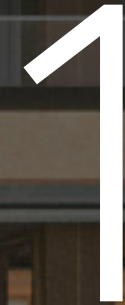


TOWER FLOOR BLOCK  
FLOORS 35 & 36  
BUILDING-WIDE  
RENOVATION + AMENITIES

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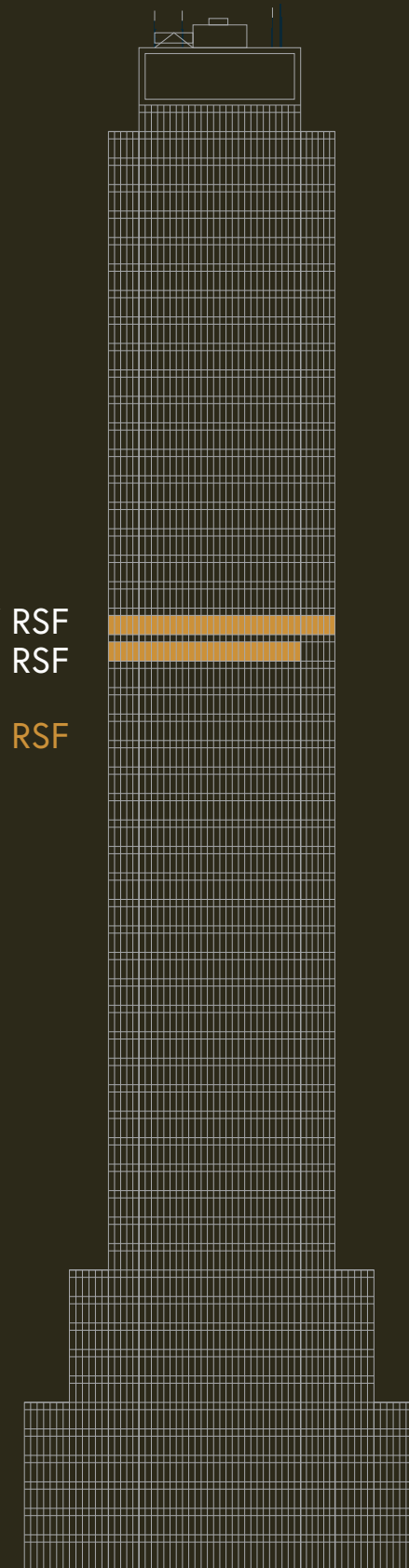


VORNADO  
REALTY TRUST

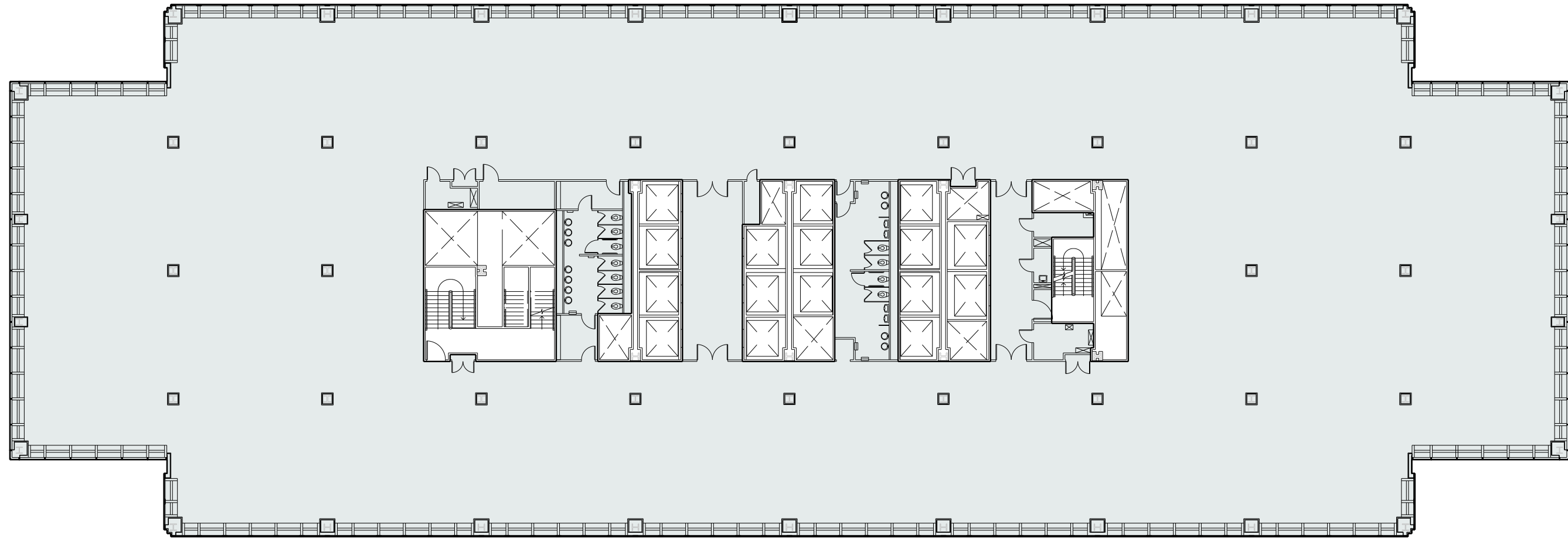


ENTIRE 36<sup>TH</sup> FLOOR | 36,717 RSF  
PARTIAL 35<sup>TH</sup> FLOOR | 26,798 RSF

