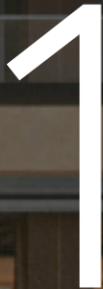


10TH FLOOR

26,776 RSF

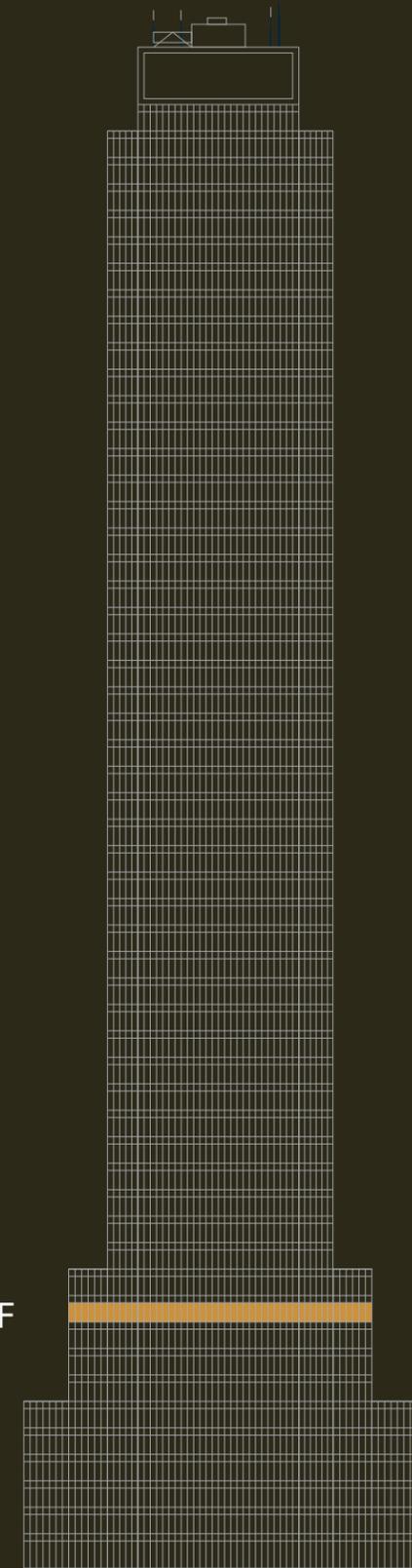
BUILDING-WIDE
RENOVATION + AMENITIES



VORNADO
REALTY TRUST



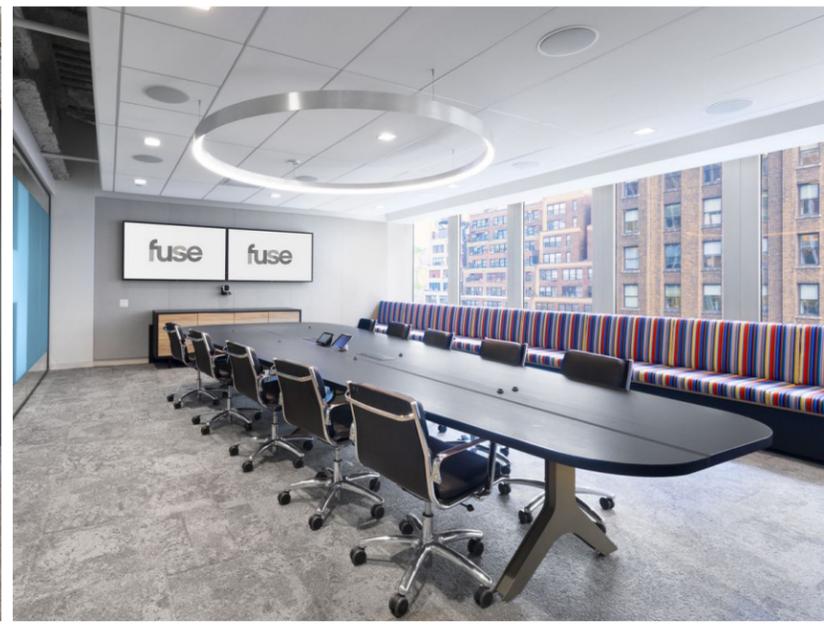
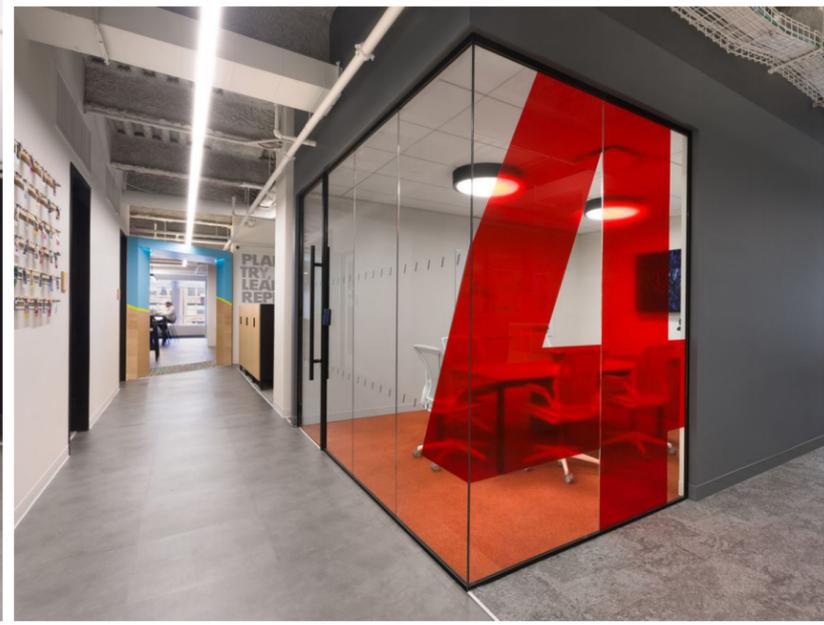
PARTIAL 10TH FLOOR | 26,776 RSF





