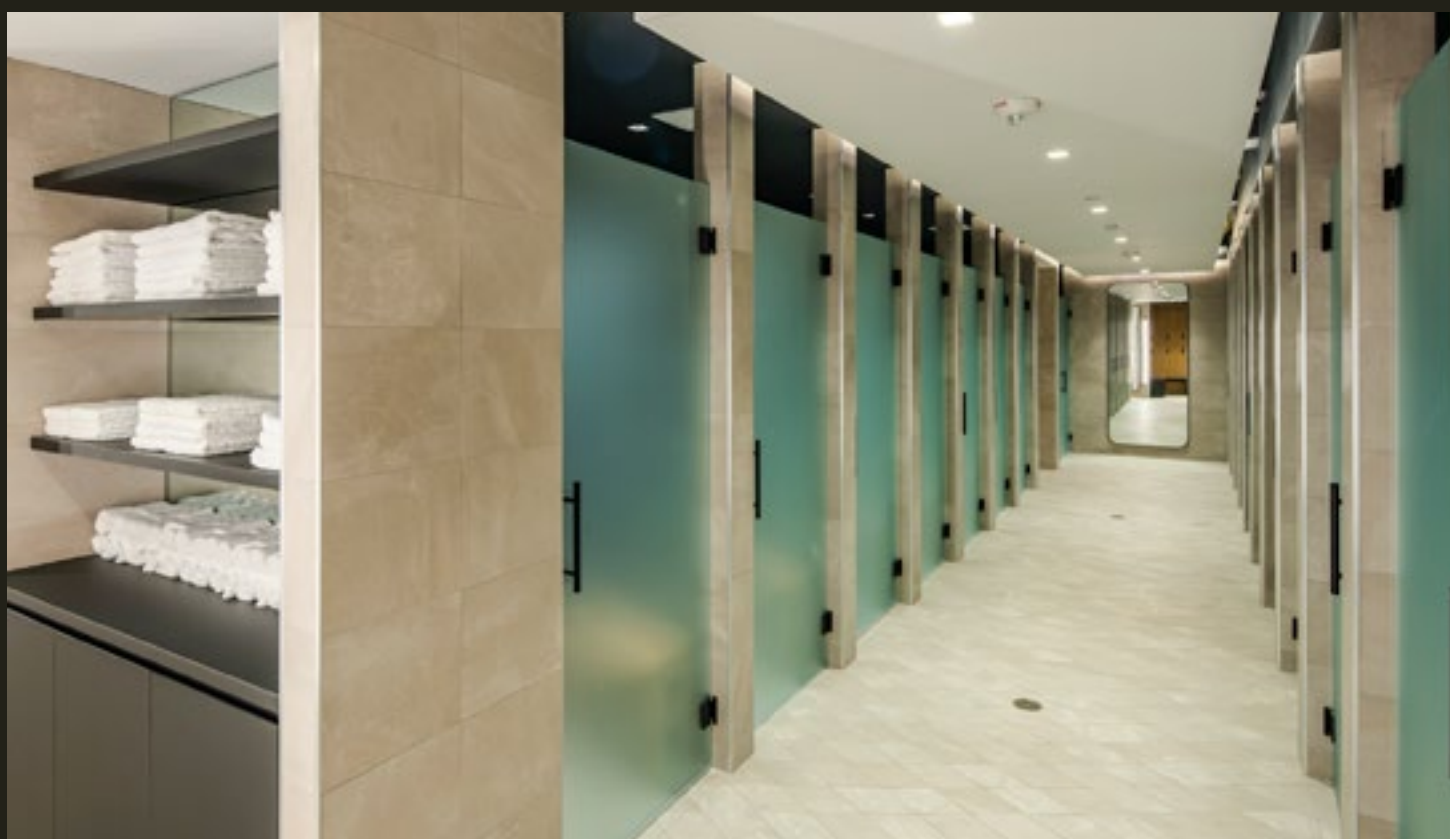
CYCLING STUDIO



**PENN 1**



# LOCKER ROOMS





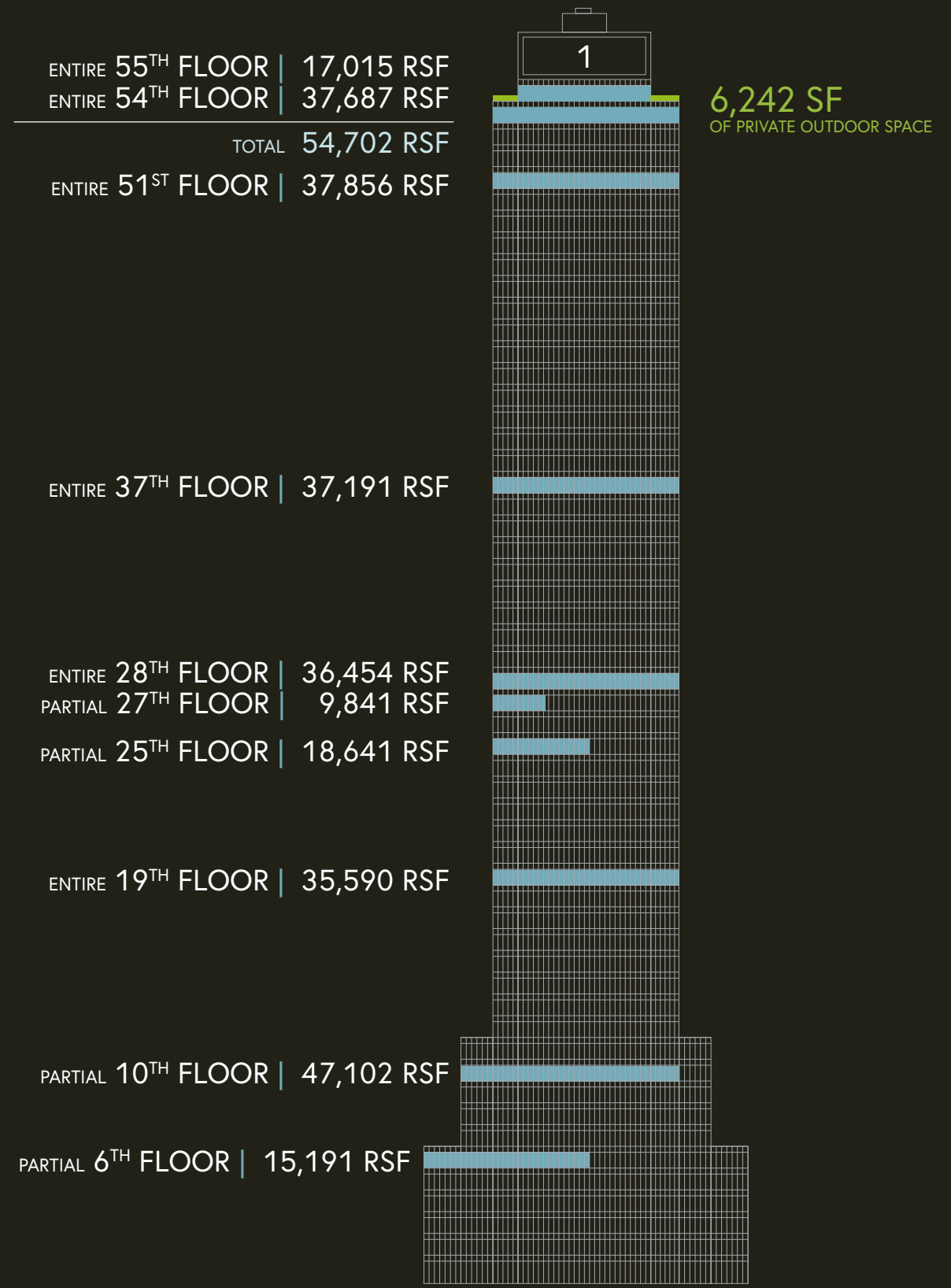


# LARGE BLOCK AVAILABILITIES



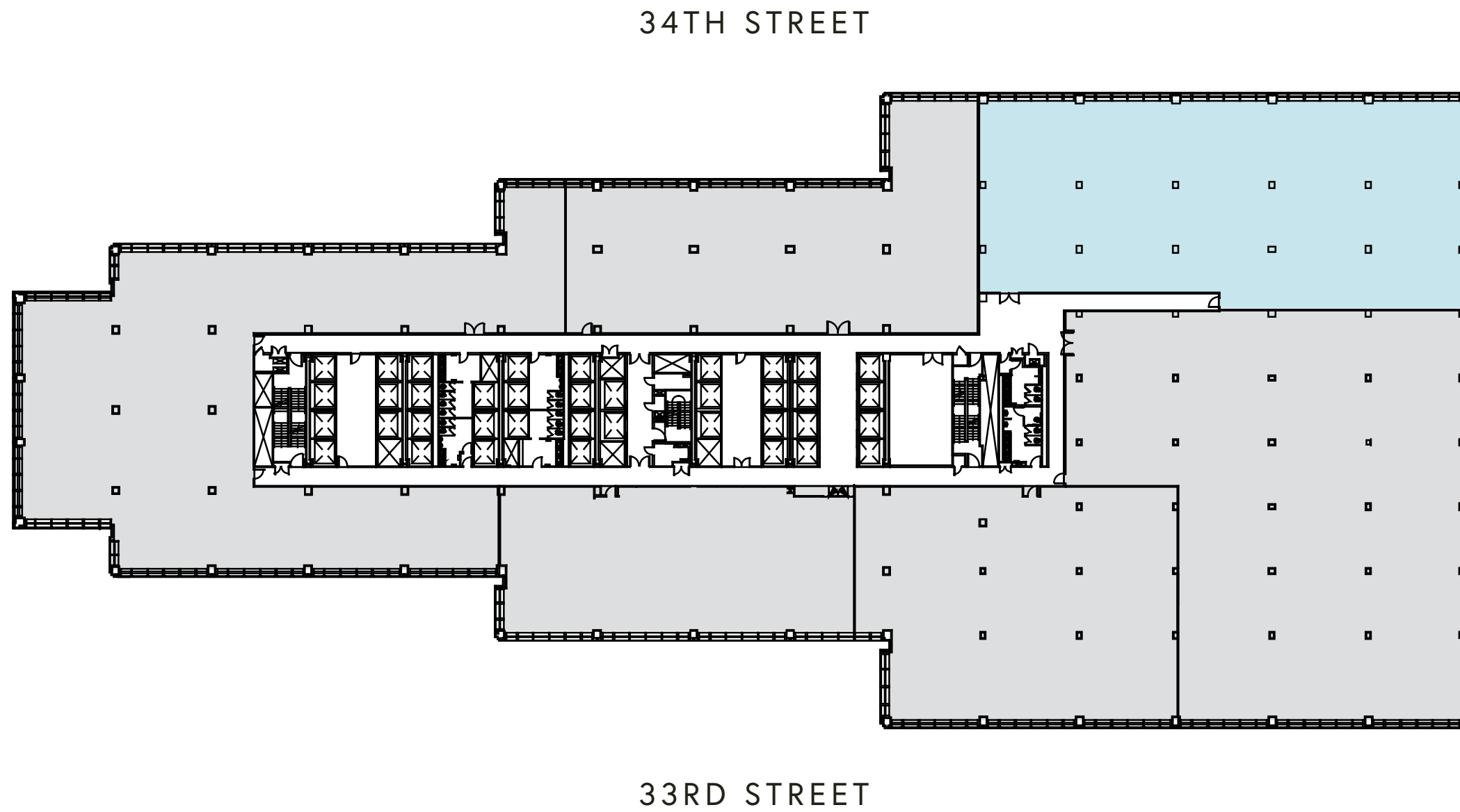


# PENN 1 OPPORTUNITIES





8TH AVENUE



7TH AVENUE

# CORE AND SHELL PLAN

6TH FLOOR 15,191 RSF

**PENN 1**



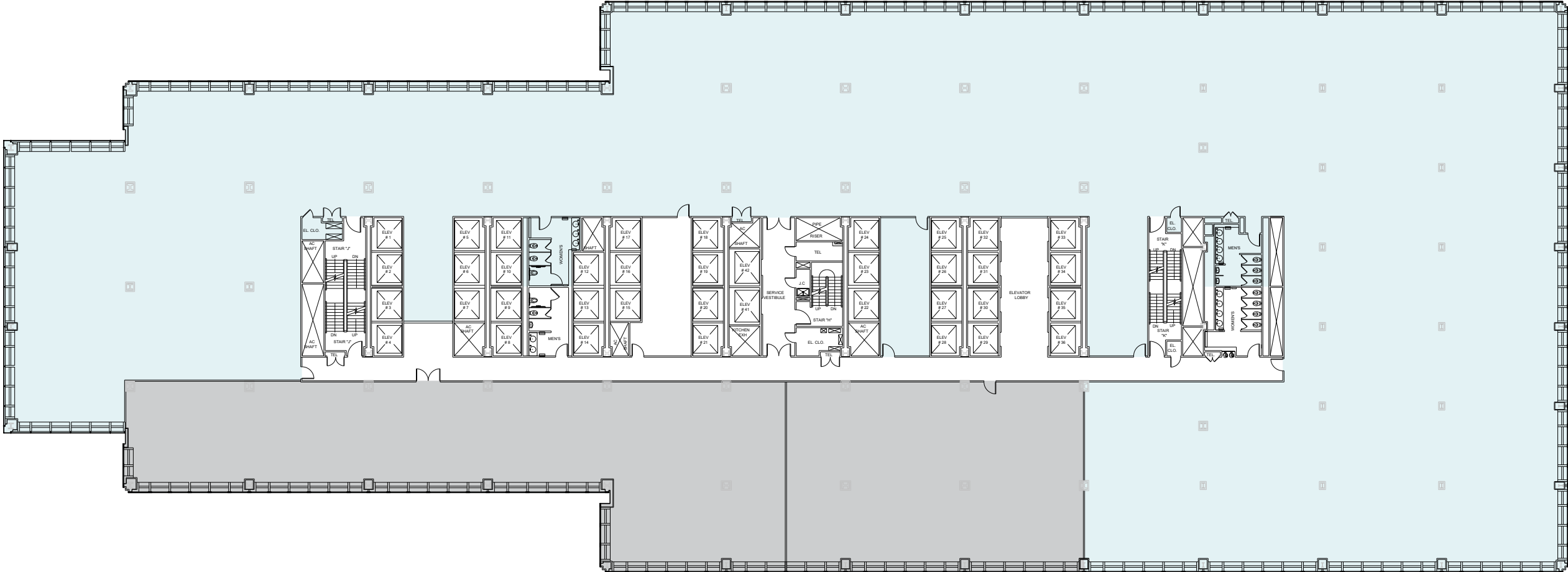
NE





8TH AVENUE

34TH STREET



7TH AVENUE

33RD STREET

# CORE AND SHELL PLAN

10TH FLOOR 47,102 RSF

# PENN 1

**PENN 1**



ACTUAL VIEWS FROM 10TH FLOOR

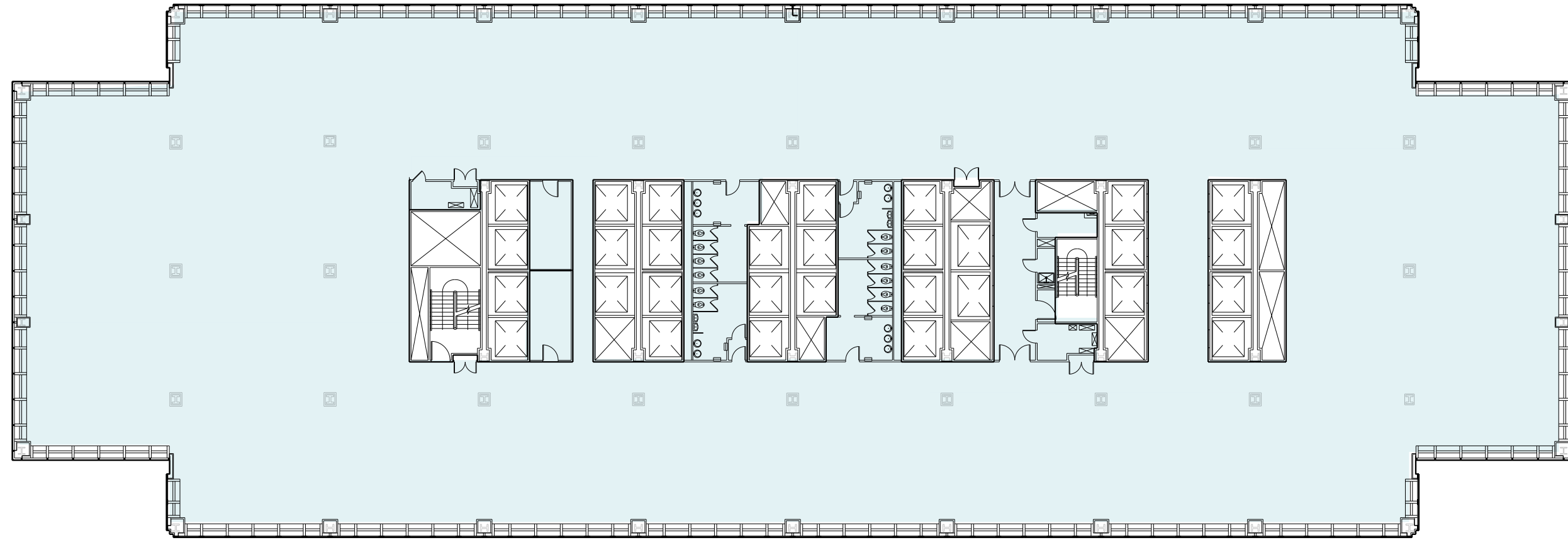
NE





34TH STREET

8TH AVENUE



7TH AVENUE

33RD STREET

# CORE AND SHELL PLAN

19TH FLOOR 35,590 RSF

**PENN 1**



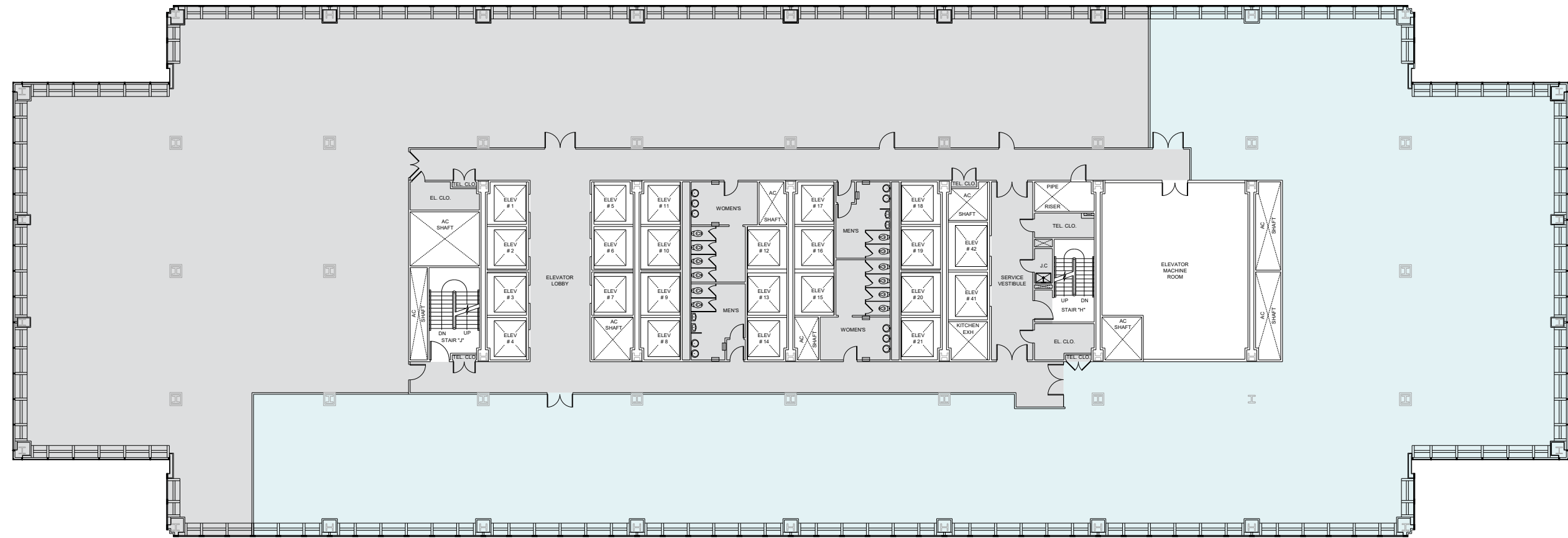
