

PENN 2

PRE-BUILT + FURNISHED SUITES

VORNADO
REALTY TRUST

PENN 2

Furnished Pre-Built Suites

22 ND FLOOR	9,602 RSF	Available January 2027	with 320 SF of Private Outdoor Space
17 TH FLOOR	5,024 RSF	Available Q2 2027	
12 TH FLOOR	9,813 RSF	Available December 2026	

- 5,000-9,800 RSF Suites Available Now
- Designed by Fogarty Finger
- Exclusive outdoor space
- Flexible lease term
- Located at Penn Station (Metro-North arriving 2027)
- 40,000 SF of building amenities including a 280-person town hall, pre-function lounge, boardroom, and multiple terraces available to all PENN 2 tenants, including a 17,500 SF rooftop park with bar and grill
- Accessible to all PENN DISTRICT amenities and events at PENN 1 (social stair, lounges, conferencing, events, food & beverage, and Life Time)



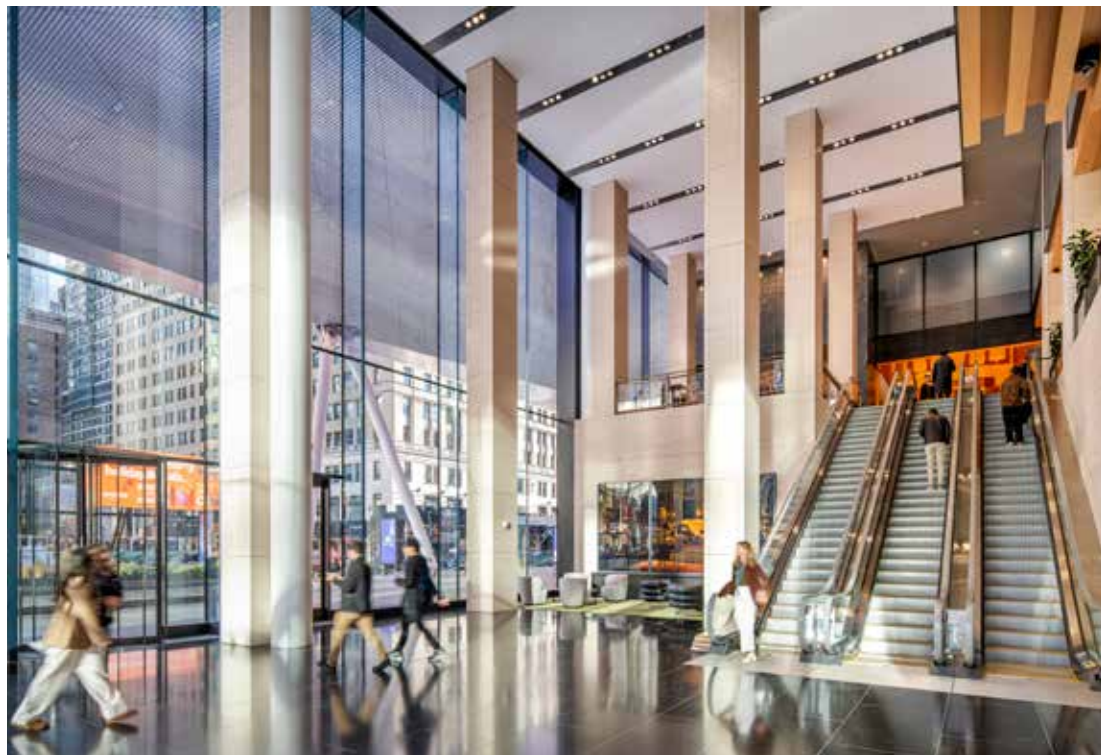
PENN 2 PRE-BUILT SUITES

VORNADO

PENN 2: BUILDING HIGHLIGHTS



1,800,000 SF
Class A Office Building



Grand Entrance
New Triple Height Lobby Located off Plaza33



