

RE-IMAGINING A CORPORATE HQ

7 PENN PLAZA



WHERE CLASSIC NYC ELEGANCE INTERSECTS THE REVITALIZED PENN DISTRICT.

Key Property Highlights

- **Building-within-a-building** opportunity via 31st Street private entrance
- Individual full floors of 24,812 RSF with a contiguous block of up to **177,000 RSF** including wraparound terrace on the 18th floor
- Unparalleled **branding** versatility (digital façade billboard, façade logo placement)
- New 15,000 SF manicured **roof deck** outdoor amenity exclusive to Tenants with direct elevator connectivity from every floor
- Efficient, side-core floor plate with oversized windows and **unobstructed views on all four sides**
- Stability of ownership provides Tenants with security and flexibility in deal structure. The Feil Organization has owned 7 Penn since 1961
- Located in the center of the most dynamic neighborhood in Manhattan with excellent proximity to NOMAD, Hudson Yards, and Manhattan West, along with numerous fine dining and hotel destinations



EXCLUSIVE TENANT ROOF DECK AMENITY



ROOF DECK RENDERINGS



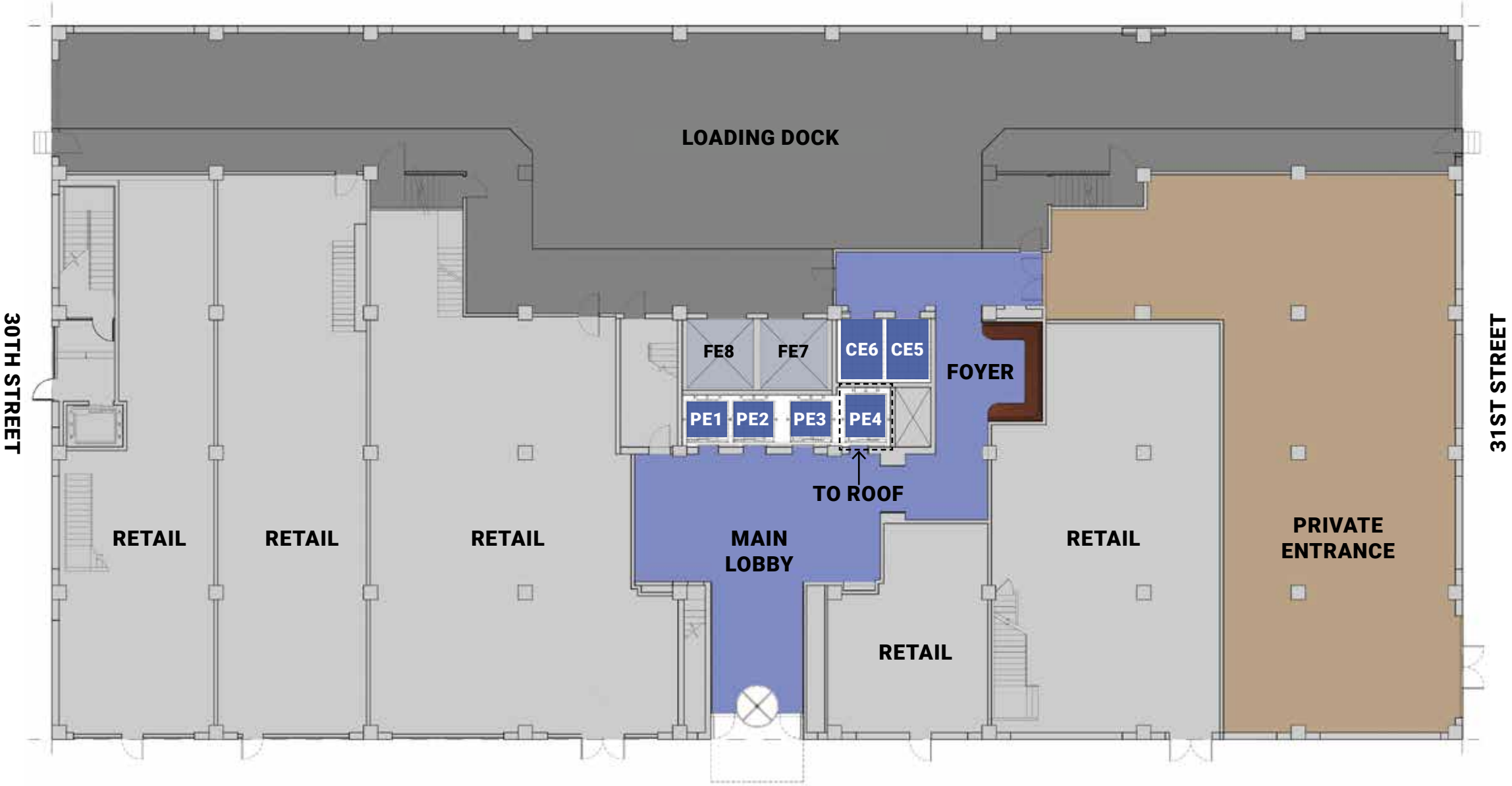
ROOF DECK LAYOUT PLAN



PRIVATE ENTRANCE
OPPORTUNITY

31st Street Entrance

- 3,110 RSF
- 125'-0" Sign Frontage
- 26'-8" x 21'-3" billboard available for leasing



UNIQUE BRANDING OPPORTUNITY

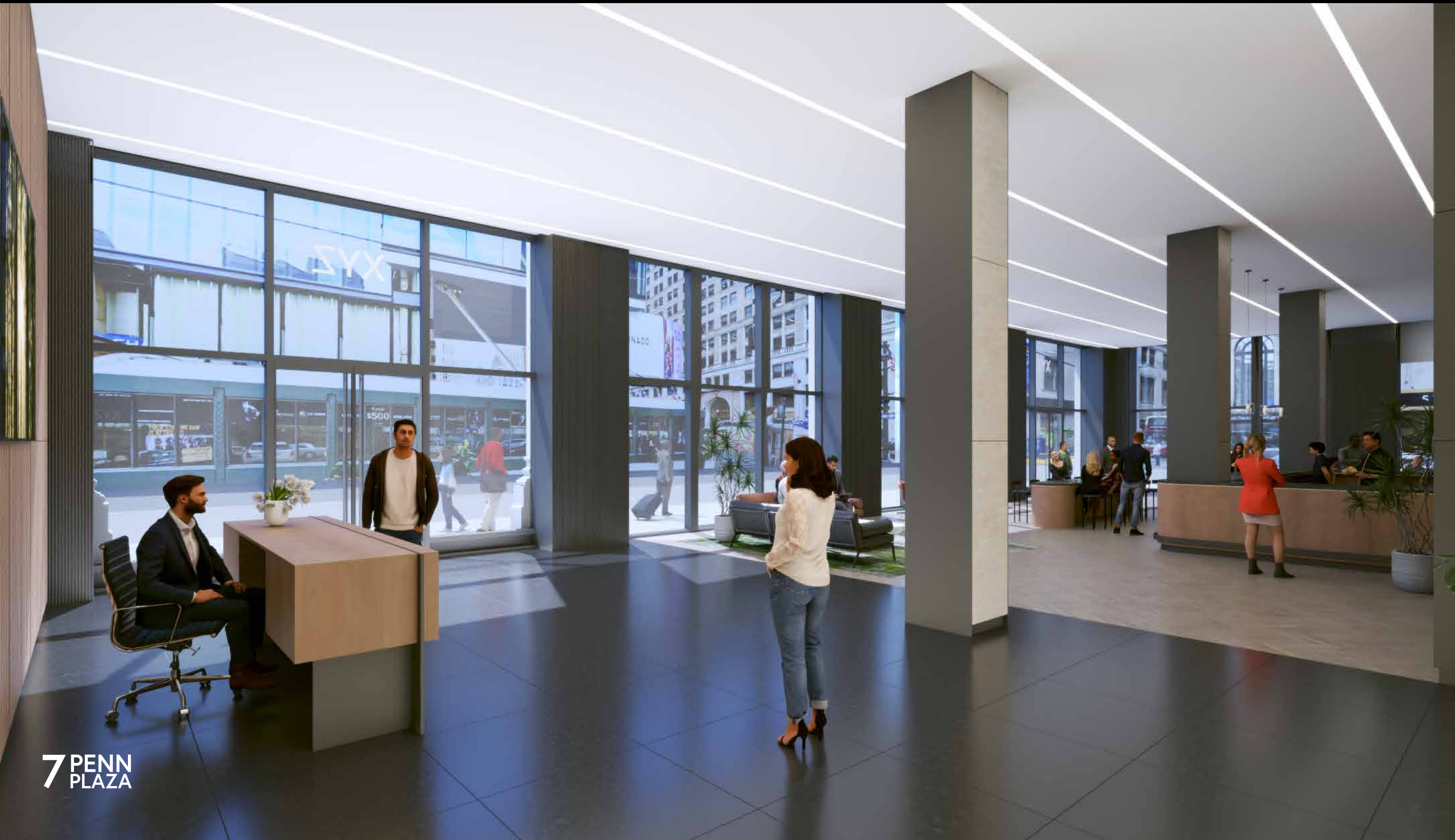
Showcase your brand to over 600,000 people daily



