

# PENN 2

BUILDING OVERVIEW





# Table of Contents

03

Building  
Overview

09

Private Lobby  
Opportunities

19

Building  
Amenities

33

Building  
Lobby

35

Remaining  
Availabilities

36

Podium  
Office Floors

53

Tower  
Office Floors

65

Rooftop  
Park & Lounge

71

Location  
Overview

80

Building  
Specifications



## PENN 2

# An Architectural Icon

Vornado has recently completed the redevelopment of PENN 2, the cornerstone of THE PENN DISTRICT, located directly above Penn Station, and situated on one of the unique double-wide blocks in New York City. The transformation of the 1968 office building into a world class tower was achieved by reskinning the entire building with a new curtain wall, adding distinctive corner loggias to every floor and extending the base floors toward Seventh Avenue creating a 430-foot long blockfront that comprises over 100,000 SF of double-height, column-free space. The new triple-height office lobby was relocated to 33rd Street at 7th Avenue, adjacent to the sprawling tree-lined, pedestrian-only street, known as Plaza33.





**PENN 2**

# Building-Wide Renovation and Amenities

The development includes:

- A new modern curtain wall with triple-pane glass.
- A 430' new addition to the building's podium floors spanning the entire Seventh Avenue block front featuring 100,000 RSF of double-height and column-free space.
- Over 72,000 SF of outdoor tenant space including a 17,500 SF rooftop park, 16 loggias, and 6 expansive terraces.
- A triple-height lobby that opens onto a new 33rd Street plaza.
- Two private office lobby opportunities.
- New 22 passenger elevators.
- Multiple furnished tenant lounges and workspaces.
- A 280-person Town Hall for tenant presentations, product launches and large-scale events.
- 30,000 SF of curated retail, including The Dynamo Room, a 7,100 SF full-service restaurant and bar from Sunday Hospitality.

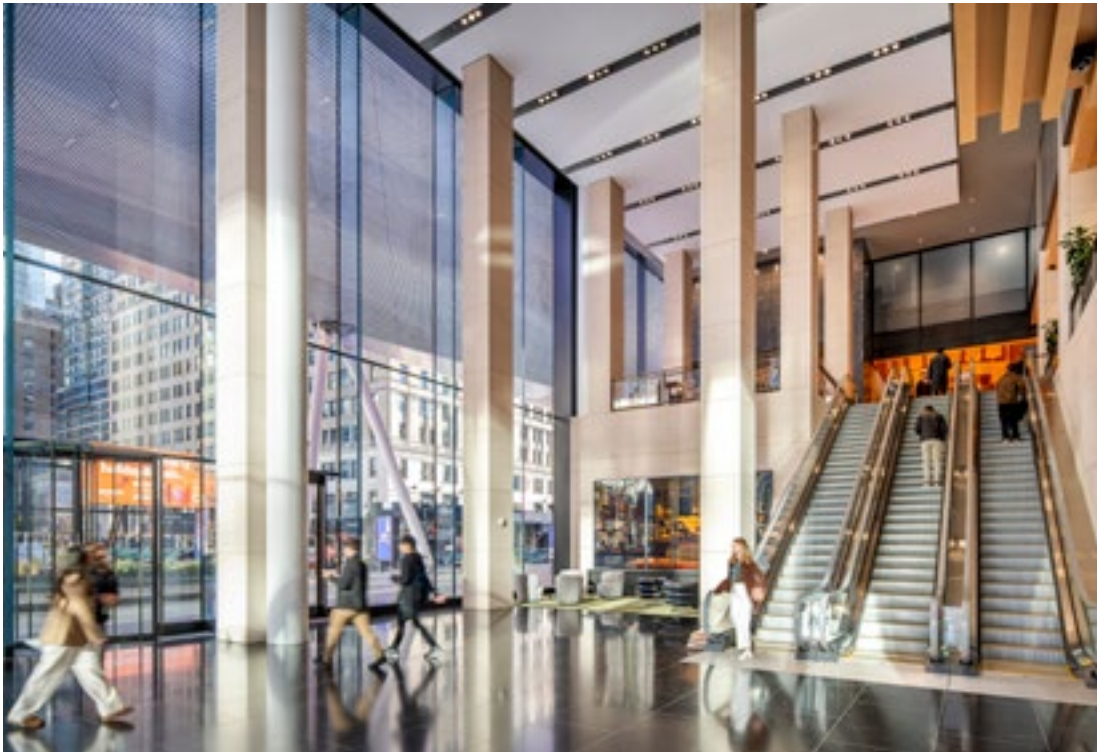




# PENN 2: DEVELOPMENT HIGHLIGHTS



1,800,000 SF  
Class A Office Building



Grand Entrance  
New Triple Height Lobby Located off Plaza33



New Facade  
All-New Triple Pane Glass



Town Hall  
280-Person Event Space



Flexible Floors  
Office Floors Ranging from 40K-105K RSF



72,000 SF  
Of Landscaped Outdoor Space



17,500 SF  
Rooftop Park - Exclusive to PENN DISTRICT Tenants



Transit  
Located at PENN STATION with Access to  
15 Subway Lines and four Regional Transit Lines





**PENN 2: LOBBY**

# Make an Entrance

A new triple-height lobby entrance, relocated to the North side of the building, adjacent to the new 33rd Street tree-lined pedestrian plaza.



New Tree-Lined and Granite Paved Seventh Avenue Plaza Illuminated by New 112' x 433' LED Art Display





Triple Height Office Lobby Located off of  
Tree-Lined 33rd Street Pedestrian Plaza



└ RECEPTION  
└ TOWN HALL  
└ CAFE



OPTION  
**A**



OPTION  
**B**



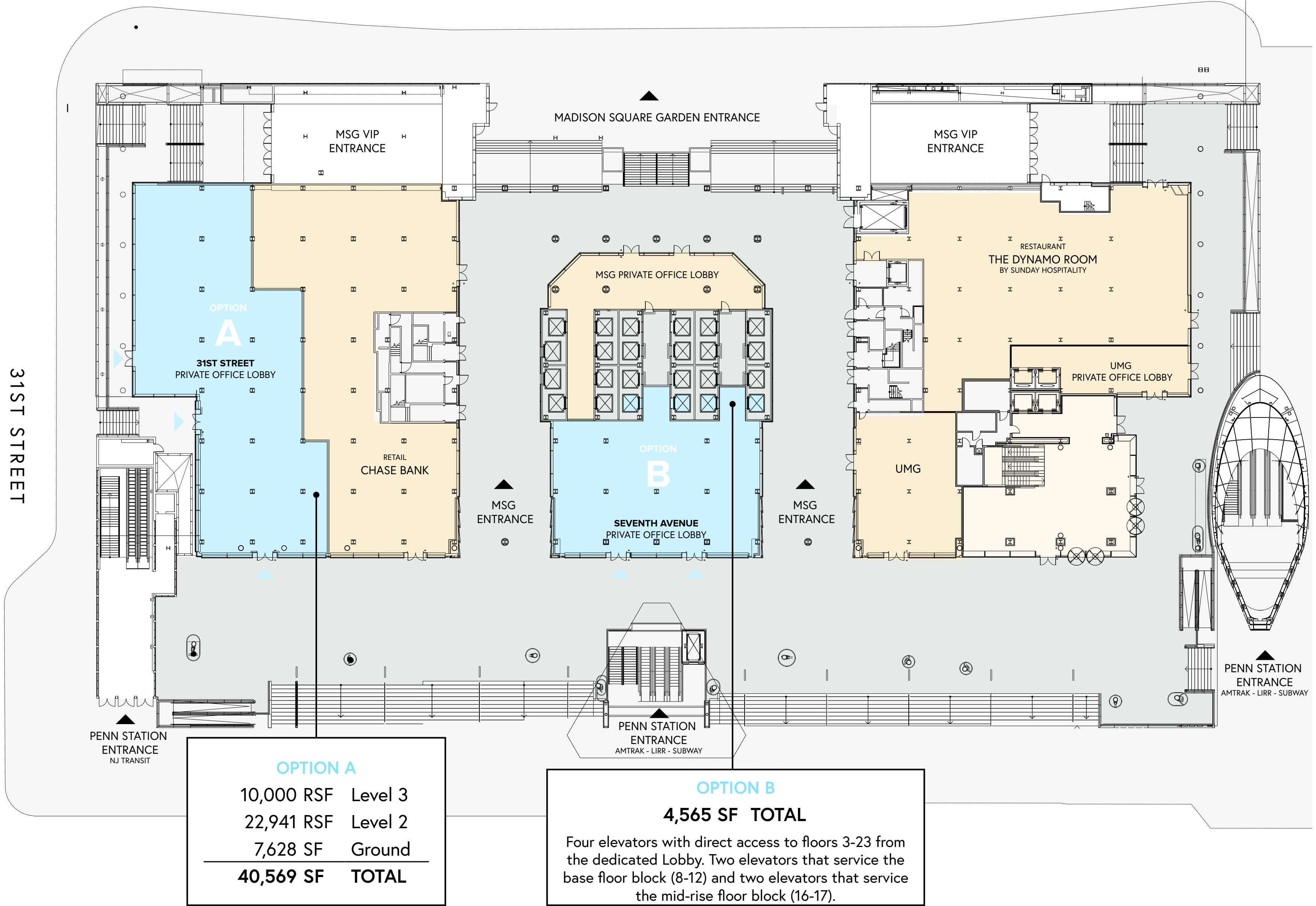
# TWO UNIQUE

## Building-within-a-Building / Client Engagement Spaces

## Private Lobby Opportunities



PENN 2: TWO UNIQUE PRIVATE LOBBY OPPORTUNITIES





OPTION A

# 31<sup>st</sup> Street

*Private Lobby + Experience Studio*





OPTION A

31ST STREET BUILDING-WITHIN-A-BUILDING

31st Street Entrance



TENANT  
SIGNAGE



OPTION A

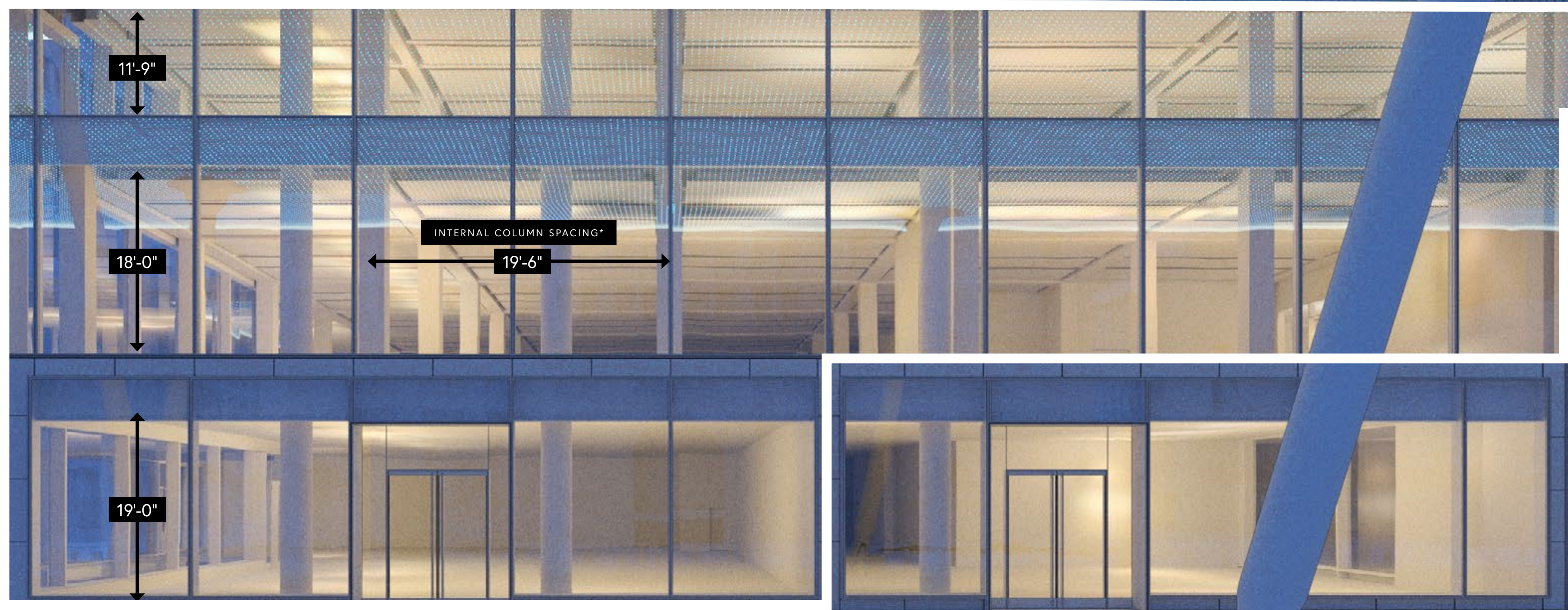
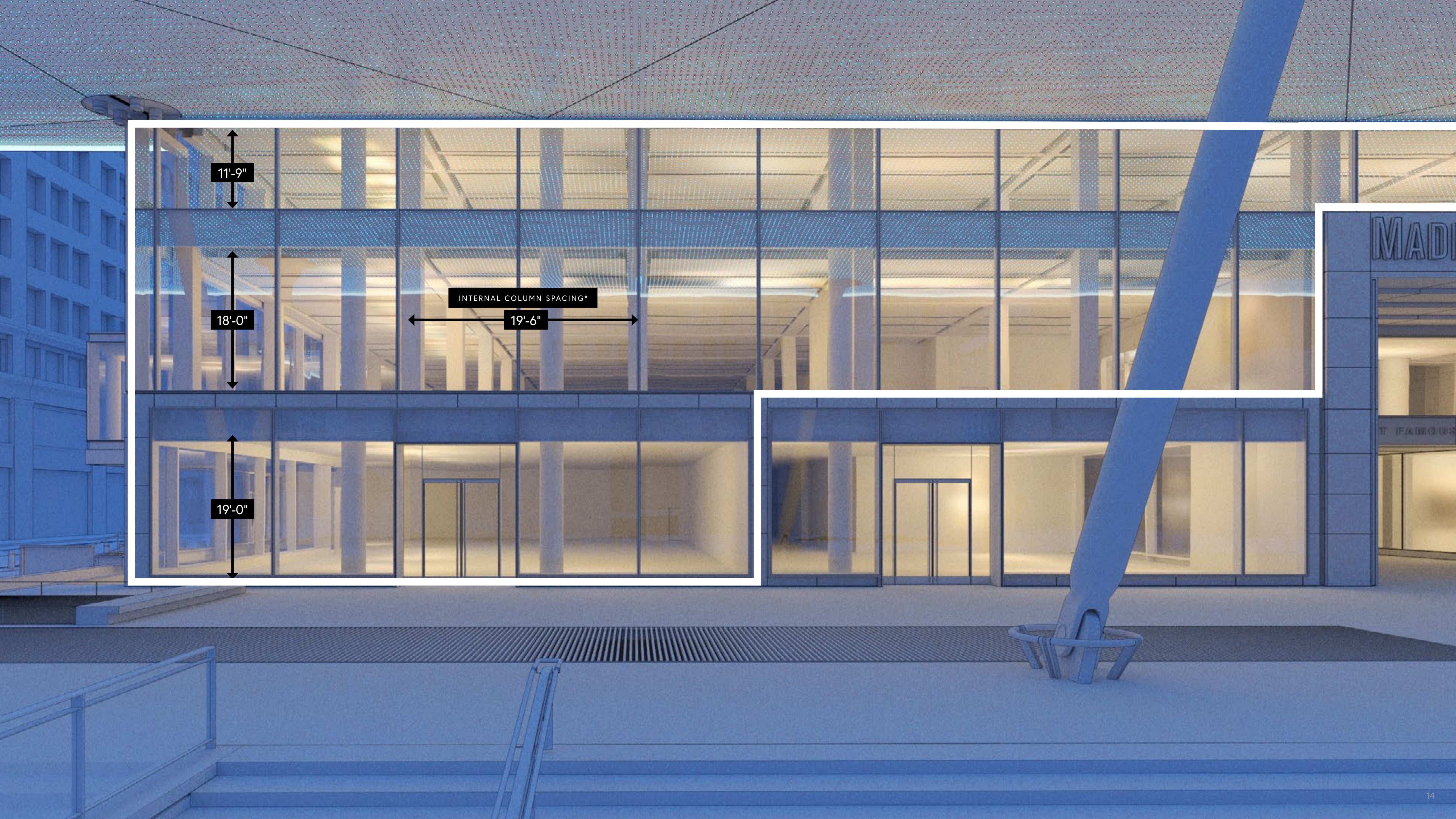
31ST STREET BUILDING-WITHIN-A-BUILDING

