



Penn One



FORMER PENN 1 34TH STREET LOBBY



FUTURE PENN 1 34TH STREET LOBBY

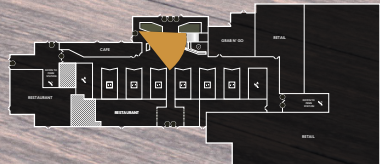
PENN 1

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.

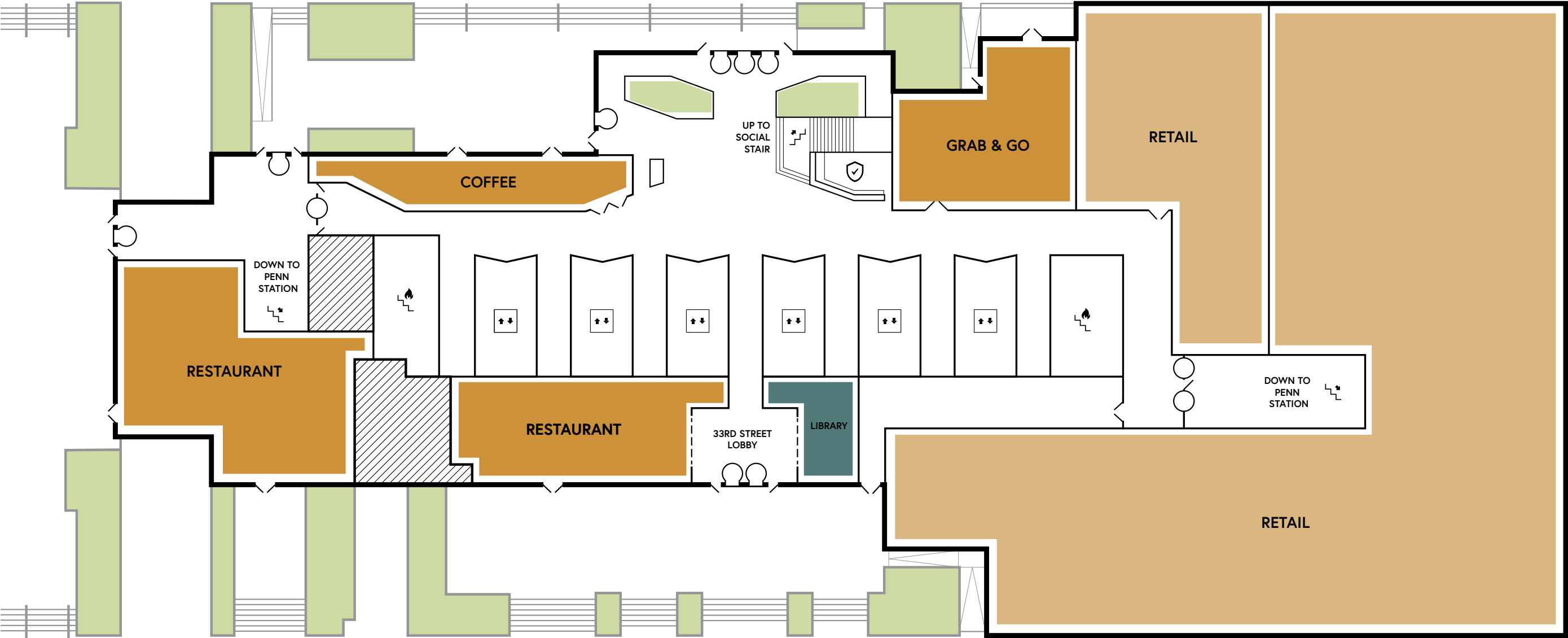
We commenced a base building redevelopment of PENN 1 that, upon completion in 2021, will include over 200,000 SF of amenities and all new retail to serve the needs of PENN 1 tenants throughout the day:

- Dramatic lobby with double-height ceilings surrounded by new landscaped plazas
- Grand social stair and bleacher seats
- 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