TOTAL : 63,515 RSF

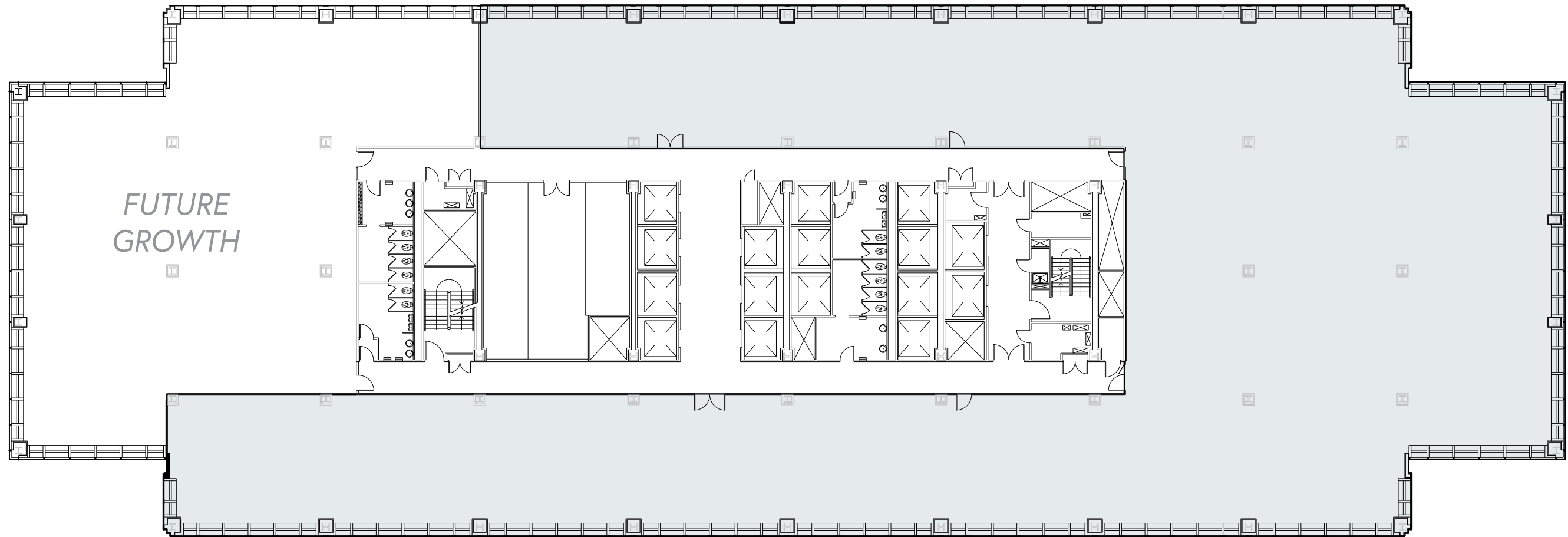


34TH STREET



33RD STREET

34TH STREET



*FUTURE  
GROWTH*

33RD STREET

NORTH



SOUTH



EAST



WEST







PANTRY OPTION A



PANTRY OPTION B





# 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 commenced a base building redevelopment of PENN 1 that, upon completion in 2021, will include over 200,000 SF of amenities and all new retail to serve the needs of PENN 1 tenants throughout the day:

- Dramatic lobby with double-height ceilings surrounded by new landscaped plazas
- Grand social stair and bleacher seats
- Curated grab & go café and full-service restaurant club
- All new Ground Floor retail including lobby coffee bar and multiple restaurant offerings
- Tenant library and work lounges
- 80,000 SF of flexible work space
- 20,000 SF of conference space
- 35,000 SF wellness and fitness center



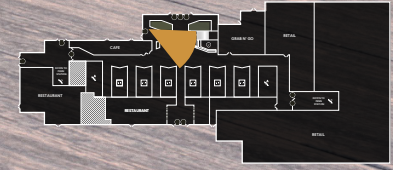
FORMER PENN 1 34<sup>TH</sup> STREET LOBBY