ACTUAL VIEWS FROM 19TH FLOOR





34TH STREET

8TH AVENUE



7TH AVENUE

33RD STREET

# CORE AND SHELL PLAN

25TH FLOOR 18,641 RSF

# PENN 1



ACTUAL VIEWS FROM 25TH FLOOR

N



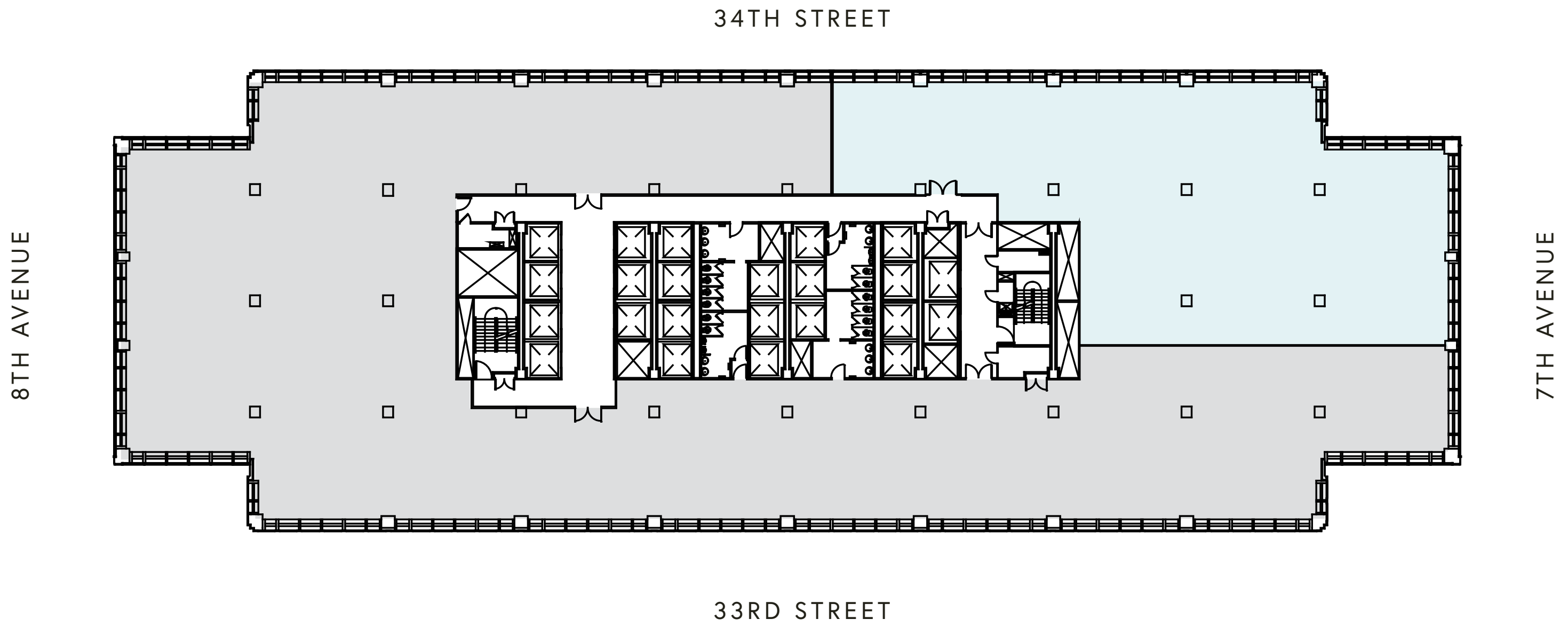
E



S







# CORE AND SHELL PLAN

27TH FLOOR 9,841 RSF

# PENN 1

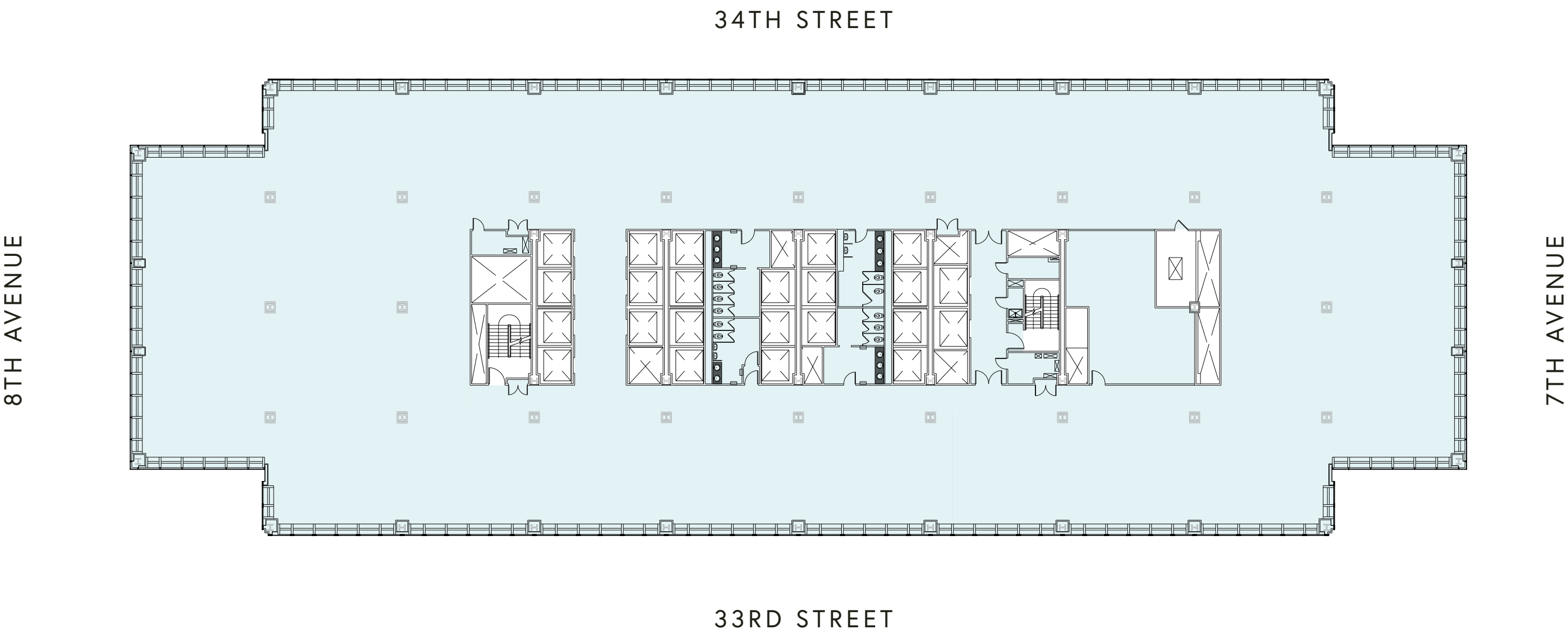


ACTUAL VIEW FROM 27TH FLOOR

NE







# CORE AND SHELL PLAN

28TH FLOOR 36,454 RSF

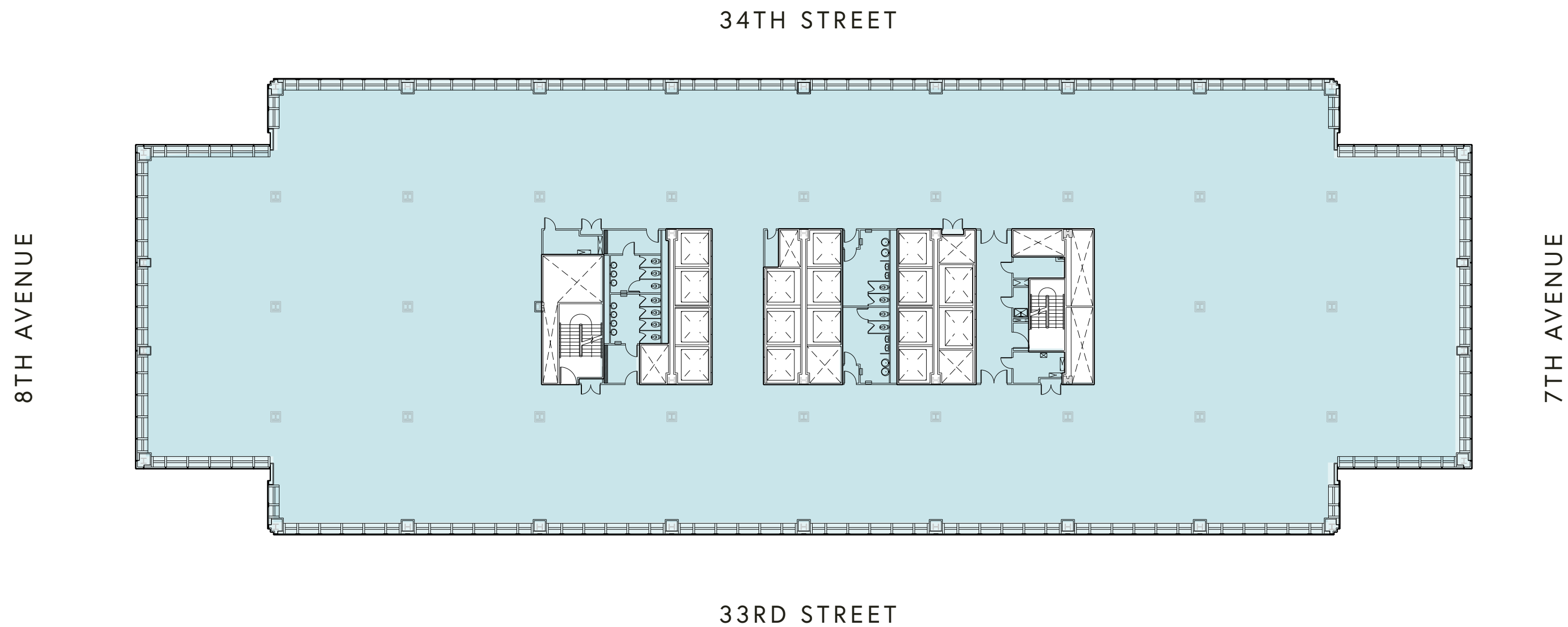
# PENN 1



ACTUAL VIEWS FROM 28TH FLOOR







# CORE AND SHELL PLAN

37TH FLOOR 37,191 RSF

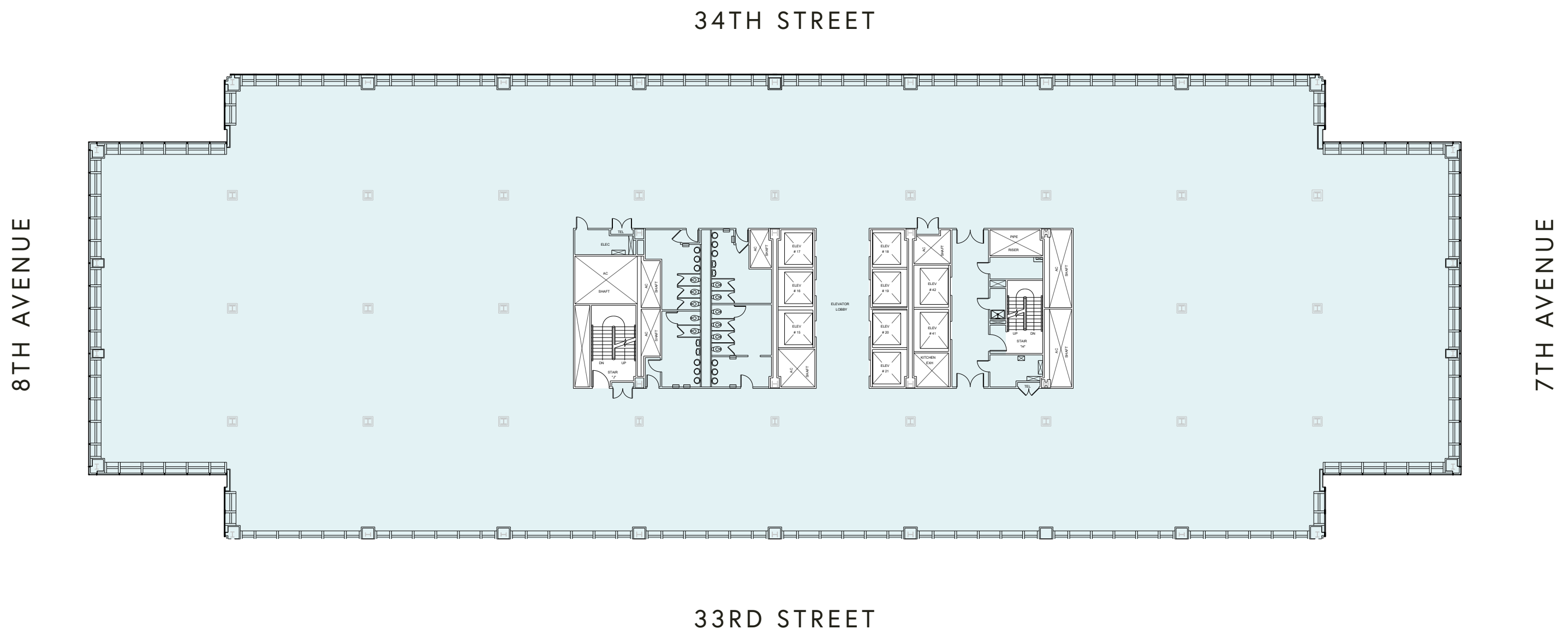
**PENN 1**



ACTUAL VIEWS FROM 37TH FLOOR







# CORE AND SHELL PLAN

51ST FLOOR 37,856 RSF

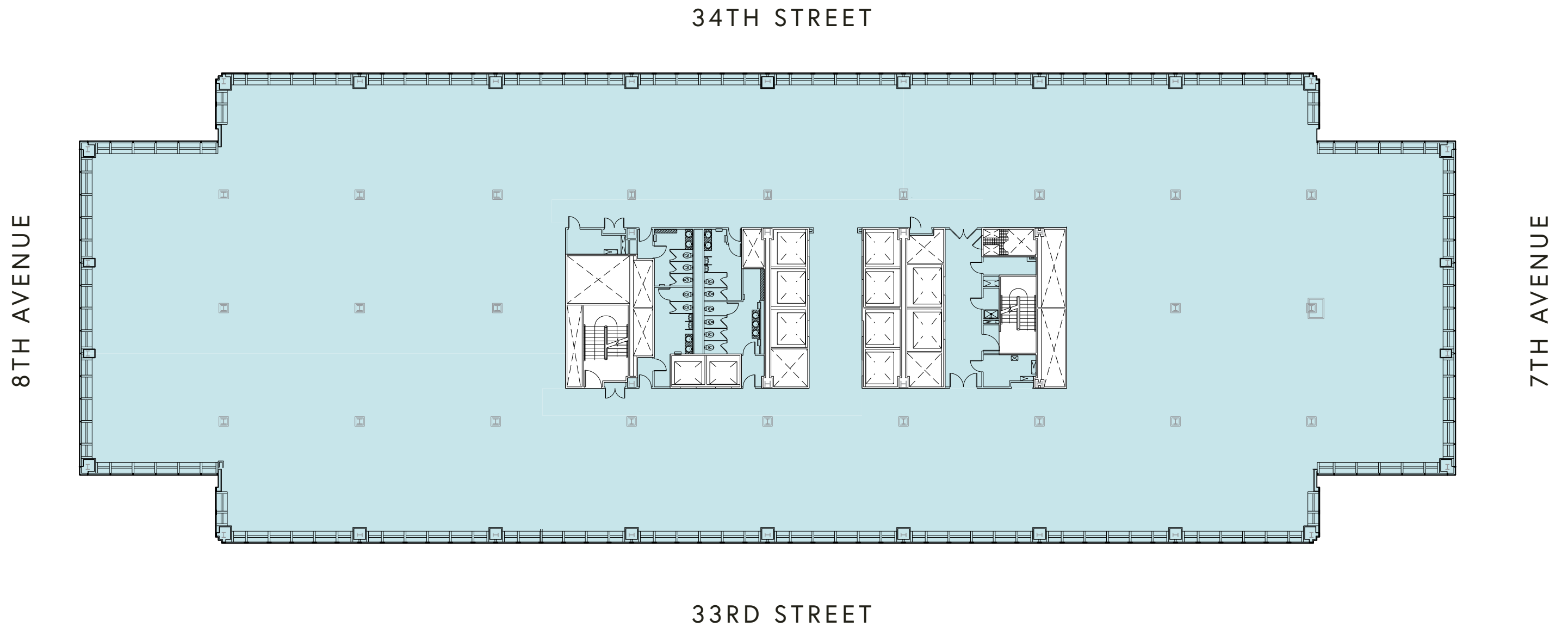
