

PENN 1 BUILDING-WIDE
RENOVATION + AMENITIES
LARGE TOWER FLOOR
AVAILABILITIES

1

PENN 1

VORNADO
REALTY TRUST

PENN STA

ALSTON
BOOKS





FUTURE PENN 1 34TH STREET LOBBY

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:

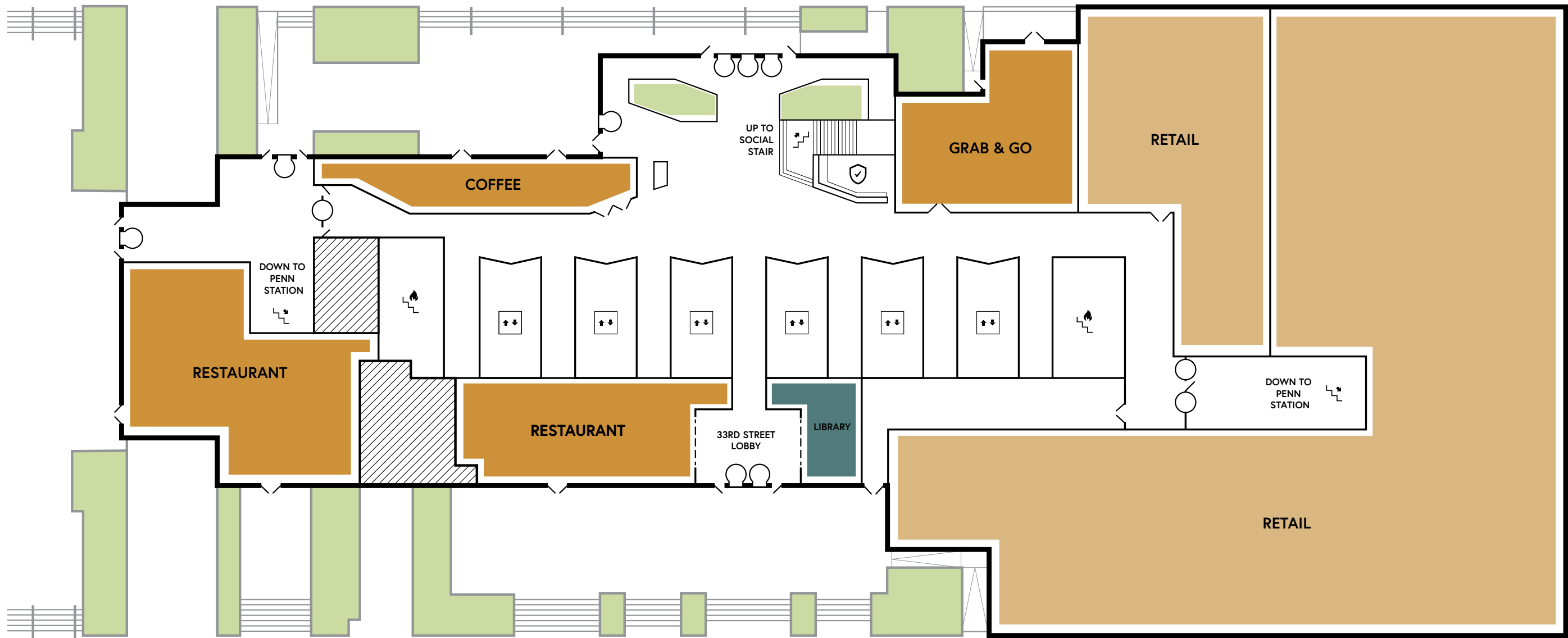
- Dramatic lobby with double-height ceilings surrounded by new landscaped plazas
- Grand social stair and bleacher seats
- Full-service restaurant, bar, and privated dining rooms
- All new ground floor retail including a curated grab & go / café lobby coffee bar and multiple restaurant offerings
- Tenant library and work lounges
- 80,000 SF of flexible workspace
- 20,000 SF of conference space
- 35,000 SF wellness and fitness center



