



PENN 1

Building-Wide Renovation + Amenities Overview



FUTURE 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.

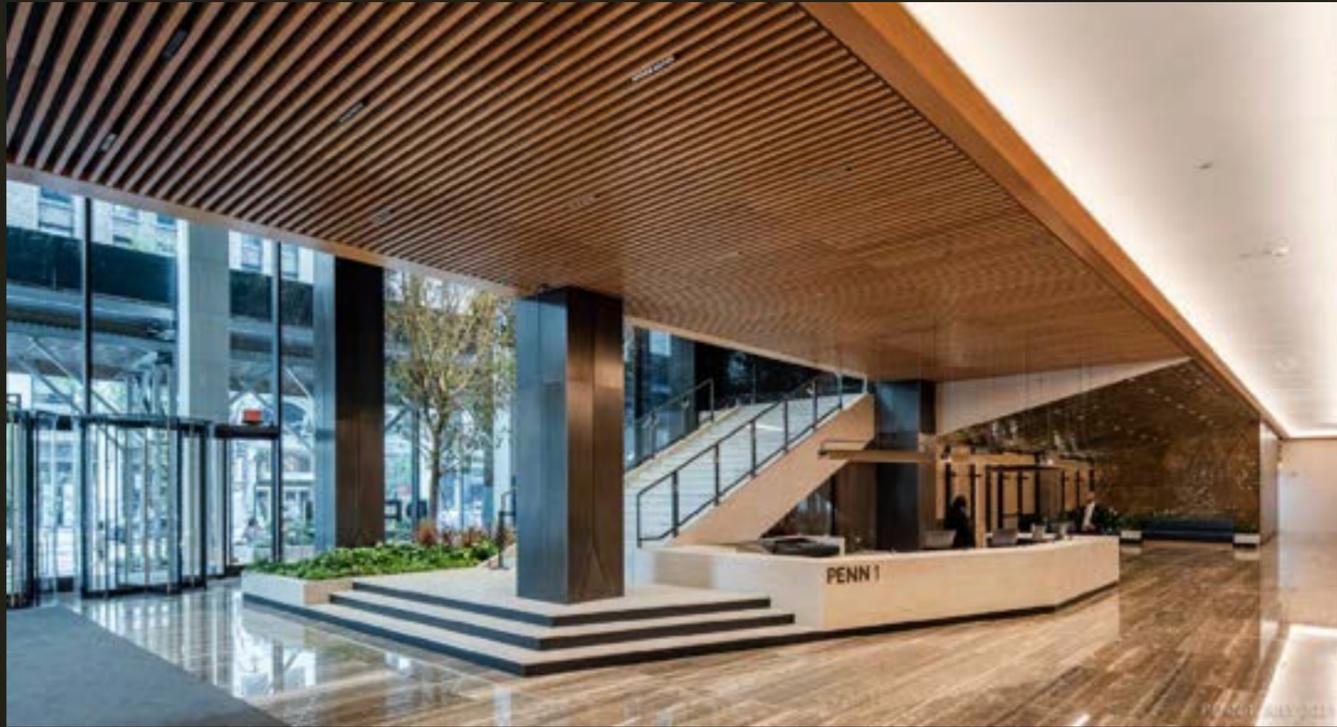
We have completed a building-wide redevelopment of PENN 1 that includes over 160,000 SF of amenities and all new retail, featuring:

- 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
- 35,000 SF wellness and fitness center



