

FLAGSHIP OPPORTUNITY



MADISON SQUARE GARDEN
THE WORLD'S MOST FAMOUS ARENA®

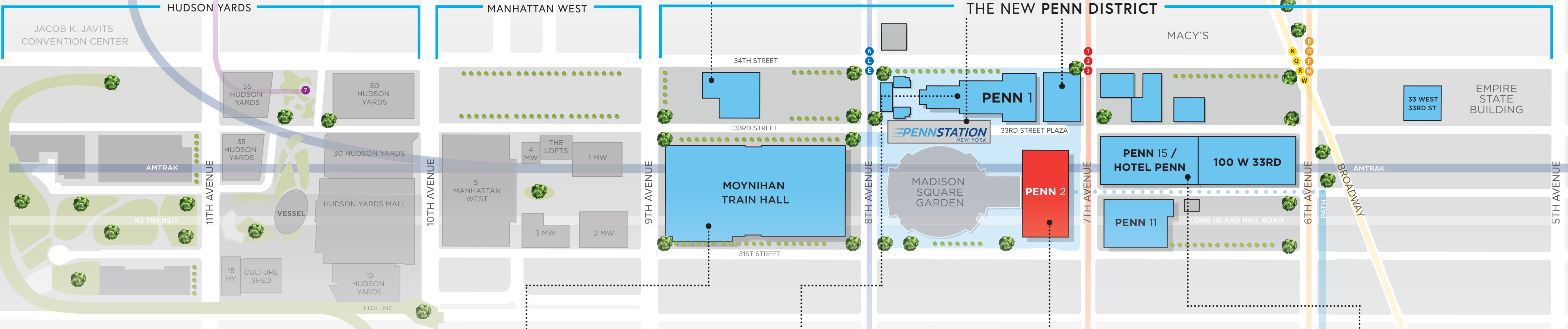
VORNADO
REALTY TRUST

An aerial photograph of a modern glass skyscraper at dusk. The building features a prominent rooftop garden with trees and a glass-enclosed skybridge. The surrounding area includes a busy street with yellow taxis and other buildings, some with red and blue neon lights. The sky is a mix of orange, pink, and blue.