SOCAIL STAIR + TENANT CONCIERGE DESK



34TH STREET



33RD STREET



GRAB & GO CAFE



LOBBY CAFE



ELEVATOR LOBBY



Turnstiles operated by facial recognition and app based technology

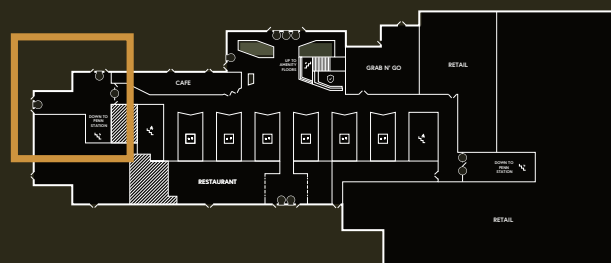


SOUTH LOBBY ENTRANCE AT 33RD STREET

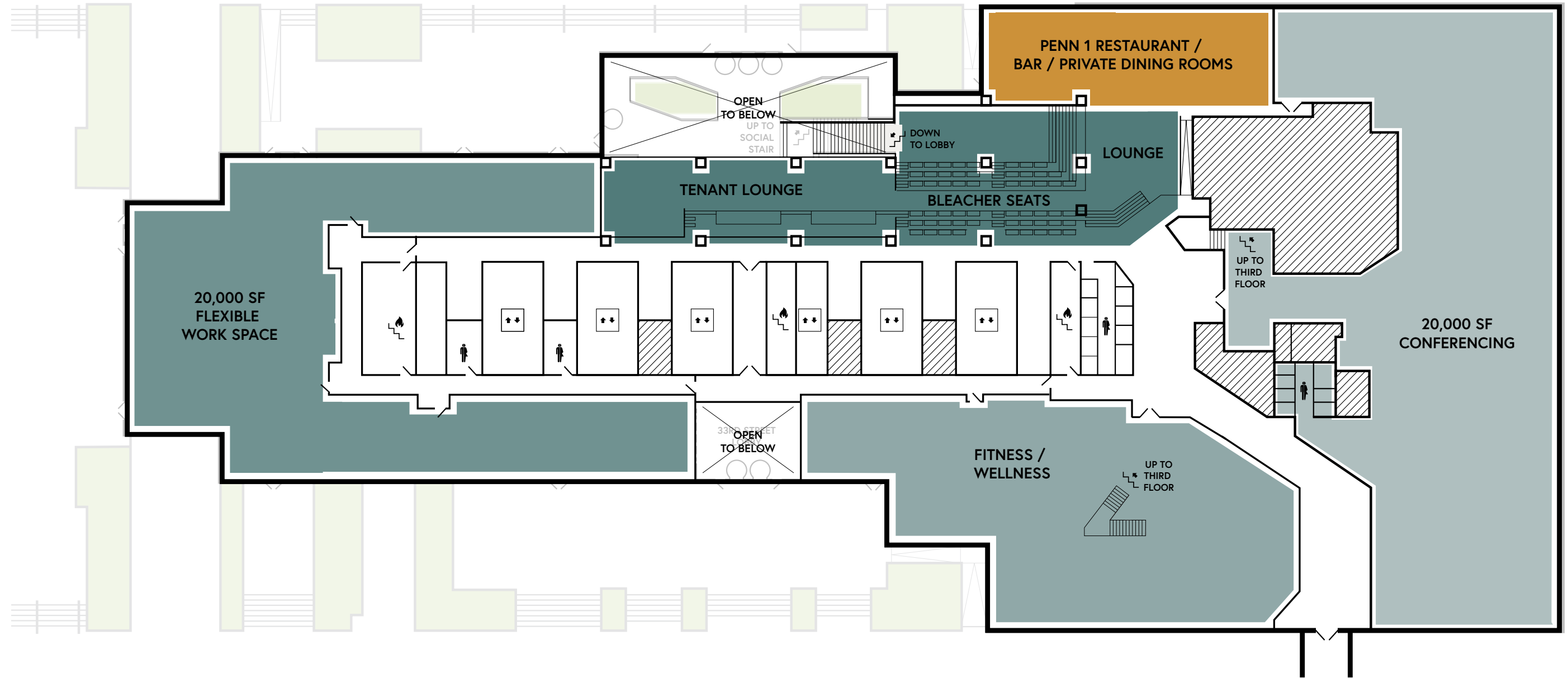


NEW WEST LOBBY AND PENN STATION CONCOURSE ENTRANCES

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

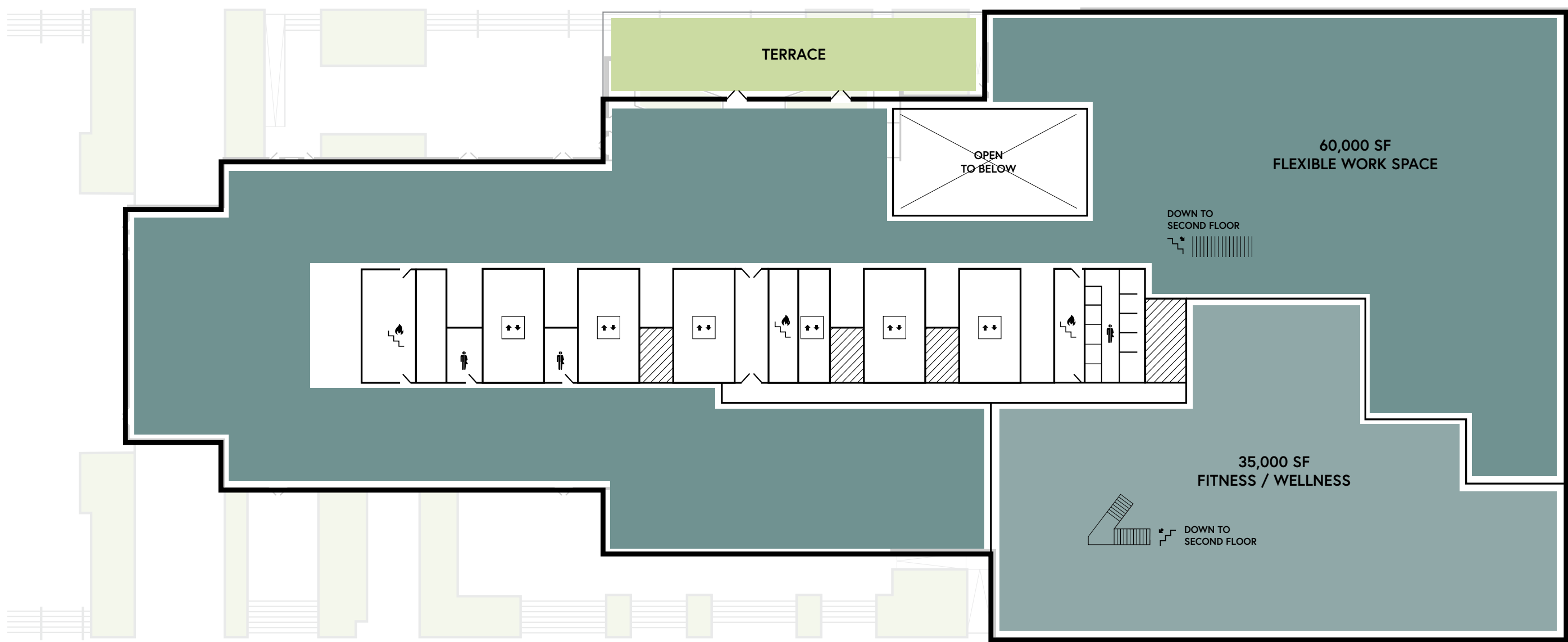


34TH STREET



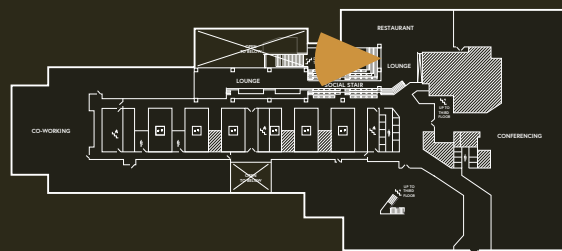
33RD STREET

34TH STREET



33RD STREET

SECOND FLOOR
SOCIAL STAIR AND BLEACHER SEATS
FROM THE 34TH STREET LOBBY



SECOND FLOOR
BLEACHER SEATS



SECOND FLOOR
TENANT BALCONY LOUNGE





