
PENN 11



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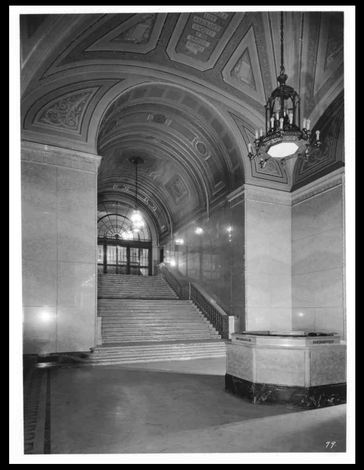
Unique Opportunity Located in the Center of New York's New West Side

PENN 11, the historic former Equitable Life Assurance Building, was designed by Starrett & Van Vleck and completed in 1923. The building spans 23 floors over 1,150,000 square feet.



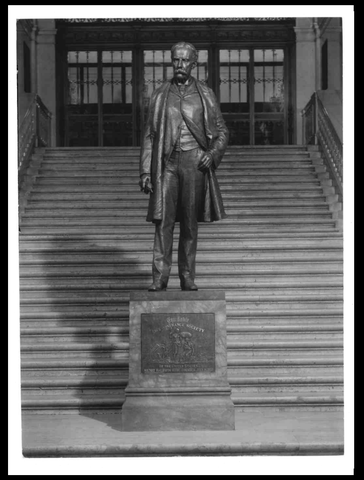


Built to stand the test of time.

PENN 11, originally the Equitable Life Insurance headquarters, stands as a testament to New York City's evolution as a center of commerce and transportation. Constructed in the 1920s, the building was strategically developed in conjunction with the original Pennsylvania Station, which at the time was a marvel of Beaux-Arts architecture and the busiest transportation hub in the country.

During this era, the neighborhood surrounding Penn Station was one of Manhattan's most vital business corridors, attracting major corporations, financial institutions, and insurance firms that sought proximity to the station's unmatched connectivity.








60,220 RSF
Second Floor Office Space Available
18' - 9" Ceiling Height



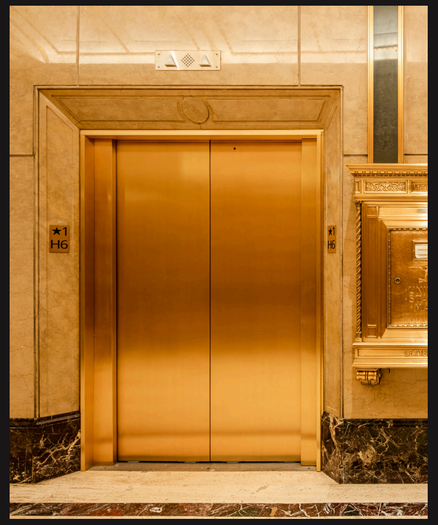
Renowned for its incredible vaulted lobby and ornate ceiling, the LEED GOLD certified building recently underwent a lobby ceiling refurbishment to restore it to its original splendor. In addition, the building also installed a towering 560 SF, 25.6M pixel lobby screen featuring custom art and added an exterior crown lighting element by the award-winning Cline Bettridge Bernstein Lighting Design.

