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**PENN  
PLAZA**





# PENN PLAZA

- Newly developed building with boutique floorplates
- Naming rights are available
- Unique signage rights
- Multiple outdoor spaces
- Exclusive rooftop terrace
- Pre-built and build-to-suit opportunities
- Highly accessible and steps from Penn Station







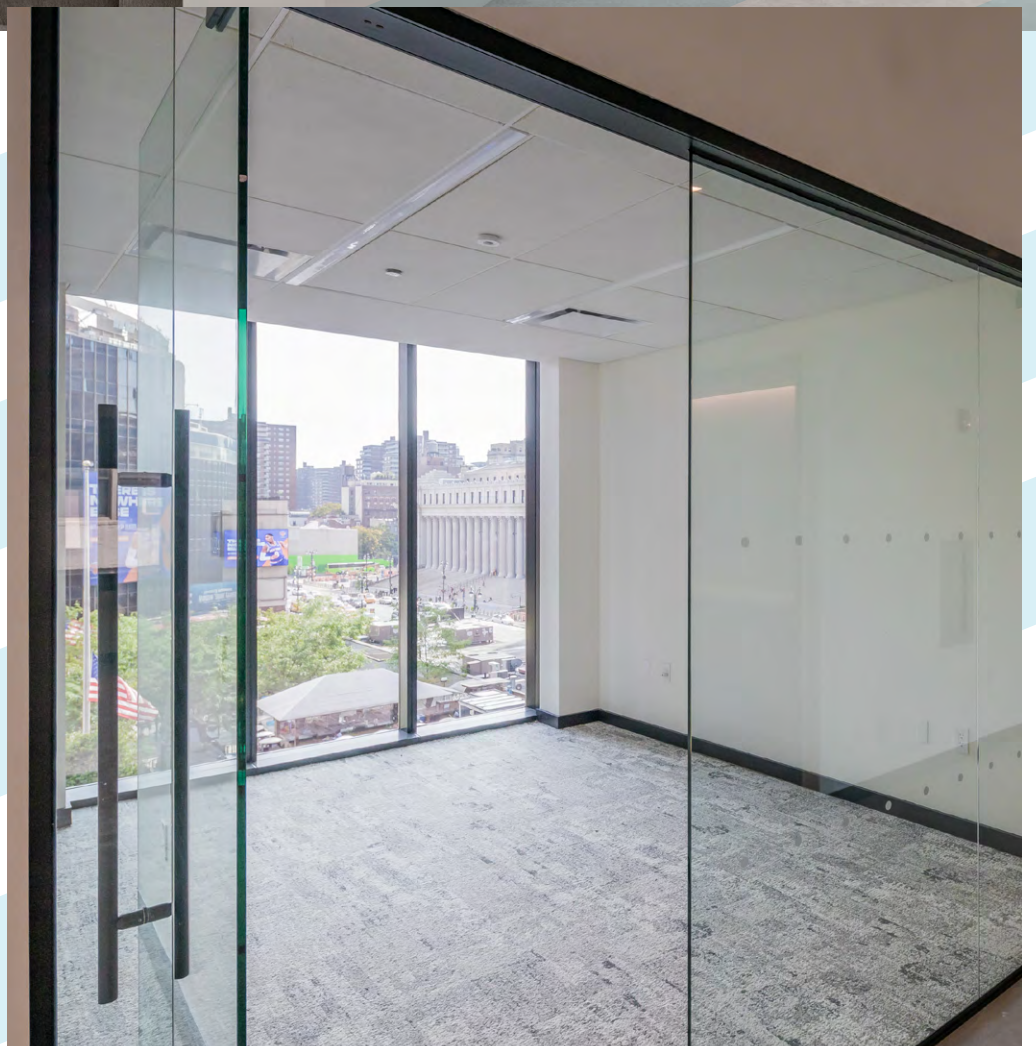


# OFFICE SPACE

- 4,653 RSF boutique, full floors on the second through penthouse level
- Flexible floorplates allow for efficient layouts
- Vocon designed prebuilt program to deliver sleek, high-end finishes
- Polished concrete floors with exposed ceilings