GRAB AND GO ENTRANCE FROM 34TH STREET AT PENN 1



BAR AREA IN PENN 1'S SECOND FLOOR RESTAURANT



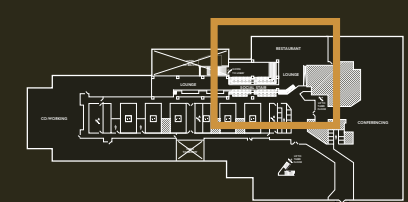
GRAB AND GO AT PENN 1



EAST DINING ROOM IN PENN 1'S SECOND FLOOR RESTAURANT

FOOD & BEVERAGE

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





FITNESS CHECK IN



THIRD FLOOR OPEN GYM



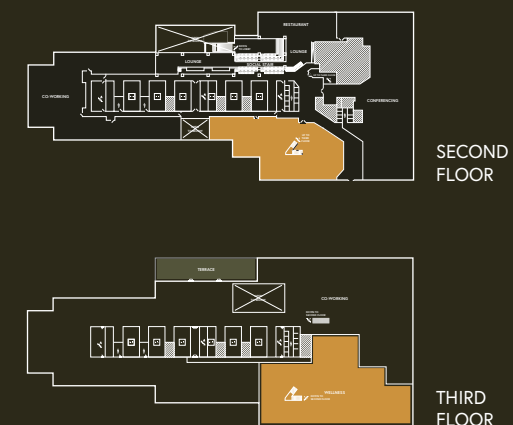
SPIN STUDIO



WOMEN'S LOCKER ROOM

WELLNESS AND FITNESS

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.





FLEXIBLE BOARDROOM - OPEN



PUBLIC ASSEMBLY PRE-FUNCTION SPACE



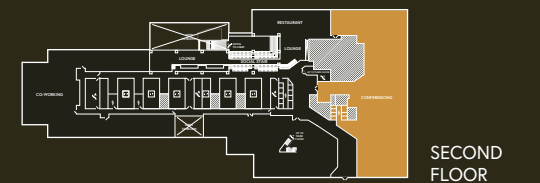
SMALL CONFERENCE ROOM



FLEXIBLE WAR ROOM

CONFERRING

PENN 1 will feature 20,000 SF of conferencing.