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

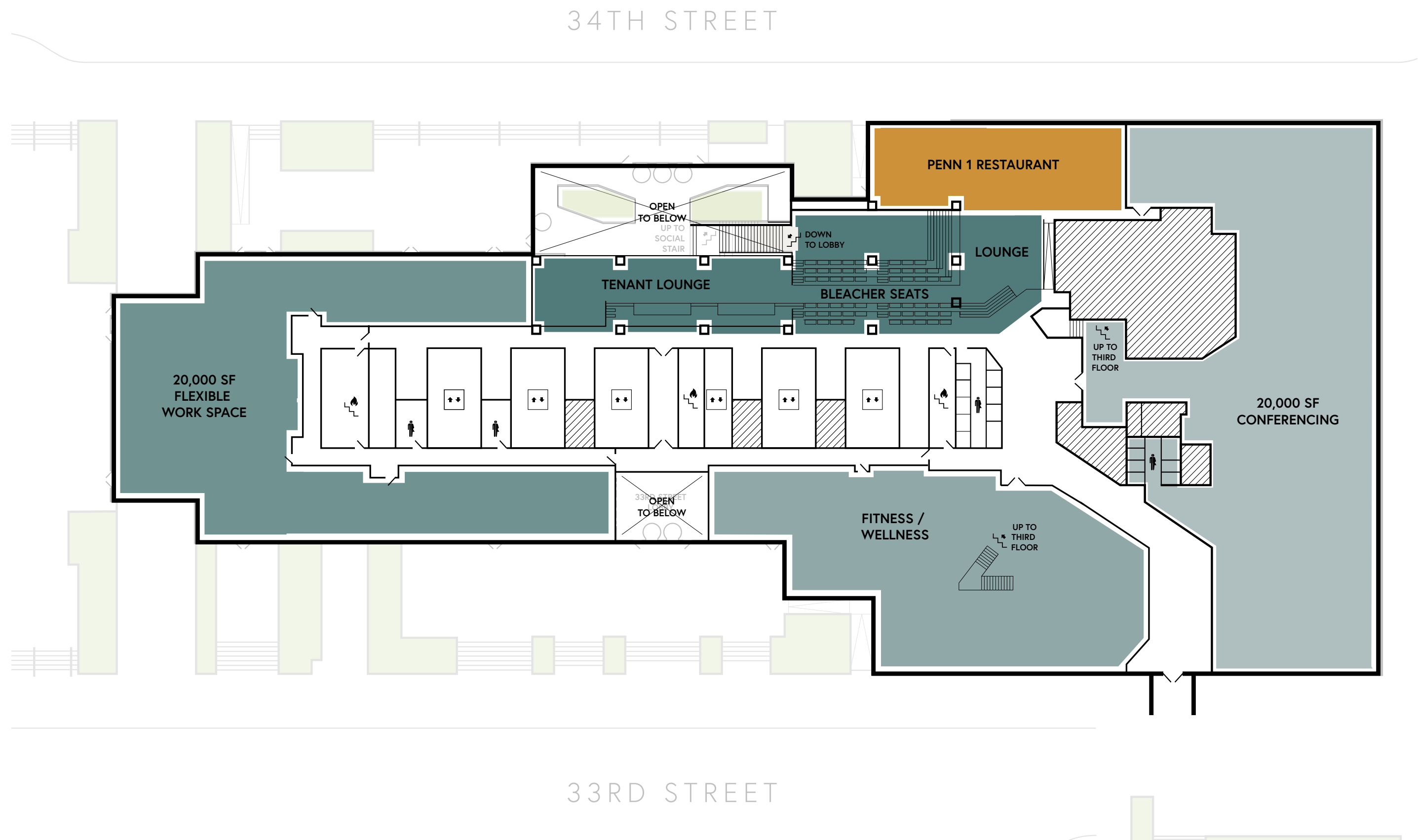
Flanked by PENN 1's Tenant Library and Full-Service Restaurant with Direct Access to the 33rd Street Pedestrian Plaza