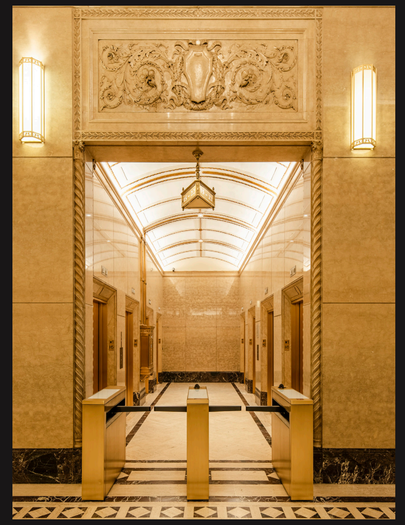
PENN 11 - RESTORED BUILDING LOBBY













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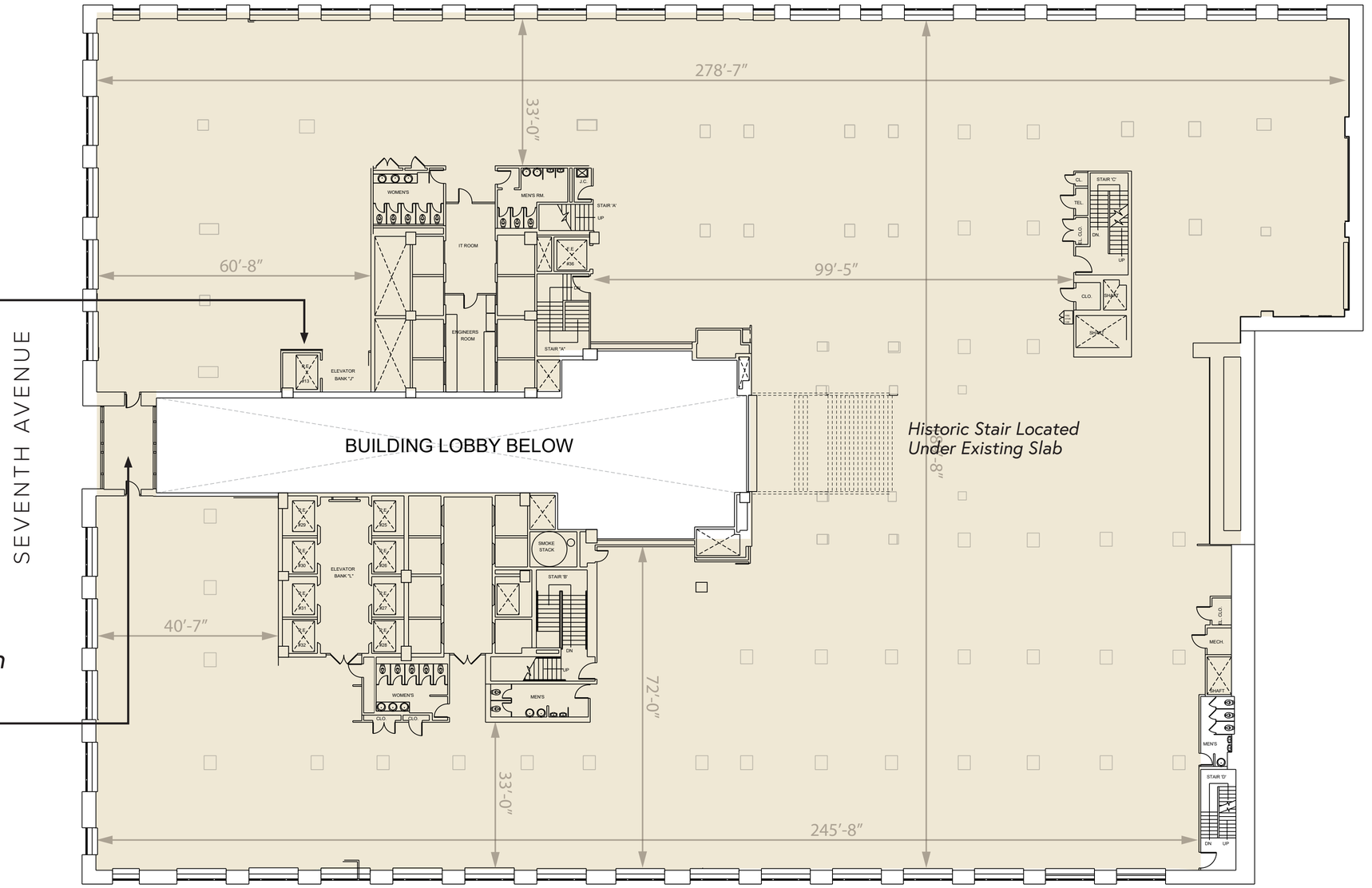
CORE + SHELL PLAN

FLOOR 2: 60,220 RSF

18' - 9" Ceiling Height

12' - 6" Window Height

32ND STREET



SEVENTH AVENUE

Private Elevator from Main Building Lobby

Historic Catwalk with Windows Facing Seventh Avenue and the Building Lobby Below

Historic Stair Located Under Existing Slab

31ST STREET

Flexible by Design. Elevated by Experience.

The second floor office environment is designed to accommodate a wide range of workplace strategies, from collaborative creative studios to sophisticated client-facing headquarters. Dramatic 18-foot ceilings and oversized perimeter windows on three sides provide exceptional light, volume, and openness rarely found in today’s office inventory.

The flexible floorplate supports a variety of configurations, allowing tenants to create dynamic workplaces that encourage innovation, collaboration, and employee engagement.



Second Floor Office Space

Second Floor Office Space



Social Stair Located on the Original Building Lobby Steps

Looking to the past to educate the future.