LEGEND:

TYPE	QTY
OFFICES	
SUITE	2
WORKSTATIONS	
SMALL WORKSTATION	84
LARGE WORKSTATION	16
COLLABORATION	
BOARDROOM	1
CONFERENCE ROOM	5
MEETING ROOM	4
PHONE ROOM	3
QUIET ROOM	1
INFORMAL MEETING	4
HUDDLE	1
LOUNGE	1
WAITING AREA	1
AMENITIES	
PANTRY	1
STUDIO	1
EDIT ROOM	3
SUPPORT & STORAGE	
RECEPTION	1
SERVICE ROOM	1
PRODUCTION STORAGE	1
GREEN ROOM	1
WELLNESS ROOM	1
MAIL ROOM	1
COPY/PRINT STATION	3
COAT CLOSET	3
TOTAL	
HEAD COUNT	113
RSF	26,776 SF
RSF/PERSON:	237 SF



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 34TH STREET LOBBY



FUTURE PENN 1 34TH STREET LOBBY

34TH STREET LOBBY





34TH STREET



33RD STREET



GRAB & GO CAFE



LOBBY CAFE



ELEVATOR LOBBY



Turnstiles operated by facial recognition and app based technology



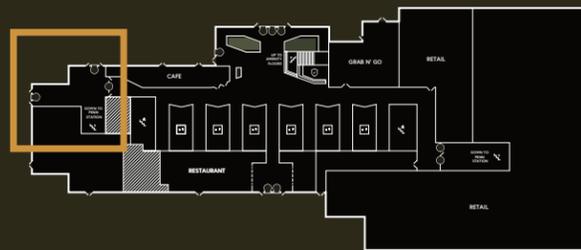
SOUTH LOBBY ENTRANCE AT 33RD STREET

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

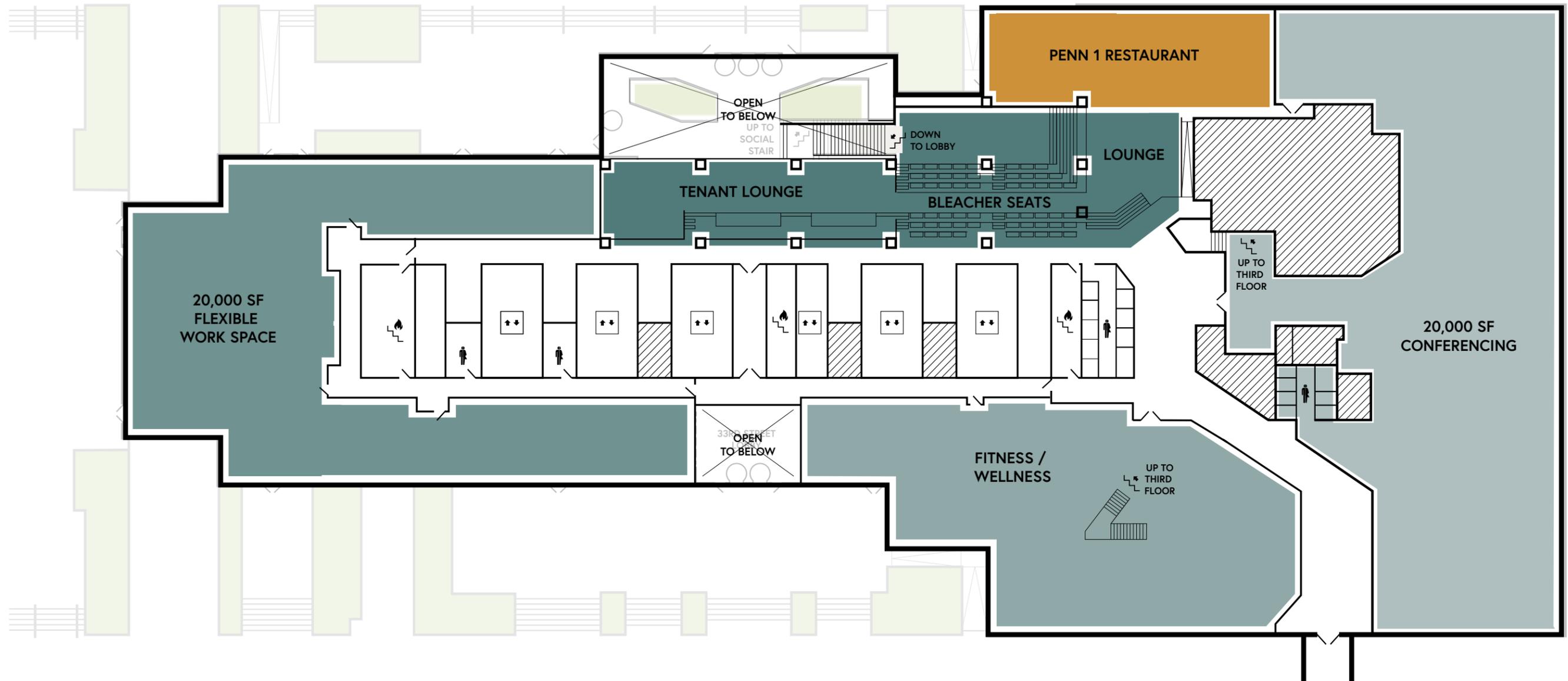


NEW WEST LOBBY AND PENN STATION CONCOURSE ENTRANCES

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

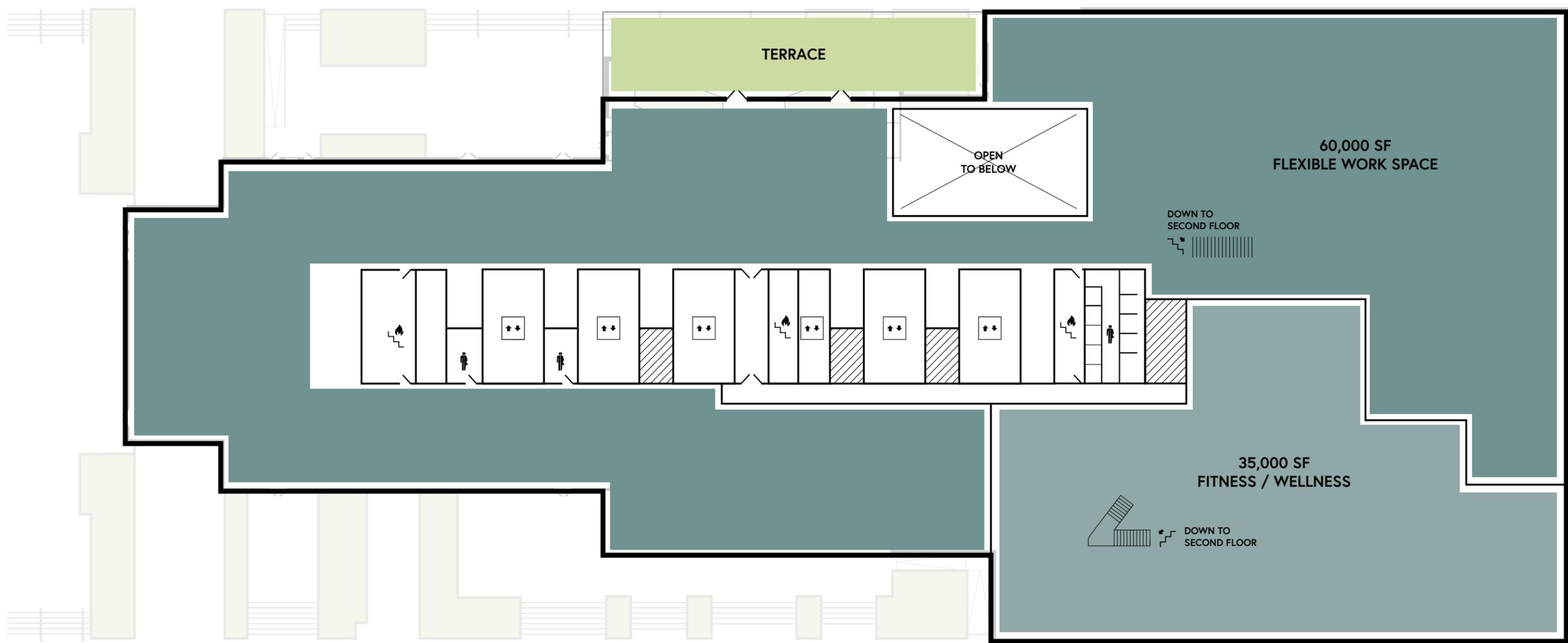


34TH STREET



33RD STREET