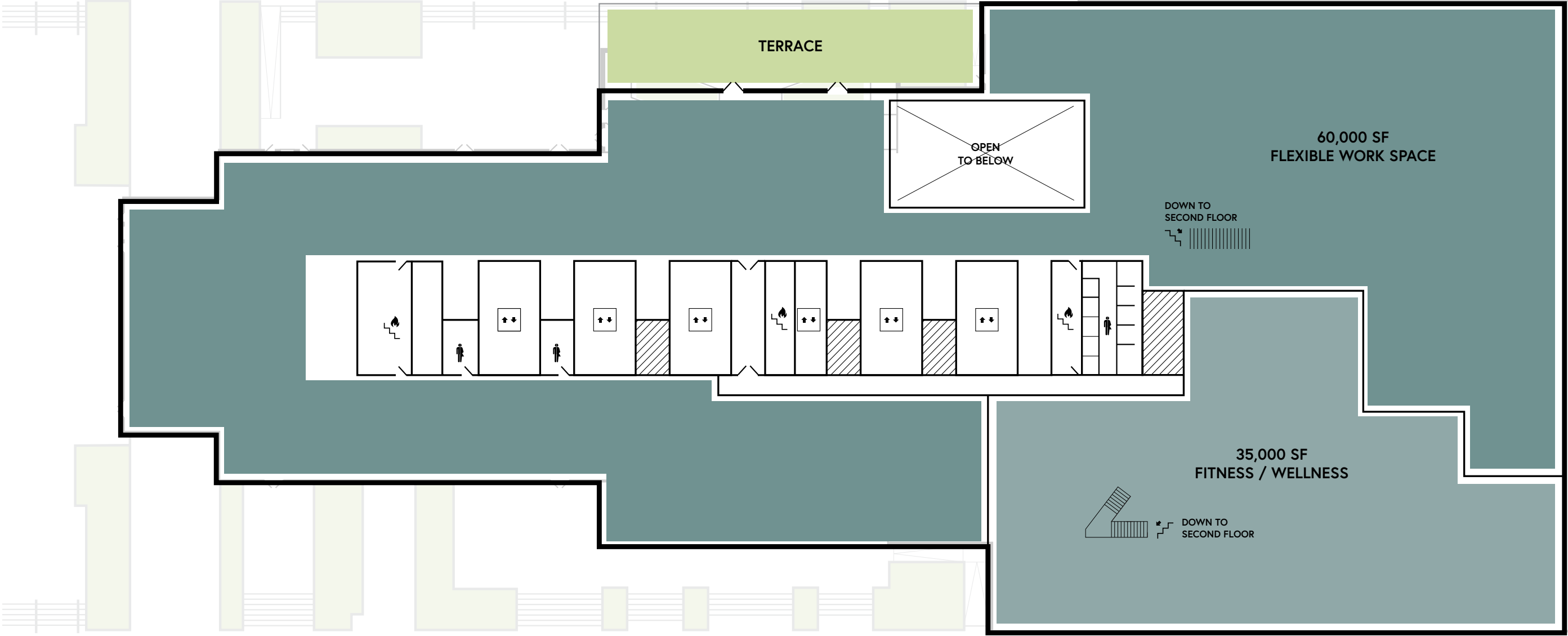
NEW WEST LOBBY AND PENN STATION CONCOURSE ENTRANCES

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





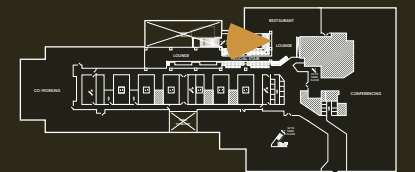
34TH STREET



33RD STREET

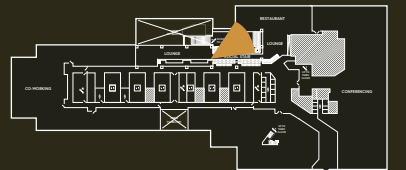


SECOND FLOOR SOCIAL STAIR AND BLEACHER SEATS FROM THE 34TH STREET LOBBY





SECOND FLOOR BLEACHER SEATS