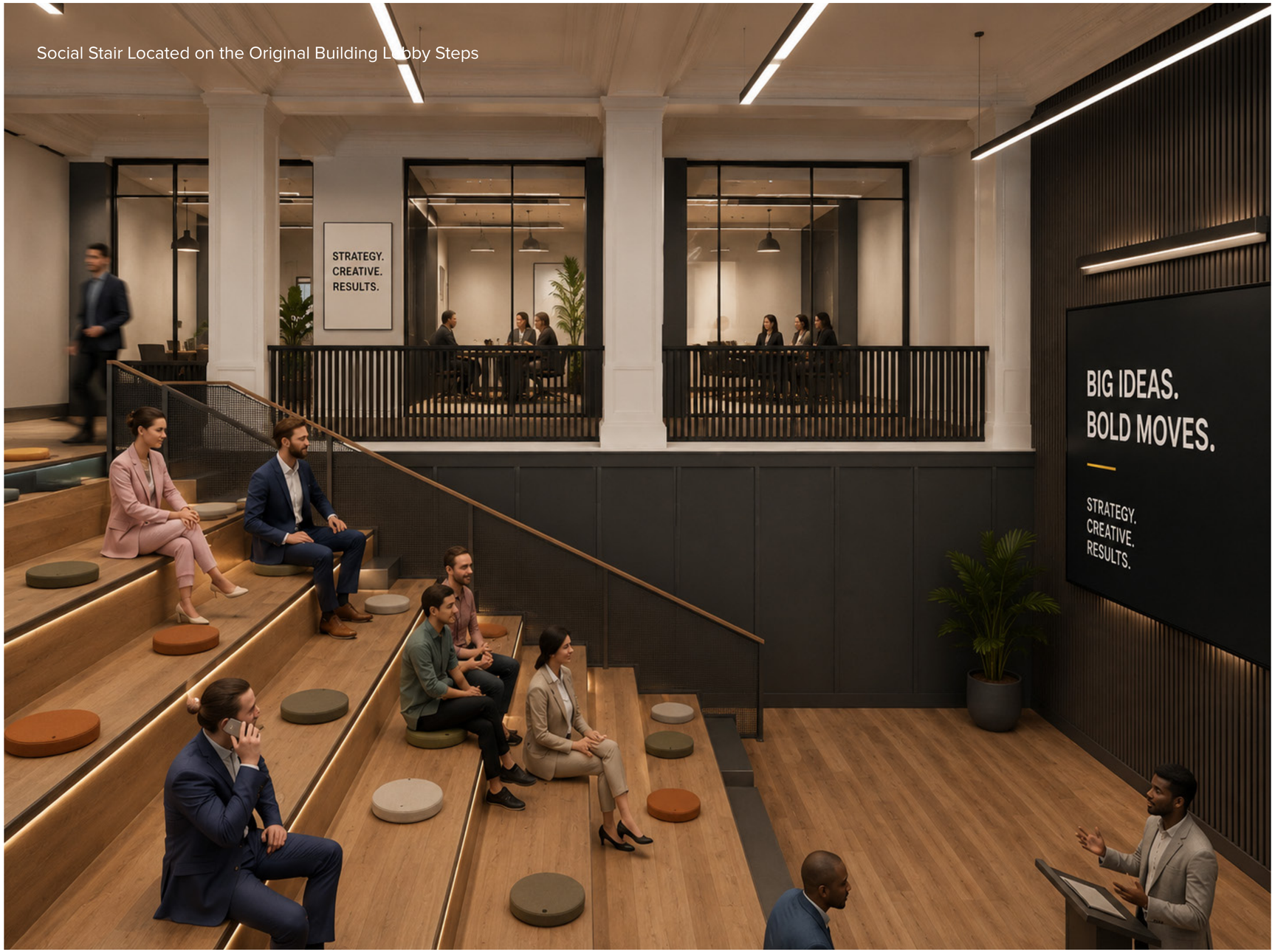
One of the building's most distinctive architectural features, the grand stair connecting the ground and second floors, offers a unique opportunity to be reimagined as a dynamic social hub for today's workplace. Envisioned as a collaborative gathering space, the stair can support informal meetings, team presentations, client events, and company-wide programming, creating a vibrant focal point that encourages interaction, creativity, and connection throughout the office environment.