*Seventh Avenue Entrance*

PROPOSED PREMISES





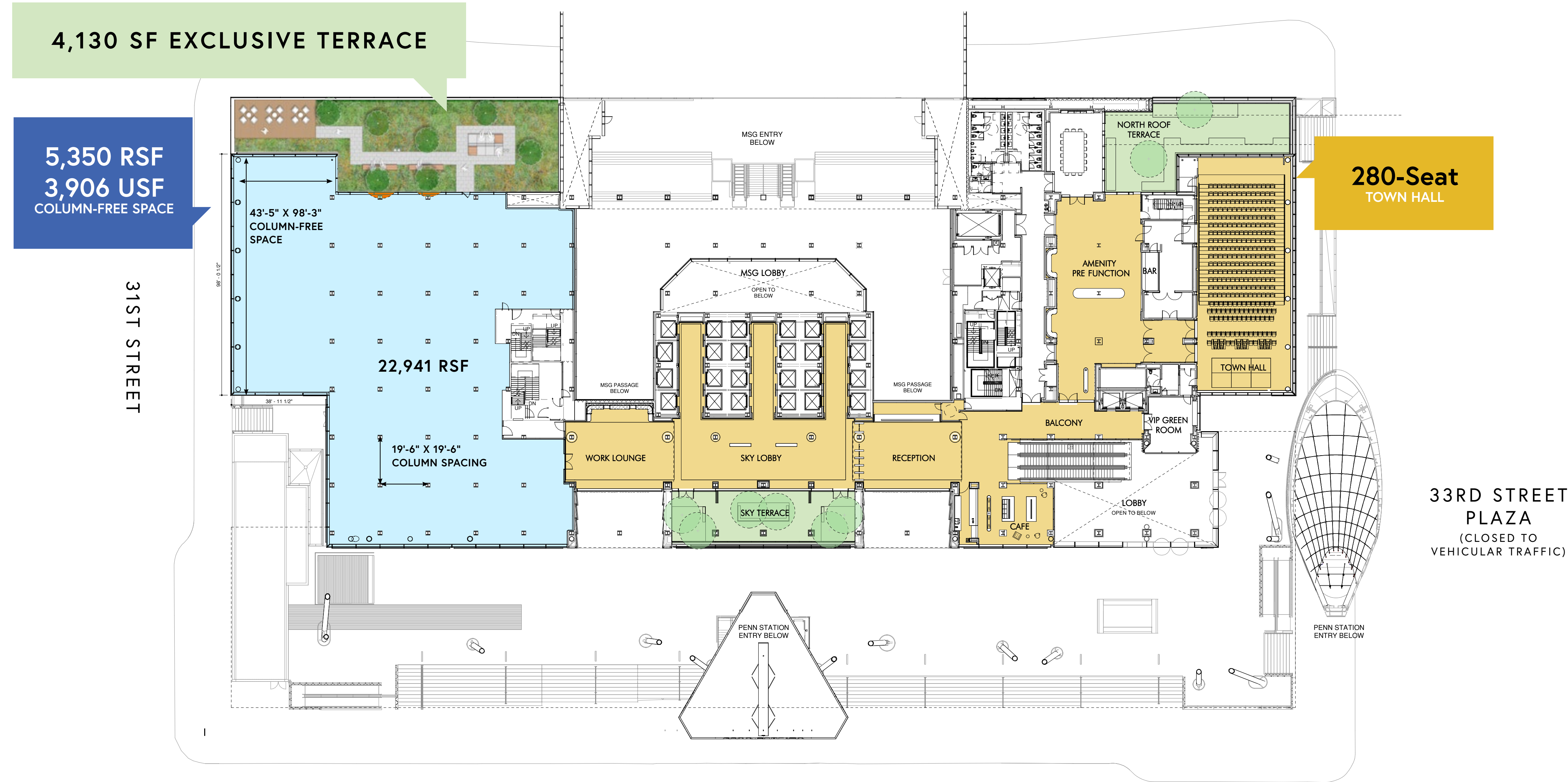




OPTION A

31ST STREET BUILDING-WITHIN-A-BUILDING

Second Floor Plan - 22,941 RSF

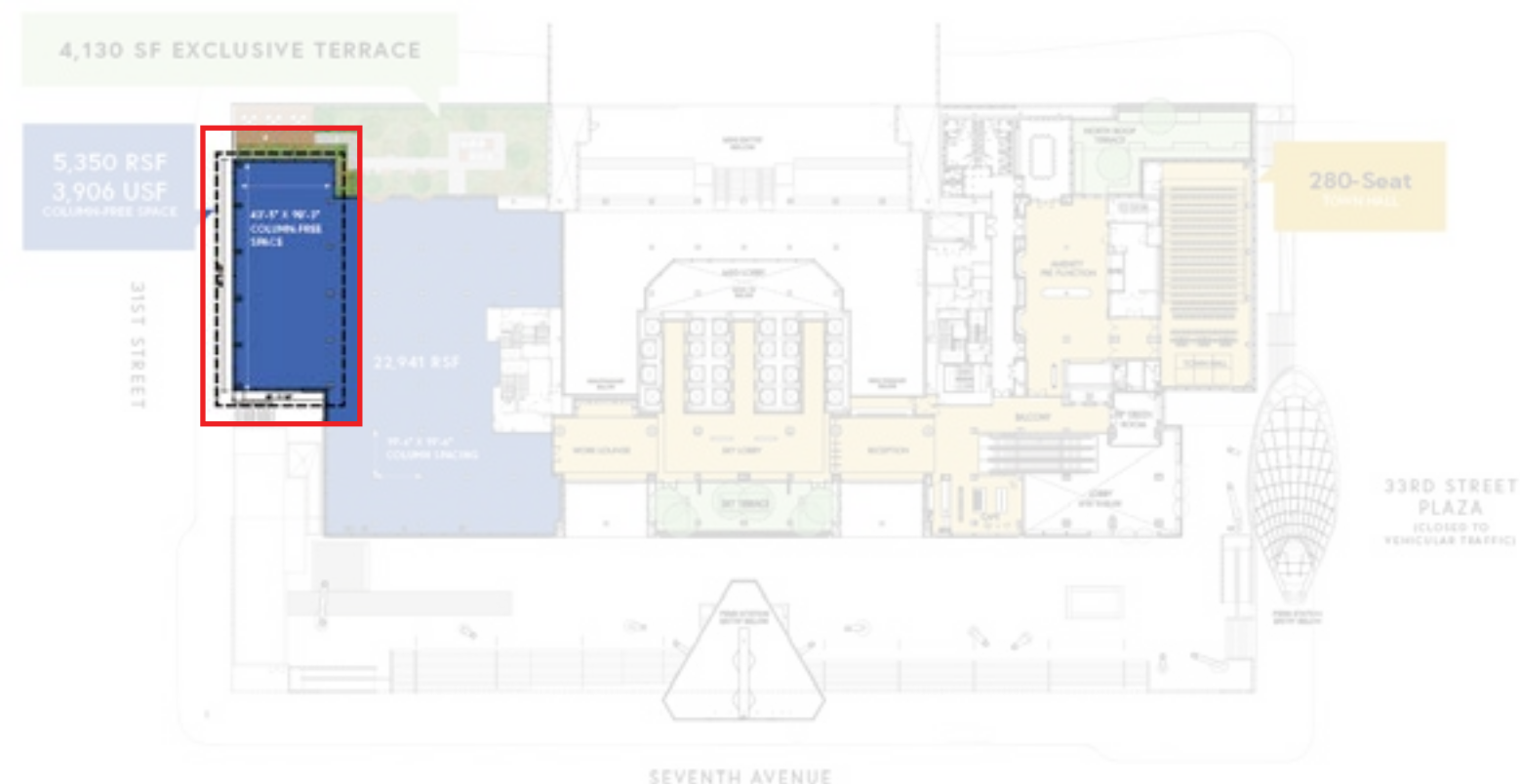




# PENN 2

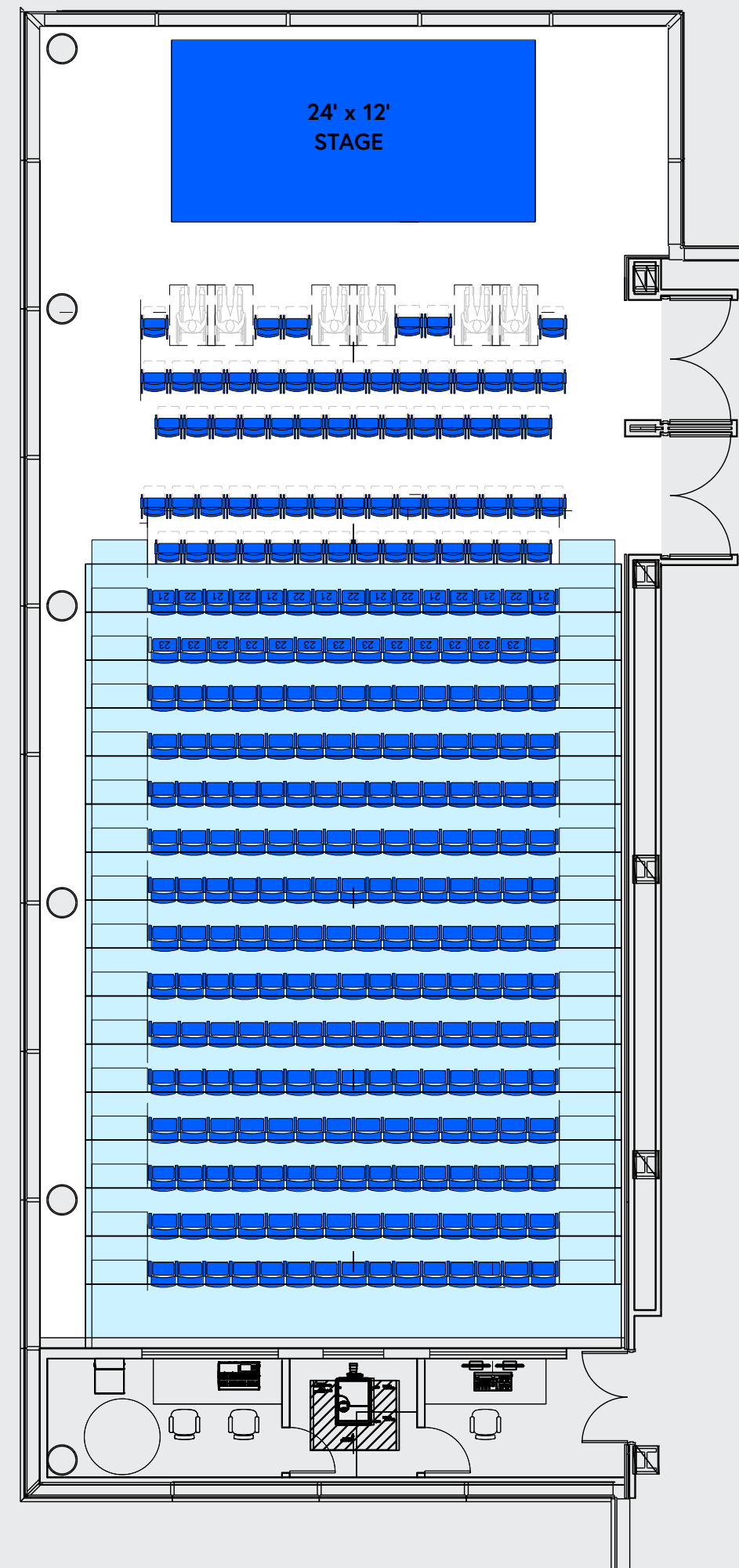
## Exclusive Column-free Space

Exclusive, column-free space, lends itself to an array of flexible layouts for easy customization, making it adaptable to different large event formats and setups.