**PENN 1**



ACTUAL VIEWS FROM 51ST FLOOR





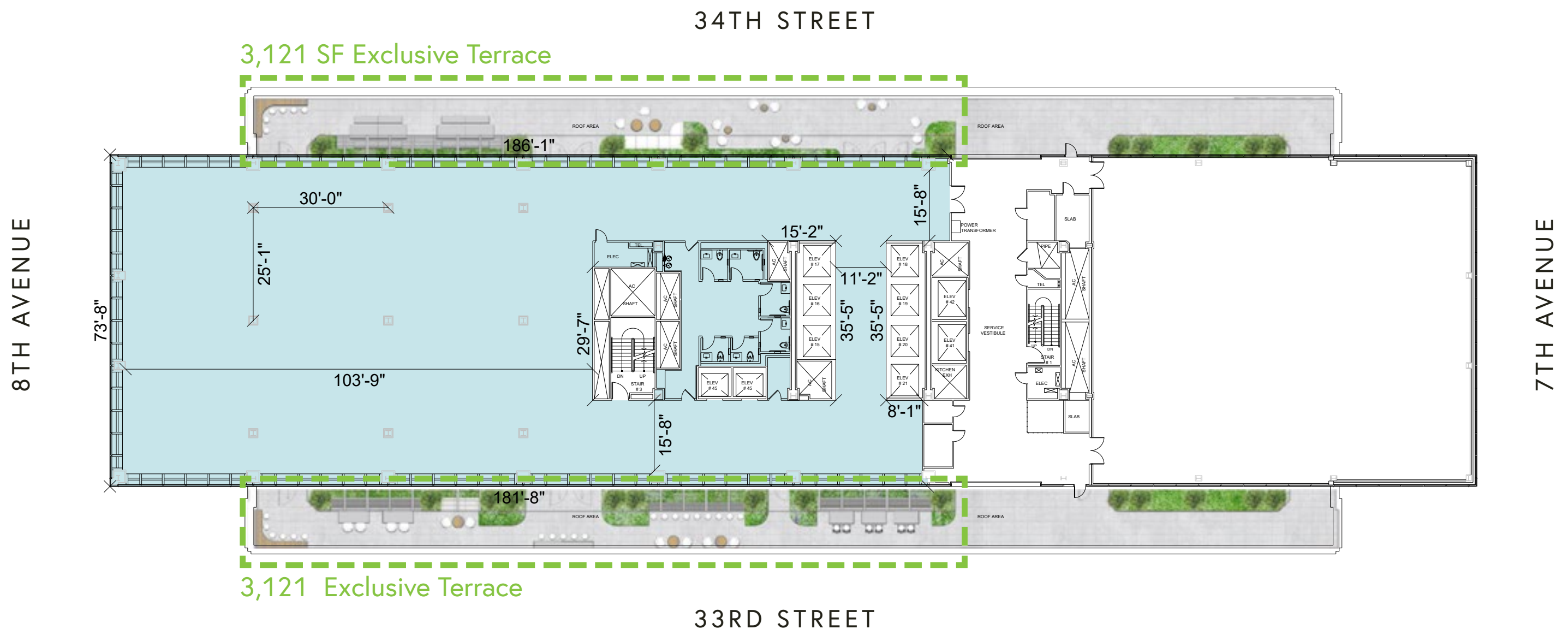


# CORE AND SHELL PLAN

54TH FLOOR 37,687 RSF

**PENN 1**



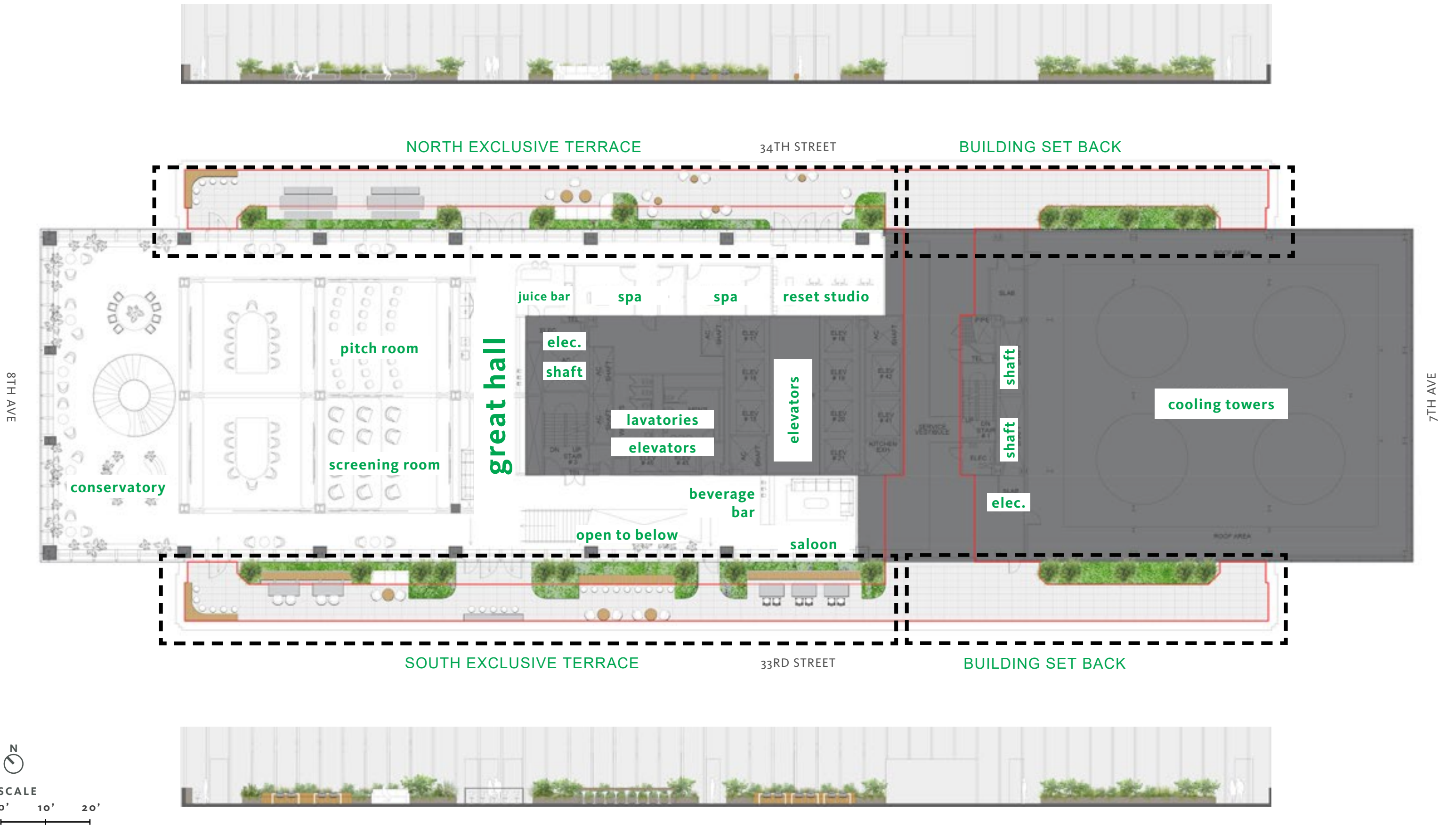


# CORE AND SHELL PLAN

55TH FLOOR 17,015 RSF - 6,242 SF OF PRIVATE OUTDOOR SPACE | CEILING HEIGHT: 15'-8.5"

**PENN 1**





FUTURE GREEN	04.07.2022	DESIGN DEVELOPMENT PROGRESS	PLAN & ELEVATION , 55th FLOOR	2
		ONE PENN - 55TH FLOOR		



# TERRACE RENDERINGS

S



SE



N



NE





ACTUAL VIEWS FROM 55TH FLOOR





A modern office interior featuring a long white counter with wooden stools, a bookshelf, and a large window with a view of a city skyline. The text "LEGAL TEST FIT PLANS" is overlaid in the center.