SECOND FLOOR



FLEXIBLE WORK SPACE

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

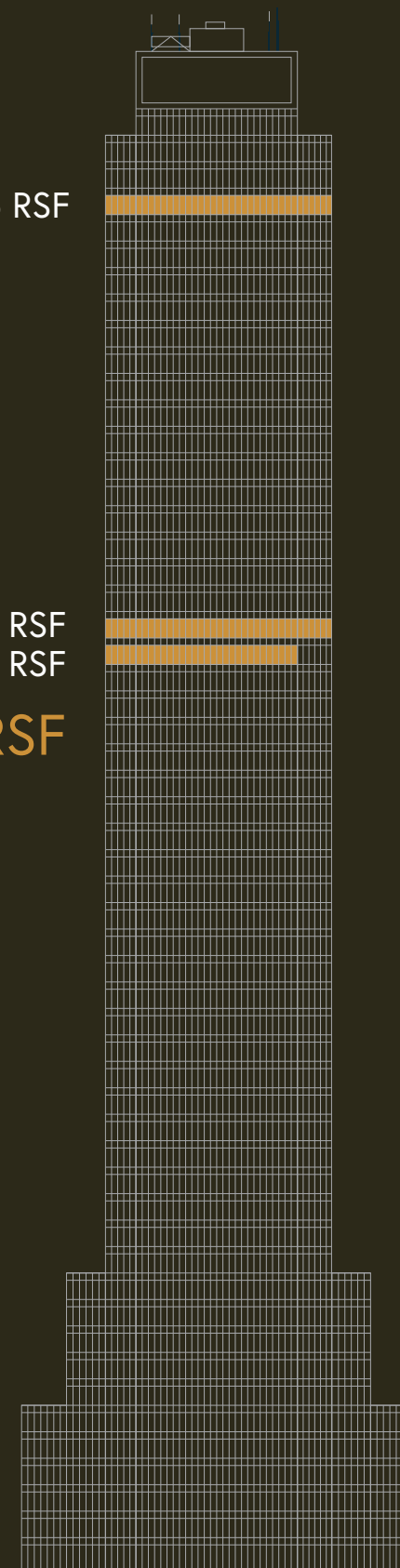




ENTIRE 52ND FLOOR | 37,856 RSF

ENTIRE 36TH FLOOR | 36,717 RSF
ENTIRE 35TH FLOOR | 26,798 RSF

TOTAL : 63,515 RSF

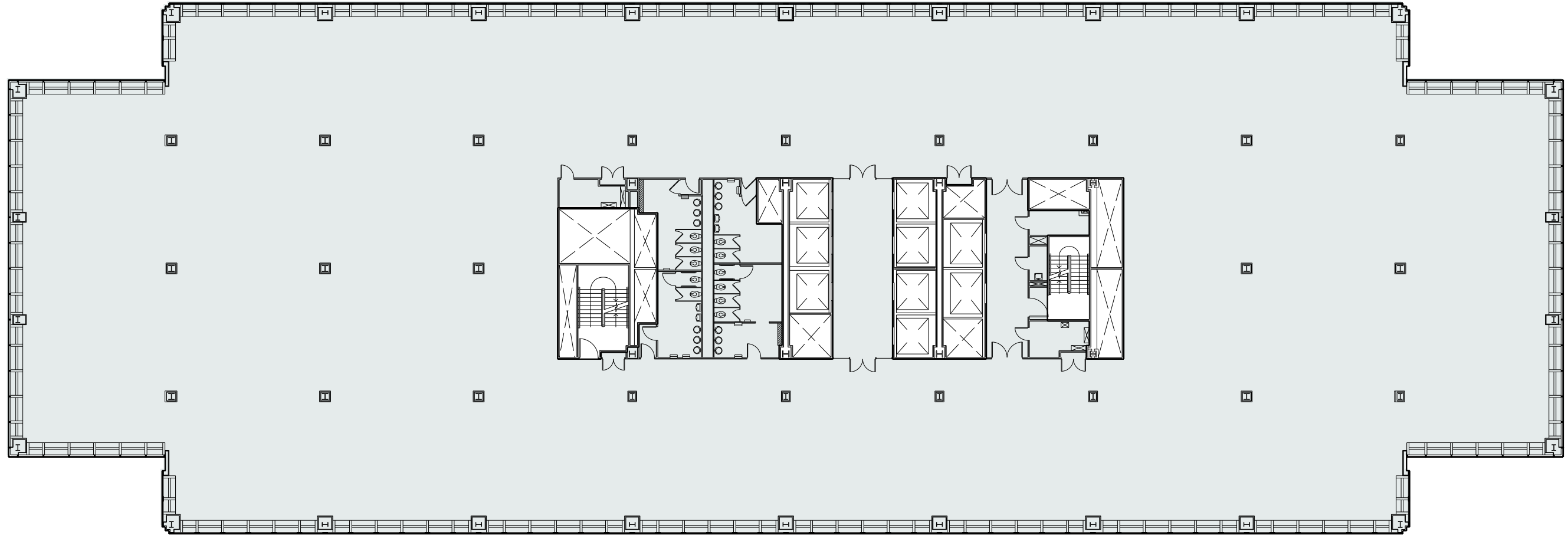


34TH STREET

33RD STREET

8TH AVENUE

7TH AVENUE



CORE AND SHELL PLAN

52ND FLOOR 37,856 RSF

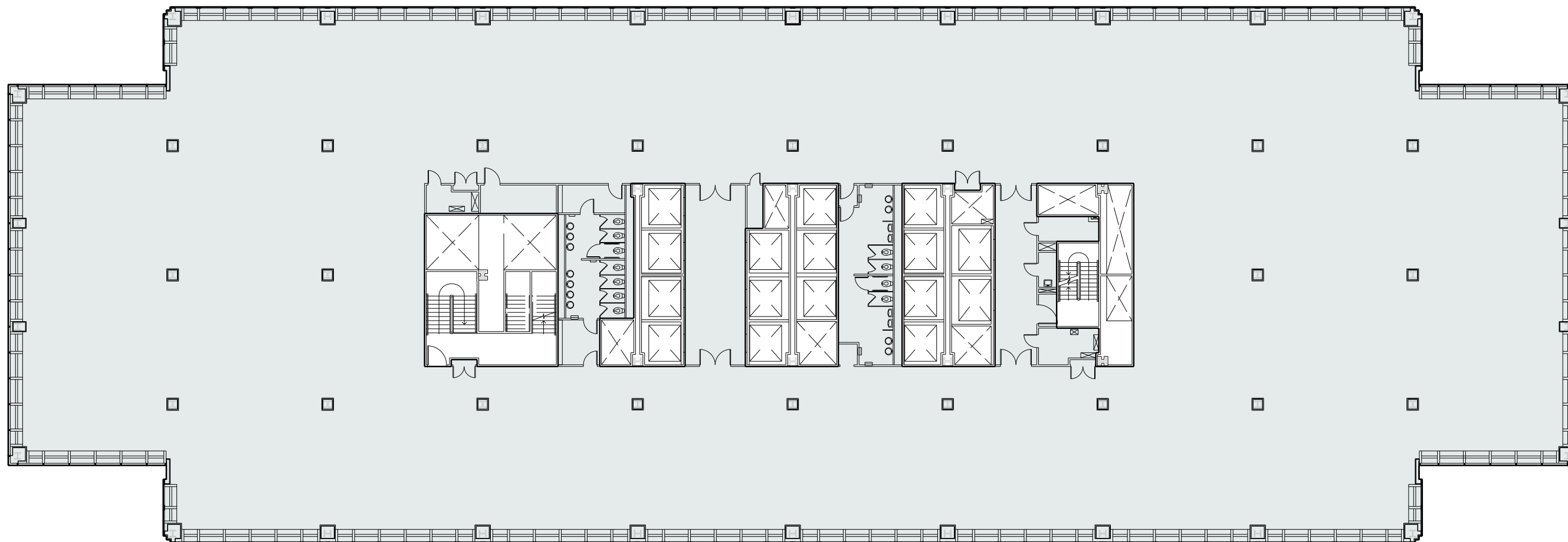