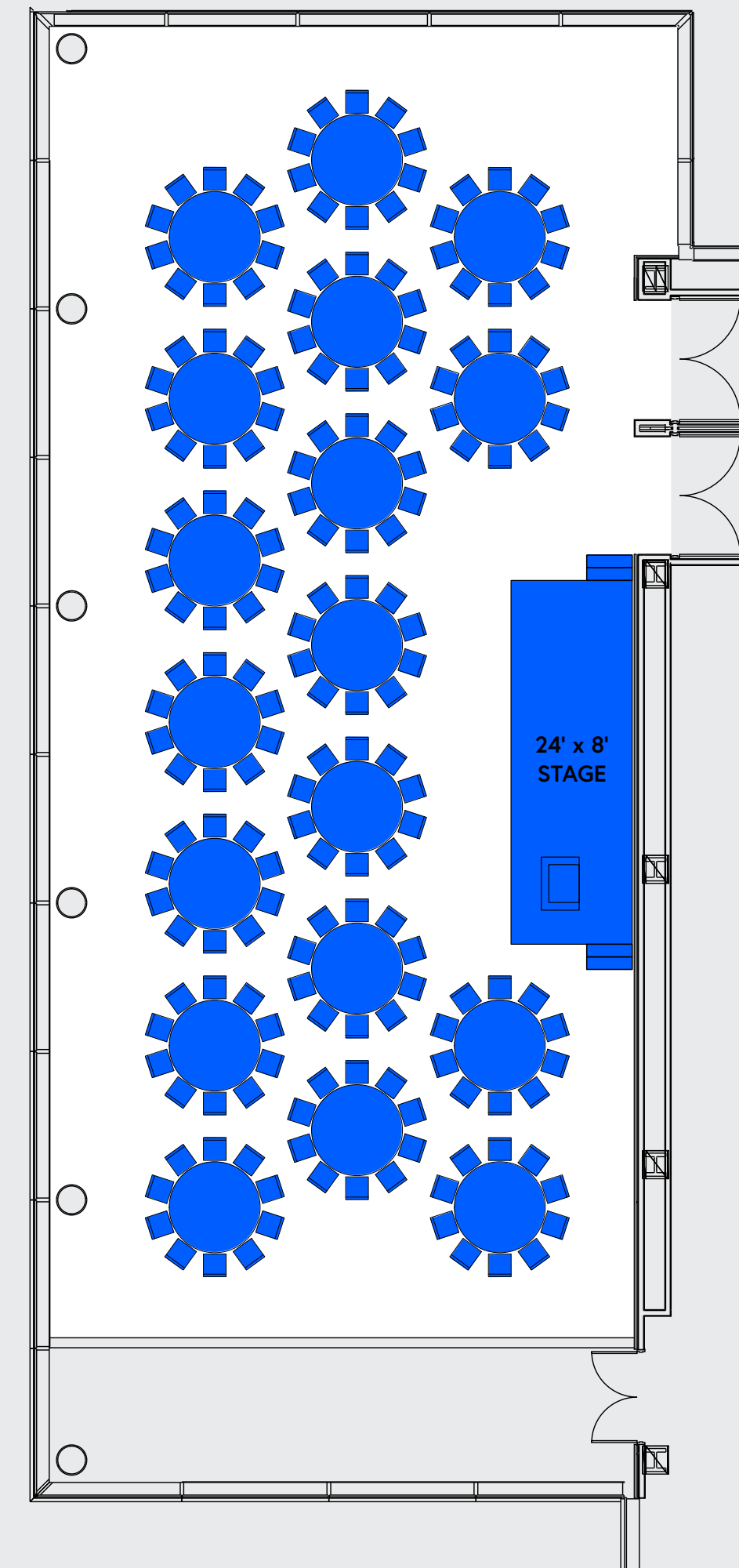
43'-5" X 98'-3"  
COLUMN-FREE  
SPACE

### AUDITORIUM



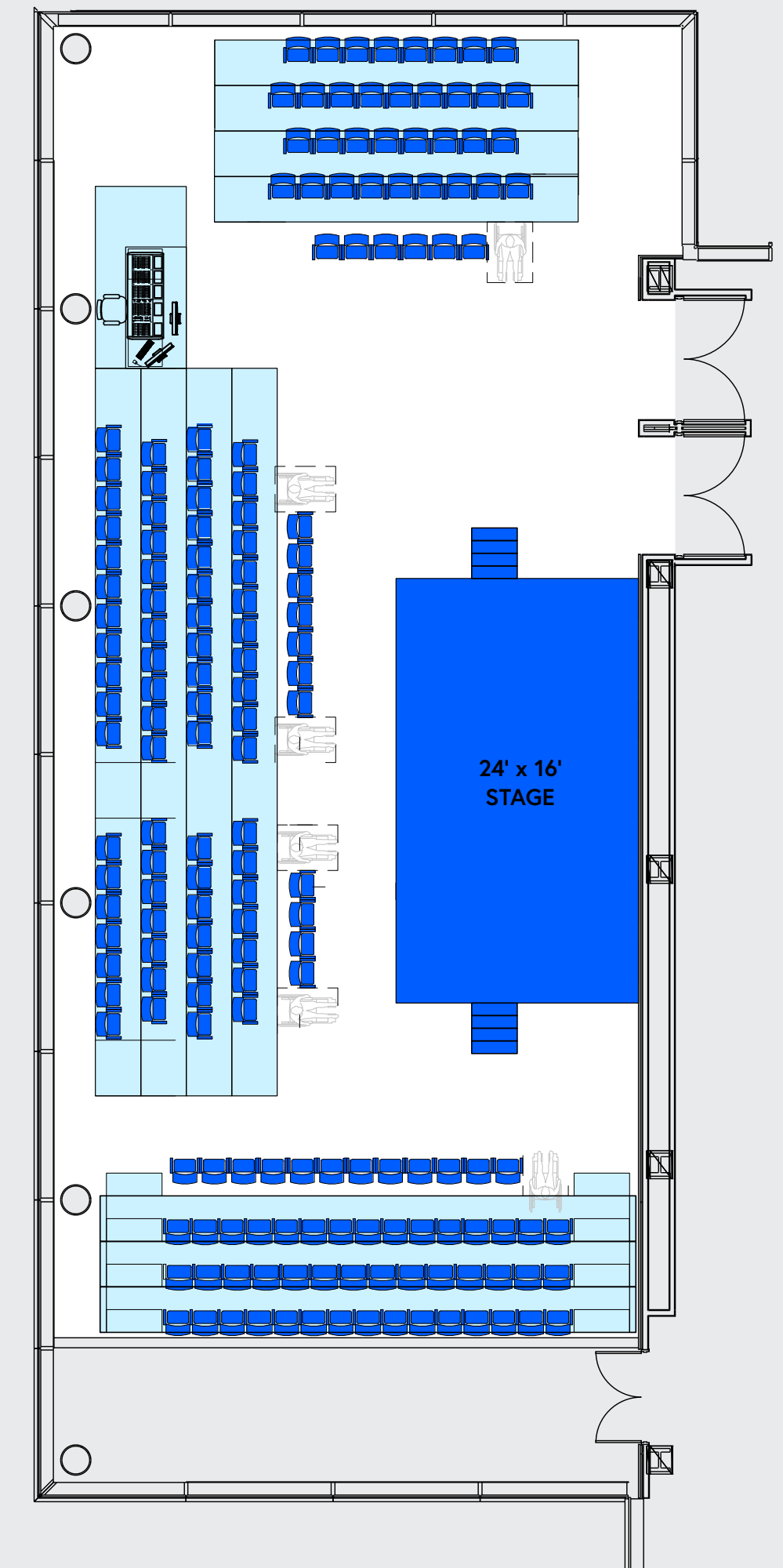
FIXED SEATS 218  
LOOSE SEATS 64  
WHEELCHAIRS 6

### BANQUET



6' DIA. TABLES - 10 SEATS EACH  
18

### THRUST THEATER



FIXED SEATS 44  
LOOSE SEATS 135  
WHEELCHAIRS 6



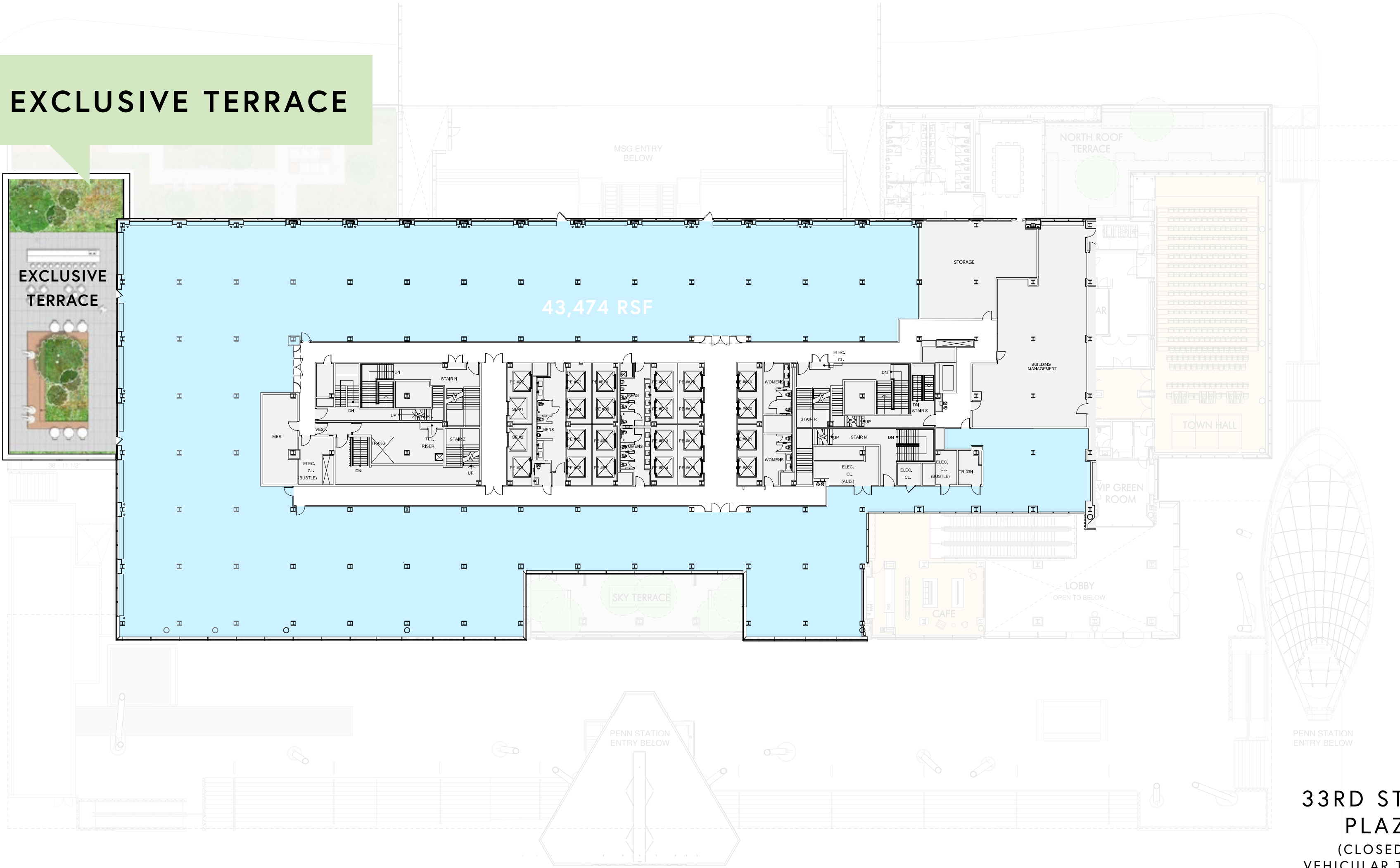
OPTION A

31ST STREET BUILDING-WITHIN-A-BUILDING

Third Floor Plan - ~10,000 RSF

3,508 SF EXCLUSIVE TERRACE

31ST STREET



SEVENTH AVENUE



OPTION B

# Seventh Avenue

*Private Lobby Located at the Entrance of Madison Square Garden  
with Two Exclusive Elevators Servicing the Podium Office Floors*





# A Connected Offering

Discover the amenity-rich Second Floor at PENN 2 anchored by a 4,200 SF Town Hall purposely designed for our tenants to host large format events including product launches, town hall meetings, investor conferences, banquets, screenings, fashion shows and all other large-scale events. The Town Hall is supported by an adjacent Second Floor Tenant Lounge, a 1,900 SF landscaped terrace and a VIP green room.



## PENN 2: BUILDING LOBBIES AND SECOND FLOOR AMENITIES



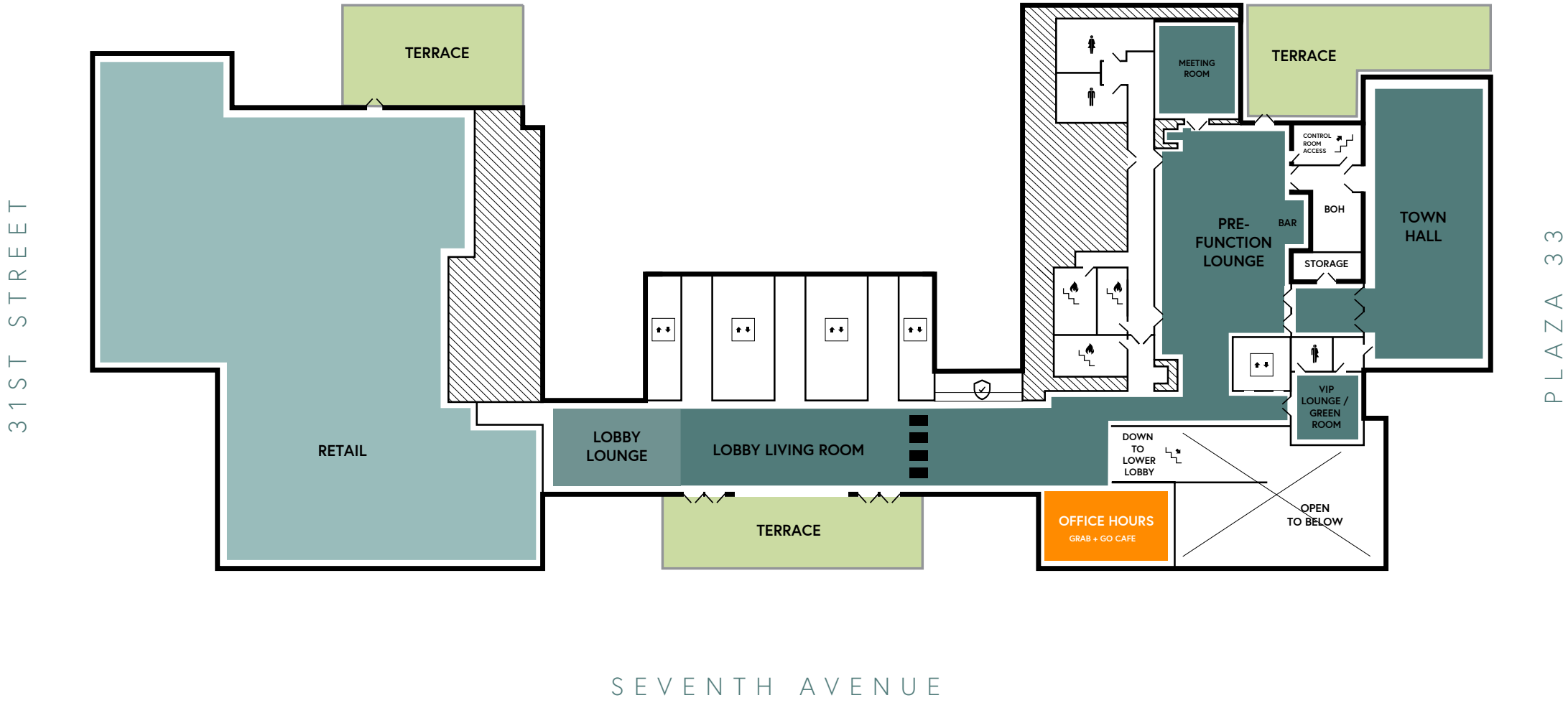


PENN 2: AMENITIES

# Office Hours

Office Hours is a vibrant lobby grab-and-go café that redefines the traditional office break experience. Perched above PENN 2's triple height lobby, tenants and guests can enjoy this modern cafe designed to cater to the fast-paced nature of office life, offering a curated selection of artisanal coffees, teas, soups, sandwiches, salads, and premium office snacks. Its sleek, modern aesthetic is complemented by comfortable seating and views of the streetscape, creating an inviting atmosphere where colleagues can gather for impromptu meetings or enjoy a moment of solitude.