# LEGAL TEST FIT PLANS



# PENN 1 - Legal Test Fit Plan (Traditional)



36,717 RSF

543

RSF / ATTNY

**ATTORNEY 54 seats**

- Perimeter Large Office 16 seats
- Perimeter Small Office 13 seats
- Interior Office 25 seats

2.6 Non-Partner : 1 Partner

**SUPPORT STAFF 28 seats**

- Secretary 9 seats
- Staff Workstations 19 seats

6.5 Attorneys : 1 Secretary

**CONFERENCE 126 seats**

- Conference Center Seats 98 seats
- Practice Conference Seats 28 seats

0.8 Conference Center Seats : 1 Attorney

0.4 Practice Conference Seats : 1 Attorney

1.2 Conference Seats : 1 Attorney

**SUPPORT**

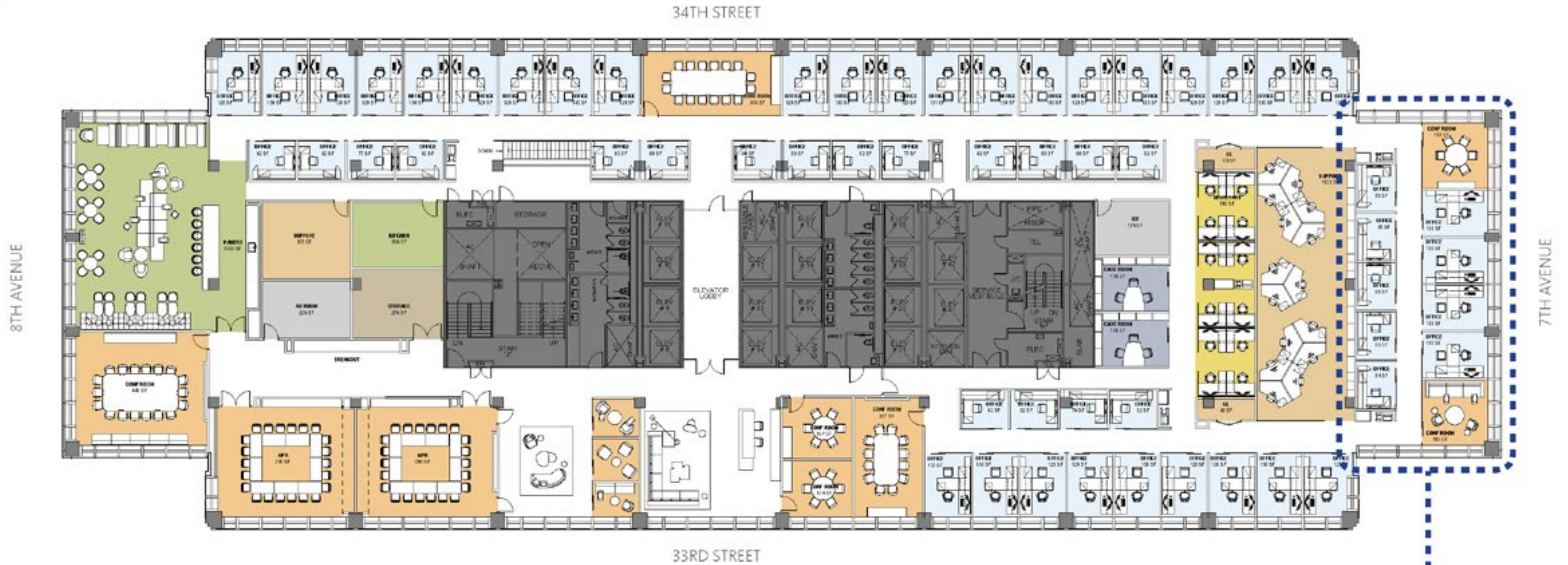
- Cafeteria / Pantry
- Catering Kitchen
- AV Room
- IDF
- Storage
- Copy / Print
- Mail Room
- General Support