FUTURE PENN 1 34<sup>TH</sup> STREET LOBBY

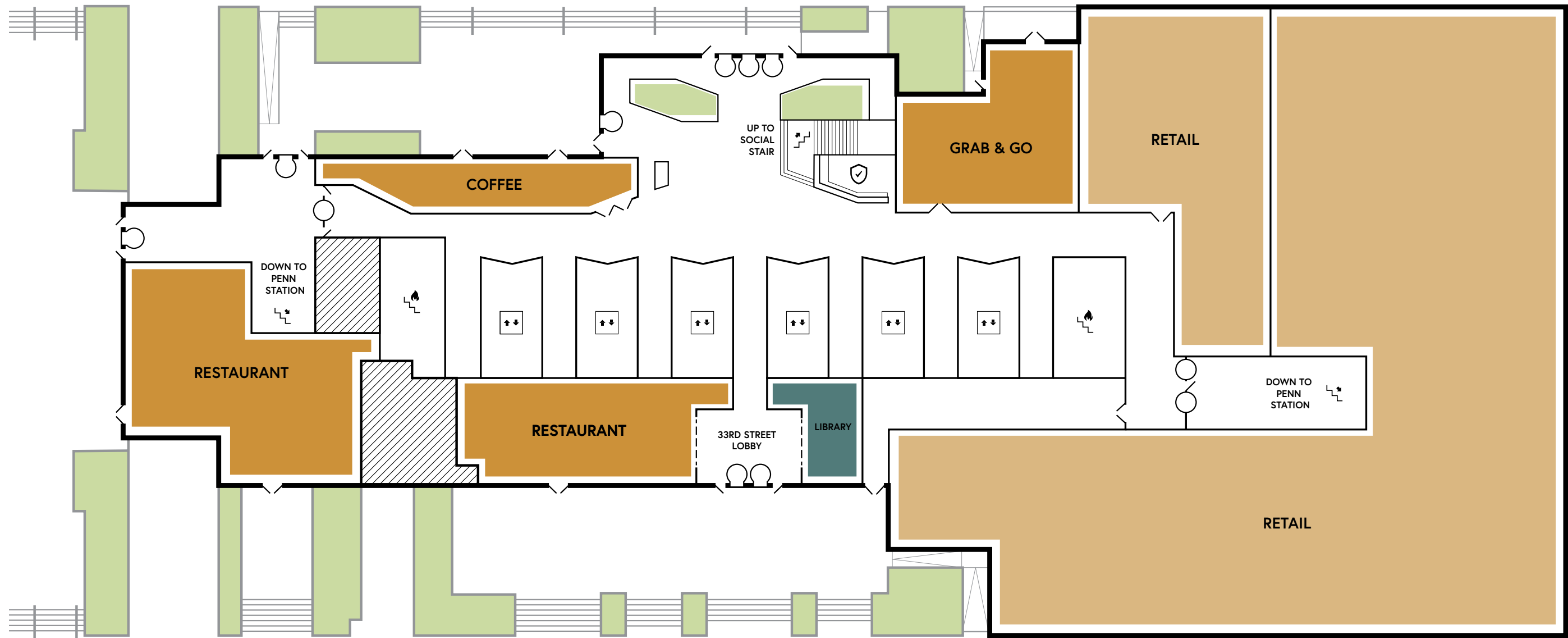


PENN 1





34TH STREET



33RD STREET



GRAB AND GO CAFE



LOBBY CAFE



ELEVATOR LOBBY



Turnstiles operated by facial recognition and app based technology



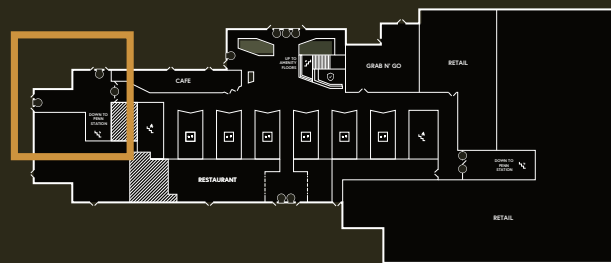
# SOUTH LOBBY ENTRANCE AT 33RD STREET

Flanked by PENN 1's Tenant Library and Full-Service Restaurant with Direct Access to the 33rd Street Pedestrian Plaza