PENN 2 - Second Floor Lobby









PENN 2: AMENITIES

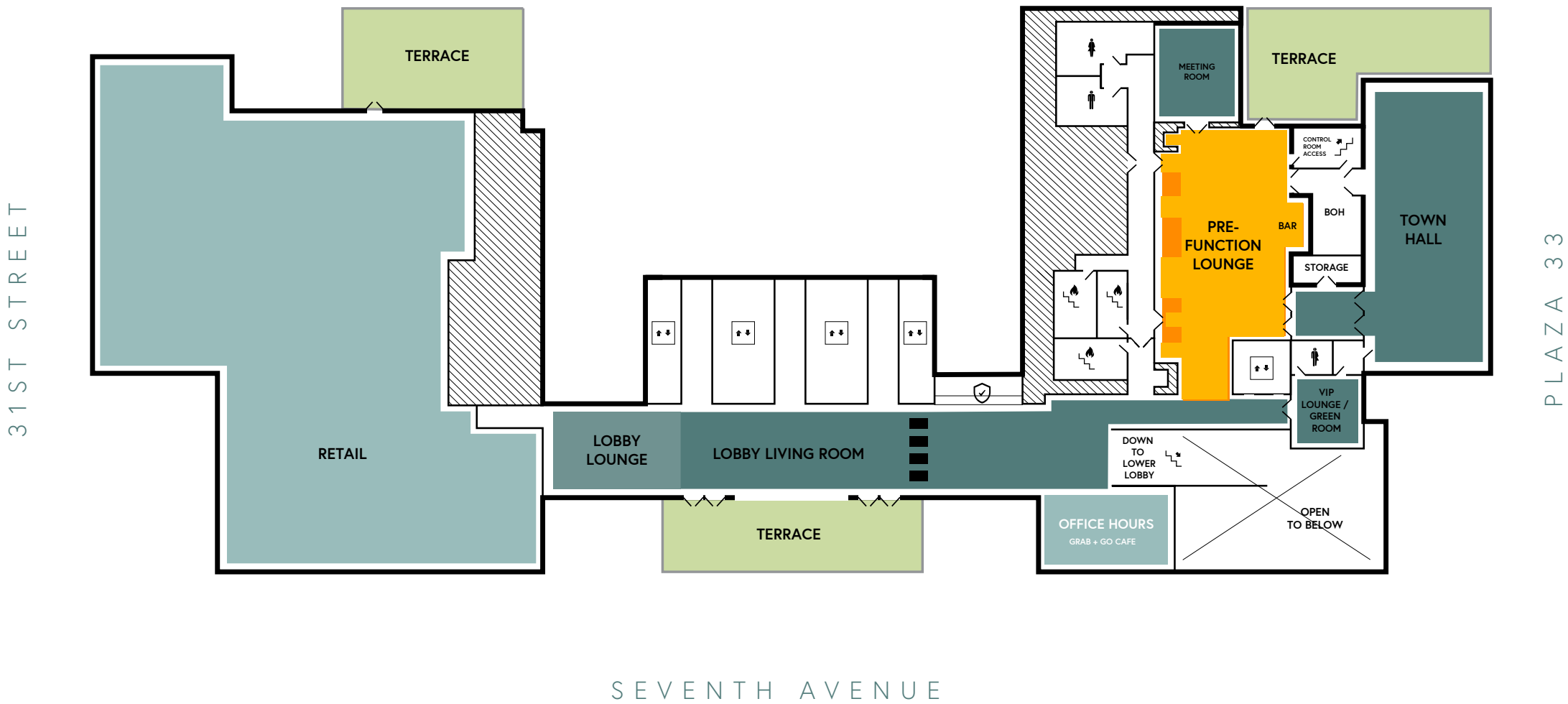
# Second Floor Lounge

PENN 2's Second Floor features a 3,000 SF furnished Lounge for the building's tenants and guests to enjoy. Designed as an inviting and comfortable alternative workplace inspired by the city's best boutique hotel lobbies, the Lounge serves as the first of PENN 2's many "third places" for tenants to work and socialize. The Lounge is appointed with a variety of intimate and larger scale furniture settings to accommodate both focused, individualized work and larger, more collaborative work. There is a 1,900 SF landscaped garden on the west side of the Lounge.

The Lounge can be transitioned to happy hour and other after work social events supported by its full-service bar and large screen for sporting events and other programming.

The Lounge doubles as pre-function space when the adjacent Town Hall is in use.

PENN 2 - Second Floor Lobby

















## PENN 2: AMENITIES

# Town Hall

The PENN 2 Town Hall grounds the PENN DISTRICT as a place to exchange ideas, culture and knowledge. Unlike any other submarket or development in New York City, the Town Hall empowers our tenants with the ability to host large scale events without leaving the PENN DISTRICT campus. Equipped with modern audiovisual technology, theater style acoustics and screening that permits complete privacy to the outside world, the Town Hall provides an immersive and engaging experience for its users.





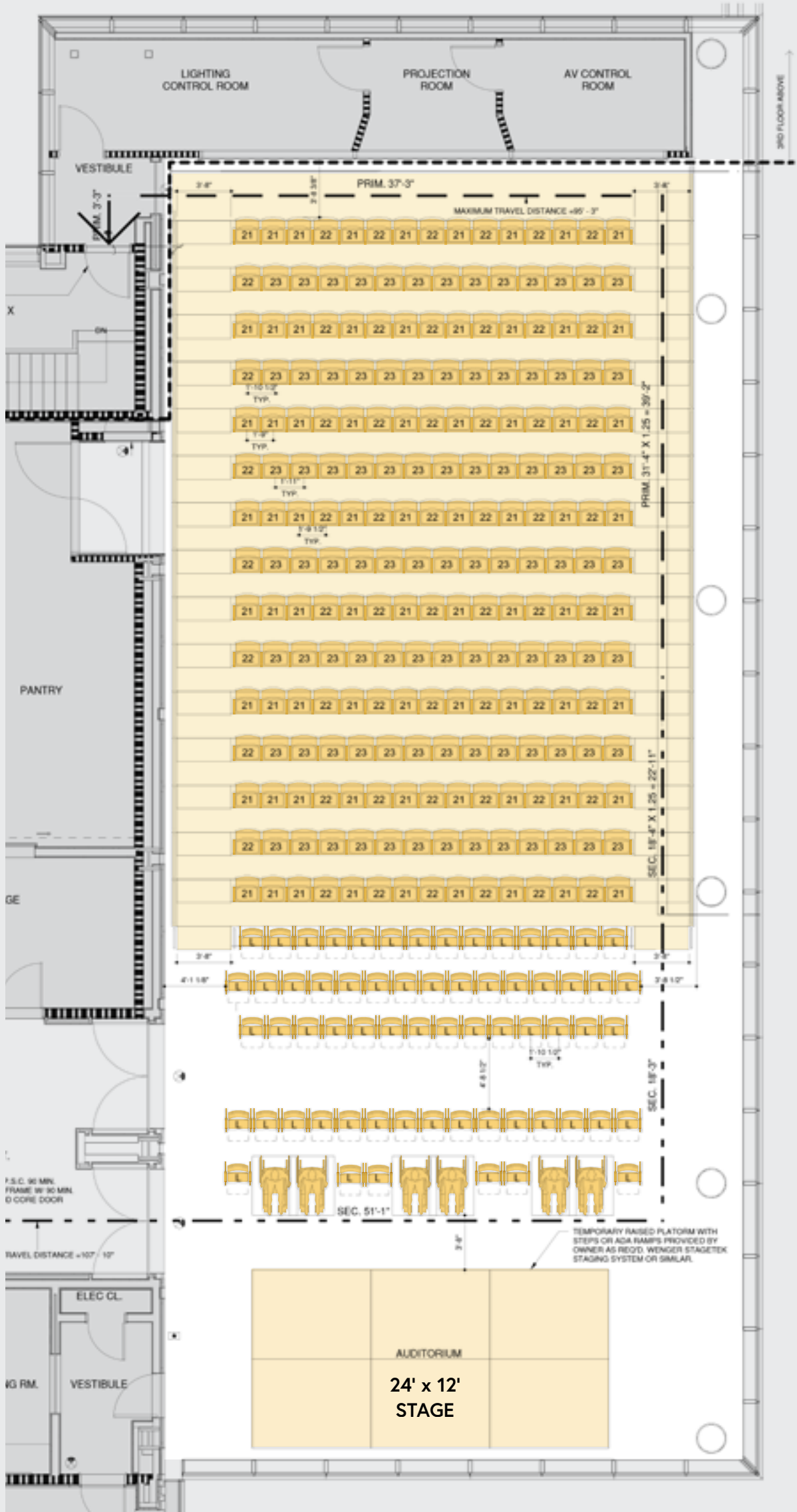
PENN 2: TOWN HALL

# Flexibility

The Town Hall's flexible layout allows for easy customization, making it adaptable to different event formats and setups.