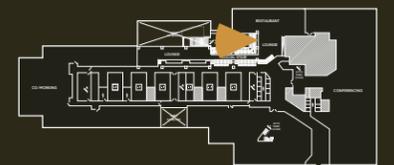
34TH STREET



33RD STREET

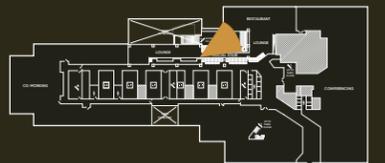


SECOND FLOOR SOCIAL STAIR AND BLEACHER SEATS FROM THE 34TH STREET LOBBY





SECOND FLOOR BLEACHER SEATS





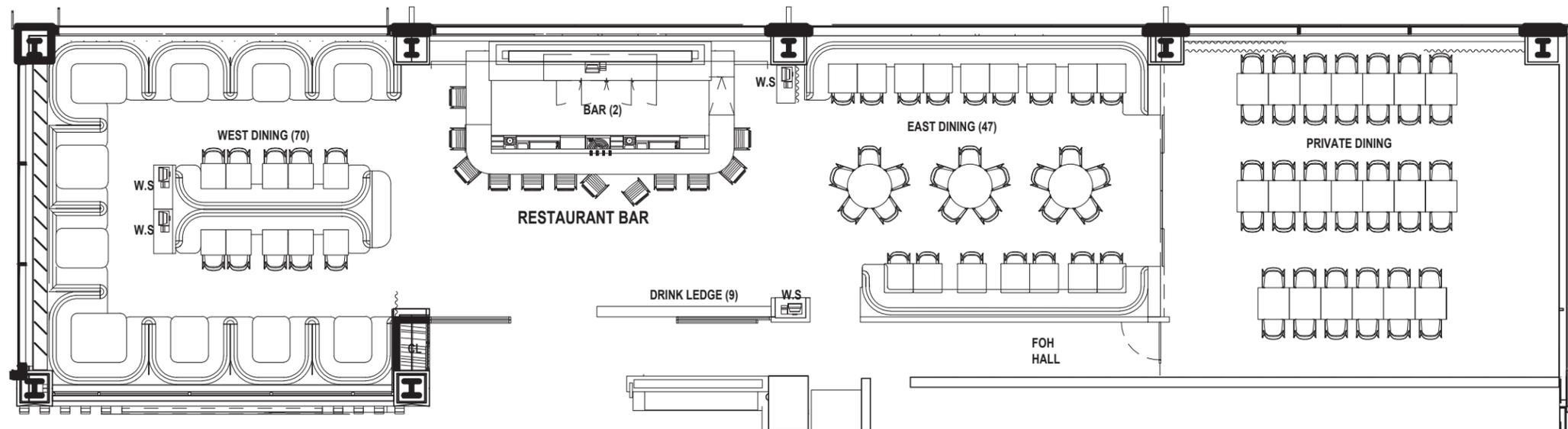
GRAB & GO GROUND FLOOR



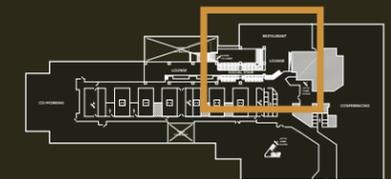
SECOND FLOOR LOUNGE

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



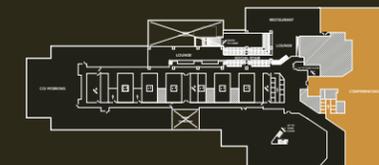
SMALL CONFERENCE ROOM



FLEXIBLE BOARDROOM - OPEN

FOCUS ON YOUR WORK

PENN 1 will feature
20,000 SF
of conferencing.