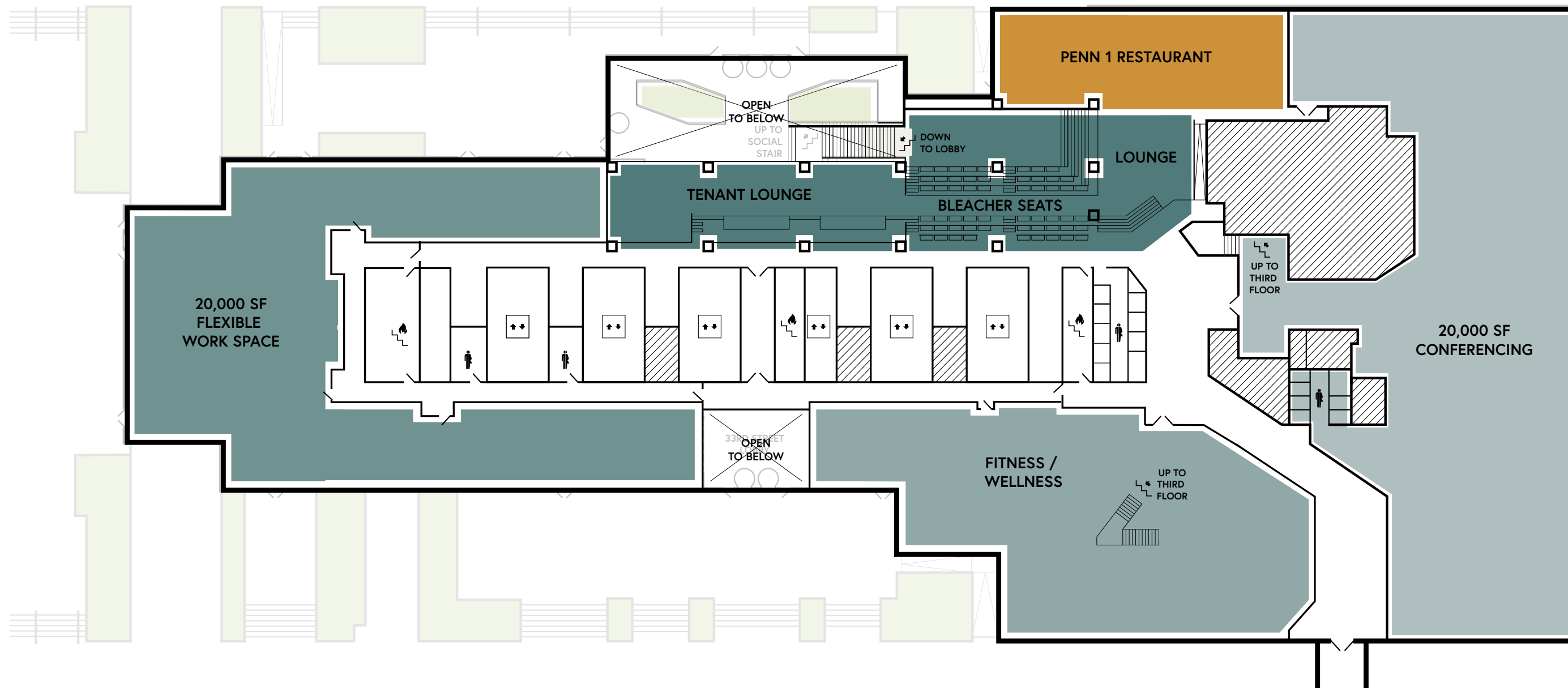


# NEW WEST LOBBY AND PENN STATION CONCOURSE ENTRANCES

Direct Access to Amtrak, Long Island Rail Road, NJ Transit and 1•2•3•A•C•E Subway Trains