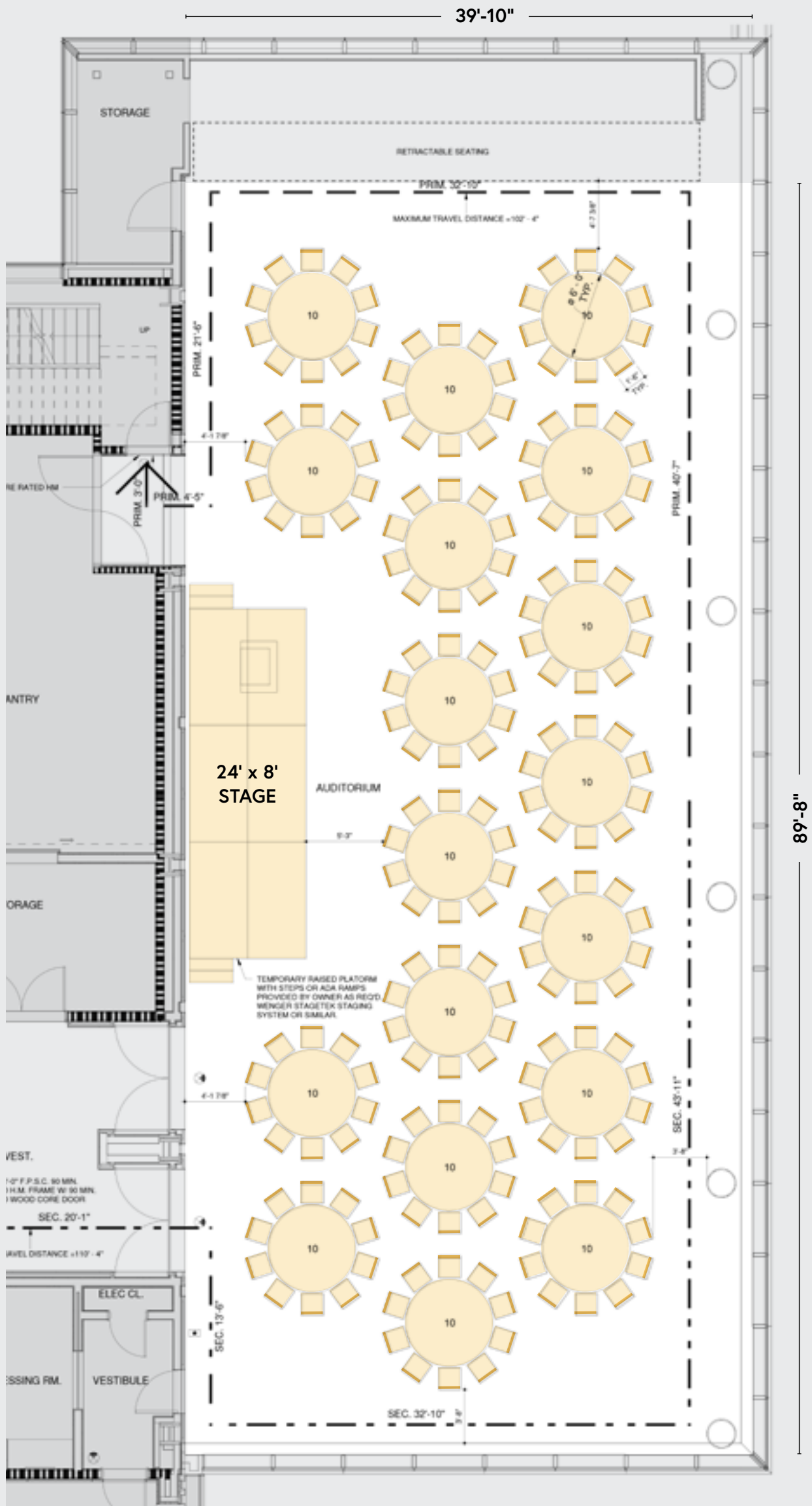
## AUDITORIUM



SEAT COUNT  
288

FIXED SEATS	LOOSE SEATS	WHEELCHAIRS
218	64	6

## BANQUET



SEAT COUNT  
180

6' DIA. TABLES - 10 SEATS EACH  
18







PENN 2: TOWN HALL

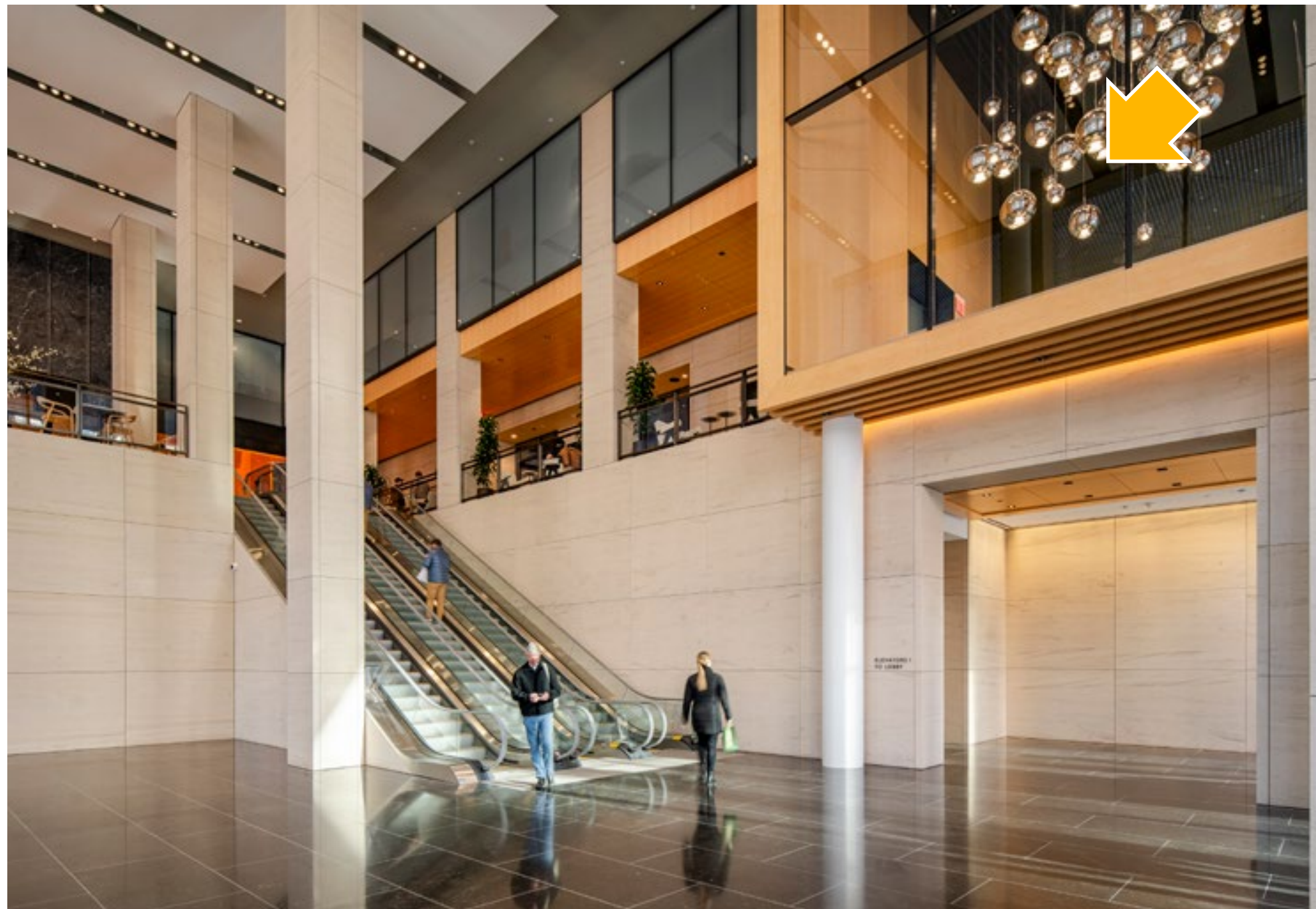




## PENN 2: AMENITIES

# Green Room

The private Green Room, adjacent to the Town Hall, is a dedicated area designed to cater to the needs of VIP guests and speakers. It offers a secluded and comfortable environment for individuals to prepare before taking the stage. The Green Room is equipped with a private restroom and dressing area.





## PENN 2: OFFICE LOBBY

PENN 2's lobby desk is located just beyond the building's café and is attended by Vornado security personnel and accompanied by Vornado's hospitality team to great tenants and their guests. Touchless access to PENN 2's main lobby living room is accomplished by turnstiles operated by facial recognition and smart phone technology. The main lobby living room features a 1,500 SF landscaped terrace overlooking the newly planted tree-lined Seventh Avenue plaza. There is an additional furnished tenant lounge to the south.





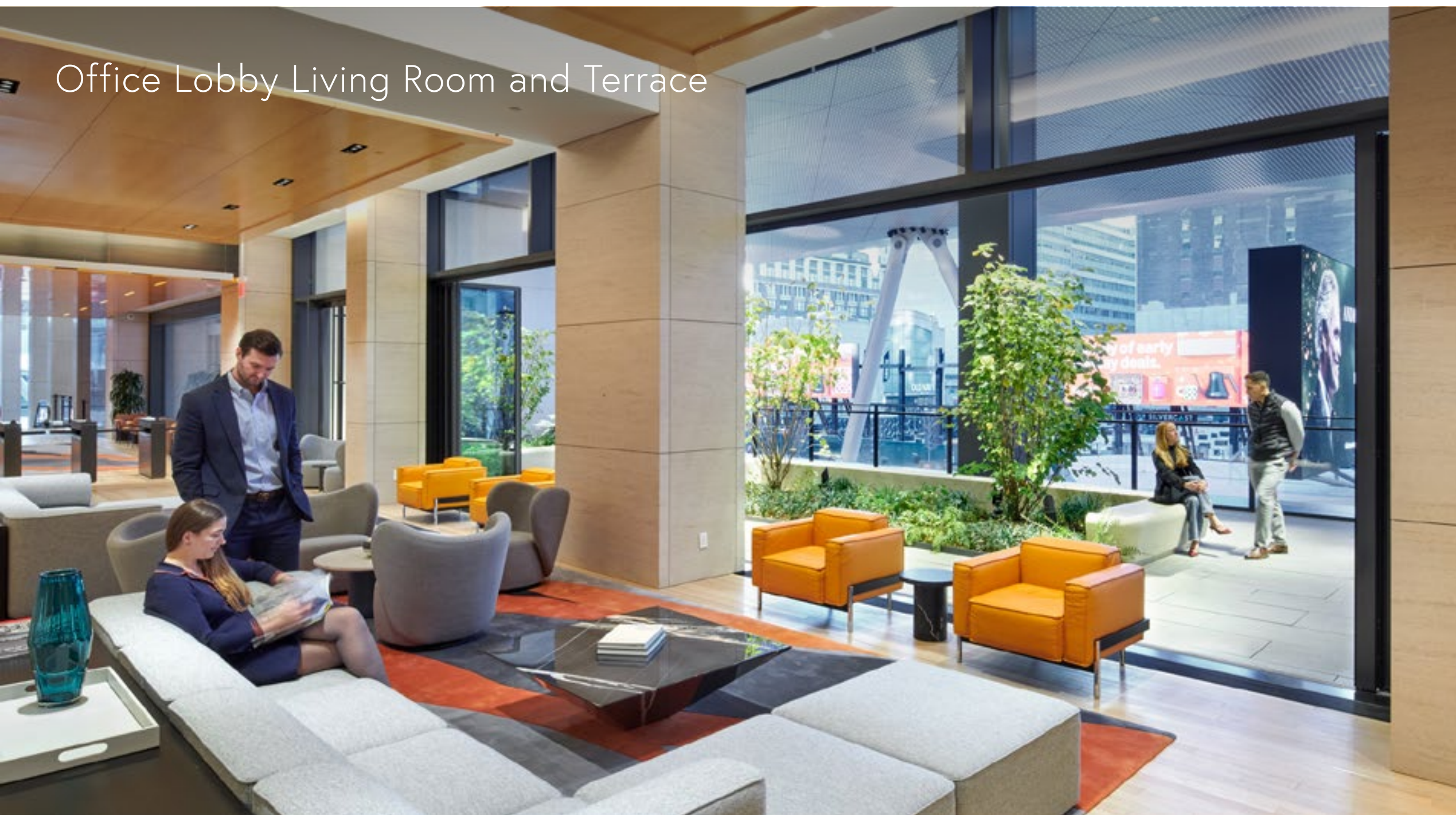
Office Lobby Terrace



Office Lobby Living Room



Office Lobby Living Room and Terrace



Lounge





# PENN 2

CLICK HERE TO DOWNLOAD CORE + SHELL PLANS

950,000 RSF  
AVAILABLE

40,538 SF  
Exclusive Outdoor Space

### Floors 16-23

501,339 RSF TOTAL  
3,200 SF  
Outdoor Space

TOWER FLOOR ▶

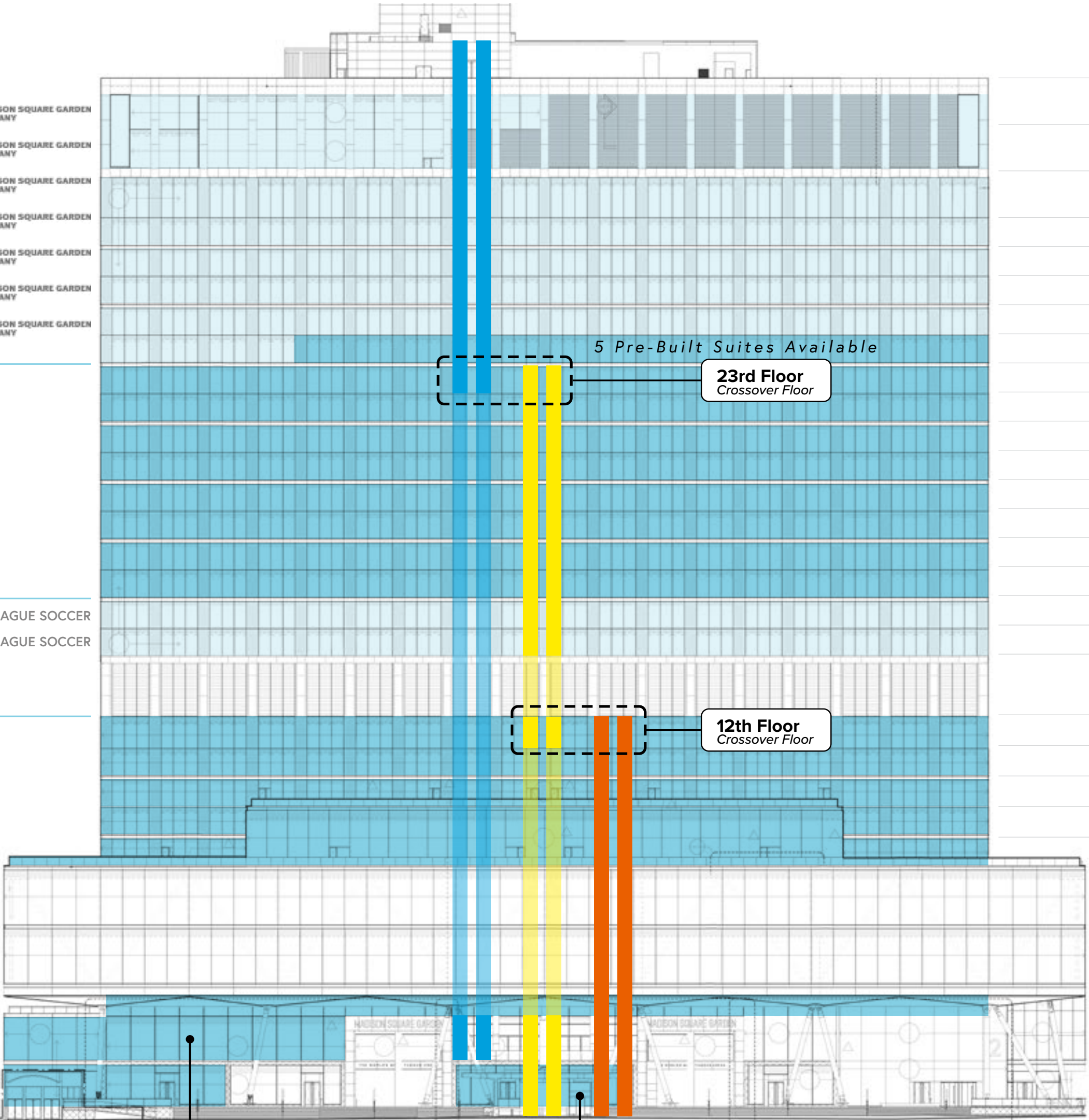
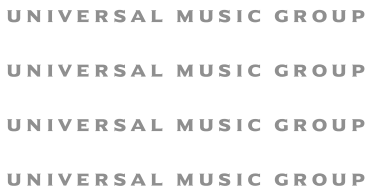
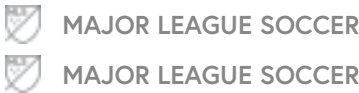
### Floors 8-12

323,273 RSF TOTAL  
29,700 SF  
Outdoor Space

BASE FLOOR ▶

### Floors G-3

78,608 SF TOTAL  
7,638 SF  
Outdoor Space



HR 23-32  
MR 12-23  
LR G,3-12

PRIVATE LOBBY A  
43,474 RSF Level 3  
22,941 RSF Level 2  
7,628 SF Ground  
74,043 SF TOTAL

PRIVATE LOBBY B  
4,565 SF TOTAL

Four elevators with direct access to floors 3-23 from the dedicated Lobby.  
Two elevators that service the base floor block (8-12) and two elevators that service the mid-rise floor block (12 and 16-17).