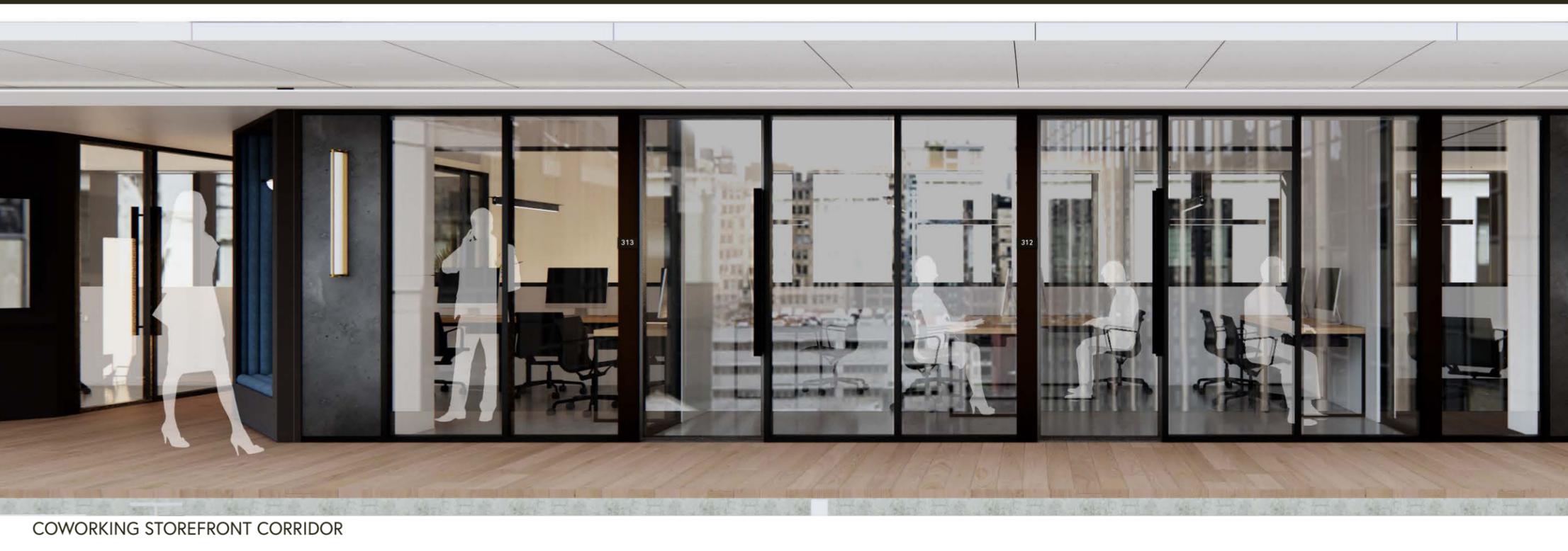




RECEPTION



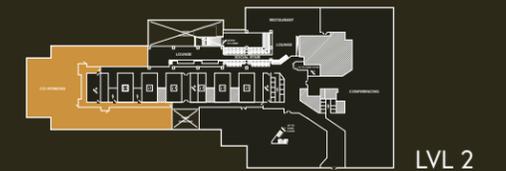
COMMONS



COWORKING STOREFRONT CORRIDOR

FOCUS ON YOUR WORK

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



LVL 2



LVL 3

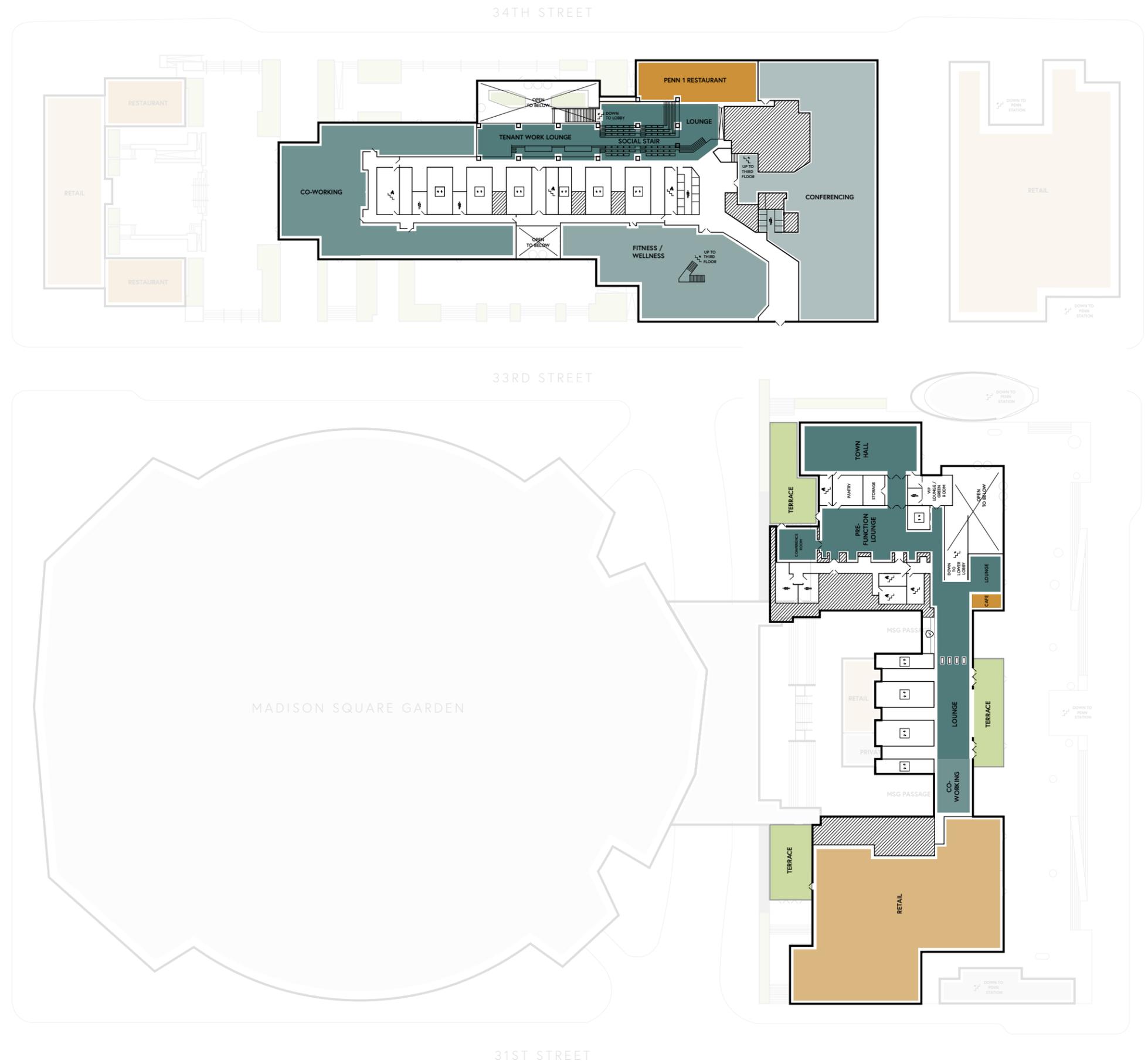