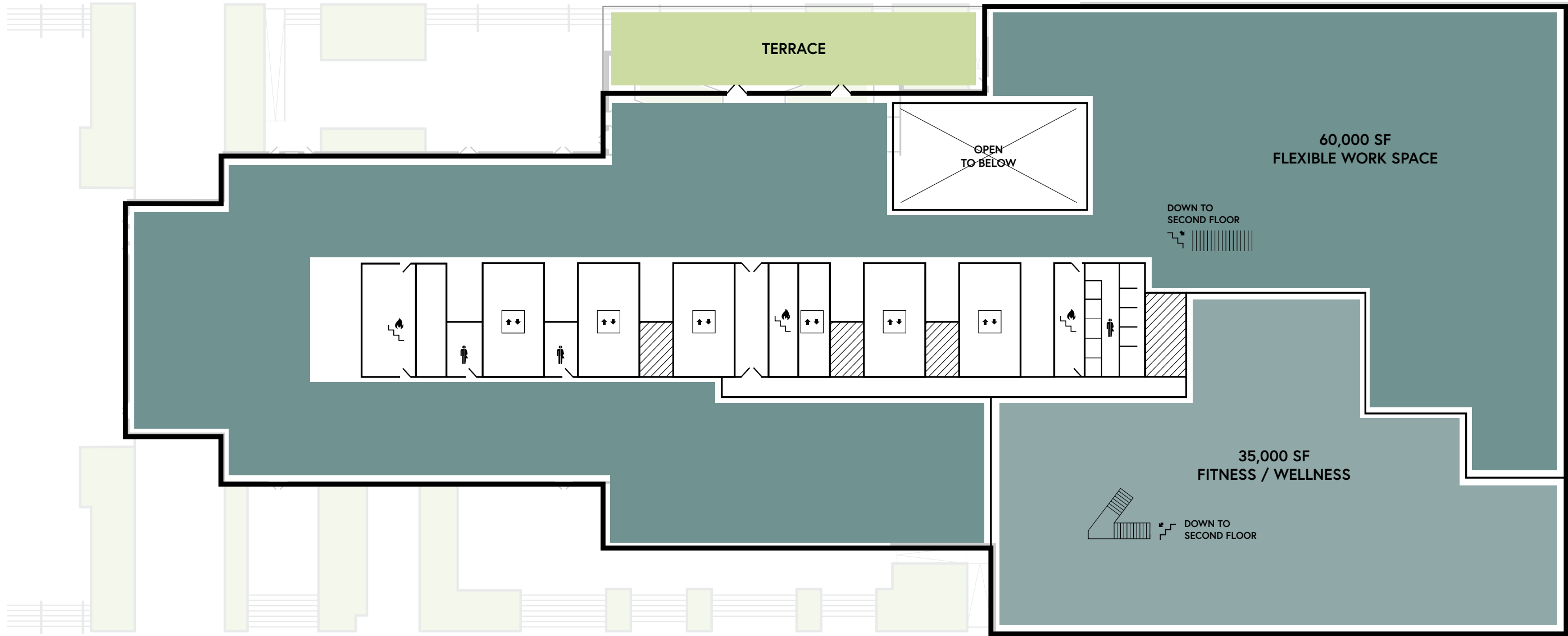
34TH STREET



33RD STREET



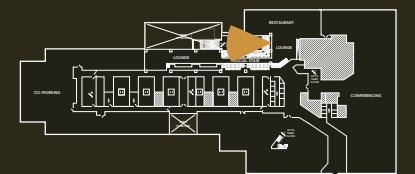
34TH STREET



33RD STREET

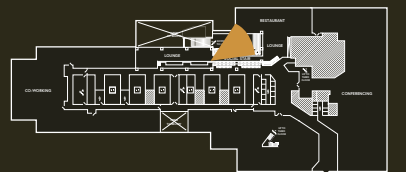


SECOND FLOOR SOCIAL STAIR AND BLEACHER SEATS FROM THE 34<sup>TH</sup> STREET LOBBY





SECOND FLOOR BLEACHER SEATS





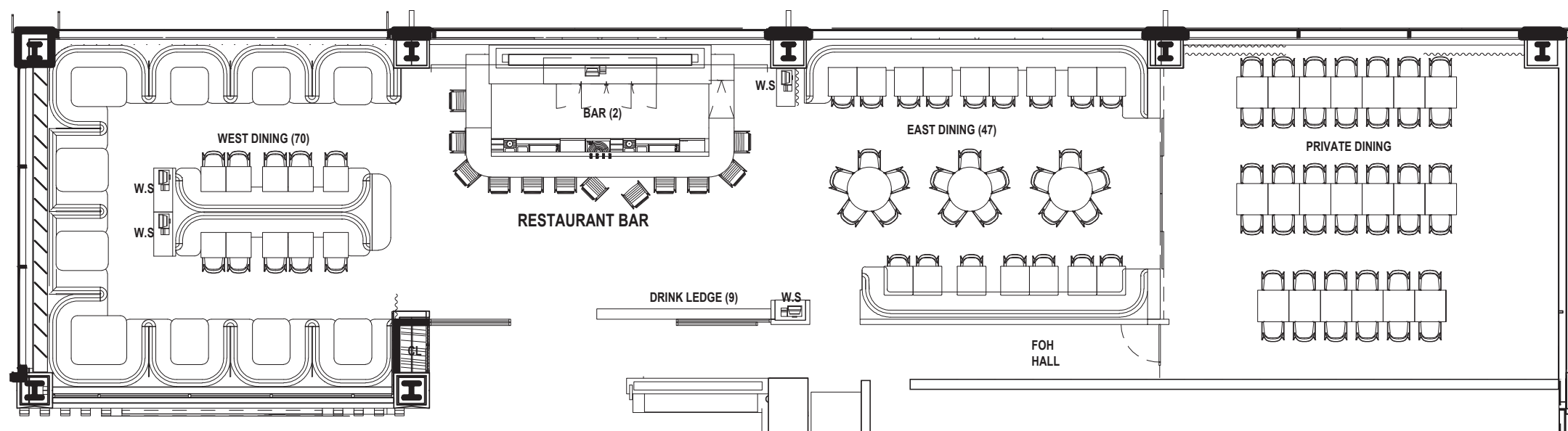
GRAB & GO GROUND FLOOR



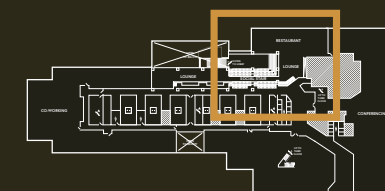
SECOND FLOOR LOUNGE

# FOOD & BEVERAGE

PENN 1 will offer a grab & go on the Ground Floor and a full service restaurant club bar and lounge located on the Second Floor to service our tenants throughout the work day.



RESTAURANT CLUB FLOOR PLAN





FITNESS CHECK IN



THIRD FLOOR OPEN GYM



SPIN STUDIO



PHYSICAL THERAPY STUDIO AND PHYSICIAN/NURSE SERVICES

# FOCUS ON YOURSELF

PENN 1's 35,000 SF wellness and fitness center will sit on the the Second and Third floors and will offer bespoke fitness and wellness services, including massage therapy, physical therapy and physician/nurse services solely for PENN 1 and PENN 2 tenants.





RECEPTION



PUBLIC ASSEMBLY PRE-FUNCTION SPACE



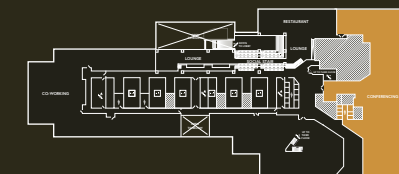
SMALL CONFERENCE ROOM



FLEXIBLE BOARDROOM - OPEN

# FOCUS ON YOUR WORK

PENN 1 will feature  
20,000 SF  
of conferencing.