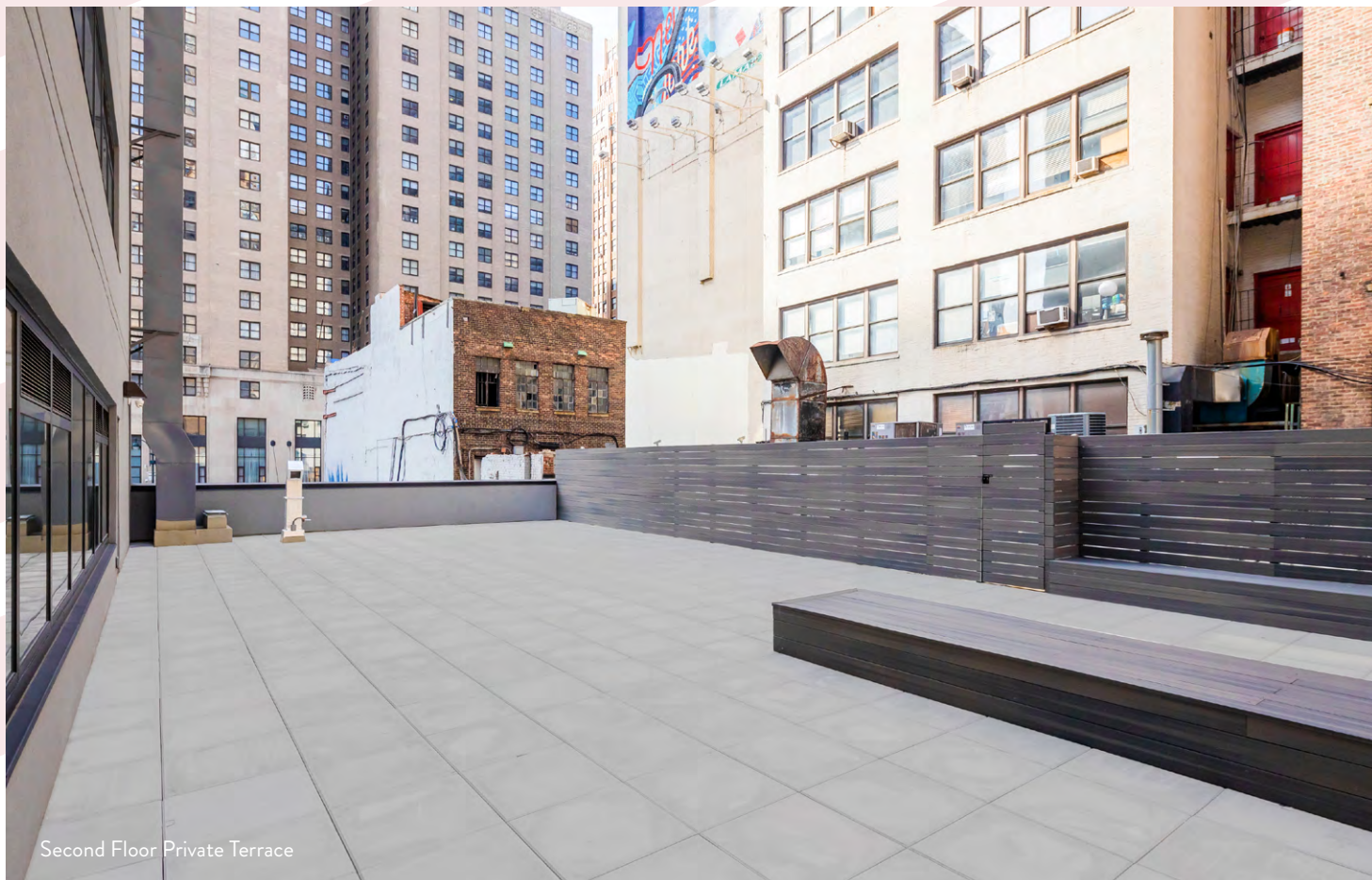




# OUTDOOR SPACE



Conceptual Rendering



Second Floor Private Terrace





- 2,500 USF private terrace on the 2nd Floor
- 3,200 USF rooftop terrace with some of the most unbelievable views of Madison Square Garden, Farley Post Office Building, Hudson Yards and the Empire State Building
- Highest-end event space in Penn Station Area