AN ICONIC RETAIL OPPORTUNITY
CENTERED IN THE HEART OF
THE NEW PENN DISTRICT

VORNADO
REALTY TRUST

REDEVELOPMENT OF THE PENN DISTRICT



VORNADO OWNED PROPERTIES

OCCUPY THE ENTRANCE TO NEW YORK CITY'S NEWEST AND MOST EXCITING RETAIL DISTRICT



OCCUPY THE ENTRANCE TO THE WORLD'S MOST FAMOUS SPORTS ARENA MADISON SQUARE GARDEN



OWN THE FRONT DOOR TO MADISON SQUARE GARDEN - 4,292 SF



\$800MM RENOVATION OF PENN 2 AND THE ENTRANCE TO MADISON SQUARE GARDEN



SEVENTH AVENUE AND 32ND STREET AT NORTH ENTRANCE TO MADISON SQUARE GARDEN - 2,227 SF



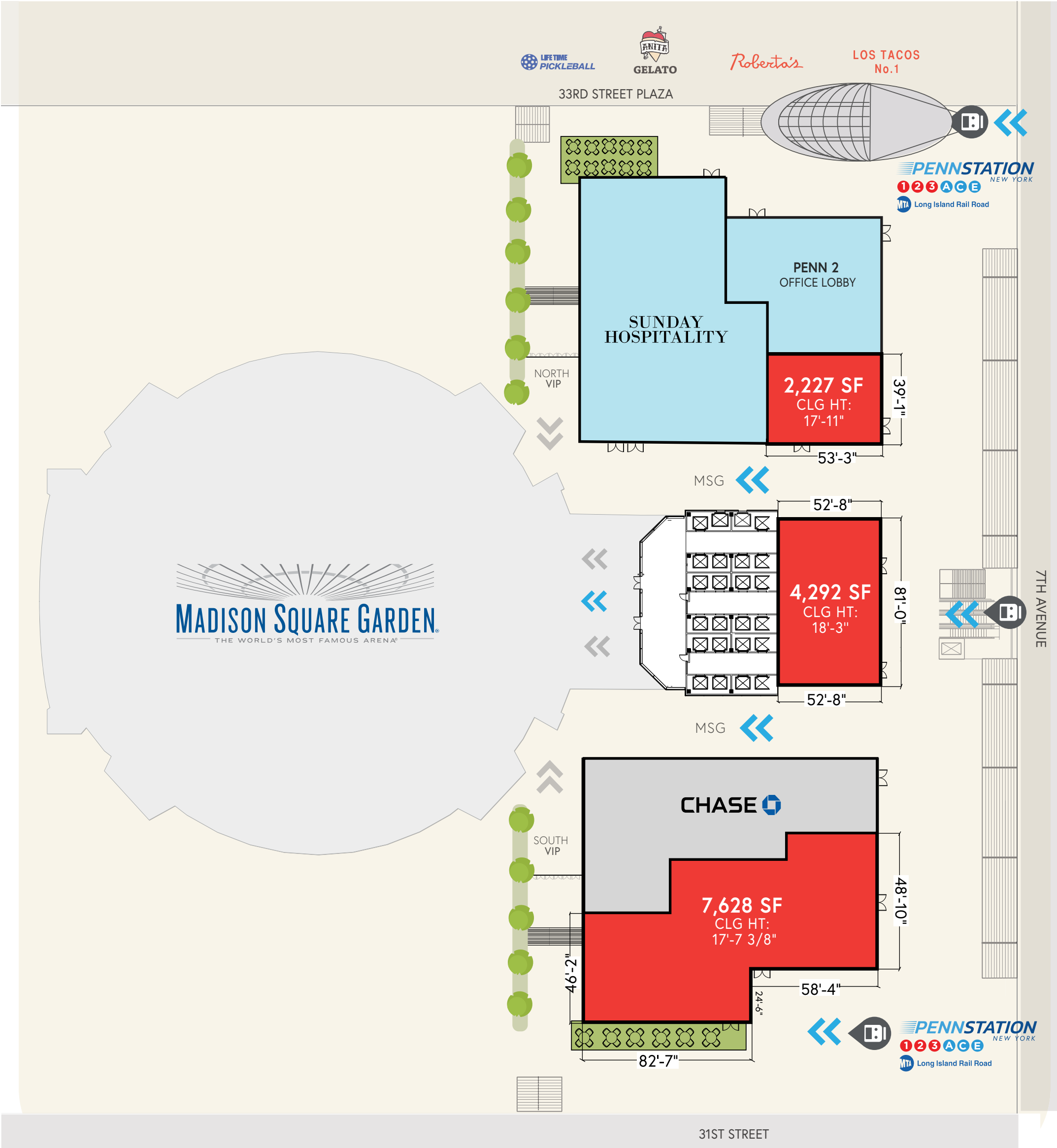
+/- 24,000 SF ANCHOR OPPORTUNITY AT SEVENTH AVENUE AND 32ND STREET



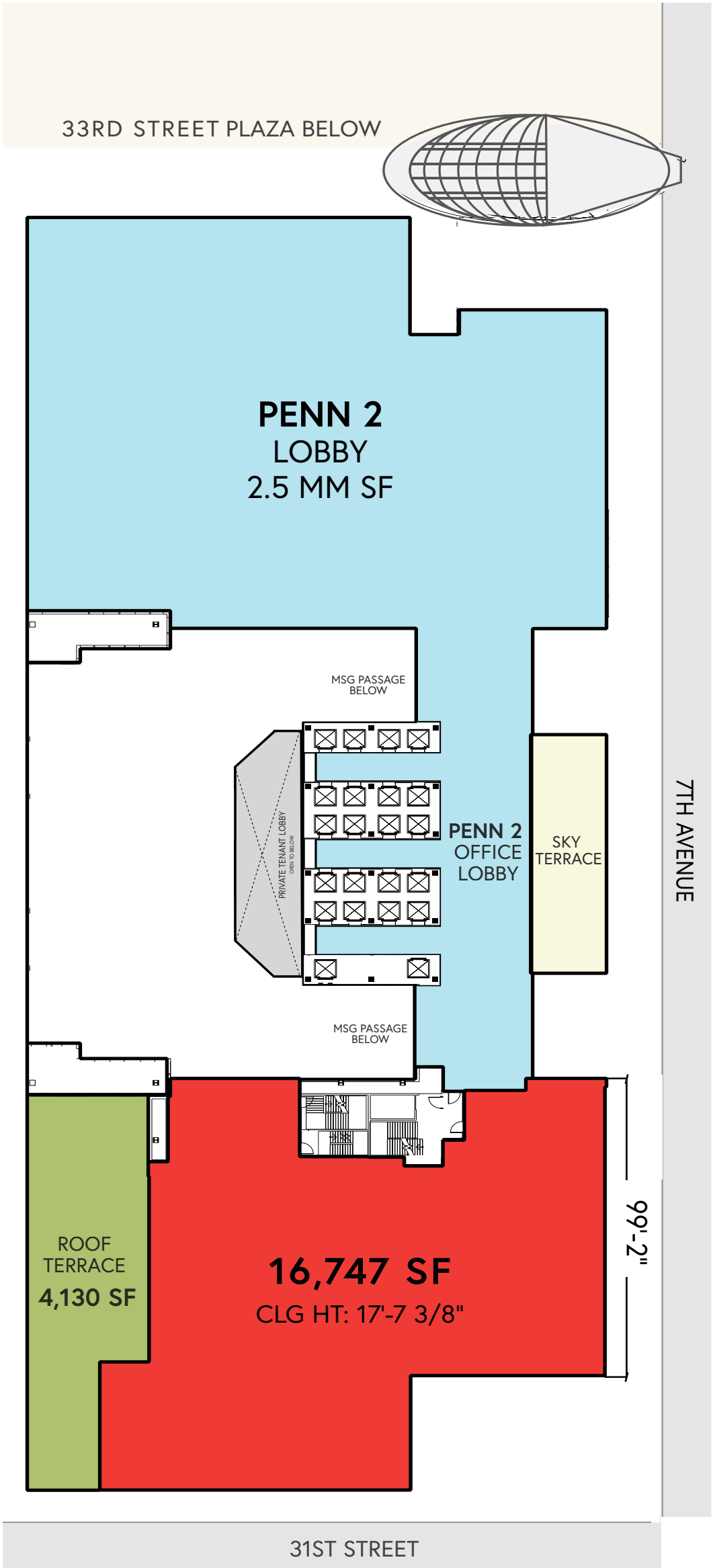
FLAGSHIP RESTAURANT OPPORTUNITY AT VIP ENTRANCE TO MSG - +/- **18,000 SF** ON 31ST AND SEVENTH AVENUE



GROUND



SECOND FLOOR



PENN DISTRICT'S
WORLD RENOWNED
ATTRACTIONS



LANDMARK / ATTRACTION	ANNUAL VISITORS
MACY'S	20M
THE HIGH LINE	7.6M
MADISON SQUARE GARDEN	4M
EMPIRE STATE BUILDING	3.5M
THE EDGE	3M



MADISON SQUARE GARDEN: THE WORLD'S MOST FAMOUS ARENA



Madison Square Garden is home to two of the most legendary American professional sports franchises: The New York Knicks and the New York Rangers.

With an event capacity of 20,000, MSG hosts over 320 events annually. Including a broad array of concerts, family shows and special events, as well as a diverse mix of sporting events, such as professional boxing, college basketball, mixed martial arts and esports.



A NEIGHBORHOOD SITUATED ABOVE THE BUSIEST **TRANSPORTATION HUB** IN NORTH AMERICA



**BUSIEST
TRANSIT HUBS**
BY NUMBER OF DAILY PASSENGERS

650K

PENNSTATION
NEW YORK

267K

GRAND CENTRAL TERMINAL
NEW YORK, NEW YORK

200K

UNION STATION
WASHINTONG, DC



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