FL	RSF	SF
Rooftop Park		17,583
31	Leased	
30	Leased	4,761
29	Leased	
28	Leased	640
27	Leased	
26	Leased	640
25	Leased	
24	42,736	640 11'-9"
23	62,306	11'-9"
22	63,181	640 11'-9"
21	62,309	11'-9"
20	63,180	640 11'-9"
19	62,309	11'-9"
18	62,975	640 11'-9"
17	62,104	11'-9"
16	62,975	640 11'-9"
15	Leased	
14	Leased	640
13	Mechanical	
12	62,157	13'-3"
11	62,223	11'-9"
10	62,223	8,769 11'-9"
9	61,595	11'-9"
8	75,075	20,931 11'-9" & 22'-10"
7	61,167	
6	105,394	
5	61,155	
4	105,400	3,536
3	43,474	3,508 12'-9"
2	22,941	4,130 18'-0"
G	12,193	19'-0"



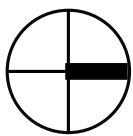
PENN 2

8th Floor Test Fit Plan - Financial

SEATING	
Workstation	62
Office	17
COLLABORATION SPACES	
Phone Room (1-2)	5
Focus Room (1-2)	2
Small (3-6)	3
Medium (8-10)	3
Large (10+)	4
Multi-Purpose Room	2
Open Collab Seats	240
AMENITY	
Work Cafe	4
Fitness Center	1
SUPPORT	
Support Spaces	7
Lockers (2H)	36