Multiple Work Lounges
Exclusive to PENN DISTRICT Tenants



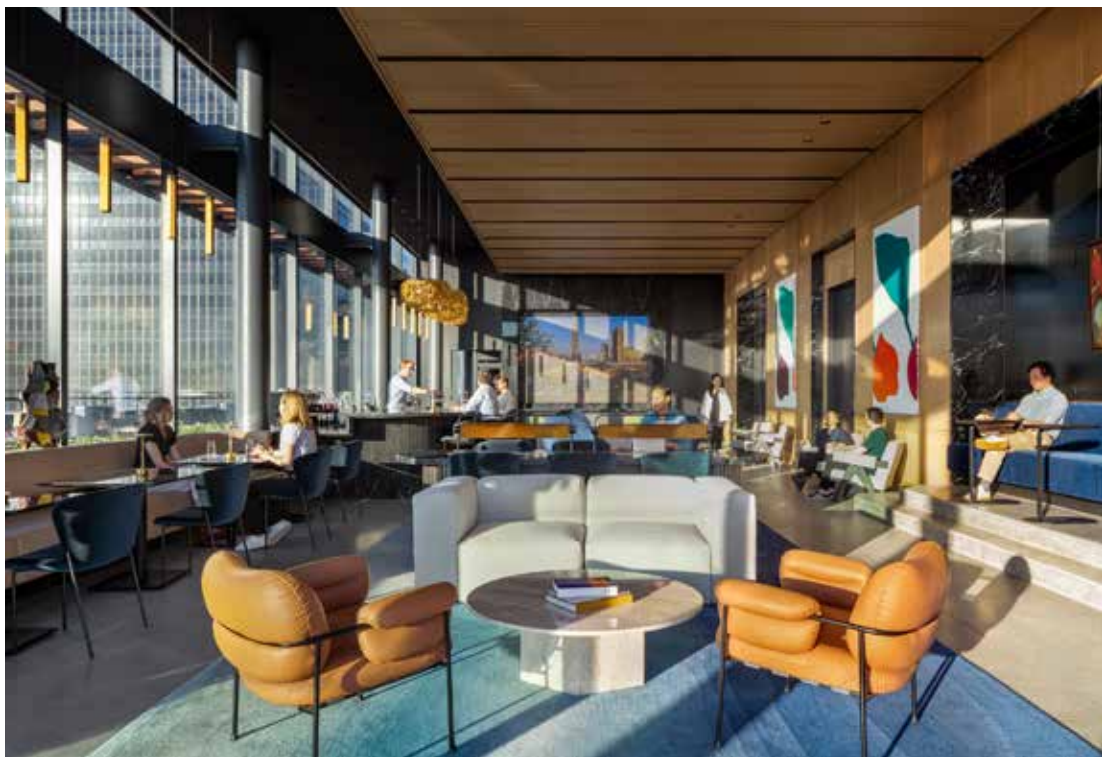
Town Hall
280-Person Event Space



Flexible Furnished Suites
Ranging from 7.5K-17K RSF



17,500 SF
Rooftop Park with Bar & Grill
Exclusive to PENN DISTRICT Tenants

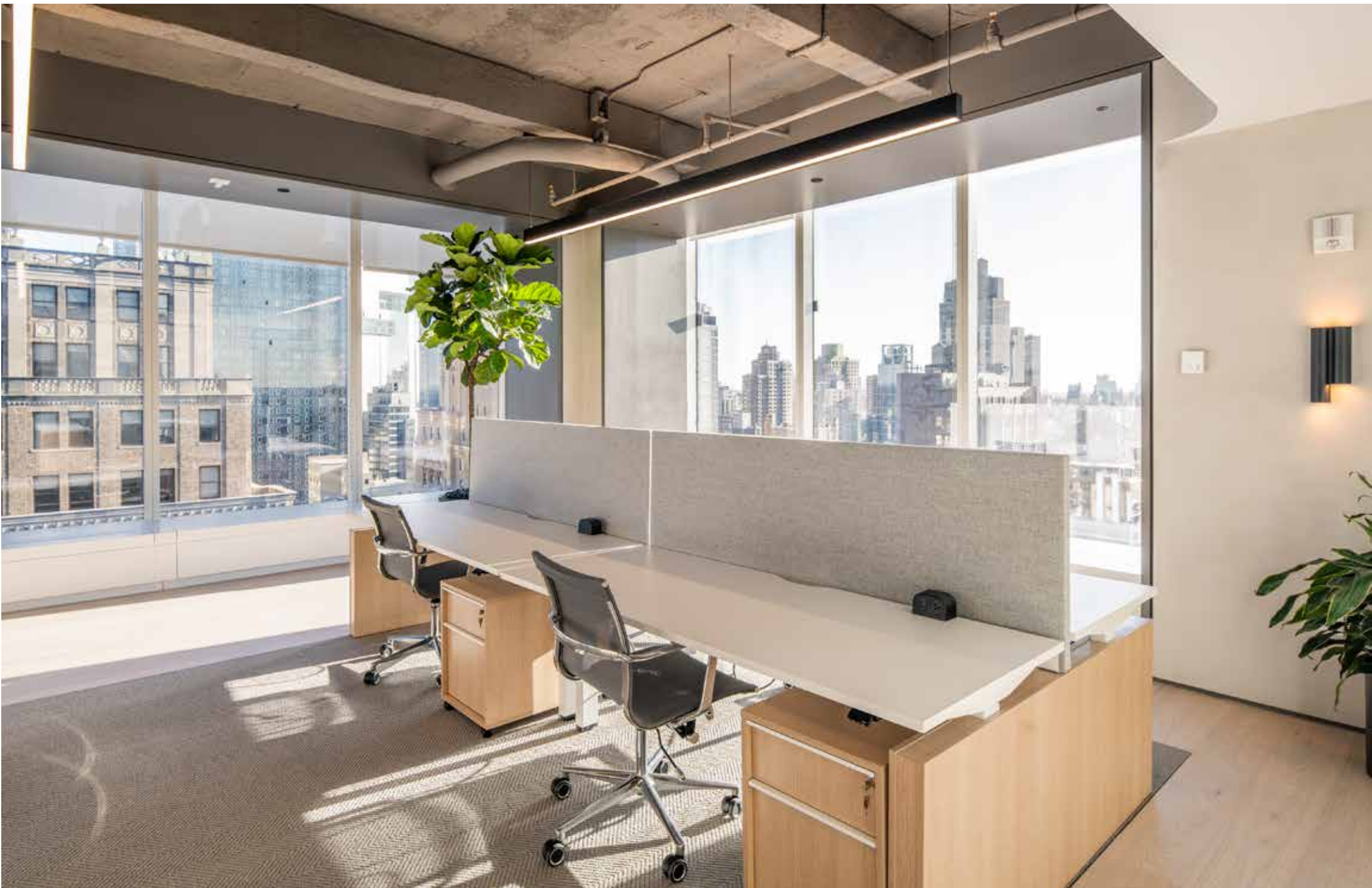


4,000 SF
Rooftop Lounge
Exclusive to PENN DISTRICT Tenants



Transit
Located at PENN STATION with Access to
14 Subway Lines and four Regional Transit Lines