PENN 1

34TH STREET

33RD STREET

8TH AVENUE

7TH AVENUE



CORE AND SHELL PLAN

36TH FLOOR 36,717 RSF

PENN 1

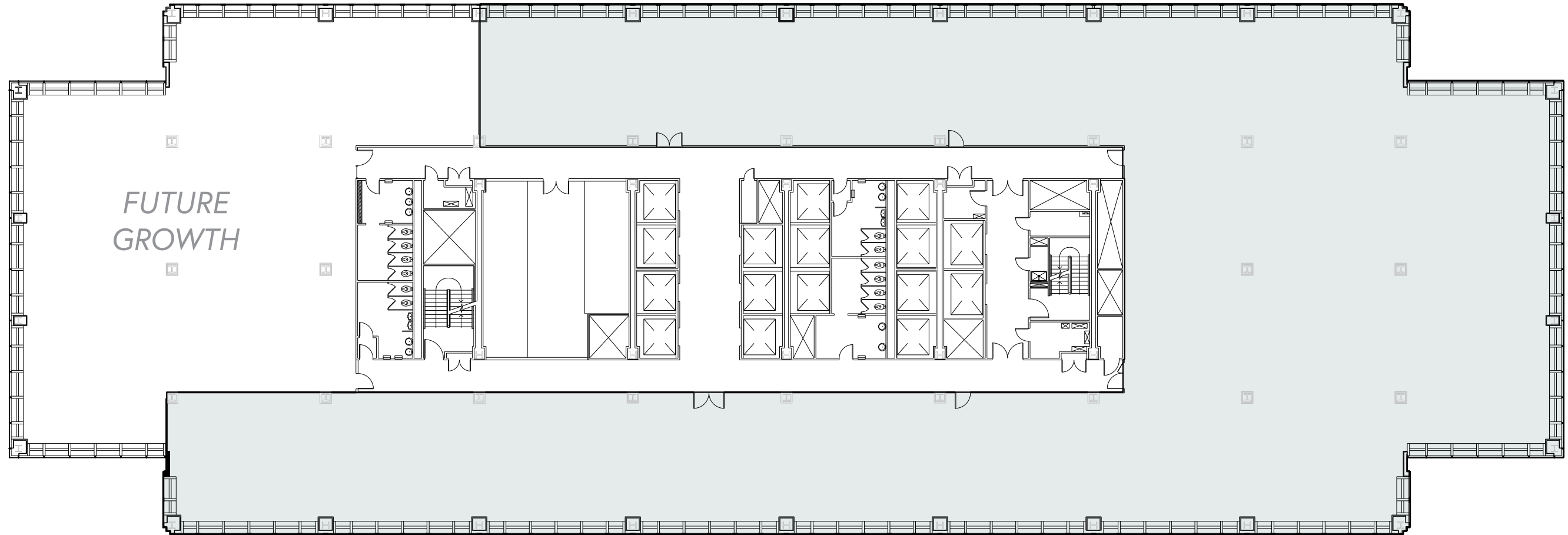
34TH STREET

33RD STREET

8TH AVENUE

7TH AVENUE

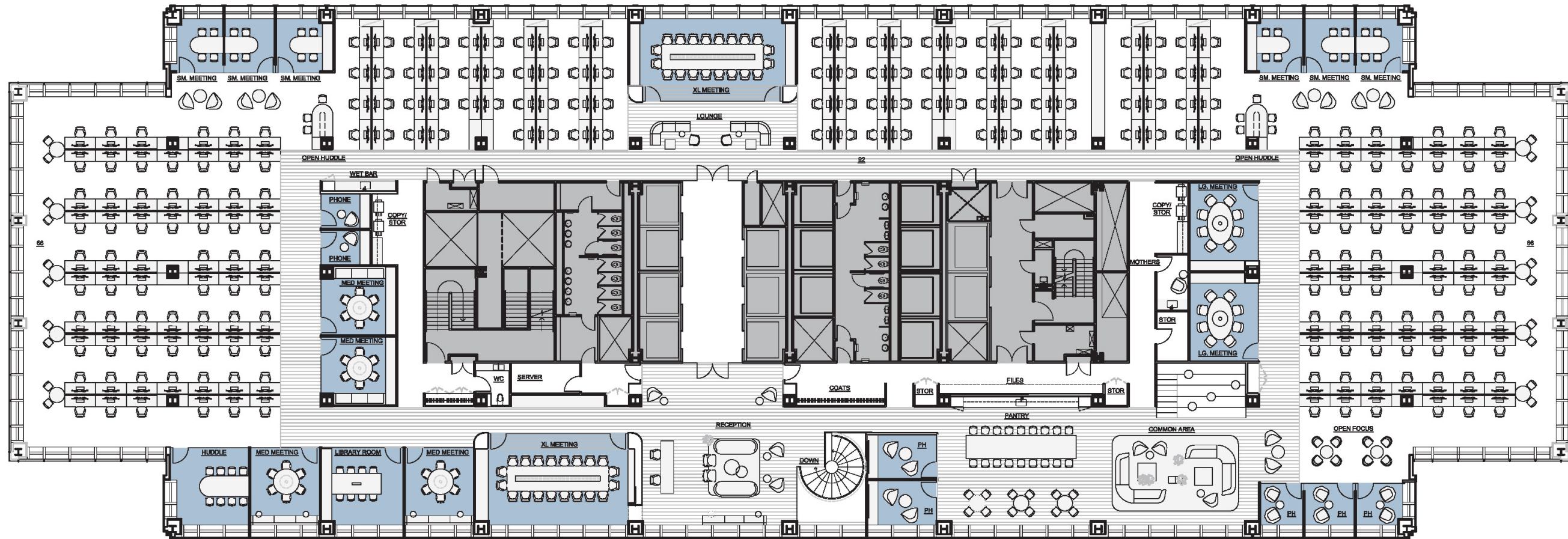
*FUTURE
GROWTH*



CORE AND SHELL PLAN

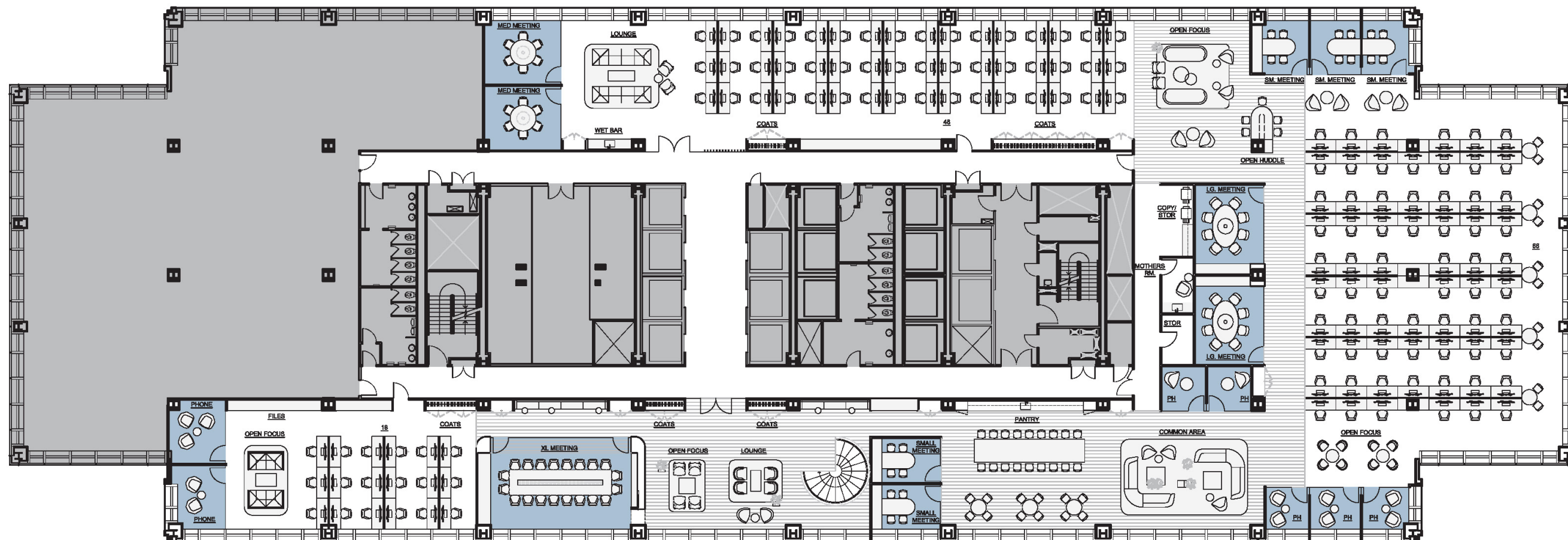
35TH FLOOR 26,798 RSF

PENN 1



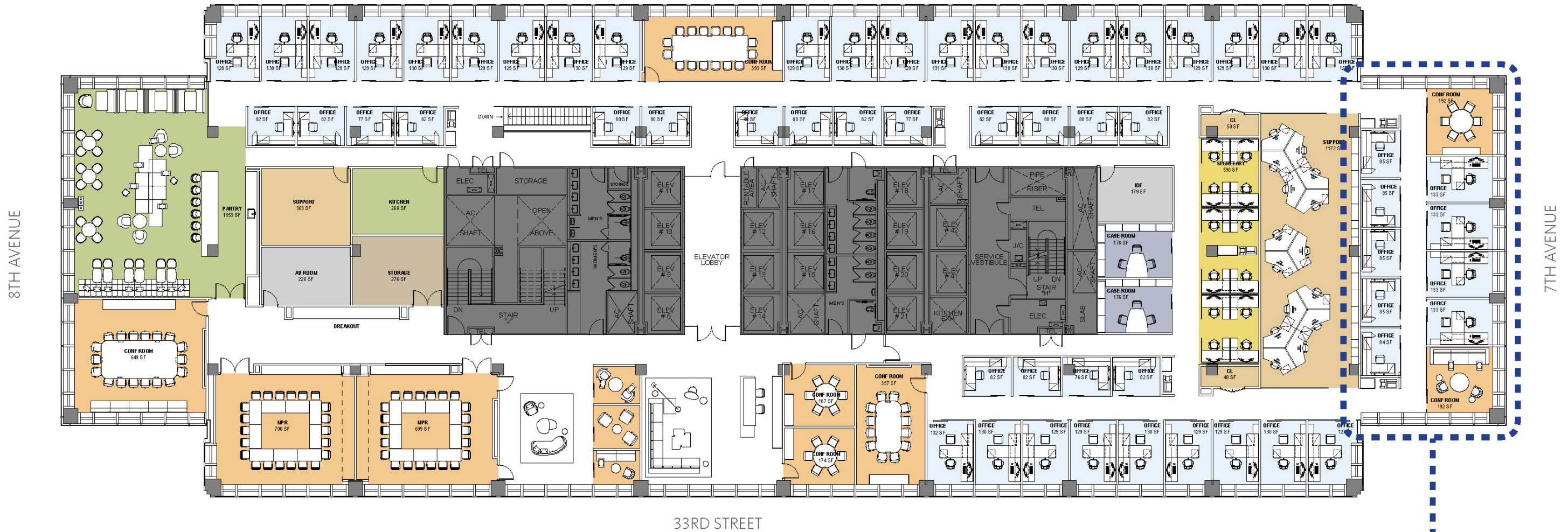
PROGRAM LIST

WORKSTATIONS	224
FLOOR TOTAL	224
XL Meeting	2
Large Meeting	2
Medium Meeting	4
Small Meeting	6
Phone Rooms	7
Huddle Areas	3
Open Focus	1
Quiet Rm/Library	1
Mother's Room	1
Common Area	2
Pantry	1
Copy Area	2
Coats	2



PROGRAM LIST

WORKSTATIONS	132
FLOOR TOTAL	132
XL Meeting	1
Large Meeting	2
Medium Meeting	2
Small Meeting	5
Phone Rooms	7
Huddle Area	1
Open Focus	4
Quiet Rm/Library	1
Mother's Room	1
Common Area	2
Pantry	1
Copy Area	1
Coats	5