SEVENTH AVENUE



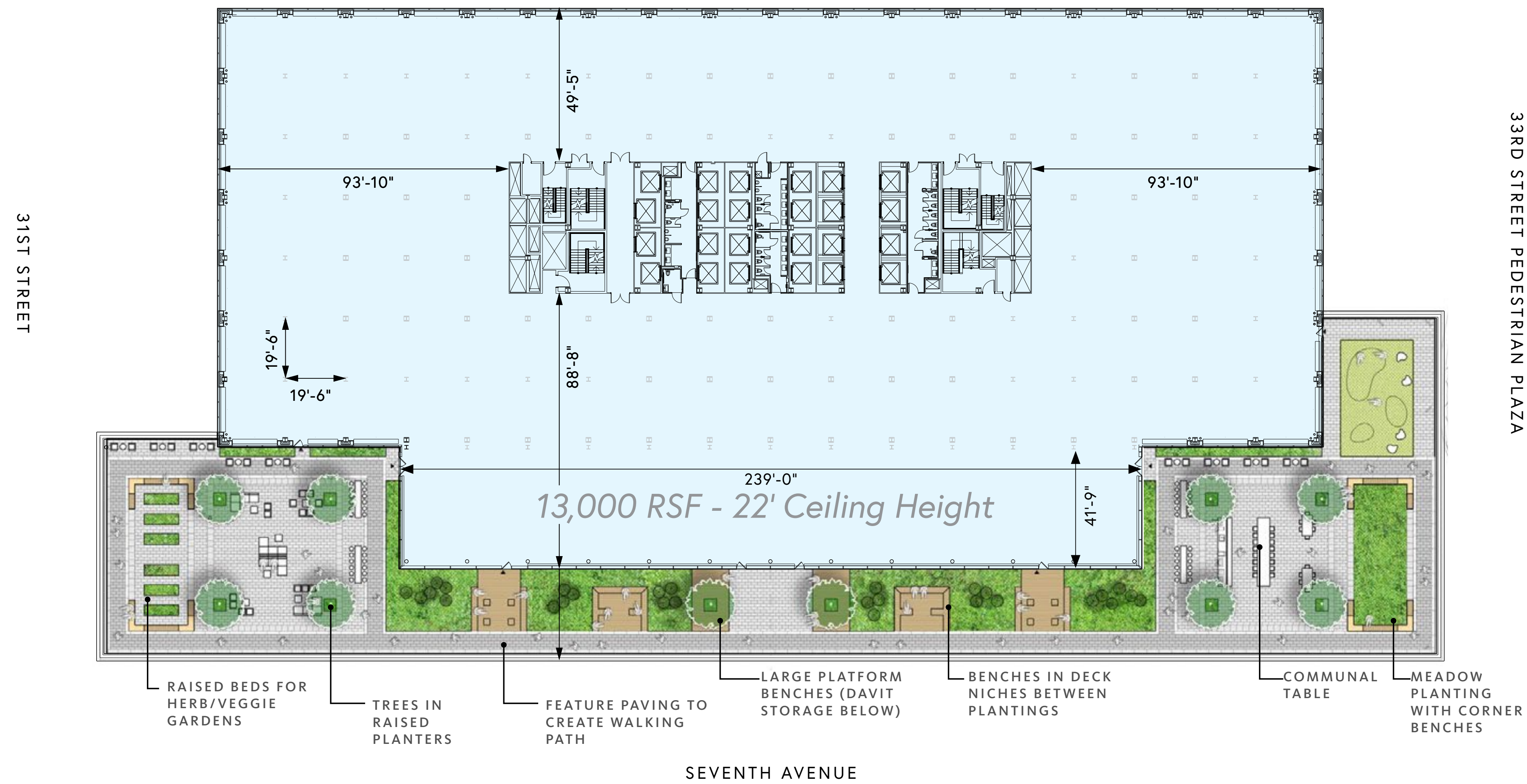
33RD STREET



PENN 2

8th Floor Core and Shell Plan

75,075 RSF | 20,931 SF of Private Outdoor Space | Available Now





PENN 2

9th Floor Core and Shell Plan

61,595 RSF | Available Now

31ST STREET



SEVENTH AVENUE

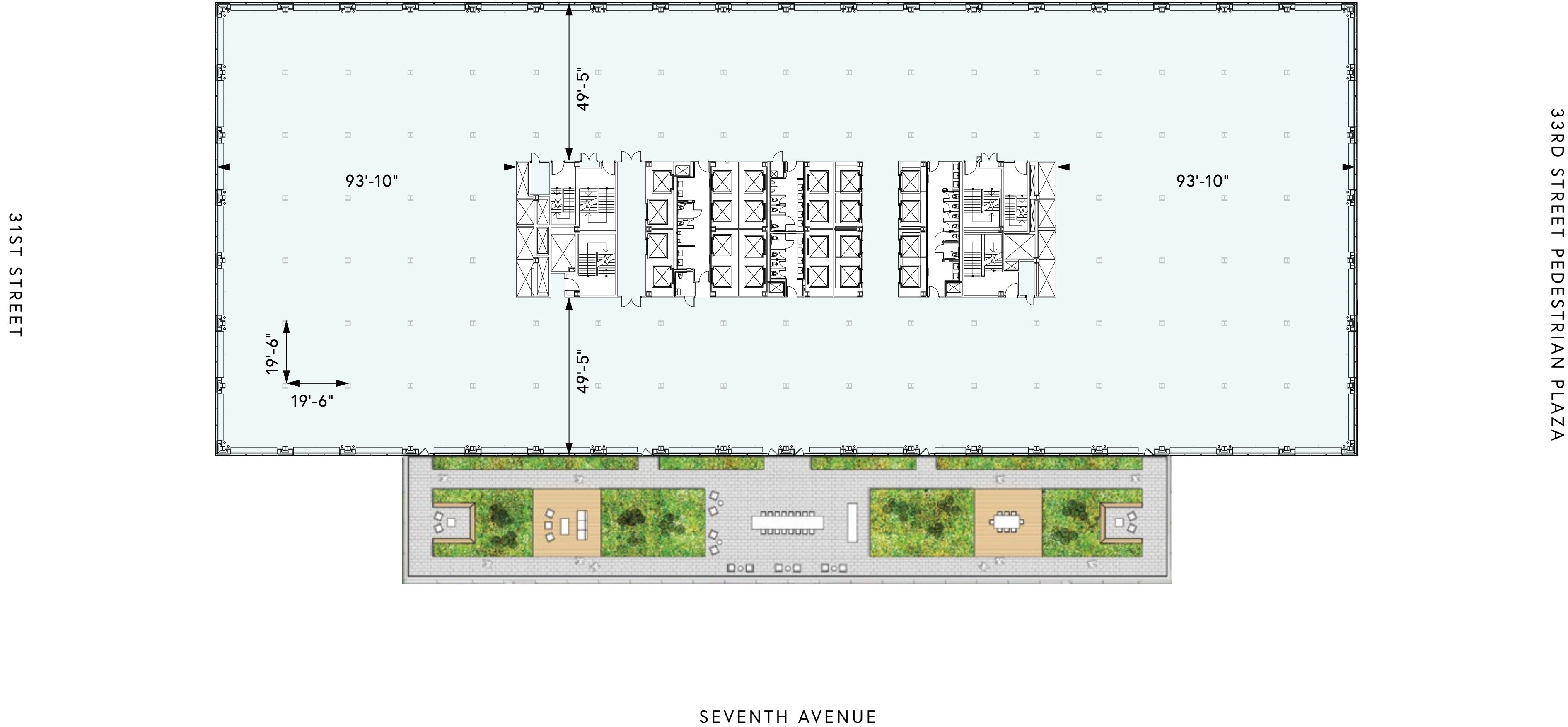
33RD STREET PEDESTRIAN PLAZA



PENN 2

10th Floor Core and Shell Plan

62,223 RSF | 8,769 SF of Private Outdoor Space | Available Now

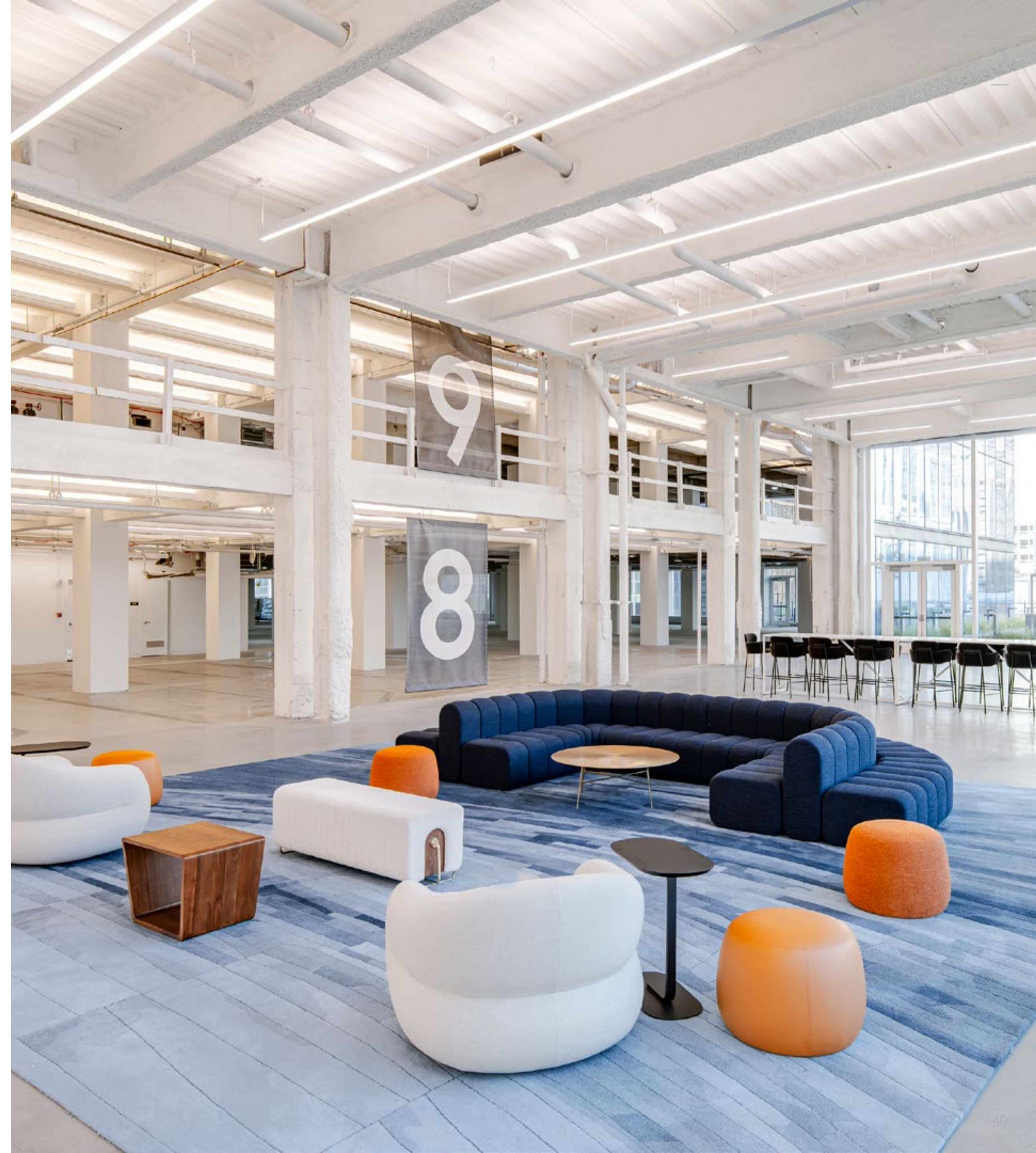








PENN 2 - 8th + 9th Floors

















8th Floor  
Internal Stair











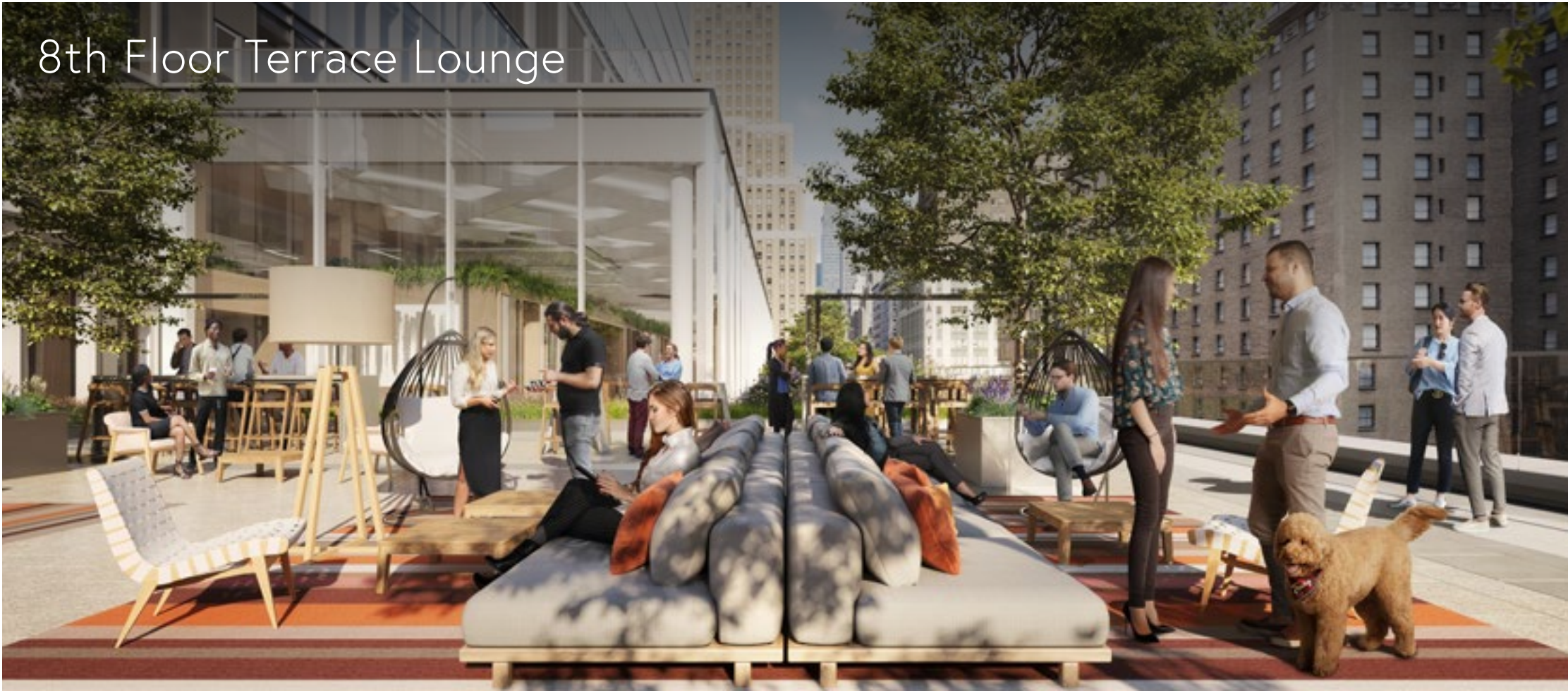


PENN 2: 8TH FLOOR

# Enviably Green Spaces



PENN 2: 8TH & 10TH FLOOR TERRACES - 29,700 SF OF EXCLUSIVE OUTDOOR SPACE





PENN 2: 8TH & 10TH FLOOR TERRACES - 29,700 SF OF EXCLUSIVE OUTDOOR SPACE







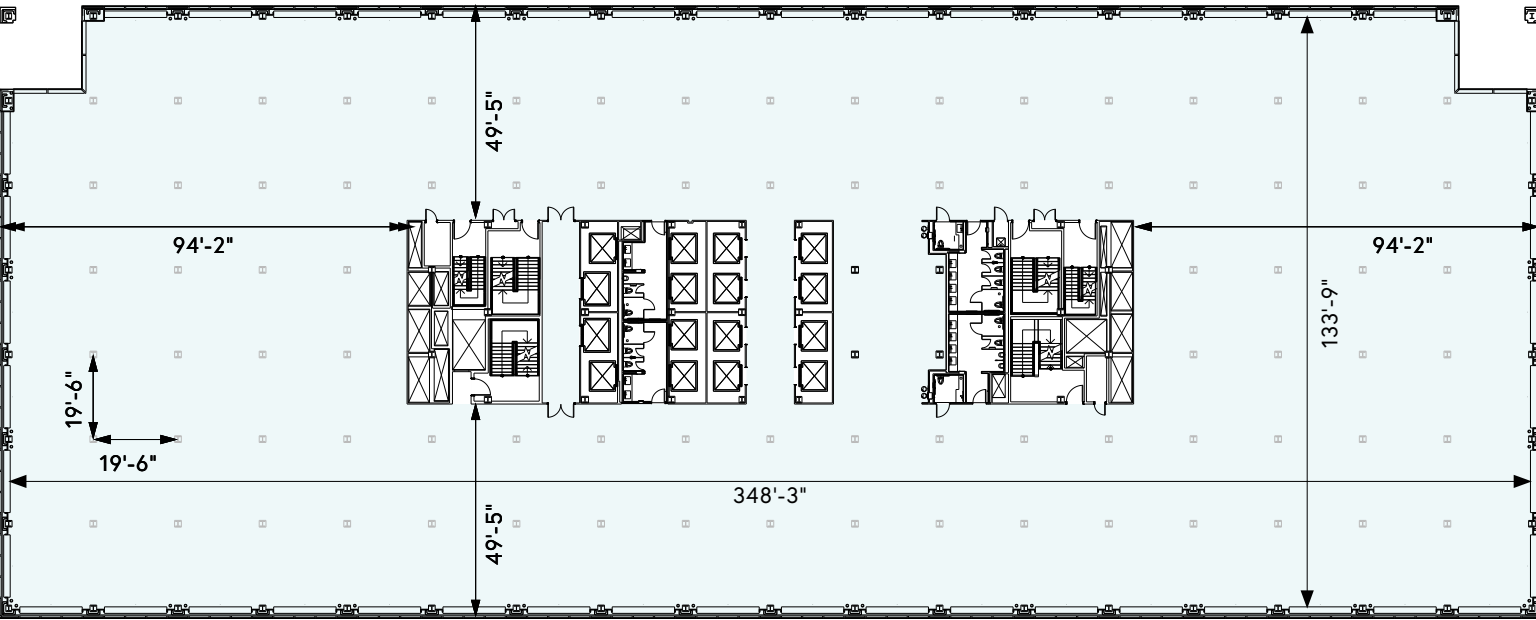




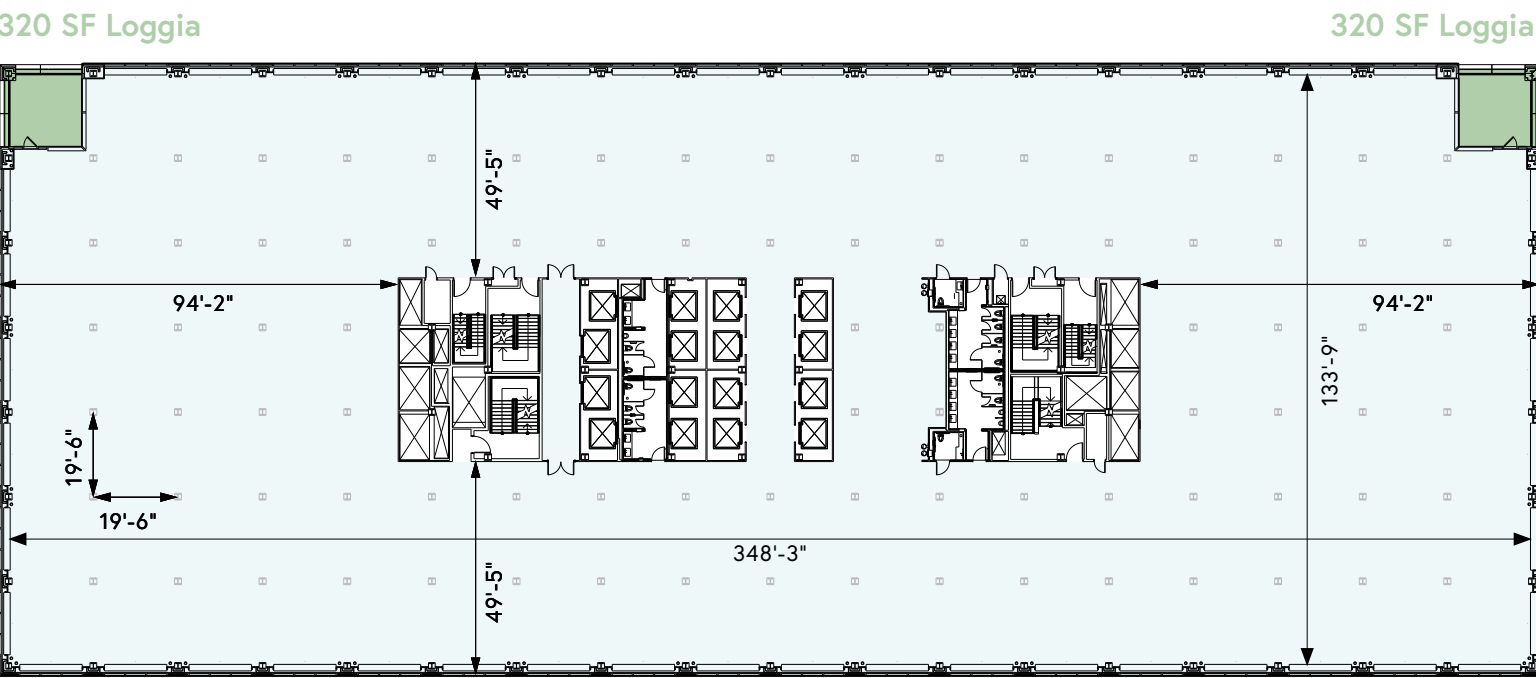
PENN 2: OFFICE OVERVIEW

# Tower Floors

Rising above THE PENN DISTRICT and starting at 222 feet, PENN 2's Tower Floors maximize tenants' access to light and air by way of the building's state-of-the-art triple-pane curtain wall.



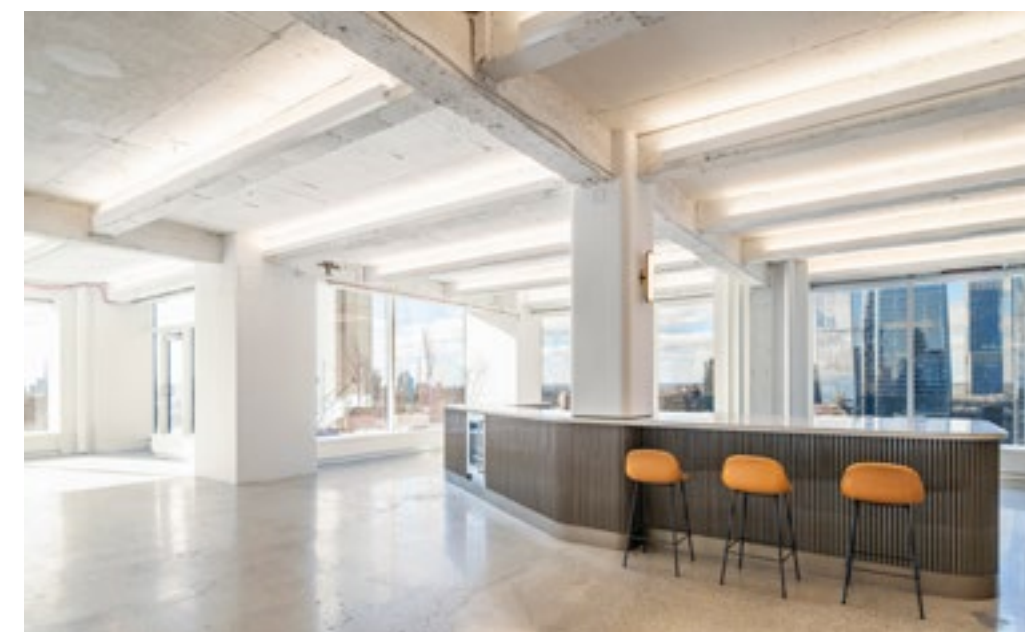
Odd Number Tower Floor Plan



Even Number Tower Floor Plan



## PENN 2: TOWER OFFICE FLOORS





PENN 2: TOWER OFFICE FLOOR

# Sky Loggias

Located on every even floor in PENN 2's tower, tenants will enjoy two, double-height, 640 SF of private sky terraces located on the Northwest and Southwest corners of the floor.



## PENN 2: TOWER OFFICE FLOORS - SKY LOGGIAS





PENN 2

Tower Floors - Test Fit Plan



21st Floor Plan



20th Floor Plan



Tower Office Floor  
Reception



Tower Office Floor  
Internal Stair







## PENN 2: TOWER OFFICE FLOORS

















## PENN 2: 24TH FLOOR PRE-BUILT SUITE









PENN 2: ROOFTOP AMENITIES

Rooftop Park  
and Tenant Lounge



**PENN 2: ROOFTOP AMENITIES:** 4,000 SF TENANT LOUNGE AND 17,500 SF ROOFTOP PARK









## PENN 2: ROOFTOP LOUNGE





PENN 2: ROOFTOP PARK: BAR AND GRILL





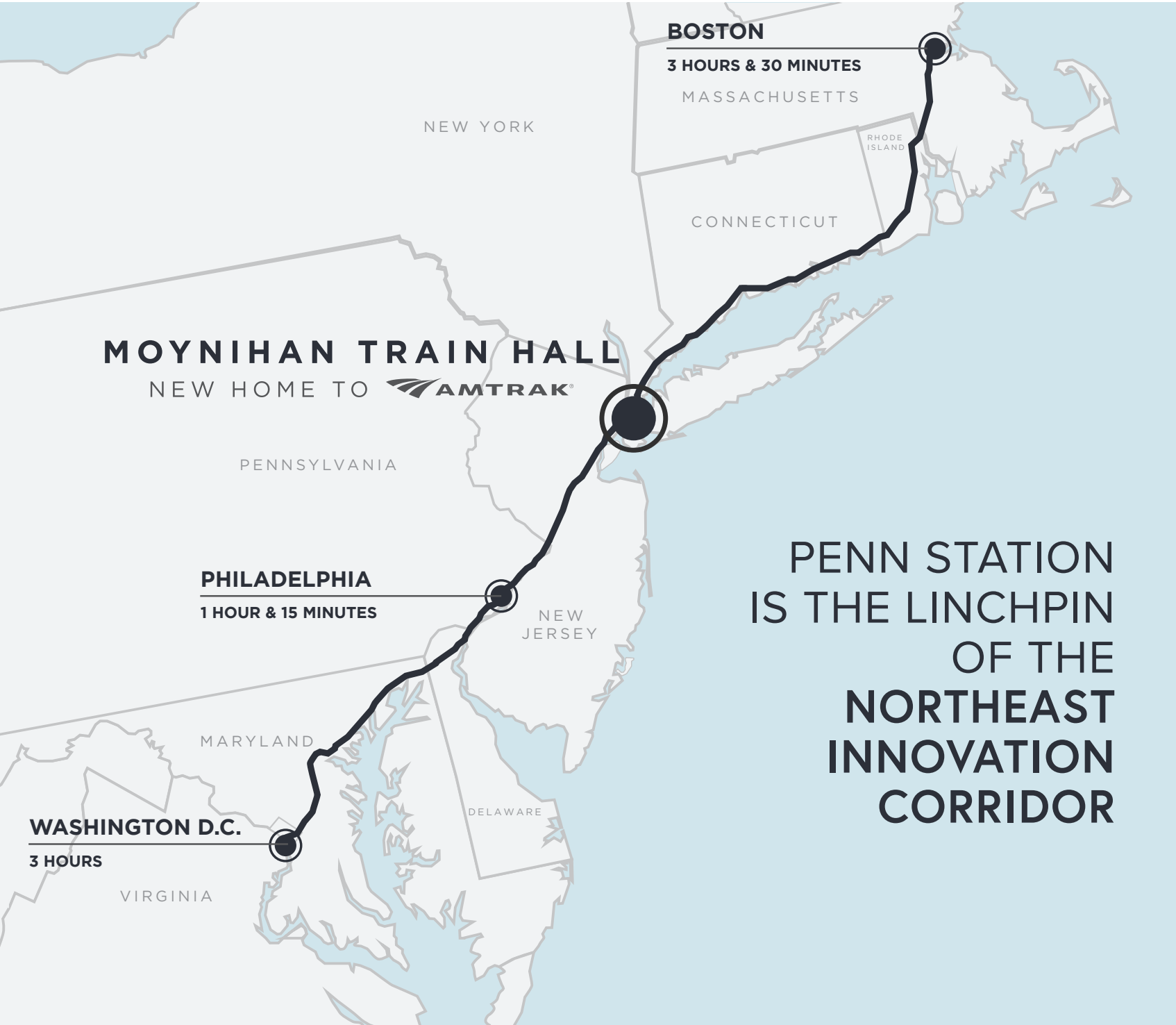




PENN 2: LOCATION OVERVIEW

The Epicenter of New York City

Located on a double-block in Manhattan's Far West Side, PENN 2 is the most accessible building in New York City, and sits on top of the busiest transportation hub in North America. PENN 2 is serviced by 15 Subway lines and is directly connected to Penn Station, servicing Amtrak, LIRR, NJ Transit, Path trains, and coming in 2027, the Metro-North Rail Road.