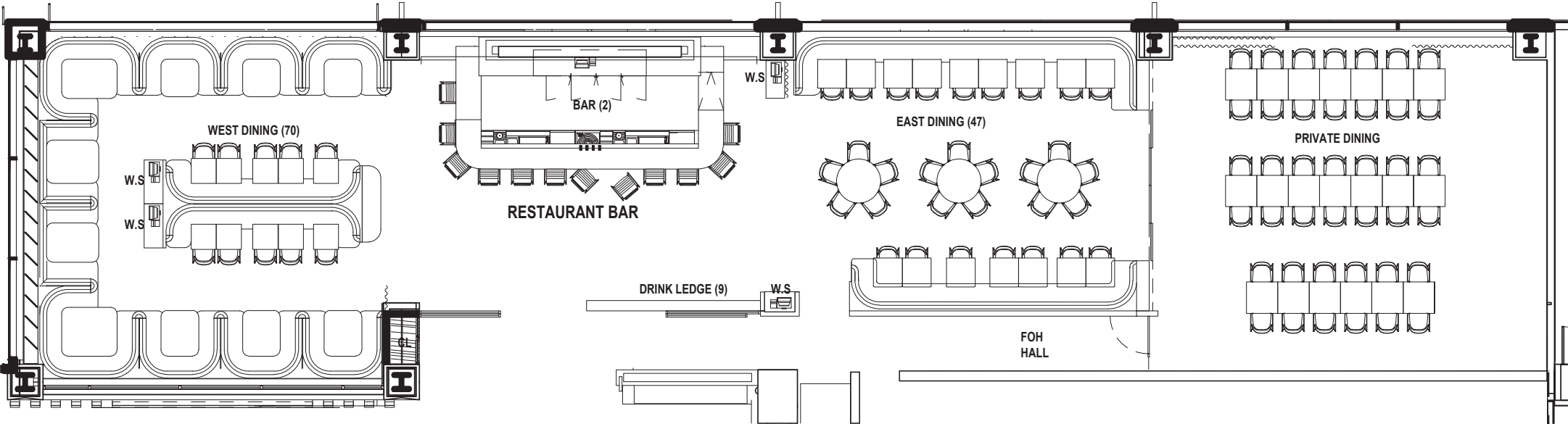
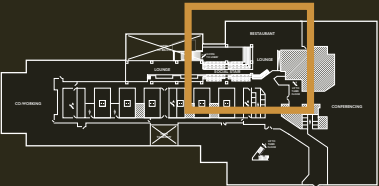
GRAB & GO GROUND FLOOR



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



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.

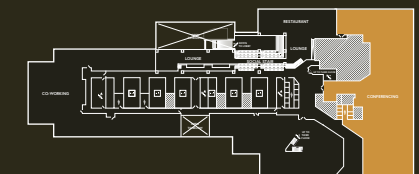




FOCUS ON YOUR WORK



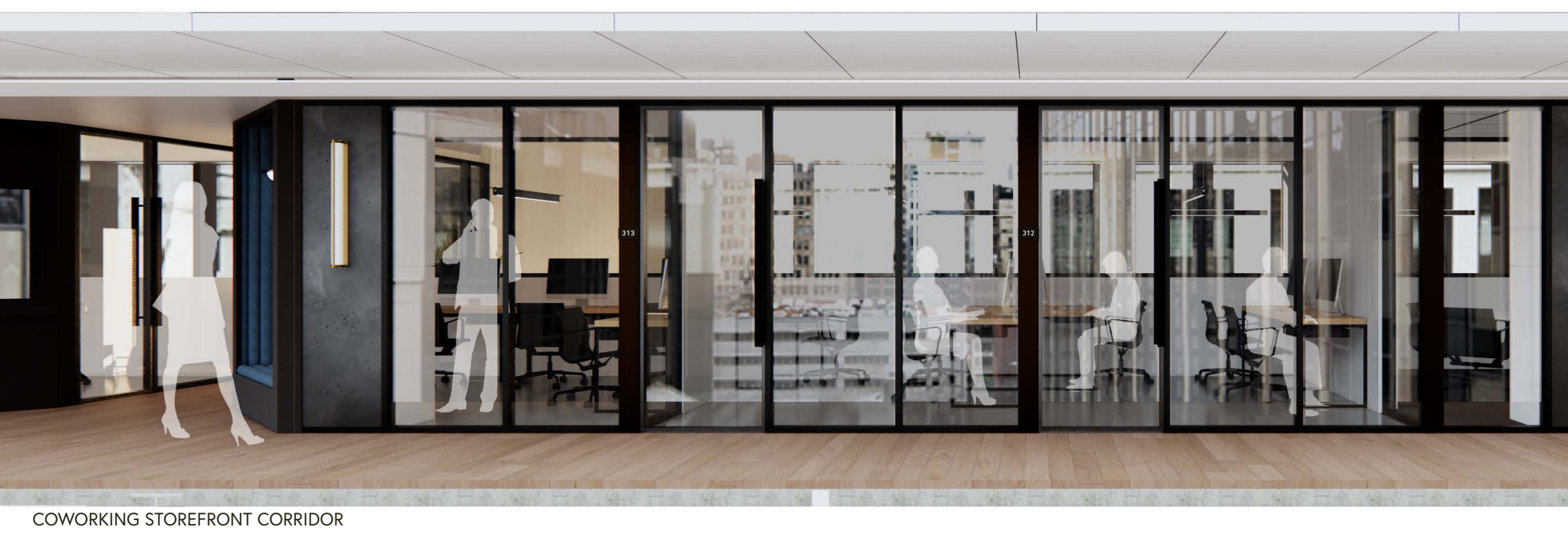
PENN 1 will feature
20,000 SF
of conferencing.