PENN 1+2

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

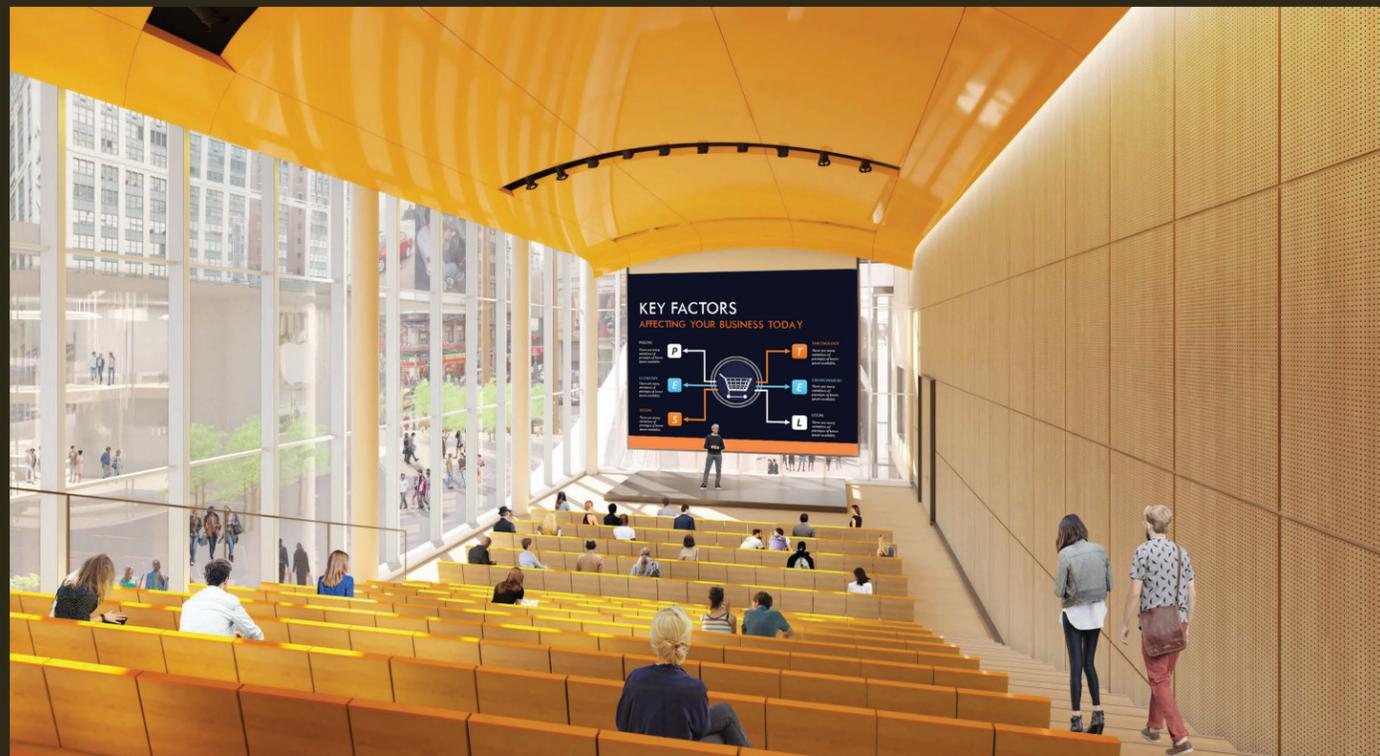
The PENN 2 amenities will be available to PENN 1 tenants in the fourth quarter of 2022.



GRAB & GO CAFE



BOARD ROOM



TOWN HALL



AMENITY LOUNGE / PRE-FUNCTION SPACE