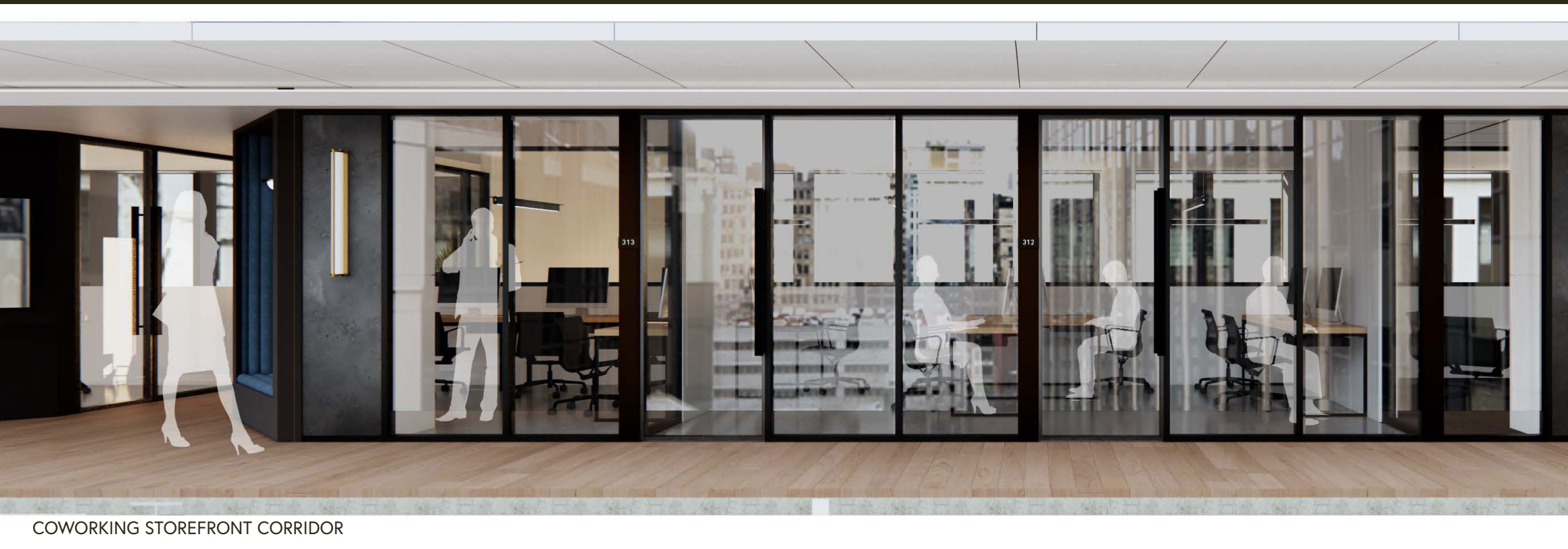




RECEPTION



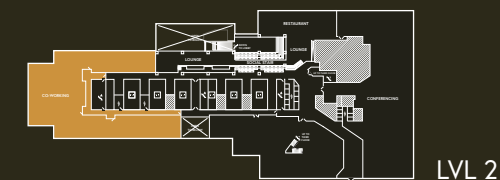
COMMONS



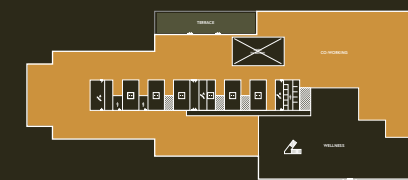
COWORKING STOREFRONT CORRIDOR

# FOCUS ON YOUR WORK

PENN 1 will feature 80,000 SF of flexible workspace.