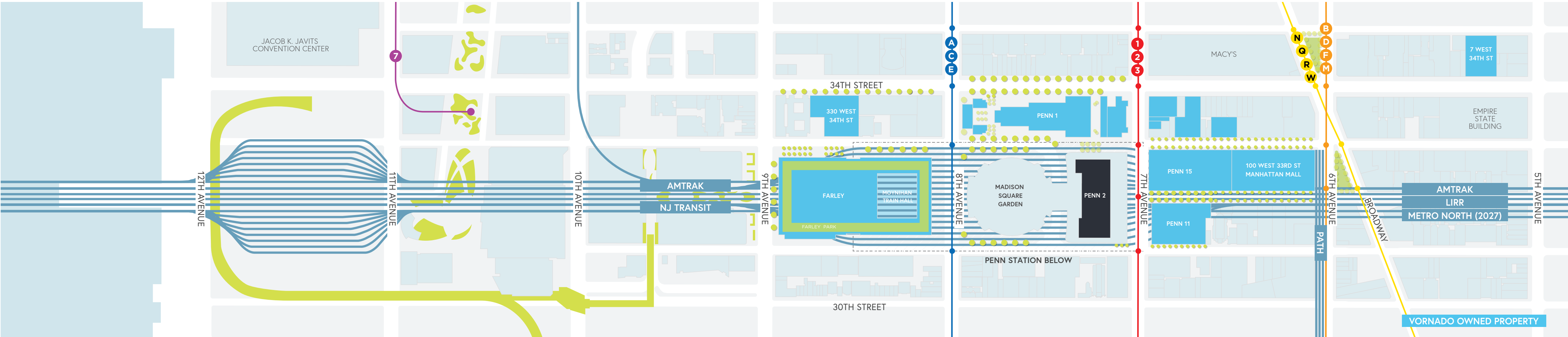


# The Connection Gateway the Center of New York and Mannhattans Far West Side

A C E 1 2 3 7 N Q R W B D F M



PENN 2 is a centrally located landmark within THE PENN DISTRICT, and is surrounded by many major attractions and business hubs in the city. To the west, visitors can find Hudson Yards and Manhattan West, two new neighborhoods that includes a variety of shops, restaurants, and cultural venues such as The Shed, an innovative arts center. To the east, visitors can find Macy's, the world's largest department store, as well as the iconic Empire State Building, one of the city's most famous landmarks. PENN 2 itself is located directly on top of Penn Station, which provides easy access to all parts of the city and beyond.





Major Office Tenants within  
**THE PENN DISTRICT**



Canaccord  
Genuity



THE  
HARTFORD

Morgan Stanley



PROSPERITY  
LIFE GROUP



WELLS  
FARGO



amazon



Meta



DELL



SAMSUNG



ADP



amc



Anthem  
BlueCross BlueShield



cisco

gusto



HP



IAC



IPG

Jacobs



MLS



MARQUEE BRANDS

roivant

SIEMENS



STRUCTURETONE



UnitedHealthcare



WSP



MADISON SQUARE GARDEN  
ENTERTAINMENT



**330 WEST 34TH STREET**





# 33RD STREET TREE-LINED PEDESTRIAN PLAZA

The revitalized plaza opens this year and will feature modern paving and landscaping, creating an inviting atmosphere for pedestrians.

Additionally, the tree-lined thoroughfare offers an array of new retail and dining options, such as Life Time Pickleball, Roberta's Pizza, Anita Gelato, Los Tacos No. 1, and the Dynamo Room. Beyond its culinary and shopping offerings, the plaza serves as a public gathering space with plans for engaging activities including live music and other performances.

Blue Ribbon Sushi Bar & Grill

[Open 33rd Street at PENN 1](#)

Los Tacos No. 1

[Open at PENN 1 East](#)

Roberta's Pizza

[Open at PENN 1 East](#)

Anita Gelato

[Open at PENN 1 East](#)

Dynamo Room (Sunday Hospitality)

[Opening Spring 2025 at PENN 2](#)













# OVER 8 ACRES OF NEW PAVINGS AND LANDSCAPED PLAZAS



Lush green spaces and flexible seating and proximity to new food and dining options in THE PENN DISTRICT defines the space as an ideal place to meet, relax, shop, and dine al fresco.





# NEW YORK AT NIGHT



## ENTERTAINMENT

From slam dunks to Sam Smith, THE PENN DISTRICT has something for everyone.



## EVENTS

Larger-than-life venues with show stopping performances, there is always something new to discover.





## PENN 2: BASE BUILDING SPECIFICATIONS

# Base Building Development Work Summary

### Lobbies & Access

- Located at the corner of Seventh Avenue and 33rd Street, the building's new triple height lobby designed by MdeAS Architects features black granite floors, limestone walls and columns, a white ash wood ceiling and blackened metal panel accents.
- The lobby fronts newly designed granite and tree-lined Seventh Avenue and 33rd Street plazas designed by Foster + Partners and Mathews Nielsen Landscape Architects.
- The Second Floor Lobby's materials will reflect those of the Ground Floor with the addition of white oak wood plank floors and marble columns.
- Touchless access is achieved by way of turnstiles operated by facial recognition and smart phone technology.

### Heating, Ventilation & Air Conditioning Upgrades

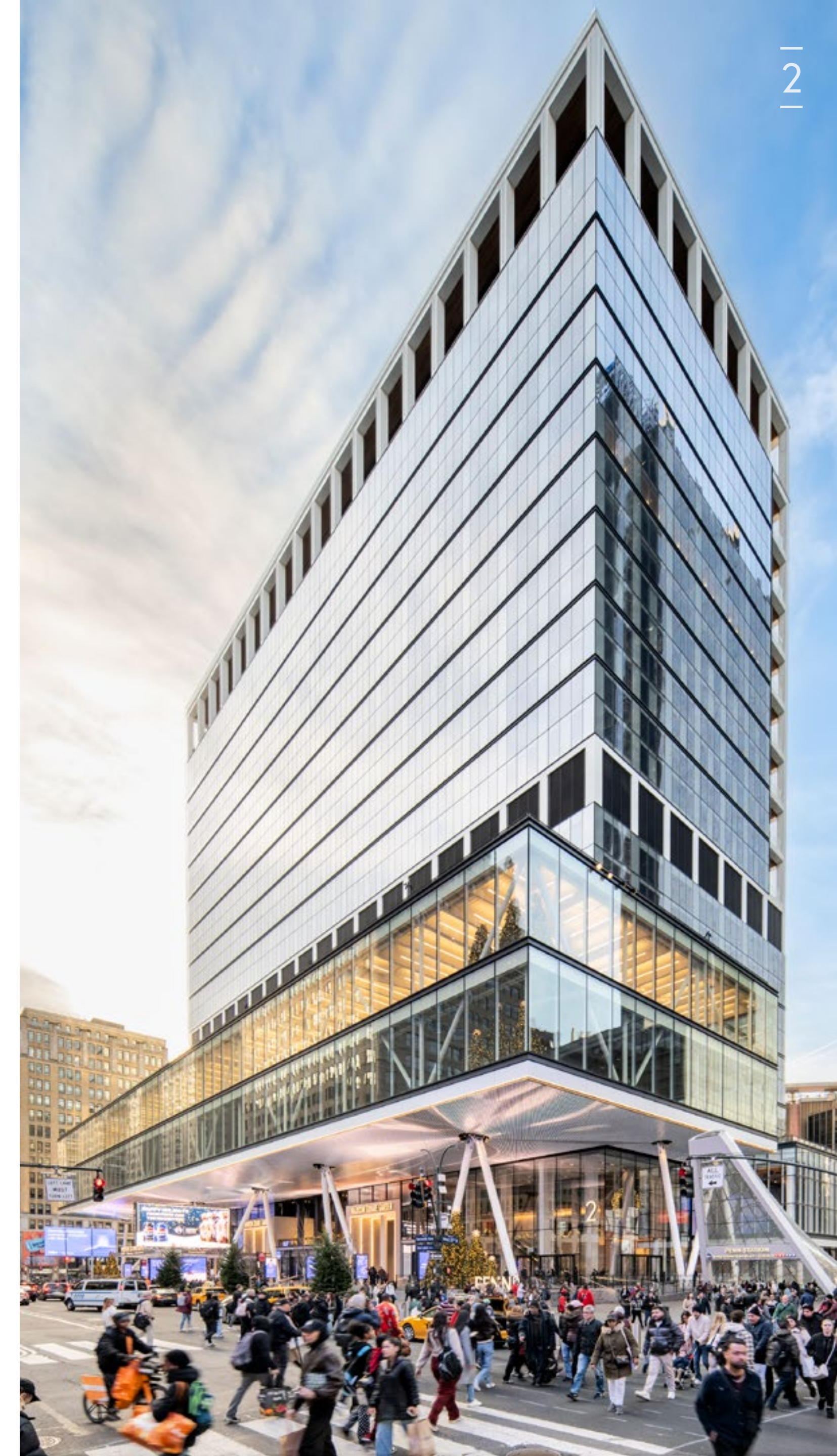
- The development includes a replacement of the building's induction unit system with new, modern, low profile, high efficiency perimeter fan coil units on every tenant floor. The two penthouse floors feature new dedicated chilled water air handling units.
- The base building condenser water system has been upgraded to an 11,000-ton cooling tower with all major system components replaced. This 11,000-ton cooling tower includes a 1,250-ton supplemental condenser water system for tenant use, and is comprised of new heat exchangers and pumps.
- A new chiller plant has been installed and comprises of 3,600-tons of electric centrifugal chiller capacity and 3,600-ton steam absorption chillers for a total plant capacity of 7,200 tons.
- Central air handling units have been upgraded and the existing motors, drive assemblies, chilled water coils and heating coils have been replaced making the system capable of providing variable air volume (VAV).
- New or modified pumps and hot water converters service the building's heating system.

### Elevators

- The 18 passenger elevators are operated by a state-of-the-art destination dispatch system through smart phone technology. The elevators are fully modernized, extended to 10 feet in height and feature all new interior finishes to complement those of the building's new lobby.
- The high-rise passenger cars and the freight elevators are extended to serve the building's 2 new penthouse floors, the rooftop glass pavilion tenant lounge and a 17,500 SF rooftop park.

### Mechanical, Engineering & Life Safety

- The existing electrical infrastructure has been upgraded to provide 6 watts per SF to each office floor.
- The fire system has been upgraded to be fully addressable and integrated.
- The existing building life safety generator system has been replaced with a new 1,250 KW generator to support life safety loads (emergency lighting, elevators, fire pump and fire alarm system).
- A new tenant exclusive generator system for standby power has been installed. The standby generator is a single 1250 KW generator utilizing on-site fuel oil storage and pump system, automatic starting and control, automatic transfer equipment and separate electrical distribution.
- The existing on-site water storage tanks have been upgraded to increase the amount of fire reserve on the upper and lower zones of the building.





## PENN 2: SUSTAINABILITY

# A Carbon-Neutral Property

PENN 2 is presently LEED Gold through the Existing Buildings: Operations and Maintenance designation. The Building will maintain its LEED Gold status with the potential to improve to Platinum through our renovation.

Vornado has committed its portfolio to carbon neutrality through its Vision 2030 initiative. The company will reduce Scope 1 and Scope 2 carbon emissions to zero through combinations of the following solutions across the portfolio:

- Energy Efficiency, with a commitment to reducing consumption 50% below 2009 levels by 2030
- Peak demand reduction, which will include energy storage and energy curtailment activation
- Electrification of building systems that presently use non-electric utility sources
- Elimination of oil-fired boilers
- Onsite renewable electricity production and offsite sourcing of renewable energy supplies
- Accounting for our balance of carbon emissions with offsets

PENN 2 will be delivered as a carbon neutral property. Below are highlights from PENN 2 that will contribute to this distinction:

- New high performance, triple-paned glazing that will maximize energy efficiency, tenant comfort, and control over outdoor noise pollution
- All-electric cooling from the Building's new chillers, while maintaining the ability to switch to district steam to avoid grid peaks and contribute to system relief
- Delivery of 100% zero-carbon electricity from the grid, as supplied from in-state renewable and hydroelectric resources.
- Real-time energy management software for tenants to track and reduce their electricity consumption and demand
- Smart building technology that will use occupancy data and analytical software to run HVAC controls
- Low-carbon tenant fit-out guidelines, with over 30 energy conservation measures to help tenants maximize efficiency through their design and operations

### OTHER SUSTAINABLE ATTRIBUTES AT PENN 2 INCLUDE:

- Indoor air quality testing for CO, CO2, VOCs, Particulate Matter, Relative Humidity, and temperature
- Public incentives available to our tenants through Con Edison or NYSEDA to help subsidize costs of energy efficiency projects.
- MERV 15 Filtration A new glass curtain wall fully compliant with New York City energy code requirements.
- Over 72,000 SF of outdoor green spaces.
- Smart building technology that employs occupancy data and analytics to run HVAC controls.
- Tracking of utility consumption through ENERGY STAR Portfolio Manager.
- Real-time energy management software for the building's tenants.
- Low-carbon tenant fit-out design and operations guidelines to assist tenants to achieve minimal climate impacts.
- Industry-leading green cleaning and building-wide recycling and organics diversion programs.
- Comprehensive recycling and waste diversion programs with a diversion ratio of 56%.
- Implementation of water reduction measures to reduce consumption.
- Construction and demolition guidelines incorporating key sustainability practices throughout renovation process.
- PENN 2 is located at key mass transit lines to facilitate various means of alternative commuting.