FOCUS ON YOUR WORK

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



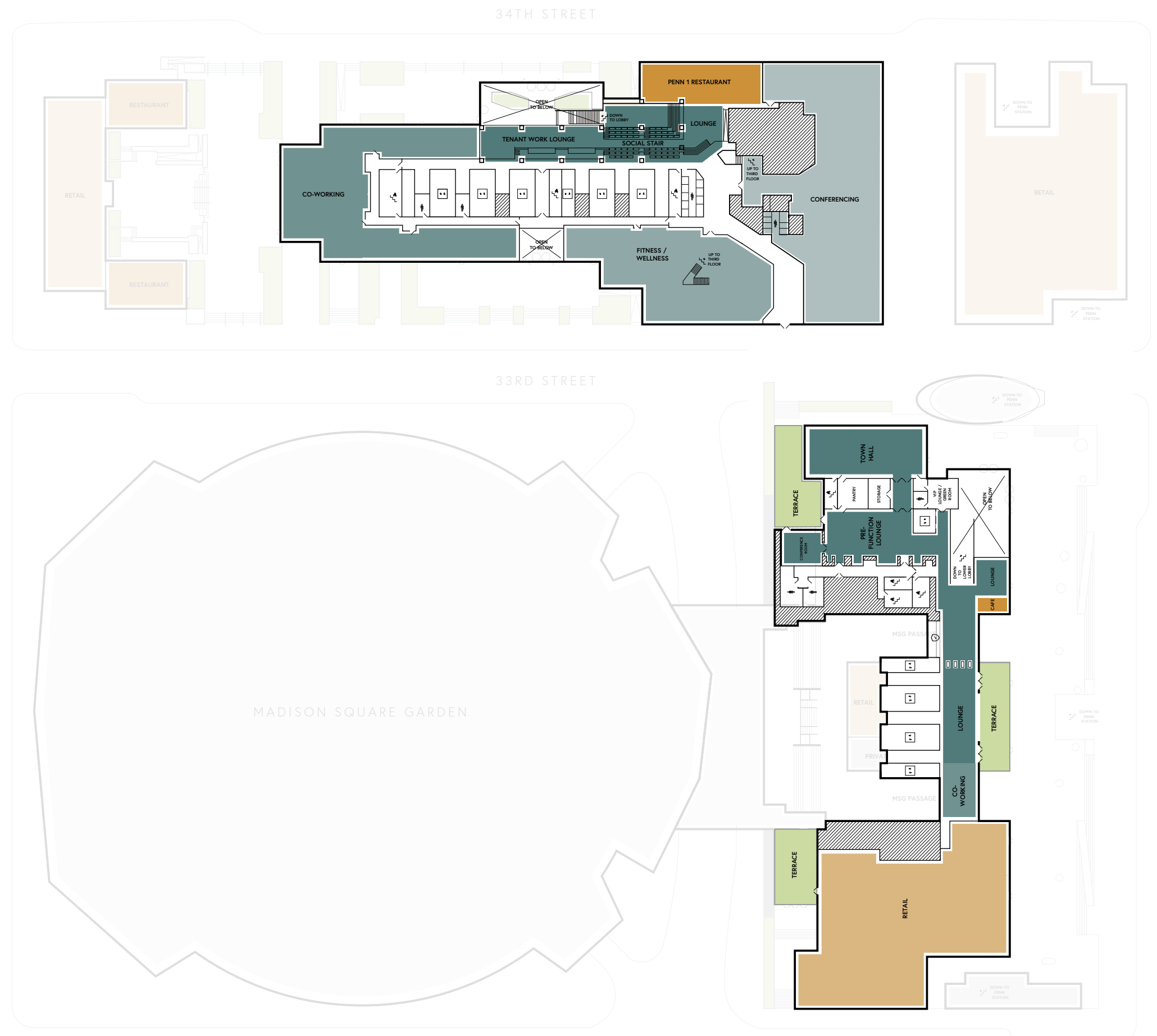
PENN 1+2

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