LVL 2



LVL 3

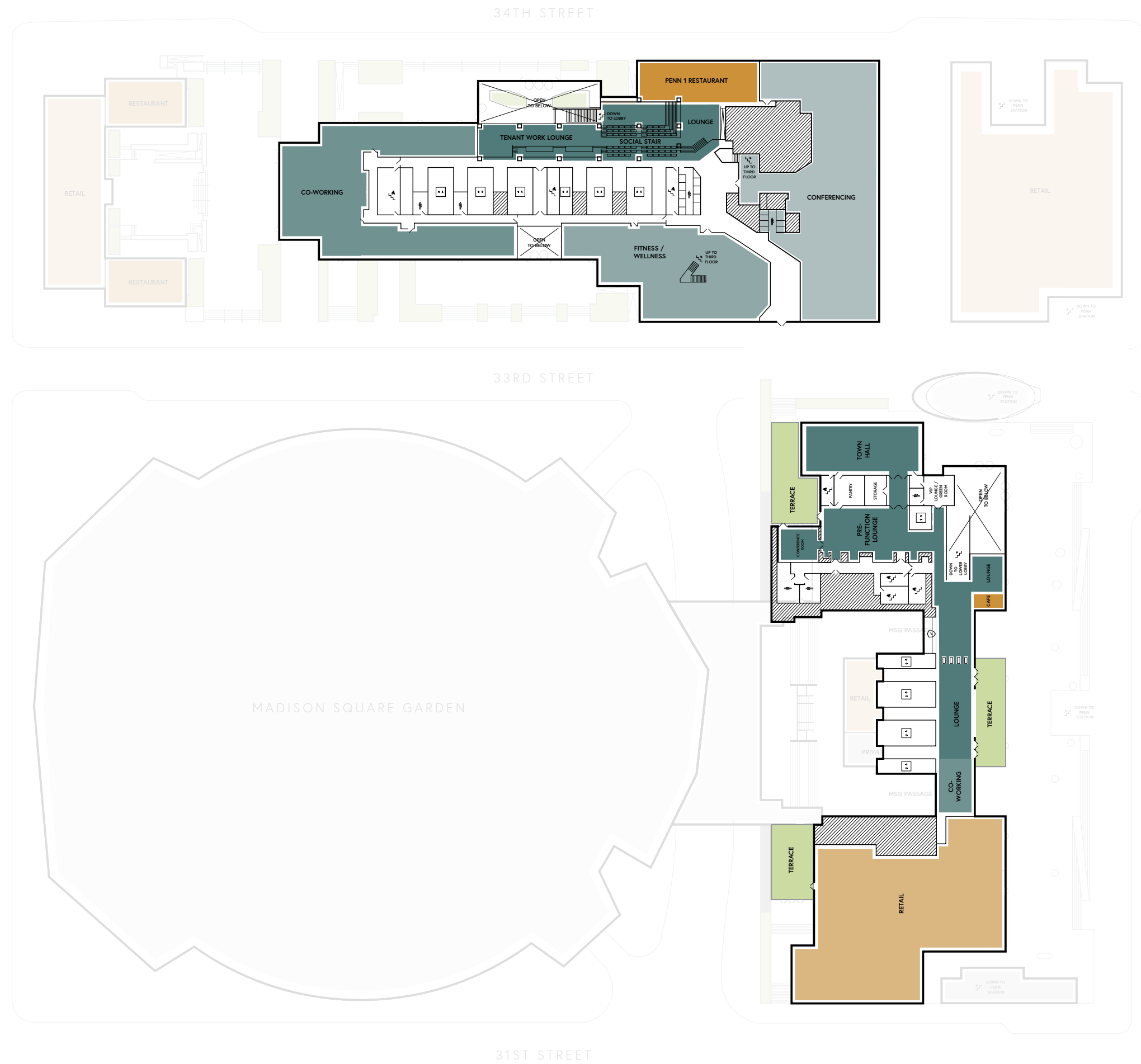
# PENN 1+2

## A CONNECTED CAMPUS WITH SHARED AMENITIES

In 2020, we will commence a building-wide renovation of PENN 2 which will host its own amenity program including:

- Large format, multi-function town hall and amenity center / pre-function space
- Lobby coffee bar and grab & go offering
- A rooftop glass pavilion and work lounge
- A 17,000 SF rooftop park

The PENN 2 amenities will be available to PENN 1 tenants in the fourth quarter of 2022.