PRIVATE ENTRANCE INTERIOR



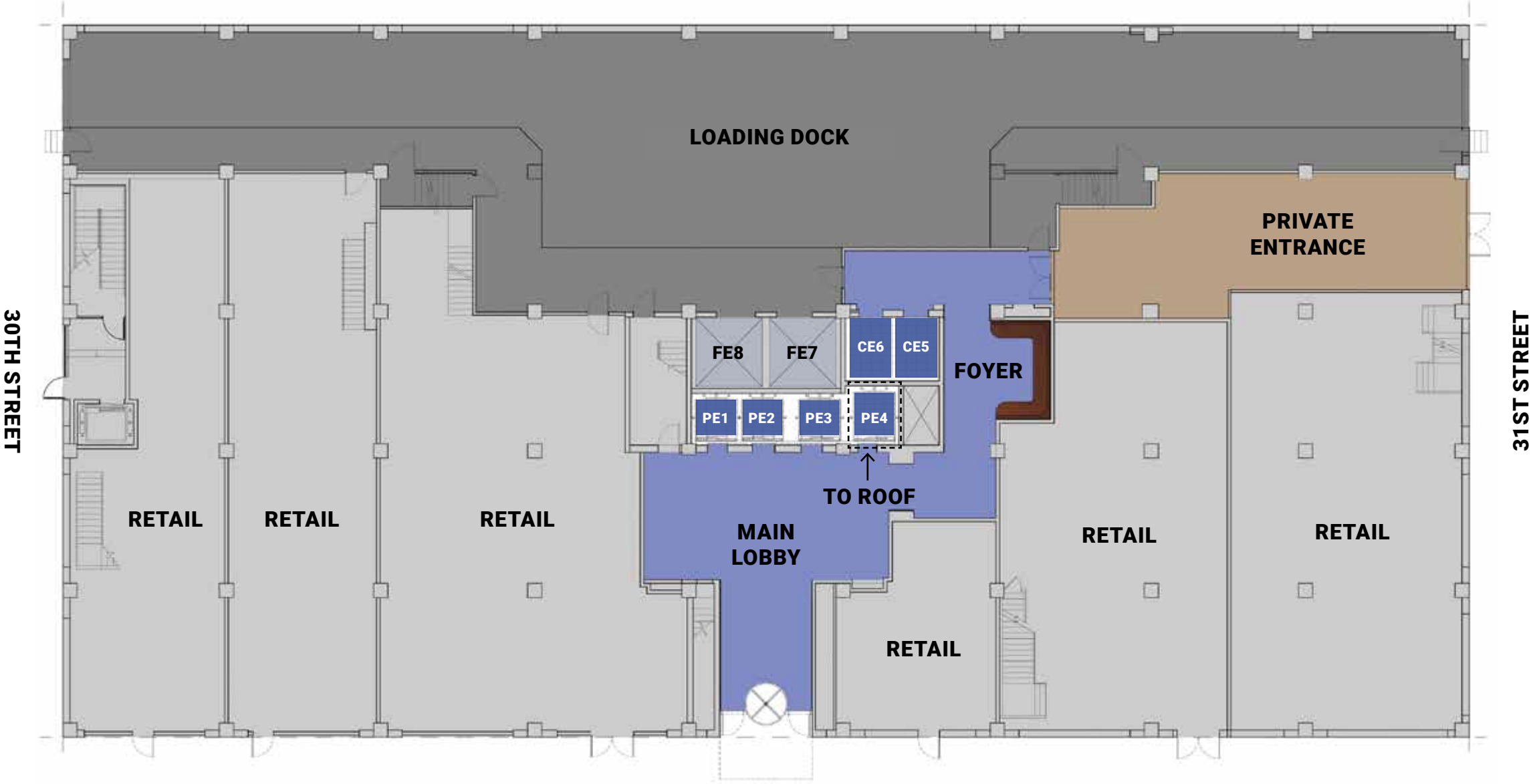
PRIVATE ENTRANCE INTERIOR



PRIVATE ENTRANCE
OPPORTUNITY

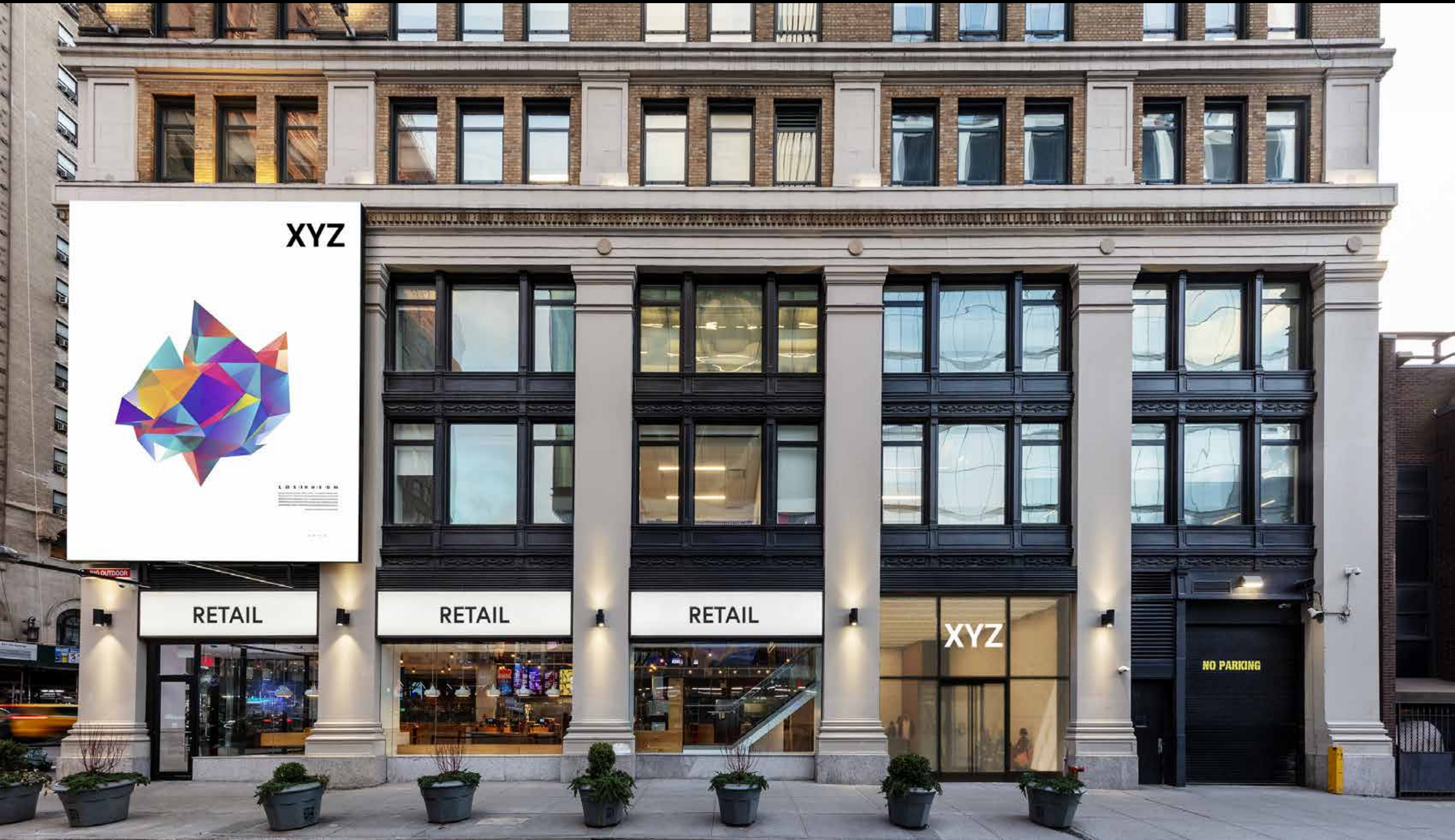
31st Street Entrance