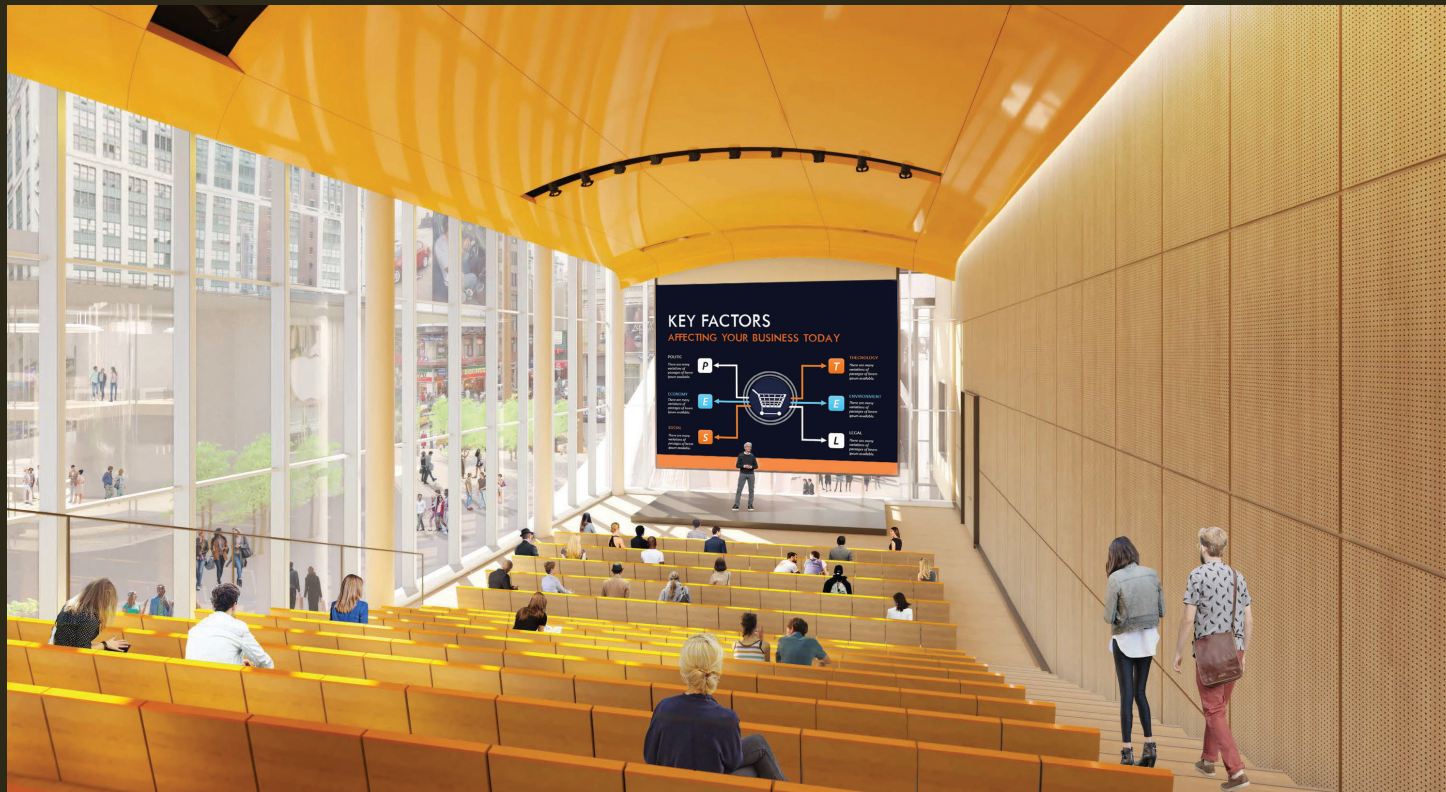
The PENN 2 amenities will be available to PENN 1 tenants in the fourth quarter of 2022.