PENN 2

TOWN HALL

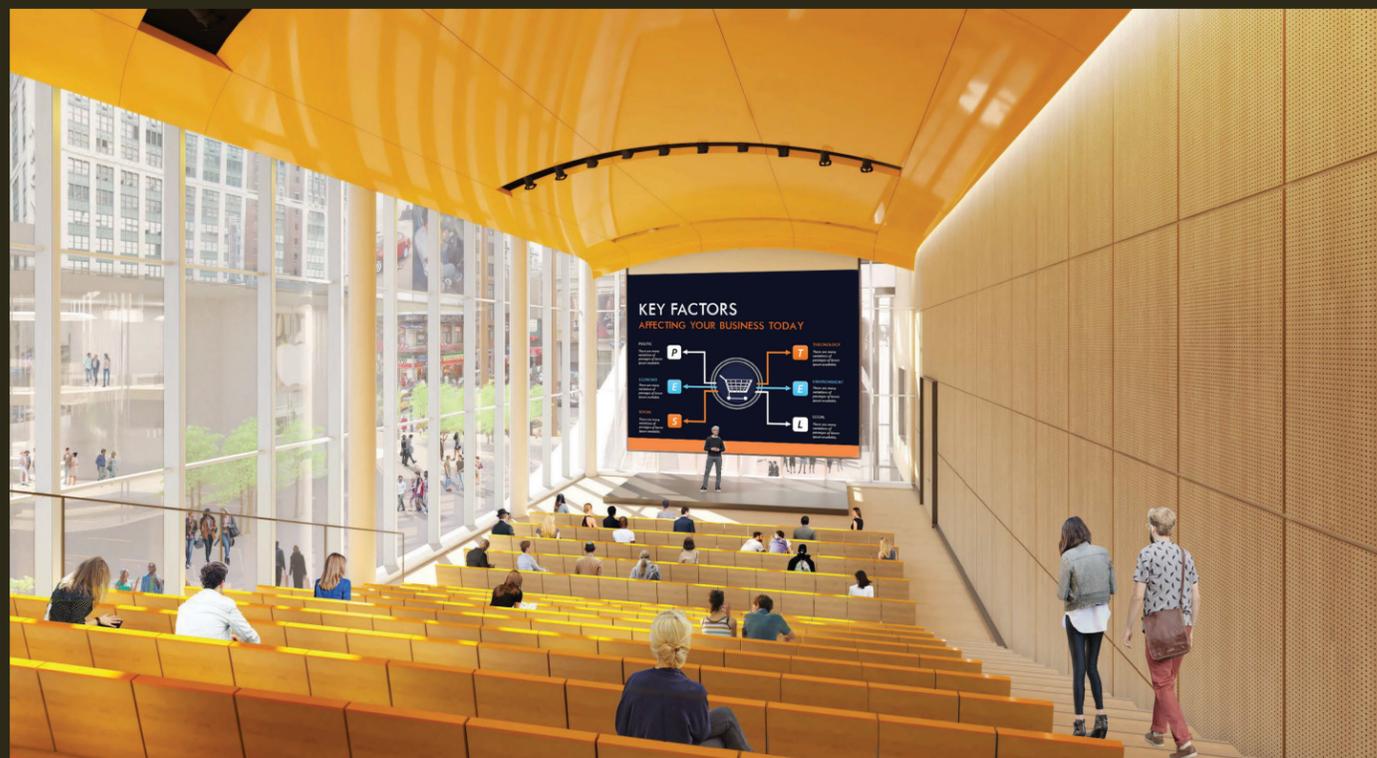
The Town Hall space is designed to accommodate a range of events for PENN 1 & 2 tenants, including: large format meetings, investor conferences, product launches, screenings and banquets.