View from the Rooftop Terrace looking East



View from the Rooftop Terrace looking West



# DETAILS

## LOCATION

On the north side of West 34th Street between Seventh and Eighth Avenues

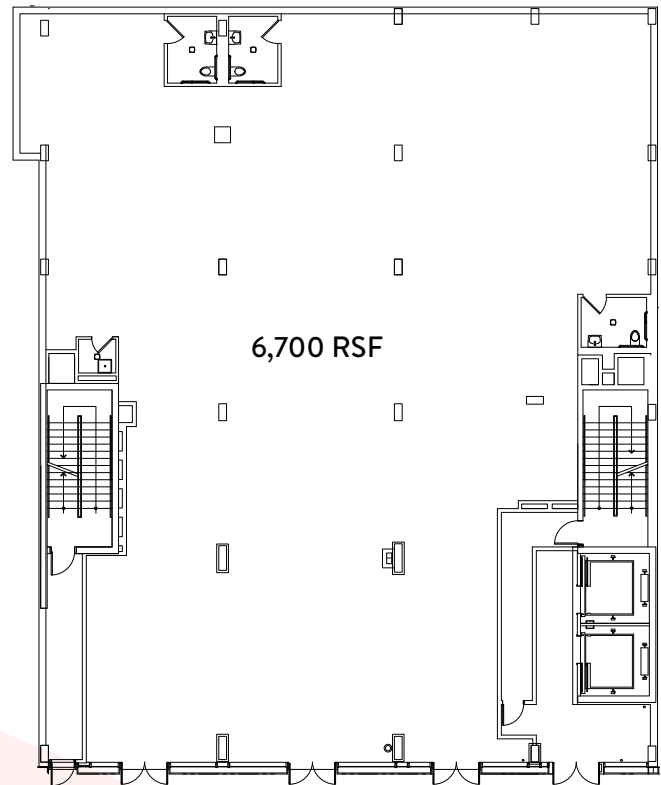
## AVAILABILITIES

Ground Floor	6,700 RSF
Lower Level	5,200 RSF
Second Floor	4,653 RSF
Third Floor	4,653 RSF
Fourth Floor	4,653 RSF
<del>Fifth Floor</del>	<del>4,653 RSF</del>
<del>Penthouse</del>	<del>4,653 RSF</del>
<b>Total Available</b>	<b>25,859 RSF</b>

## CEILING HEIGHTS (Slab-to-slab)

Ground Floor	14'-11"
Lower Level	12'
Second Floor	12'
Third Floor	12'
Fourth Floor	12'