- 990 RSF
- 25'-0" Sign Frontage
- 26'-8" x 21'-3" billboard available for leasing



UNIQUE BRANDING & PRIVATE ENTRANCE OPPORTUNITY

Showcase your brand to over 600,000 people daily



PRIVATE ENTRANCE INTERIOR



7 PENN STACKING
PLAN AVAILABILITY

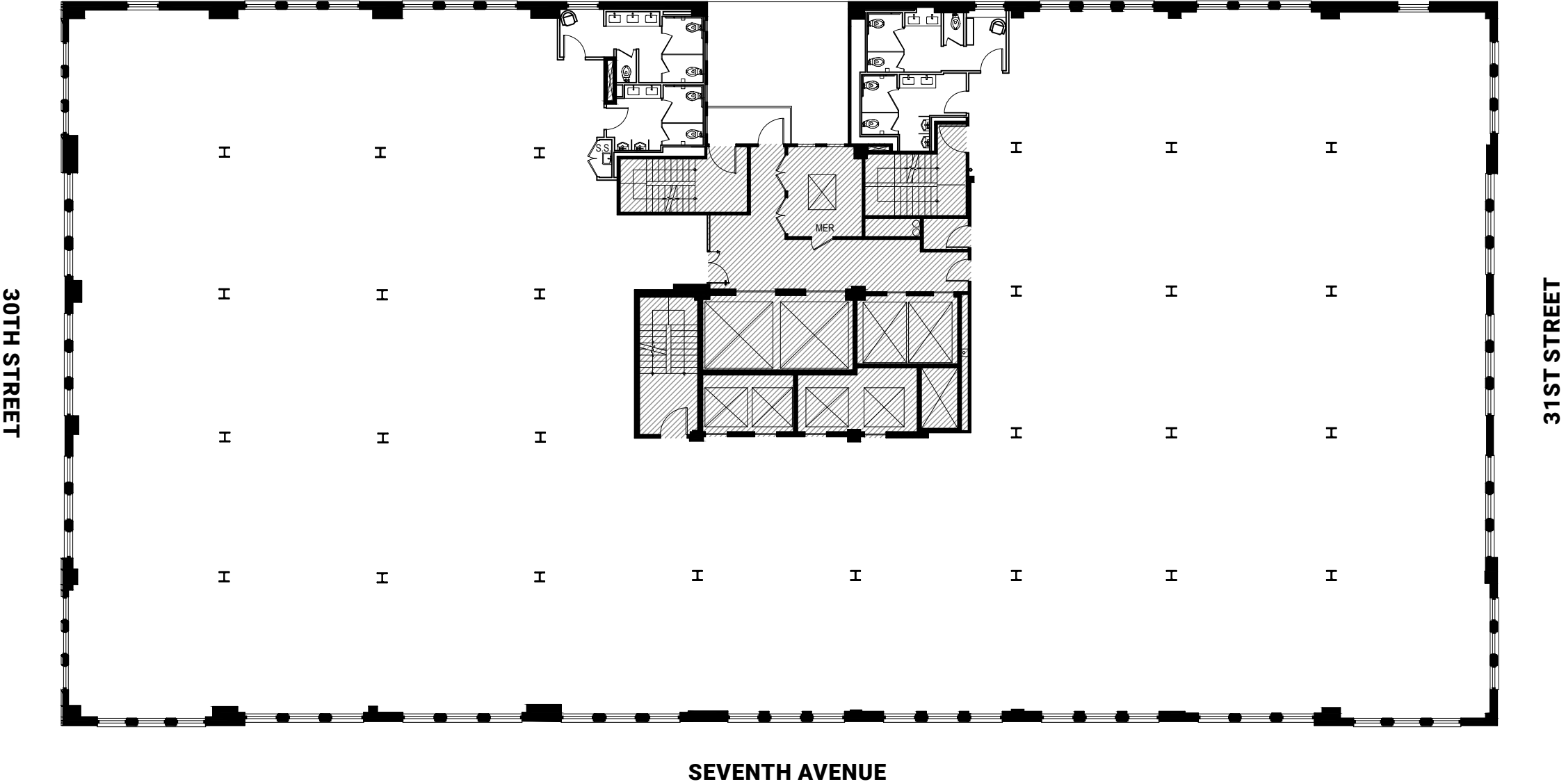
- Building within a
Building Opportunity
177,901 Total RSF
- Private Entrance
Opportunity - 3,110 SF