PENN 1 DEVELOPMENT *34TH STREET LOBBY*

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



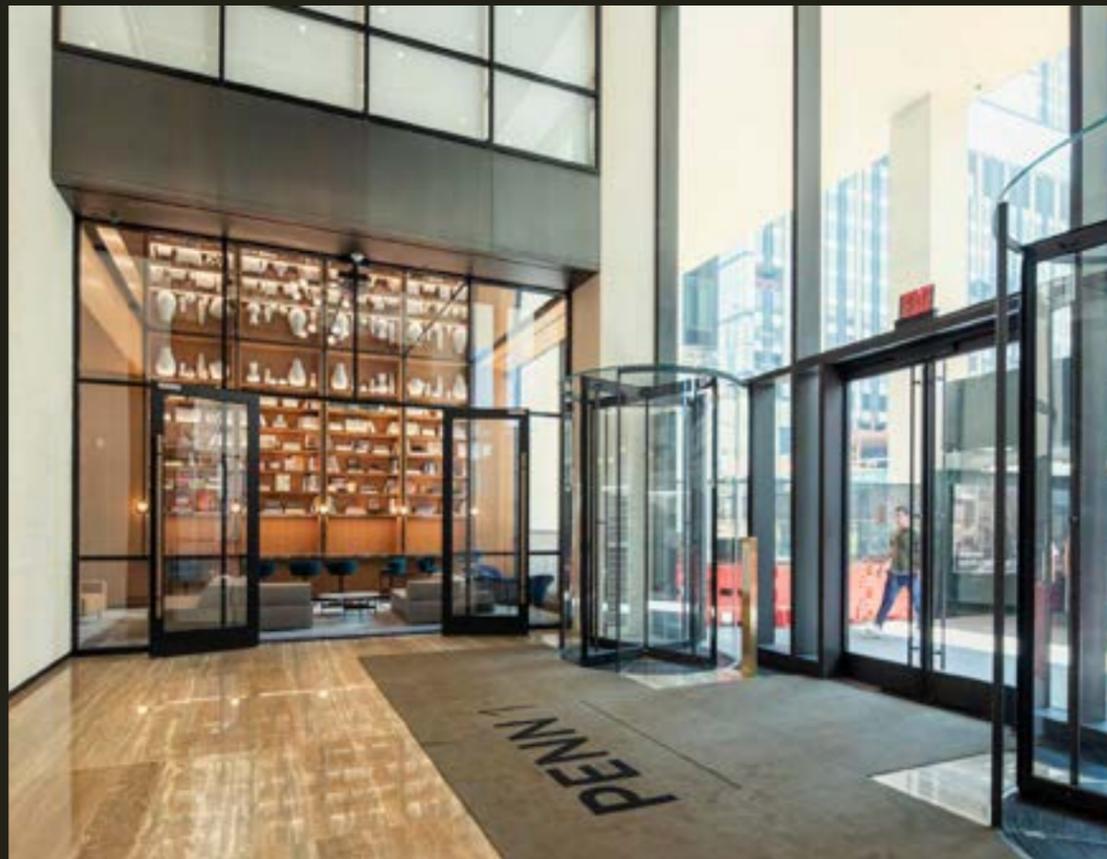
OFFICE HOURS LOBBY LOUNGE



34TH STREET LOBBY LOOKING NORTH

34TH STREET LOBBY
AND BALCONY LOUNGE





33RD STREET LOBBY



33RD STREET PLAZA AND ENTRANCE

SECOND FLOOR
SOCIAL STAIR AND BLEACHER SEATS



SECOND FLOOR
BLEACHER SEATS



PENN 1

SECOND FLOOR
TENANT BALCONY LOUNGE



SECOND FLOOR
TENANT BALCONY LOUNGE



OFFICE HOURS - A GOURMET GRAB AND GO



THE LANDING - PENN 1'S SECOND FLOOR RESTAURANT



ALL NEW CURATED FOOD + BEVERAGE

THE LANDING

The Landing serves as the center of PENN 1 for gathering, socializing, dining, cocktail, and coworking. The restaurant features chic yet comfortable options for public and private dining, catered workspaces, and entertaining.

OFFICE HOURS

FOOD AND BEVERAGE DEPT

Office Hours is a gourmet grab and go dining experience featuring abundant selections of coffees, teas, soups, sandwiches, salads, and premium office snacks.





THE
LANDING
—

WEST DINING ROOM



PENN 1



SMALL PRIVATE DINING ROOM





WorkLife OFFICE SUITES

by **INDUSTRIOUS**

At WorkLife Office Suites, our workplaces are so much more than spaces. With over 80,000 SF of flexible workspace, our full-service memberships include everything teams need to keep their businesses running, without breaking to make another cup of coffee or having to pay extra for color printing.