- Case Room
- Coat Closet



Gensler



# PENN 1 - Legal Test Fit Plan (Progressive)



36,717 RSF

**525**  
RSF / ATTNY

**ATTORNEY 57 seats**

Perimeter Office 34 seats  
Interior Office 23 seats

**SUPPORT STAFF 24 seats**

Secretary 9 seats  
Staff Workstations 18 seats

**6.7 Attorneys : 1 Secretary**

**CONFERENCE 122 seats**

Conference Center Seats 82 seats  
Practice Conference Seats 40 seats

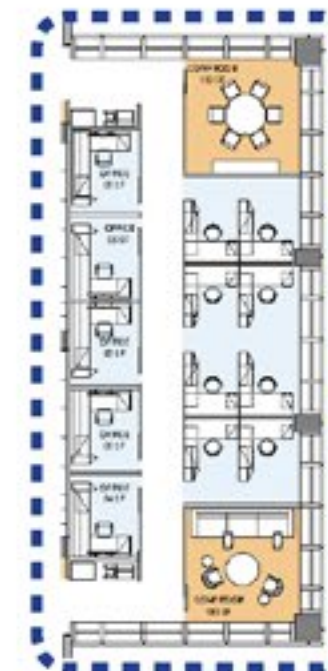
**0.7 Conference Center Seats : 1 Attorney**

**0.6 Practice Conference Seats : 1 Attorney**

**1.2 Conference Seats : 1 Attorney**

**SUPPORT**

Cafeteria / Pantry Copy / Print  
Catering Kitchen Mail Room  
AV Room General Support  
IDF Case Room  
Storage Coat Closet