24,812 RSF - Available 2027	18
24,812 RSF	17
24,812 RSF	16
24,812 RSF	15
16,875 RSF	14
12,154 RSF	12
24,812 RSF	11
24,812 RSF	10
24,812 RSF	07

CORE & SHELL
FULL FLOOR
RSF: 24,812

- Efficient floor plate
- Unobstructed views on all four sides



TOWER FLOOR VIEWS

NORTH EAST



WEST



SOUTH



7 PENN
PLAZA

NORTH WEST



TEST FIT FULL FLOOR
OPEN PLAN

205 PERSONS
121 SF/PERSON
RSF: 24,812

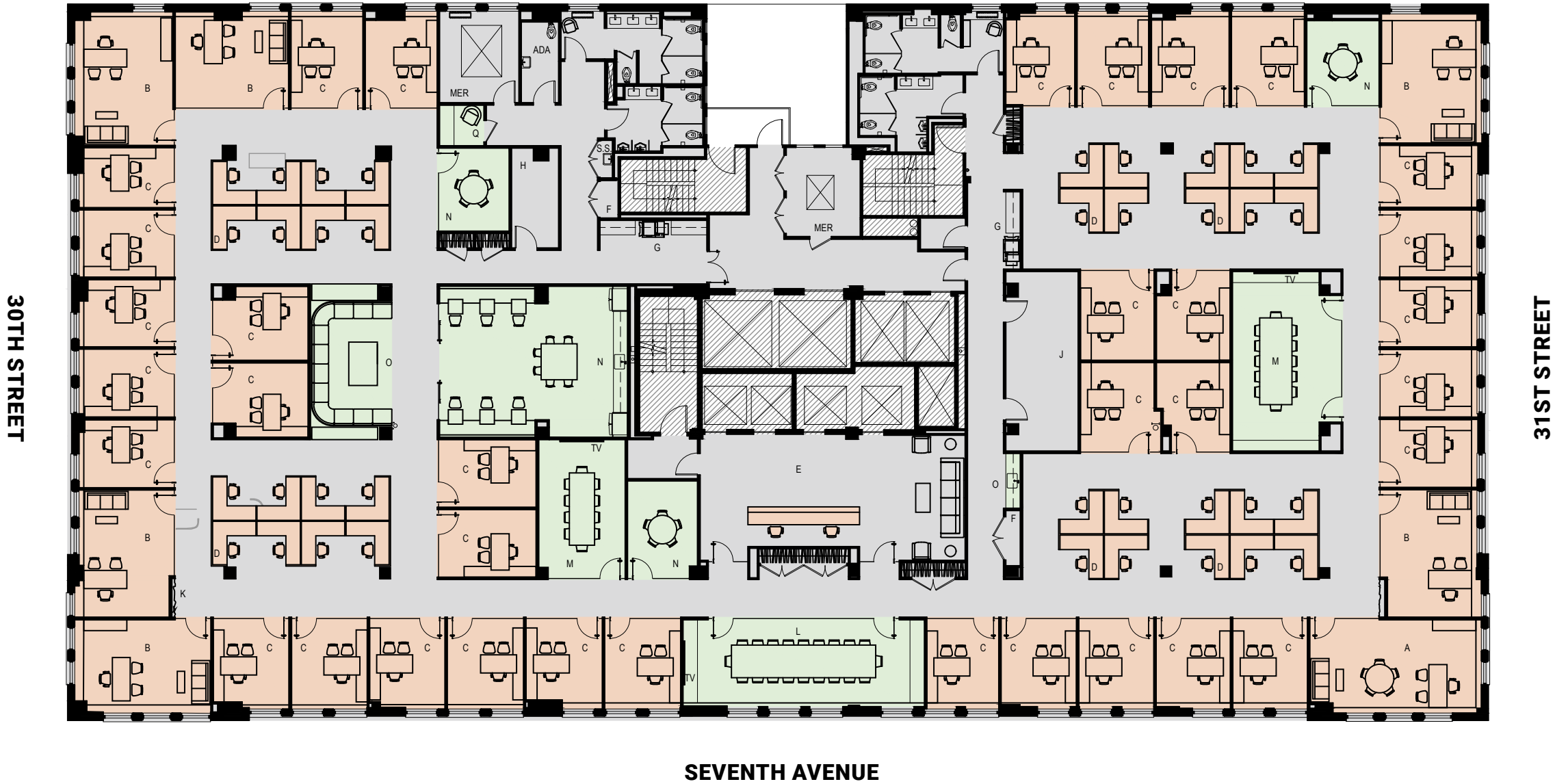
	WORK INTENSIVE
1	A - EXECUTIVE OFFICE
6	B - OFFICE
197	C - WORKSTATIONS (72" X 72")
1	D - RECEPTION
	UTILITY SPACE
1	E - SERVER ROOM
1	F - STORAGE ROOM
4	G - STORAGE CLOSET
2	H - COPY / PRINT
1	I - WAITING AREA
1	J - WELLNESS ROOM
	COLLABORATION SPACES
1	K - BOARD ROOM
3	L - MEETING ROOM
2	M - BREAKOUT ROOM
3	N - PHONE ROOM
1	O - PANTRY / CAFE
1	P - PANTRY
2	Q - INFORMAL MEETING AREA



