

PENN 1

An architectural rendering of a modern multi-story building with a glass curtain wall. The building is labeled 'PENN 1' in large white letters at the top. The ground floor features a recessed entrance with large glass windows and columns. Several trees are planted along the sidewalk in front of the building. People are walking on the sidewalk, and yellow taxis are driving on the street in the foreground. A blue banner with white text is overlaid at the bottom.

Brand New Sublease Opportunity

AVAILABILITY

Partial 5th Floor

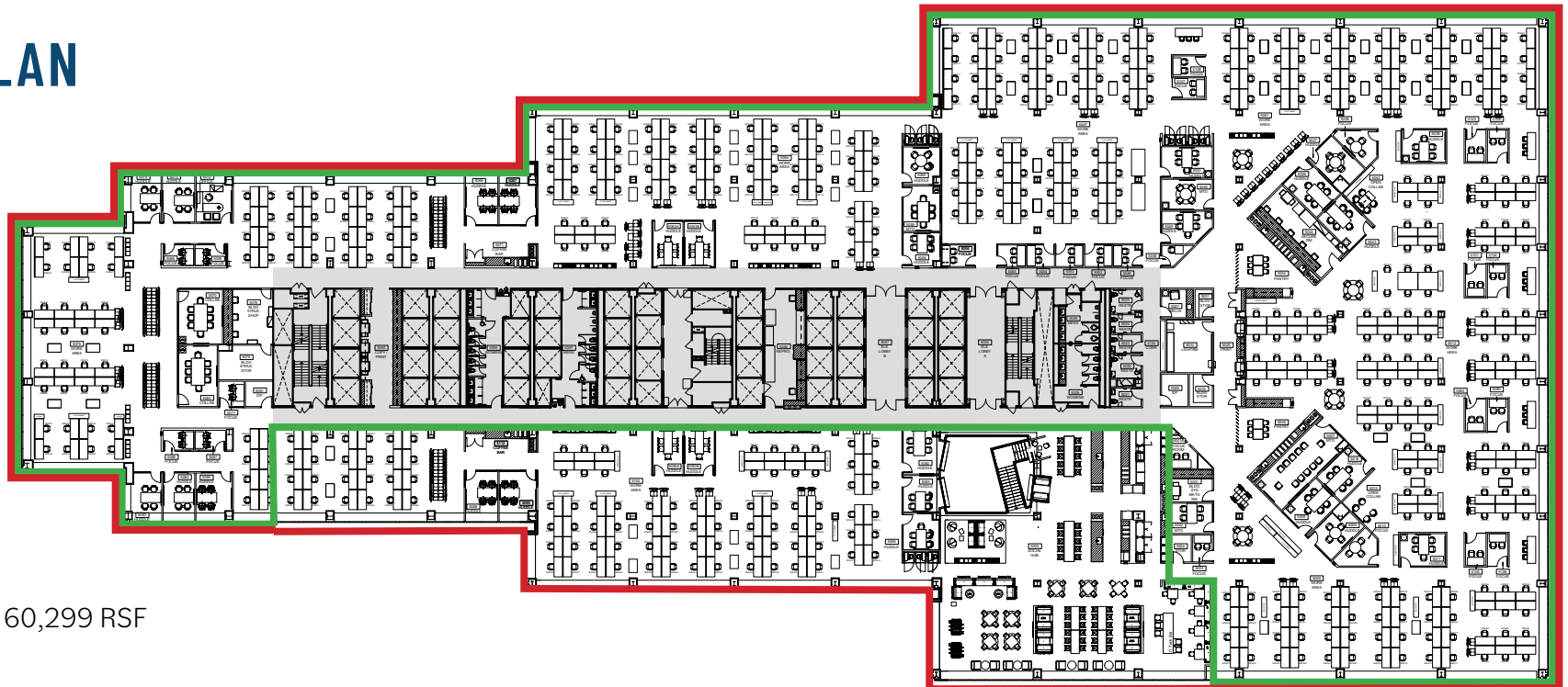
Space Notes

- Possession: 60-90 days
- Asking Rent: Please Inquire
- Term: June 29, 2028
- Steelcase furniture with adjustable ergonomic seating
- Installation (Option A): 408 workstations, 51 bookable breakout/conference rooms, 3 pantries, 7 modular phone booths
- Space will be delivered furnished and wired

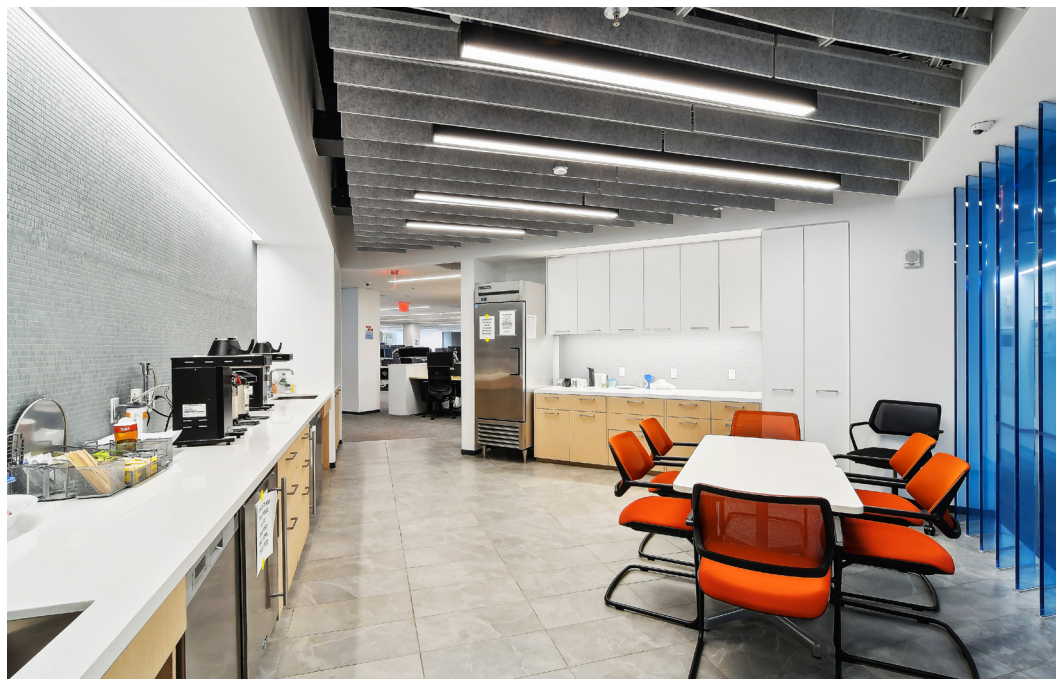
Building Notes

- 35,000 RSF fitness center for building tenants
- 20,000 RSF conferencing facility for building tenants
- 80,000 RSF of flexible workspace powered by Industrious
- Multiple dining options
- On-site parking available
- Bike storage available for building tenants
- Direct access to Penn Station and Moynihan Train Hall

FLOOR PLAN



Partial Floor: 60,299 RSF







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