Potential area for 1st & 2nd year open attorney workstations



Gensler

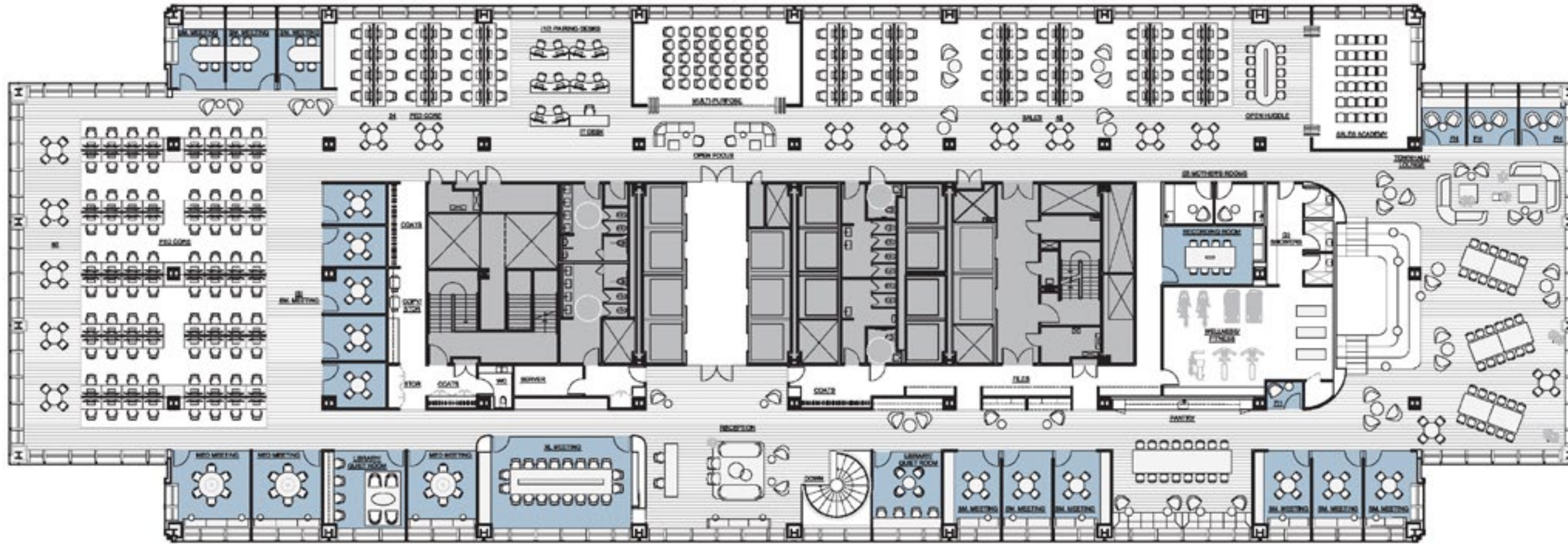


A modern office interior featuring a long white table with several wooden stools. The background shows a hallway and a kitchen area with a counter and cabinets. The text "TECH TEST FIT PLAN" is overlaid in large white letters.

# TECH TEST FIT PLAN



# PENN 1 - Tech Test Fit Plan



## PROGRAM LIST

WORKSTATIONS	152
<b>FLOOR TOTAL</b>	<b>152</b>
XL Meeting	1
Medium Meeting	3
Small Meeting	14
Phone Rooms	4
Huddle Areas	1
Open Focus	1
Quiet Rm/Library	2
Recording Room	1
Pairing Desks	10
Multi-Purpose	1
Sales Academy	1
Wellness/Fitness	1
Showers	3
Mother's Room	2
Reception	1
Townhall/Lounge	1
Pantry	1
IT Desk	1
Copy Area	1
Coats	3





CLICK HERE TO VIEW A 3D TOUR OF OUR  
**TURN KEY  
STANDARDS**

CLICK & DRAG  
TO EXPLORE





# PRE-BUILT SUITES

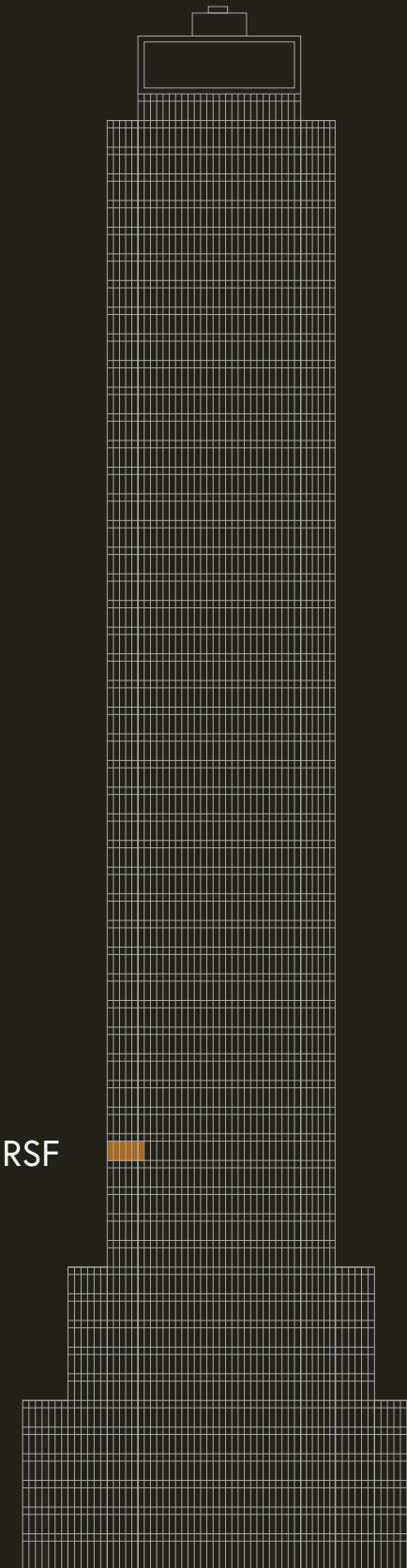


# PRE-BUILT SUITE OPPORTUNITIES

AVAILABLE **IMMEDIATELY**



16<sup>TH</sup> FLOOR | 3,946 RSF



*\*Space will be delivered furnished*





COMMON CORRIDOR  
ENTRY FINISHES





RECEPTION  
PRE-BUILT FINISHES



# PRE-BUILT FINISHES

LOUNGE



LOUNGE AND GLASS OFFICE PARTITION WALLS

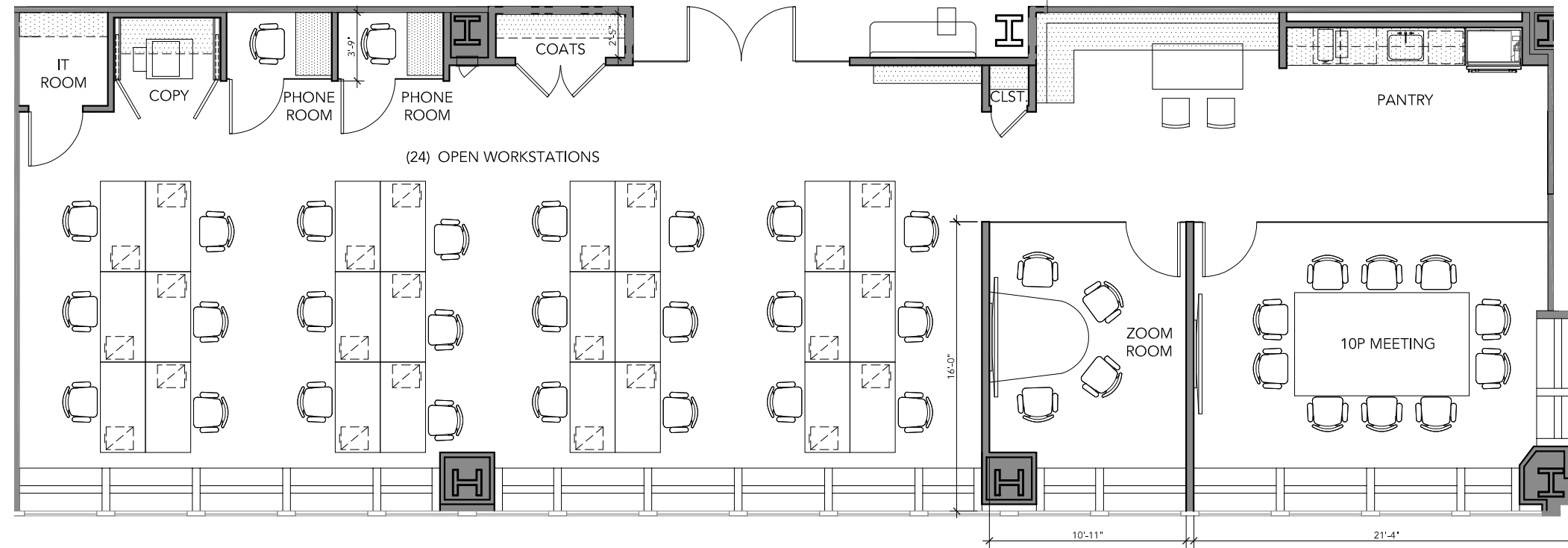
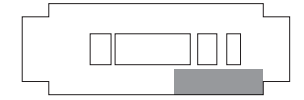