FLOOR 36
36,717 RSF

525
RSF / ATTN

Gensler

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

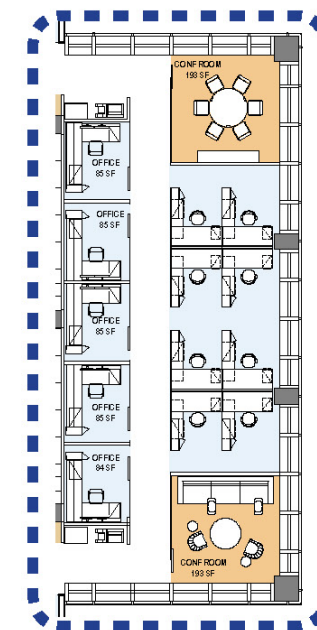
CONFERENCE 122 seats

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

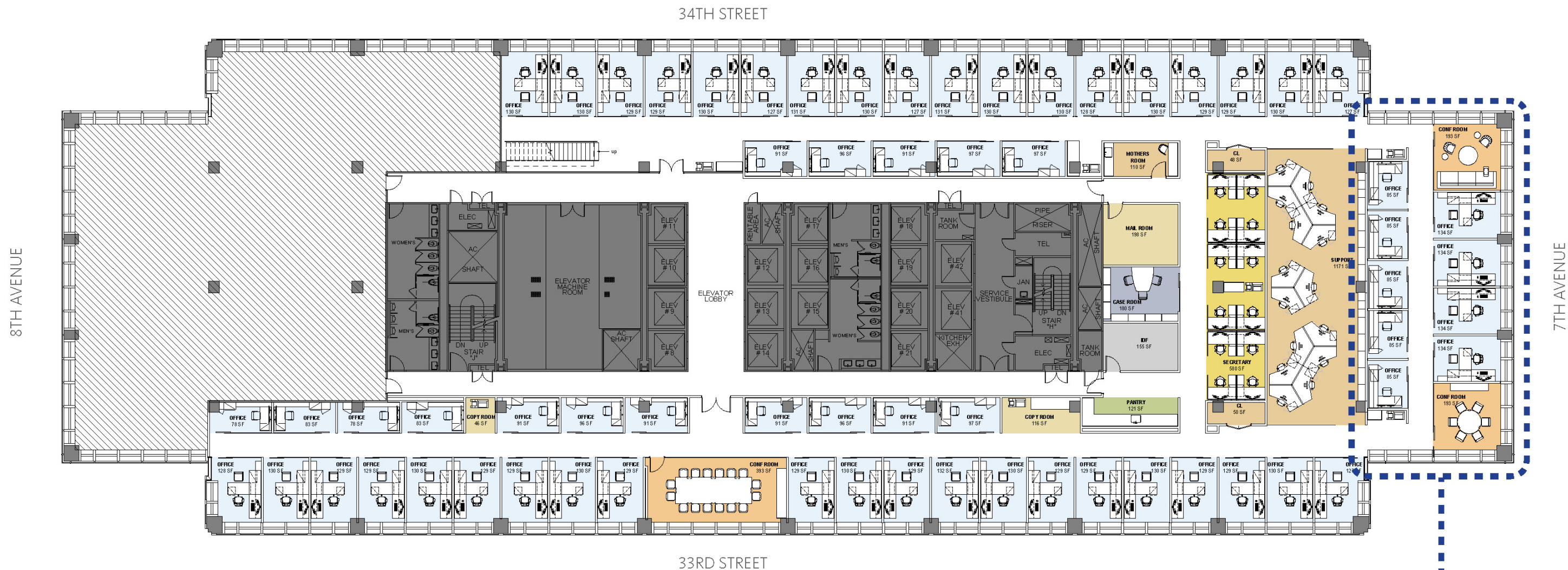
SUPPORT

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





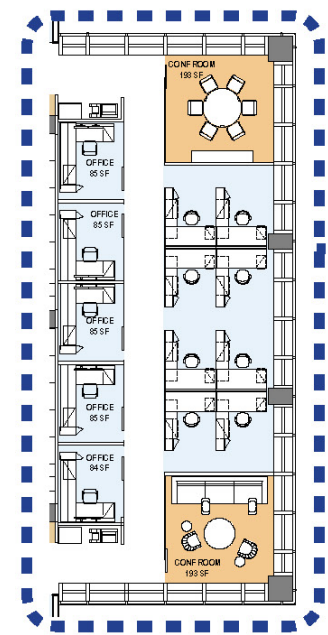
FLOOR 35
26,799 RSF

525
 RSF / ATTN



ATTORNEY	64 seats
Perimeter Office	43 seats
Interior Office	21 seats
SUPPORT STAFF	24 seats
Secretary	9 seats
Staff Workstations	18 seats
6.7 Attorneys : 1 Secretary	

CONFERENCE	28 seats
Practice Conference Seats	28 seats
0.6 Practice Conference Seats : 1 Attorney	
SUPPORT	
Cafeteria / Pantry	Copy / Print
Catering Kitchen	Mail Room
AV Room	General Support
IDF	Case Room
Storage	Coat Closet