Social Stair Located on the Original Building Lobby Steps





Catwalk Linking Second Floor North and South, Overlooking the Historic Building Lobby and Seventh Avenue

PENN 11

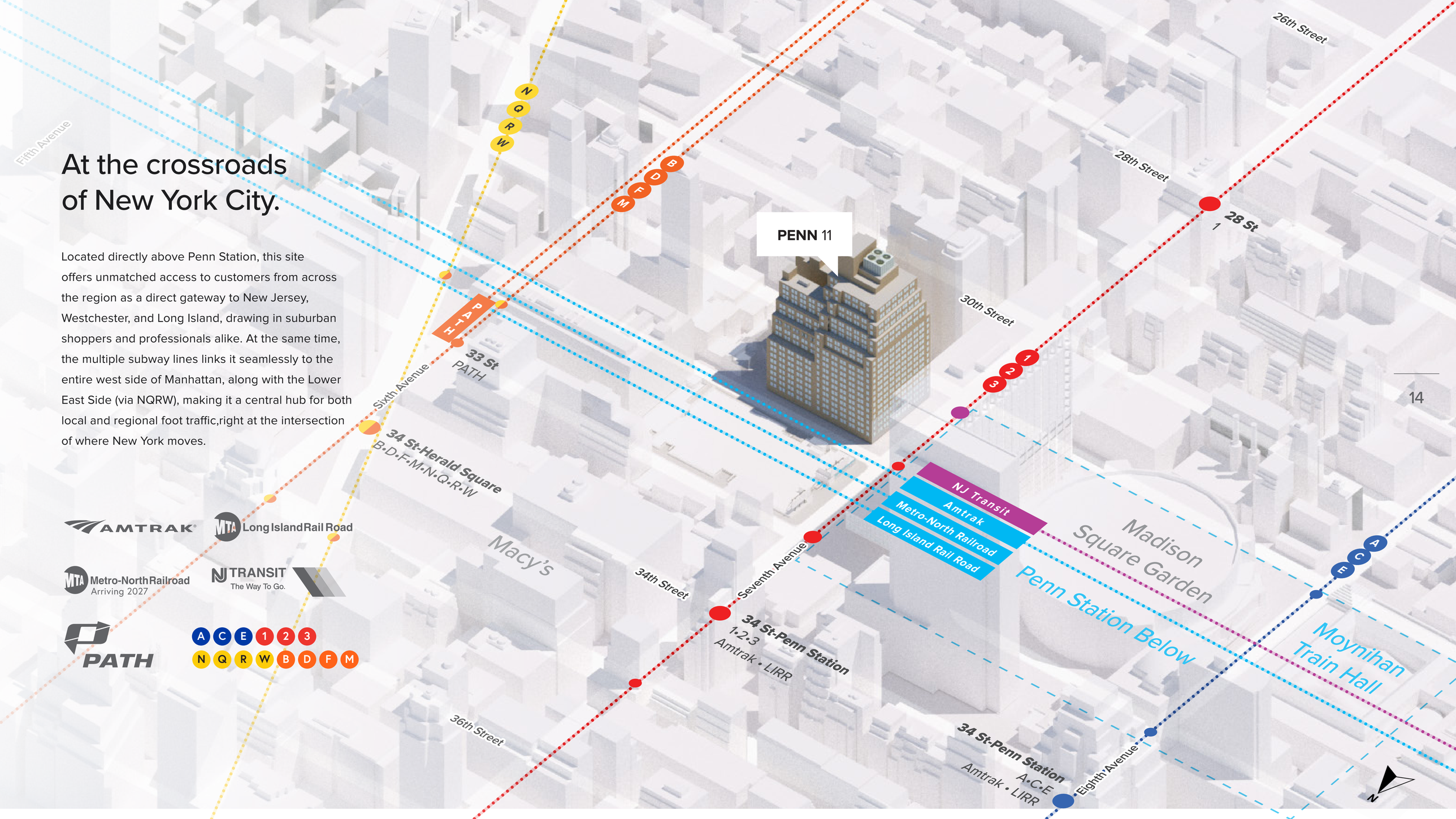
Located at the Epicenter of New York City

Welcome to THE PENN DISTRICT, where your corporate offices can thrive in the ultimate epicenter of business and connectivity. Located at the very heart of New York City, this vibrant neighborhood offers the ideal location for your new office. With its strategic location linked to Penn Station, you will benefit from seamless access to the city's pulse with direct access to city's busiest subway lines and regional trains connecting New York City o the suburbs of New Jersey and Long Island.



At the crossroads of New York City.

Located directly above Penn Station, this site offers unmatched access to customers from across the region as a direct gateway to New Jersey, Westchester, and Long Island, drawing in suburban shoppers and professionals alike. At the same time, the multiple subway lines links it seamlessly to the entire west side of Manhattan, along with the Lower East Side (via NQRW), making it a central hub for both local and regional foot traffic,right at the intersection of where New York moves.



AMTRAK

MTA Long Island Rail Road

MTA Metro-North Railroad
Arriving 2027

NJ TRANSIT
The Way To Go.

PATH

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