PANTRY



COLLABORATION COUNTER





7th Avenue

33rd Street



PRE-BUILT PLAN  
16TH FLOOR | 3,946 RSF

**PENN 1**



ACTUAL VIEWS FROM 16TH FLOOR







# PENN 2 AMENITIES

AVAILABLE TO ALL PENN 1 TENANTS



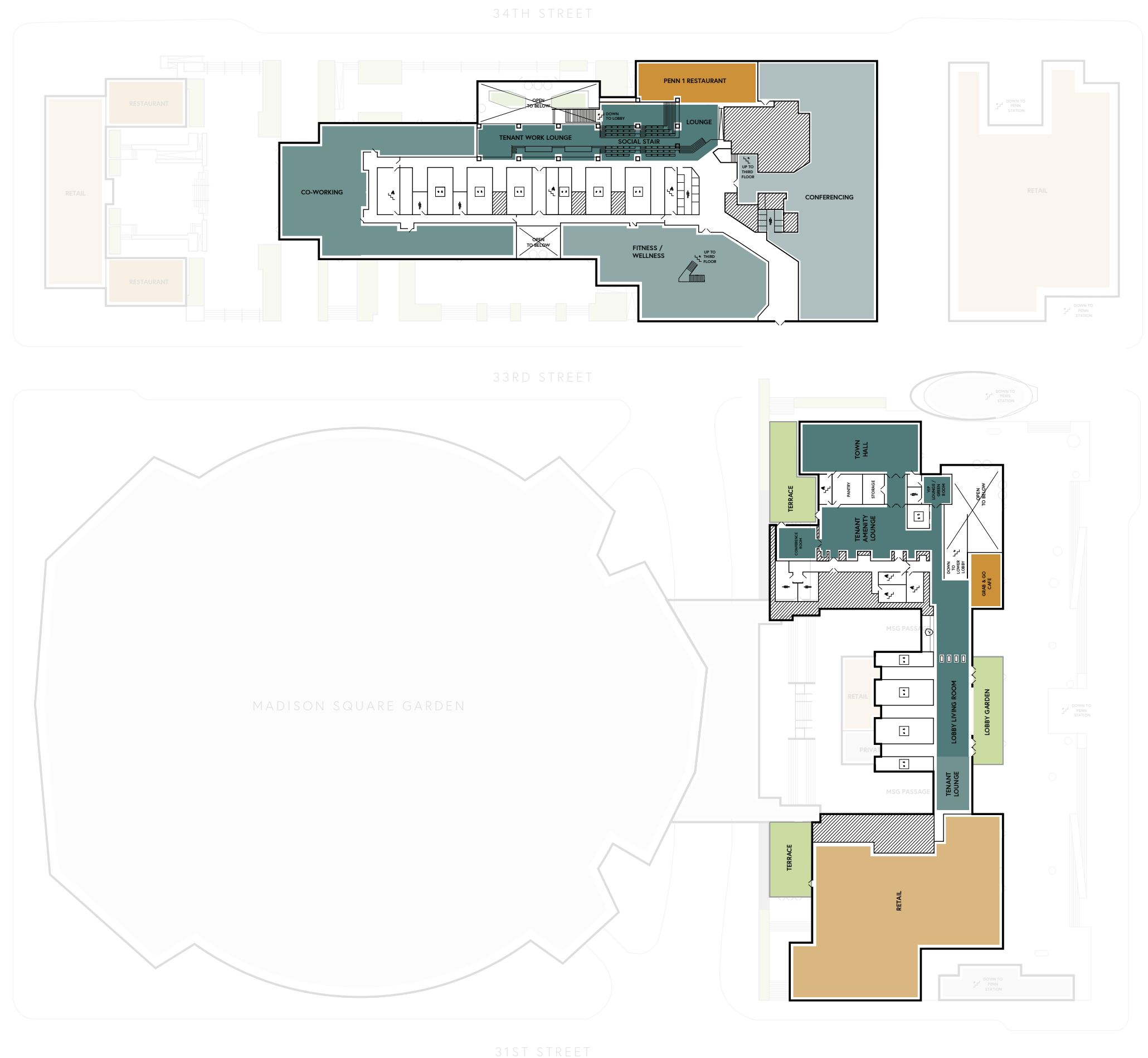
# PENN 1+2

## A CONNECTED CAMPUS WITH SHARED AMENITIES

Vornado's development of PENN 2 is well underway and will deliver for tenant construction in November 2023. Located on one of the few double-wide blocks in New York City and directly on top of Penn Station, PENN 2 will physically connect to PENN 1 and comprise 1.8 million square feet of the two-building, 4.4 million square foot campus upon completion.

### THE DEVELOPMENT WILL INCLUDE:

- A new modern curtain wall with triple-pane glass.
- A 430' new addition to the building's podium floors spanning the entire 7th Avenue block front containing two floors with 40,000 RSF double-height and colum-free space.
- Over 72,000 SF of outdoor tenant space including a 17,500 SF rooftop park, 16 loggias, and 4 expansive private tenant terraces.
- A triple-height lobby that opens onto a new 33rd Street plaza.
- Two private lobby opportunities.
- New 22 passenger elevators.
- Multiple furnished tenant lounges and workspaces.
- A 280-person Town Hall for tenant presentations, product launches and events.
- 30,000 SF of curated retail, including The Astro Room, a 7,100 SF full-service restaurant and bar from Sunday Hospitality.



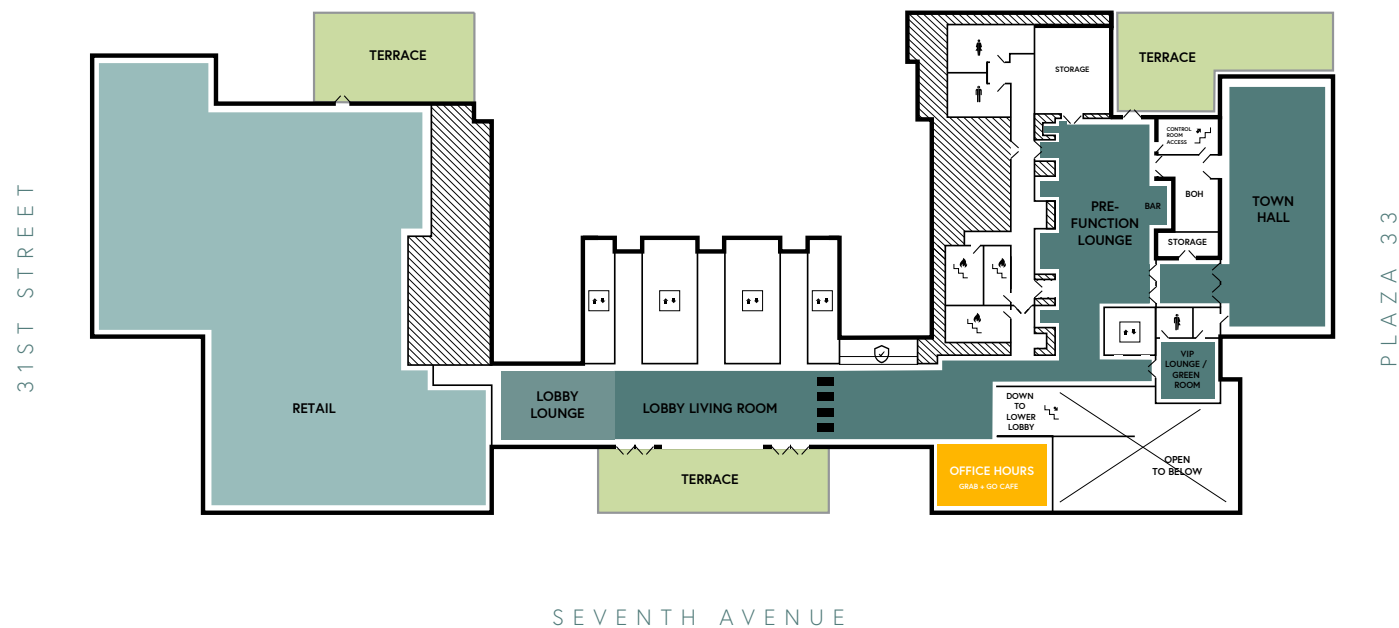


## PENN 2: AMENITIES

# Office Hours

Office Hours is a vibrant lobby grab-and-go café that redefines the traditional office break experience. Perched above PENN 2's triple height lobby, tenants and guests can enjoy this modern café designed to cater to the fast-paced nature of office life, offering a curated selection of artisanal coffees, teas, soups, sandwiches, salads, and premium office snacks. Its sleek, modern aesthetic is complemented by comfortable seating and views of the streetscape, creating an inviting atmosphere where colleagues can gather for impromptu meetings or enjoy a moment of solitude.

PENN 2 - Second Floor Lobby









## PENN 2: AMENITIES

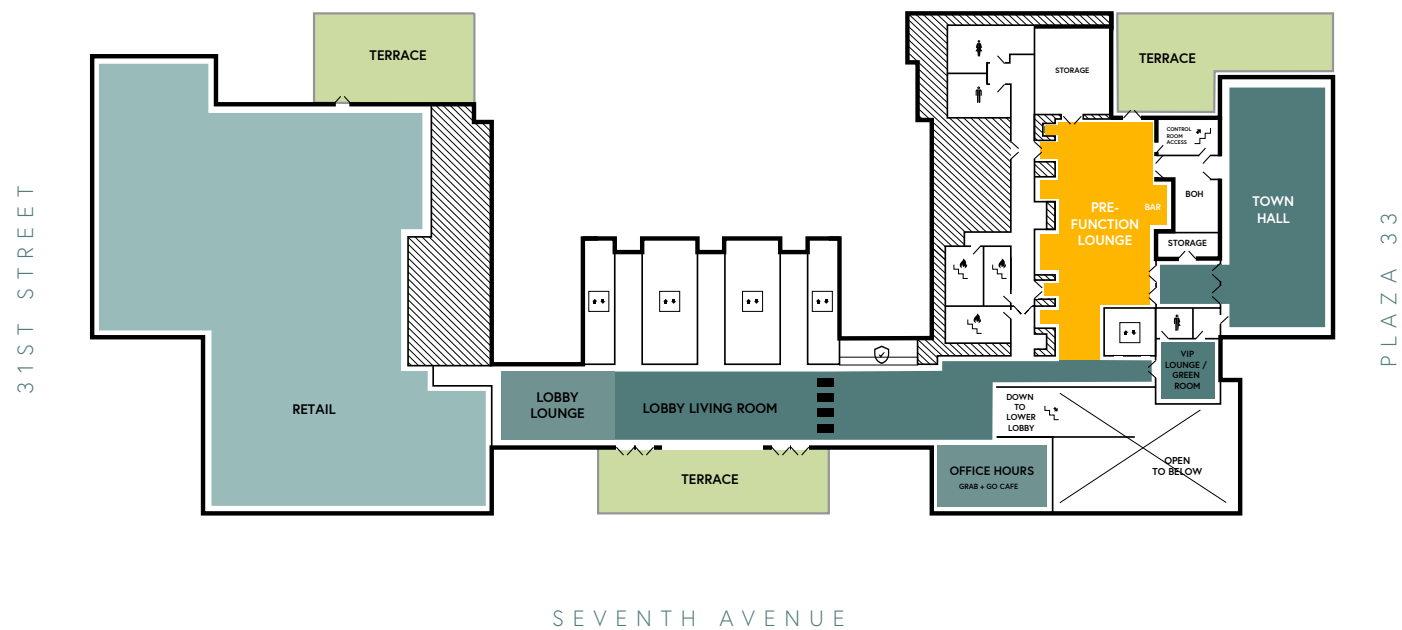
# Second Floor Lounge

PENN 2's Second Floor features a 3,000 SF furnished Lounge for the building's tenants and guests to enjoy. Designed as an inviting and comfortable alternative workplace inspired by the city's best boutique hotel lobbies, the Lounge serves as the first of PENN 2's many "third places" for tenants to work and socialize. The Lounge is appointed with a variety of intimate and larger scale furniture settings to accommodate both focused, individualized work and larger, more collaborative work. There is a 1,900 SF landscaped garden on the west side of the Lounge.