## GROUND FLOOR

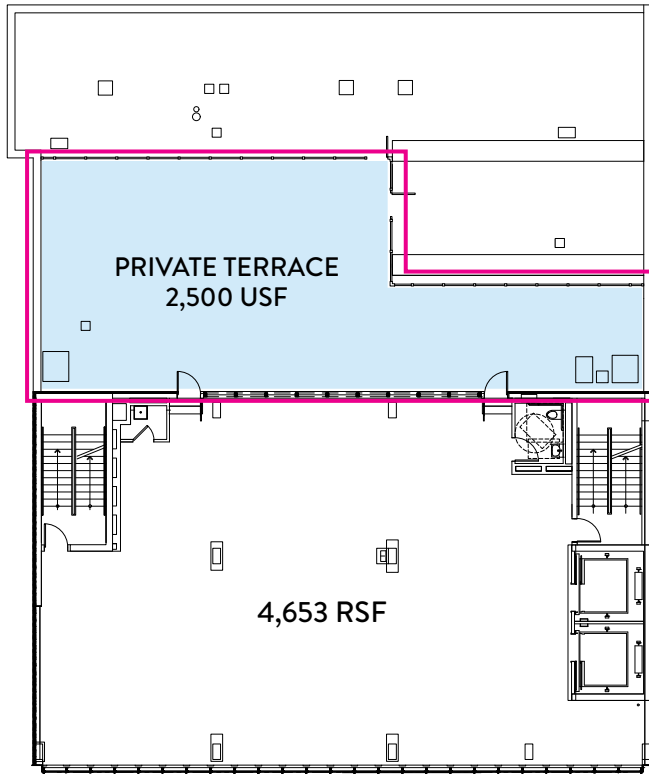


West 34th Street

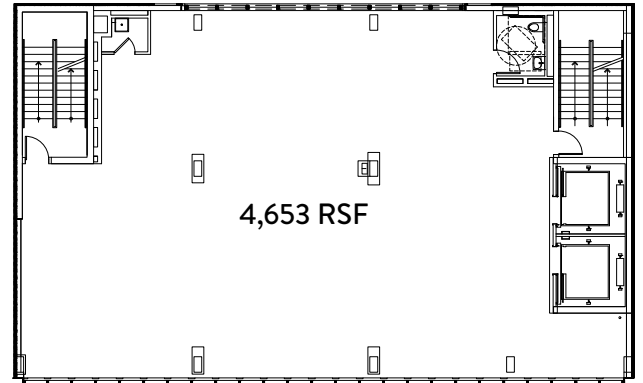




## SECOND FLOOR

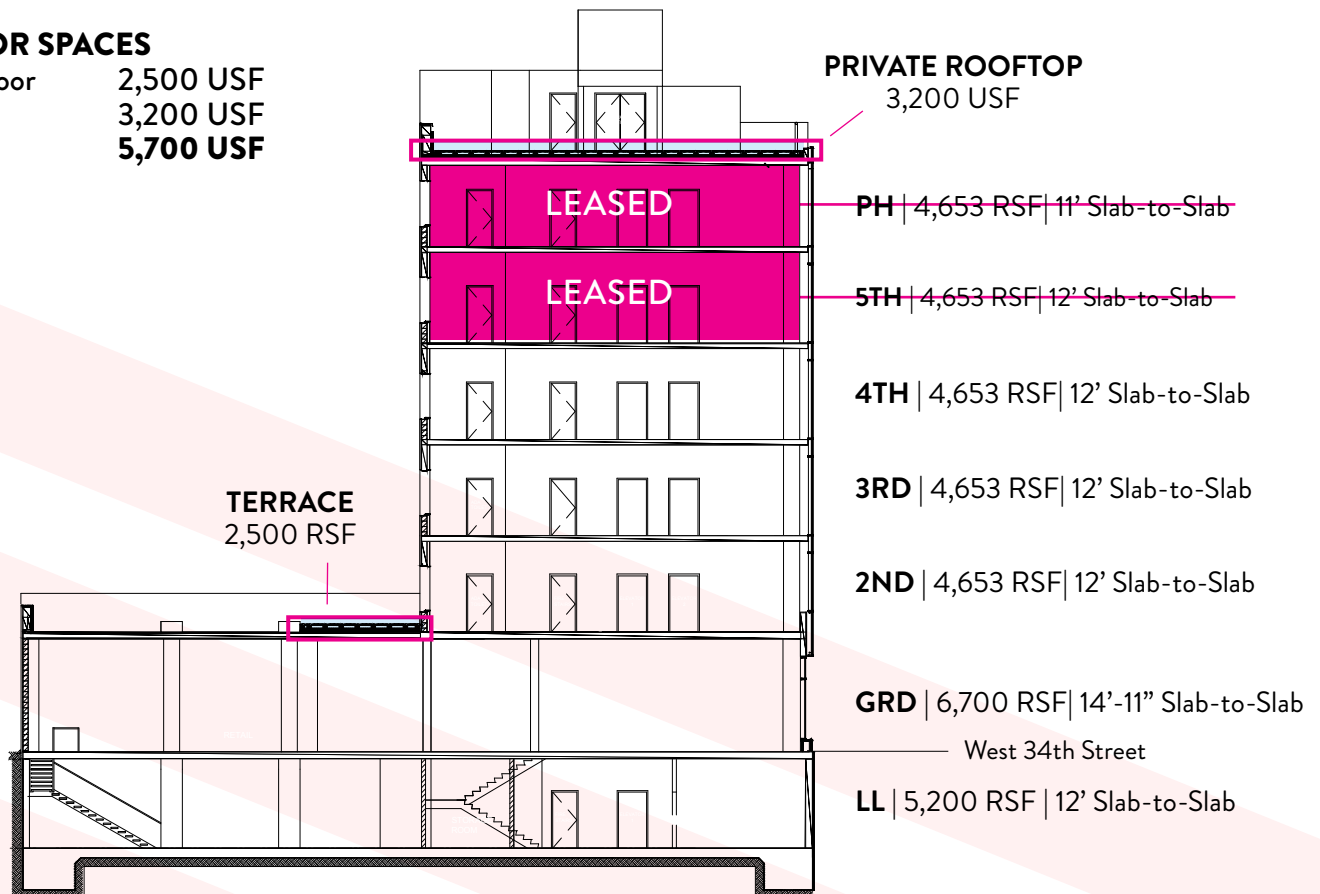


## THIRD & FOURTH FLOORS



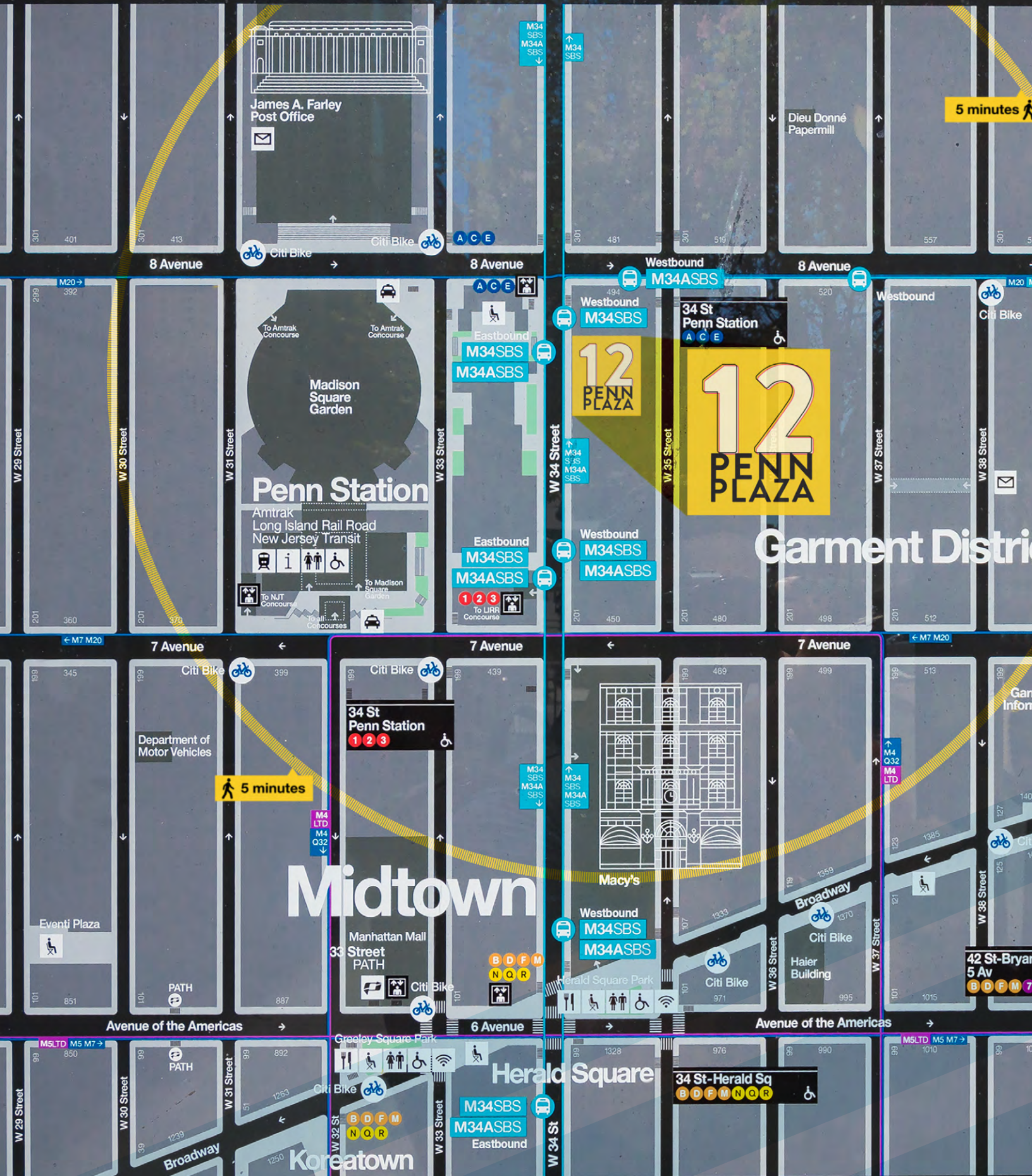
## OUTDOOR SPACES

Second Floor	2,500 USF
Rooftop	3,200 USF
<b>Total</b>	<b>5,700 USF</b>





West





# LOCATION

- Epicenter of the Penn Plaza re-development
- Direct access to the Long Island Railroad, NJ Transit and Amtrak, which services over 200 million riders each year
- 14 subway lines & New Jersey Path trains within a 5-minute walk
- Seven bus route and four CitiBike stations within a three-block radius

## NEARBY COMMUTER RAILS



## NEARBY SUBWAY LINES

1 2 3 A C E B D F M N Q R W

## NEARBY BUS ROUTES

M5, M7, M11, M20, M34, M34A, Q32





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