SOCIAL STAIR SETTING



BANQUET SETTING

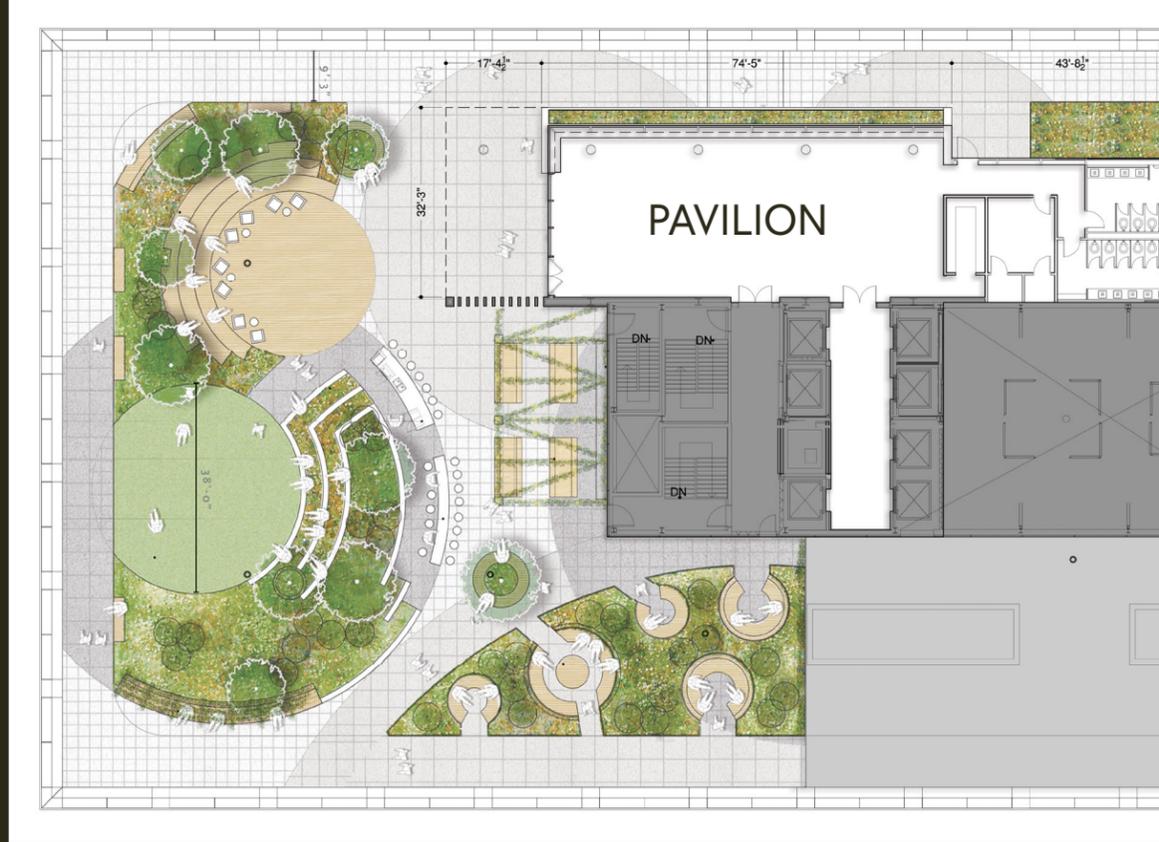


PRESENTATION SETTING



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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