The Lounge can be transitioned to happy hour and other after work social events supported by its full-service bar and large screen for sporting events and other programming.

The Lounge doubles as pre-function space when the adjacent Town Hall is in use.

PENN 2 - Second Floor Lobby













## PENN 2: AMENITIES

# Town Hall

The PENN 2 Town Hall grounds the PENN DISTRICT as a place to exchange ideas, culture and knowledge. Unlike any other submarket or development in New York City, the Town Hall empowers our tenants with the ability to host large scale events without leaving the PENN DISTRICT campus. Equipped with modern audiovisual technology, theater style acoustics and screening that permits complete privacy to the outside world, the Town Hall provides an immersive and engaging experience for its users.





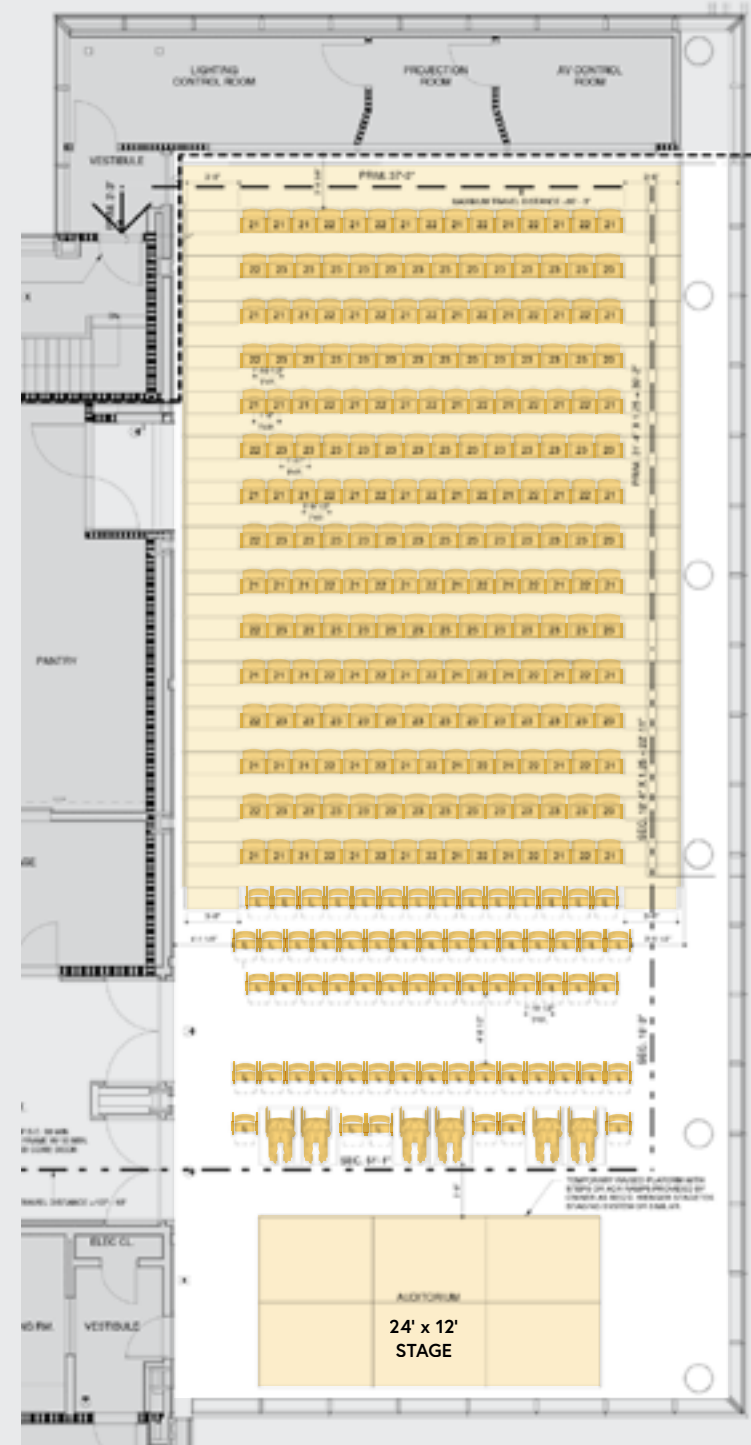
PENN 2: TOWN HALL

# Flexibility

The Town Hall's flexible layout allows for easy customization, making it adaptable to different event formats and setups.



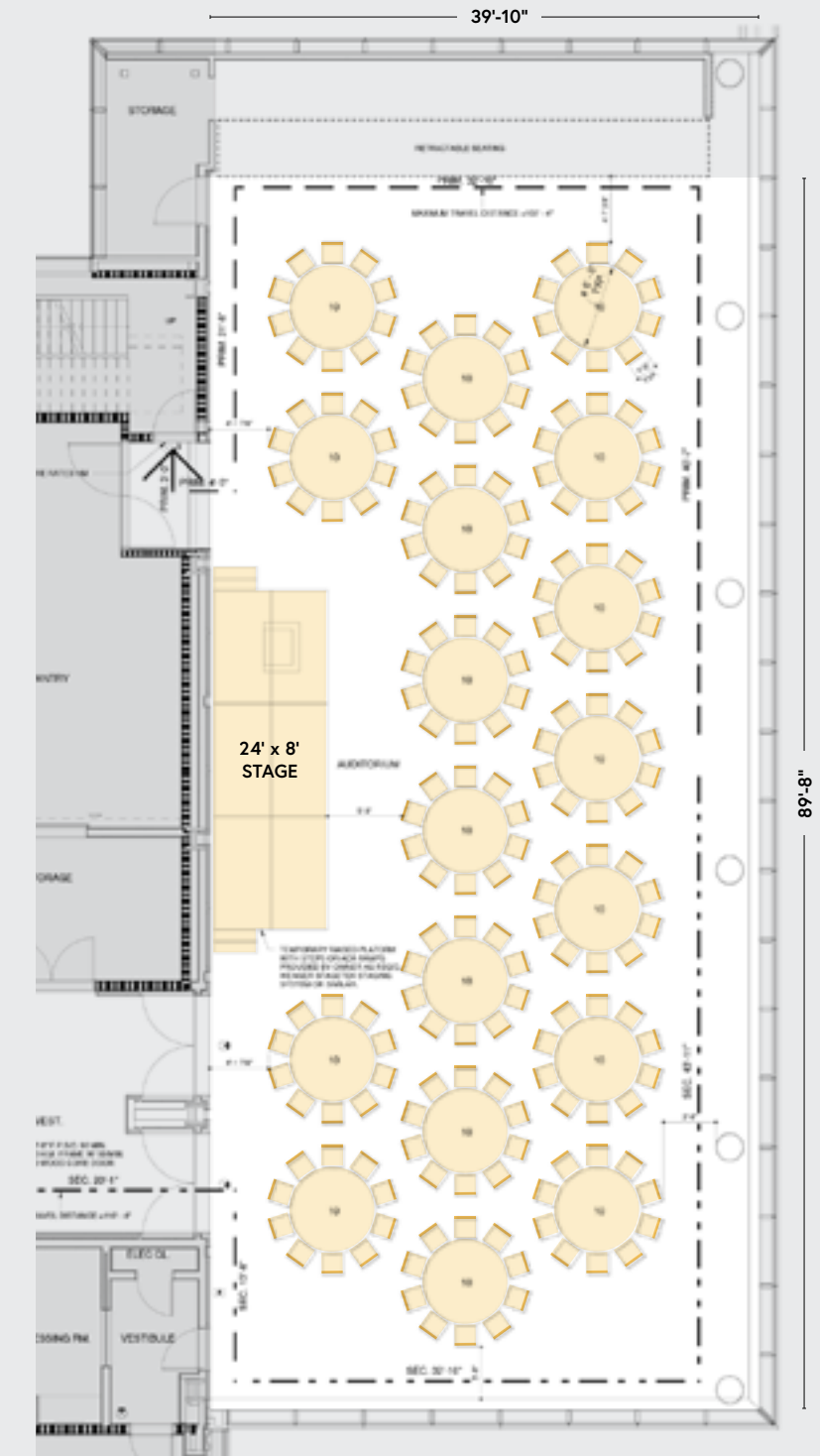
## AUDITORIUM



SEAT COUNT  
**288**

FIXED SEATS	LOOSE SEATS	WHEELCHAIRS
<b>218</b>	<b>64</b>	<b>6</b>

## BANQUET



SEAT COUNT  
**180**

6' DIA. TABLES - 10 SEATS EACH  
**18**







## PENN 2: TOWN HALL





PENN 2: AMENITIES

# Green Room

The private Green Room, adjacent to the Town Hall, is a dedicated area designed to cater to the needs of VIP guests and speakers. It offers a secluded and comfortable environment for individuals to prepare before taking the stage. The Green Room is equipped with a private restroom and dressing area.





# Rooftop Park and Tenant Lounge

PENN 2's 4,000 SF rooftop tenant lounge and 17,500 SF landscaped park provide the building's tenants and guests direct access to nature, sunlight and expansive views of Manhattan's west side.

The furnished lounge features a food and beverage bar serviced through the work day and supports happy hour and private events into the evening.

The park is designed with large and small vignettes for tenant meetings and social events and with its own full-service bar and grill.



### PENN 2: ROOFTOP AMENITIES: 4,000 SF TENANT LOUNGE AND 17,500 SF ROOFTOP PARK









## PENN 2: ROOFTOP LOUNGE









Rooftop Lounge: Daytime Food and Beverage Service  
and Evening Cocktail Bar





PENN 2: ROOFTOP PARK: BAR AND GRILL











**VORNADO**  
REALTY TRUST

**Josh Glick**

Executive Vice President  
Director of Penn District Leasing  
JGlick@vno.com  
(212) 894-7413

**Jared Silverman**

Vice President  
JSilverman@vno.com  
(212) 894-7458

**Anthony Cugini**

Director  
ACugini@vno.com  
(212) 894-7425