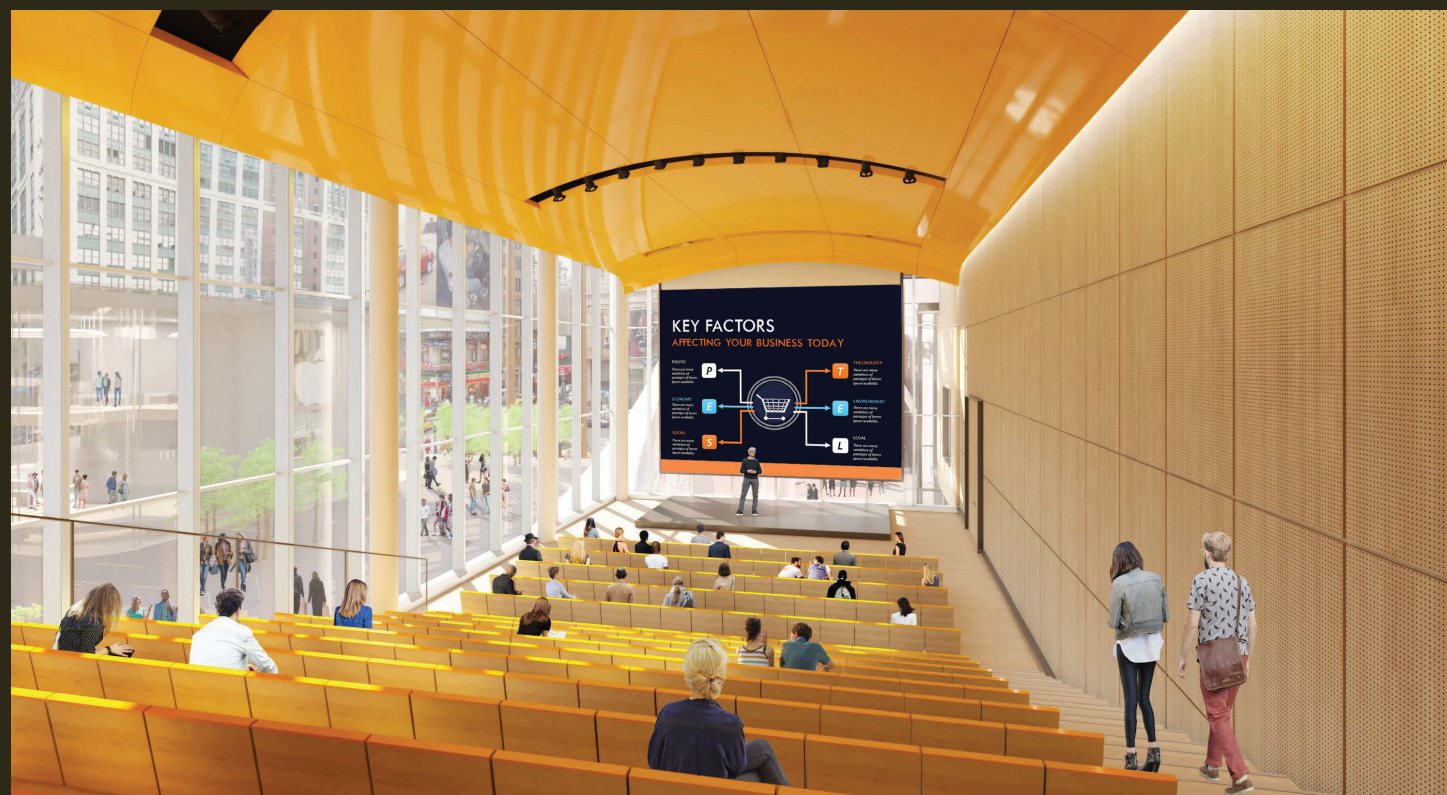




GRAB AND GO CAFE



BOARD ROOM



TOWN HALL



AMENITY LOUNGE / PRE-FUNCTION SPACE

# PENN 2

## TOWN HALL

The Town Hall space is designed to accommodate a range of events for PENN 1 & 2 tenants, including: large format meetings, investor conferences, product launches, screenings and banquets.



SOCIAL STAIR SETTING



BANQUET SETTING

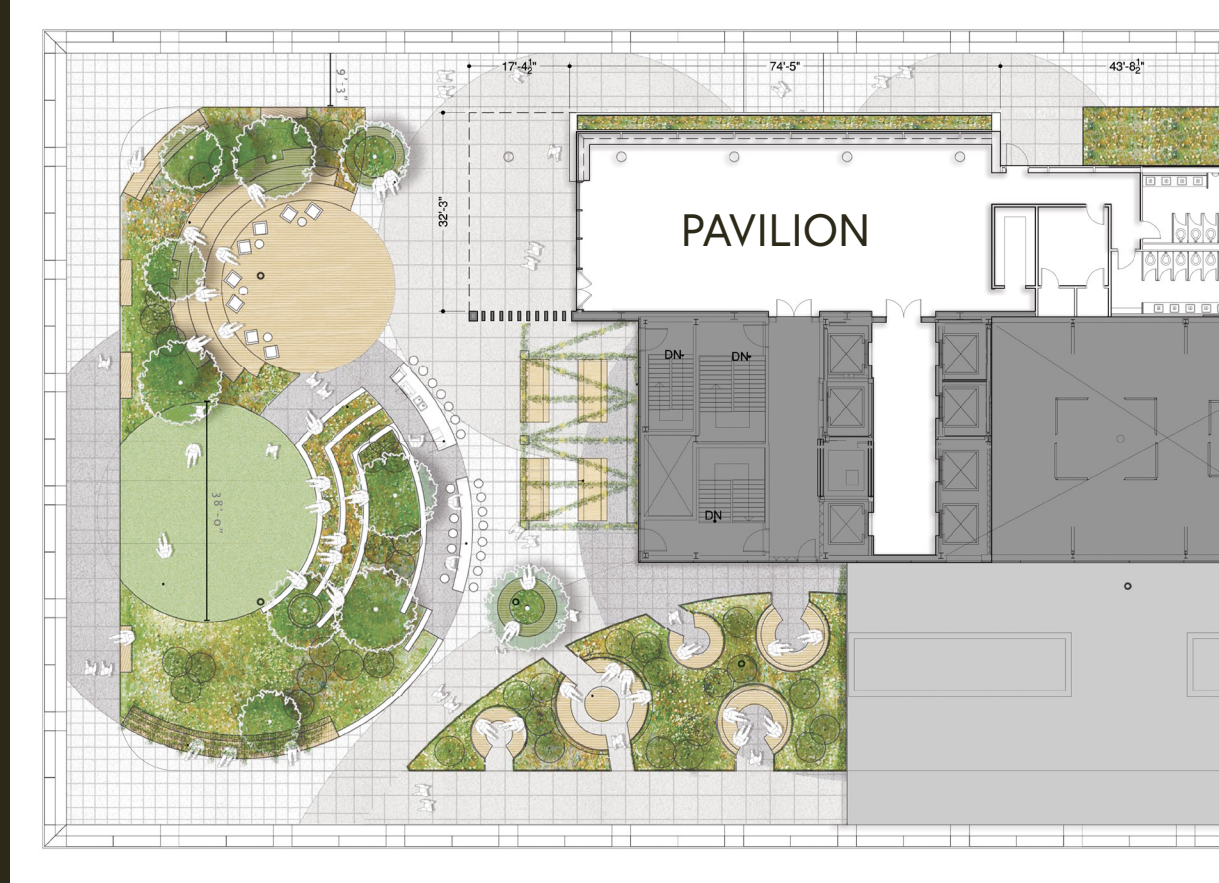


PRESENTATION SETTING



PRESENTATION SETTING (PRIVATE MODE)

# PENN 2



As part of PENN 2's renovation, we are creating a 17,000 SF rooftop park and glass pavilion with expansive views west for tenants and guests of PENN 1 and PENN 2.



# PENN 1

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