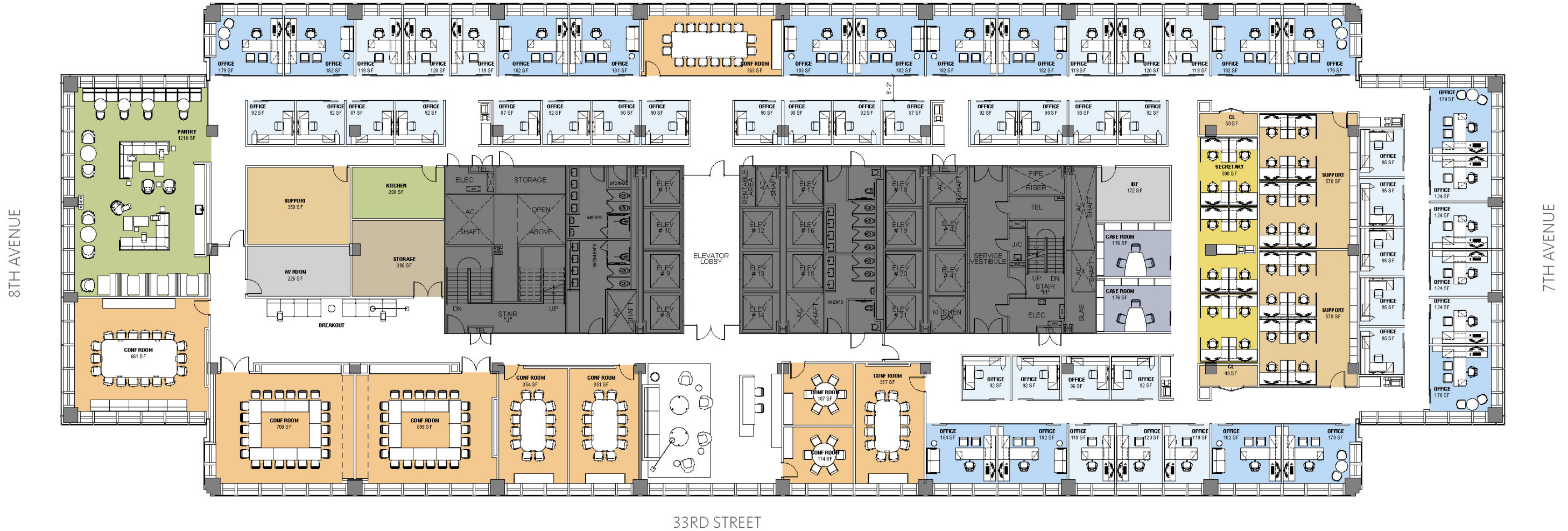
Potential area for 1st & 2nd year open attorney workstations



PROGRESSIVE LAW TEST FIT

35TH FLOOR 26,798 RSF





FLOOR 36
36,717 RSF

543
RSF / ATTN

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

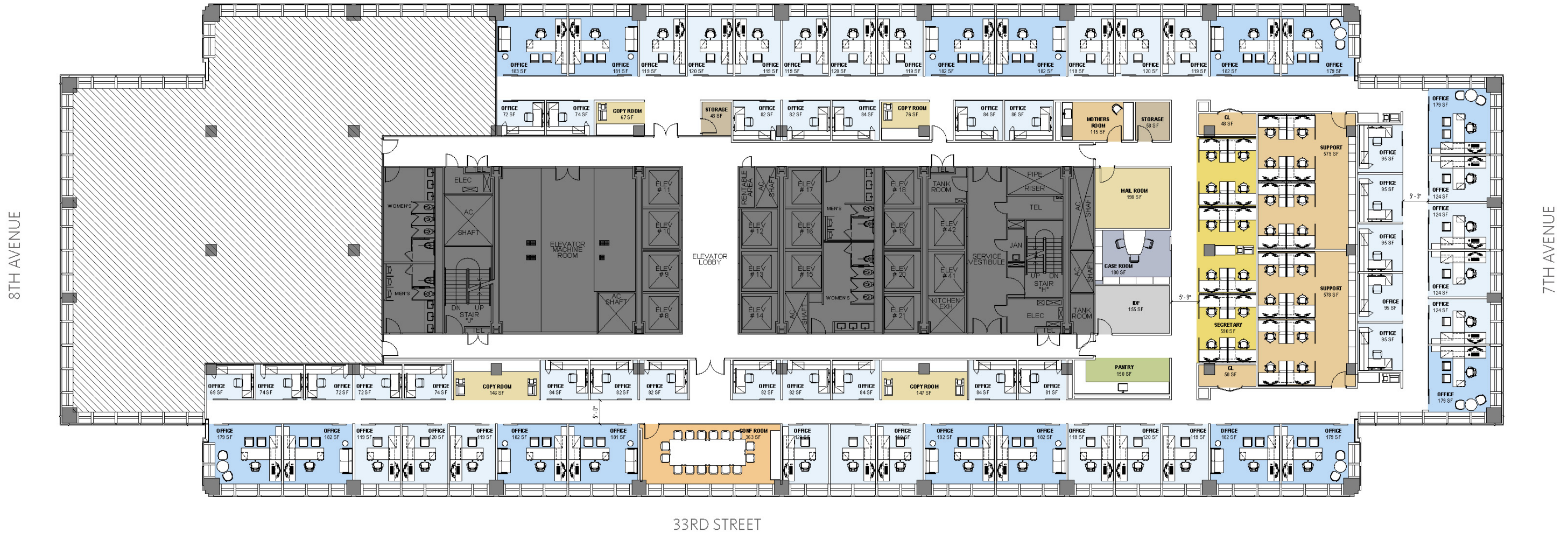
- Cafeteria / Pantry
- Catering Kitchen
- AV Room
- IDF
- Storage
- Copy / Print
- Mail Room
- General Support
- Case Room
- Coat Closet



TRADITIONAL LAW TEST FIT

36TH FLOOR 36,717 RSF

PENN 1



FLOOR 35
26,799 RSF

543
RSF / ATTN

ATTORNEY 63 seats

- Perimeter Large Office 16 seats
- Perimeter Small Office 22 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 16 seats

- Conference seats 16 seats

0.4 Practice Conference Seats : 1 Attorney

SUPPORT

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



TRADITIONAL LAW TEST FIT

35TH FLOOR 26,798 RSF

PENN 1

NORTH



SOUTH



EAST



WEST





PENN 1

Josh Glick
Senior Vice President
JGlick@vno.com
(212) 894-7413

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

Ryan Levy
Leasing Associate
RLevy@vno.com
(212) 894-7472

VORNADO
REALTY TRUST





PANTRY OPTION A



PANTRY OPTION B