TEST FIT FULL FLOOR
OFFICE INTENSIVE

80 PERSONS
310 SF/PERSON
RSF: 24,812

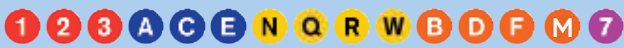
	WORK INTENSIVE
1	A - PRINCIPAL OFFICE
5	B - EXECUTIVE OFFICE
37	C - OFFICE
36	D - WORKSTATION (72" X 72")
1	E - RECEPTION
	UTILITY SPACE
4	F - STORAGE ROOM / CLOSET
2	G - COPY / PRINT
1	H - IT ROOM
1	J - FILE / STORAGE ROOM
	COLLABORATION SPACES
1	L - CONFERENCE ROOM
2	M - MEETING ROOM
2	N - BREAKOUT ROOM
1	O - LOUNGE
1	Q - WELLNESS ROOM
2	GREEN WALL



GET TO KNOW YOUR NEIGHBORS

Transportation

Penn Station, Long Island Railroad, New Jersey Transit, Amtrak and MTA Subway lines



Shopping

Target, Whole Foods Market, Nordstrom Rack, CVS, H&M, Old Navy, Hudson Yards

Destinations

Empire State Building, Madison Square Garden, Moynihan Train Hall, Manhattan West, Hudson Yards

Restaurants

Avra, Bar Primi, Blue Bottle Coffee, Office Hours, The Landing, Roberta's, Los Tacos No. 1, Anita's Gelato, The Astro Room, Blue Ribbon Sushi

Hotels

Equinox Hotel, Virgin Hotel, Ritz Carlton Hotel, Kimpton Hotel, Cambria Hotel, INNSiDE by Melia, Ace Hotel

Parks & Recreation

Plaza33, Bryant Park, Herald Square Park, Madison Square Park, The High Line