STRENGTH TRAINING AREA



PENN 1



CYCLING STUDIO



PENN 1

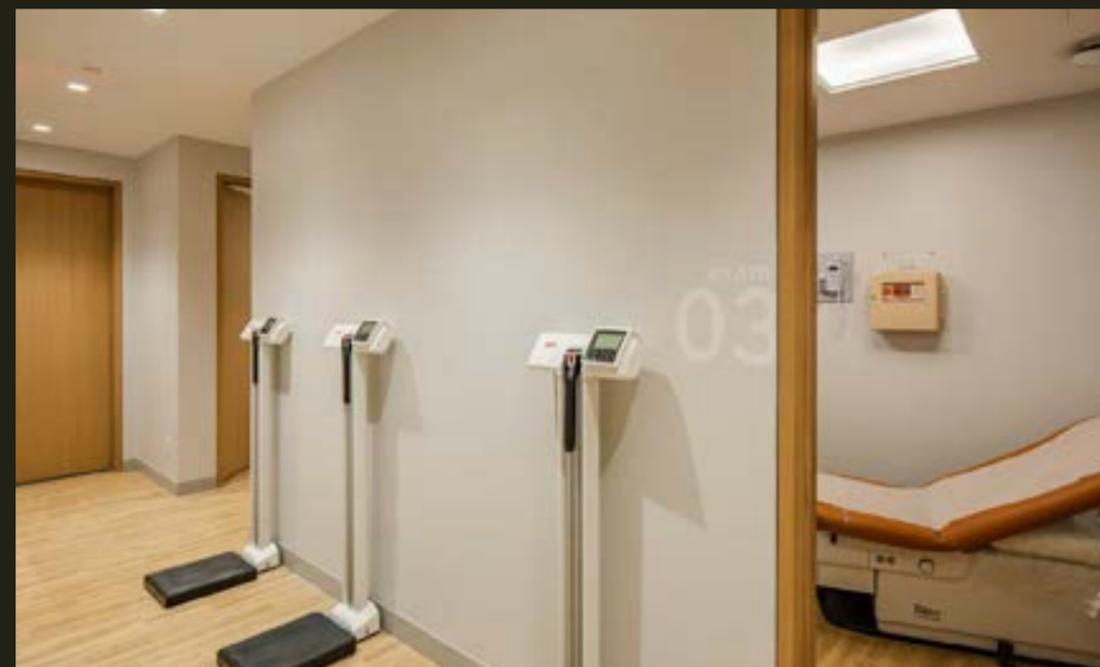
LOCKER ROOMS



WorkLife HEALTH

by  COLUMBIA

WorkLife Health, in partnership with Columbia, offers expanded services where clinicians can screen, diagnose and treat customers and provide follow-up care for chronic conditions as well as provide services for minor injuries and illnesses, immunizations and annual exams.



PENN 2 AMENITIES

AVAILABLE TO ALL PENN 1 TENANTS





LOBBY CAFE

PENN 2 will offer a grab & go cafe at the top of the escalators on the Second Floor.

GRAB & GO CAFE



GRAB & GO CAFE



GRAB & GO CAFE ADJACENT TO MAIN LOBBY DESK



SECOND FLOOR AMENITY LOUNGE

A tenant amenity lounge will also serve as a pre-function space for the 280-person Town Hall.

The lounge will be complemented by a reservable conference room, an adjacent landscaped outdoor garden and a green room to support Town Hall events.

TOWN HALL

The Town Hall is designed to accommodate a range of large format events including: investor conferences, product launches, screenings and banquets.





PRESENTATION SETTING



PRESENTATION SETTING (PRIVATE MODE)



SOCIAL STAIR SETTING



BANQUET SETTING



A rooftop lounge area at dusk. The space is furnished with long wooden tables and chairs. People are seen walking and sitting. The area is decorated with greenery and numerous glowing spherical lights hanging from the ceiling. In the background, a city skyline is visible under a twilight sky.

PENN 2

ROOFTOP AMENITIES

17,000 SF PARK AND TENANT LOUNGE





17,000 SF ROOFTOP PARK

PENN 2



17,000 SF ROOFTOP PARK

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17,000 SF ROOFTOP PARK

PENN 2