

PENN 1

BUILDING OVERVIEW





PENN 1

TABLE OF CONTENTS

PENN 1 OVERVIEW

LARGE BLOCK AVAILABILITIES

LEGAL TEST FIT PLANS

TECH TEST FIT PLANS

TURN KEY STANDARDS

PRE-BUILT SUITES

PENN 2 AMENITIES



PENN 1 OVERVIEW

PENN 1



PENN 1 34TH STREET PLAZA AND ENTRANCE

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 have completed a building-wide redevelopment of PENN 1 that includes over 140,000 SF of amenities and all new retail, featuring:

- A dramatic lobby with double-height ceilings surrounded by new landscaped plazas
- Grand social stair and bleacher seats
- Full-service restaurant, bar, and private dining rooms
- All new ground floor retail including a curated grab & go, coffee bar and multiple restaurant offerings
- Tenant library and work lounges
- 80,000 SF of flexible workspace
- 20,000 SF of conference space
- 53,000 SF Life Time fitness and pickleball center
Pickleball and Alpha Lifting Studio Opening Early 2024



PENN 1

PENN 1 DEVELOPMENT *34TH STREET LOBBY*

34TH STREET LOBBY AND STAIR LEADING UP TO THE NEW SOCIAL STAIR



OFFICE HOURS LOBBY LOUNGE



34TH STREET LOBBY LOOKING NORTH

34TH STREET LOBBY AND BALCONY LOUNGE



PENN 1

PENN 1 - Legal Test Fit Plan (Traditional)



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



Gensler

PENN 1 - Legal Test Fit Plan (Progressive)



36,717 RSF

525
RSF / ATTNY

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

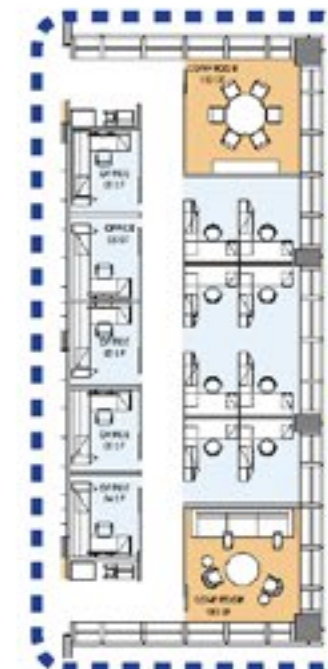
CONFERENCE 122 seats

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



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

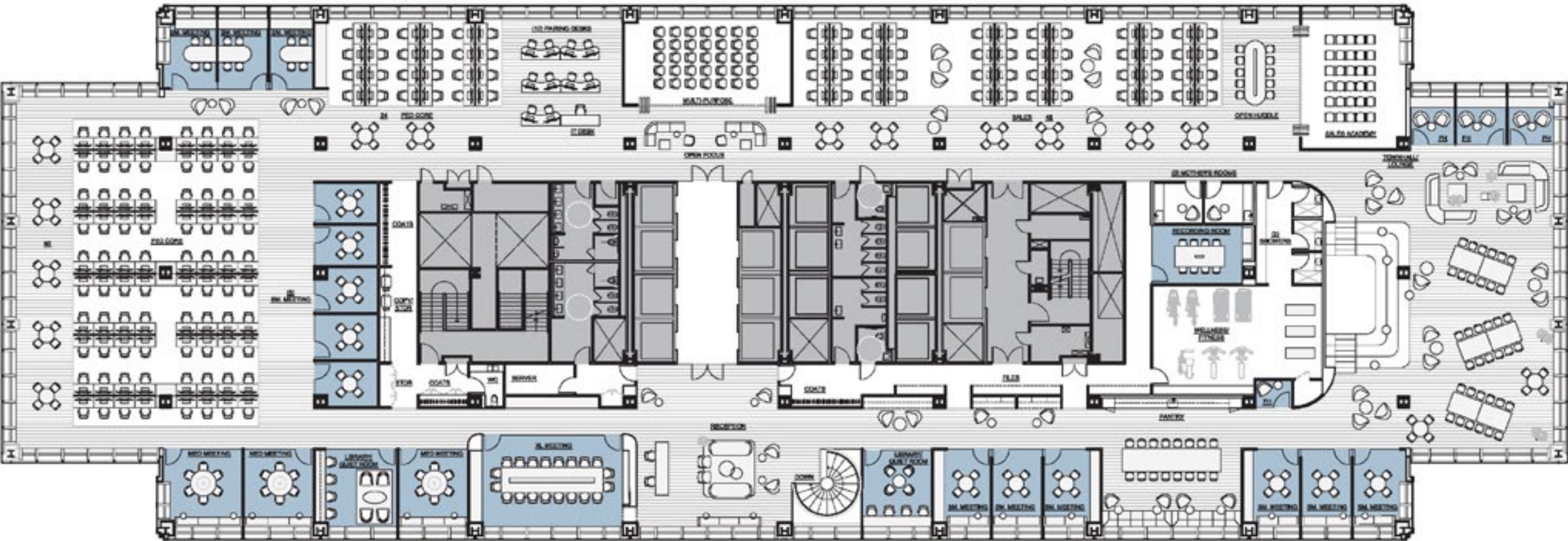


Gensler

A modern office interior featuring a long white table with several wooden stools. The background shows a bright, open-plan office space with large windows and a clean, minimalist design. The text "TECH TEST FIT PLAN" is overlaid in large, white, sans-serif capital letters.

TECH TEST FIT PLAN

PENN 1 - Tech Test Fit Plan



PROGRAM LIST

WORKSTATIONS	152
FLOOR TOTAL	152
XL Meeting	1
Medium Meeting	3
Small Meeting	14
Phone Rooms	4
Huddle Areas	1
Open Focus	1
Quiet Rm/Library	2
Recording Room	1
Pairing Desks	10
Multi-Purpose	1
Sales Academy	1
Wellness/Fitness	1
Showers	3
Mother's Room	2
Reception	1
Townhall/Lounge	1
Pantry	1
IT Desk	1
Copy Area	1
Coats	3

A modern office interior with glass partitions, desks, and orange chairs. The space is bright and open, with large windows providing a view of a city skyline. The ceiling features exposed concrete beams and modern lighting fixtures. The foreground shows a dark countertop with a coffee cup and a tray of silverware. The background shows several workstations with desks and chairs, separated by glass walls.

PRE-BUILT SUITES



RECEPTION
PRE-BUILT FINISHES



PENN 2: ROOFTOP LOUNGE





Rooftop Lounge: Daytime Food and Beverage Service
and Evening Cocktail Bar



PENN 2: ROOFTOP PARK: BAR AND GRILL