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

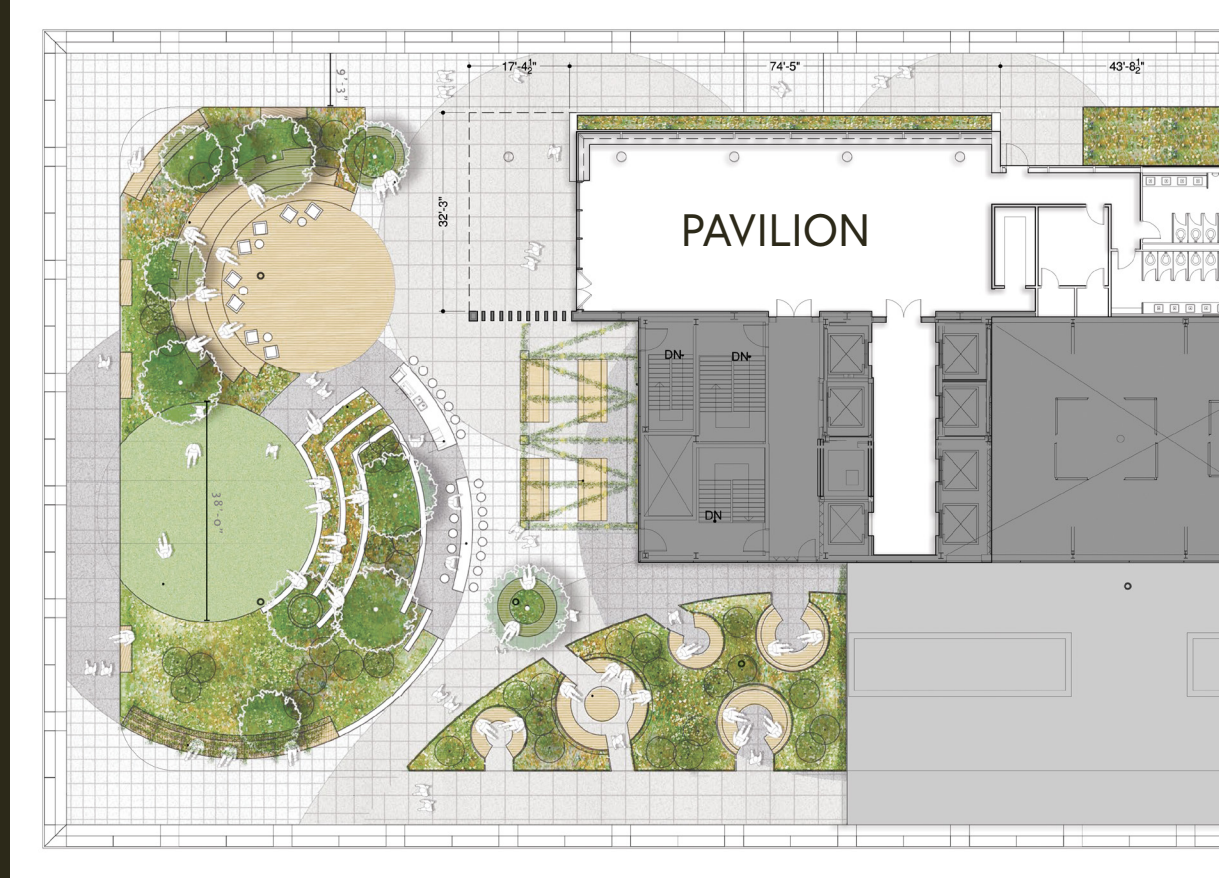


PRESENTATION SETTING



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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REALTY TRUST