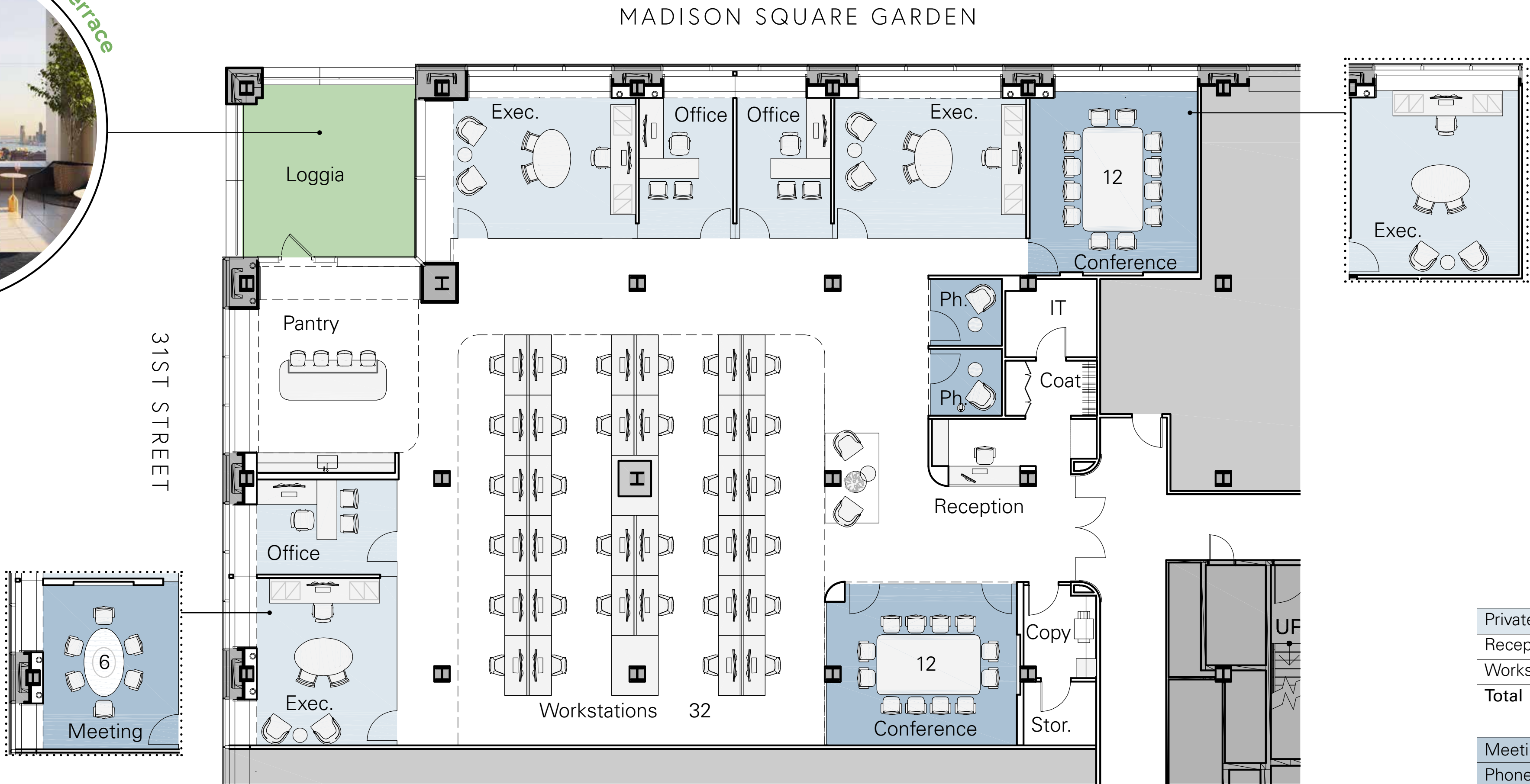
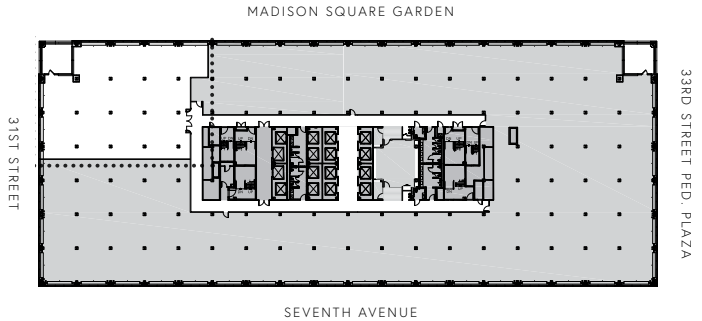
PENN 2: FURNISHED PRE-BUILT SUITES FINISHES



PENN 2: PRE-BUILT + FURNISHED SUITES

22nd Floor

9,602 RSF | 320 SF of Outdoor Space | Available January 2027



Private Offices	6
Receptionist	1
Workstations (30"x72")	32
Total	39
Meeting Room	2
Phone Rooms	4

Open Work Area



Executive Office

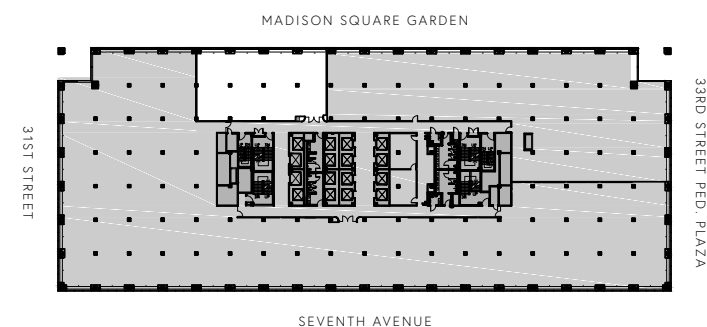


Pantry



Exclusive Loggia



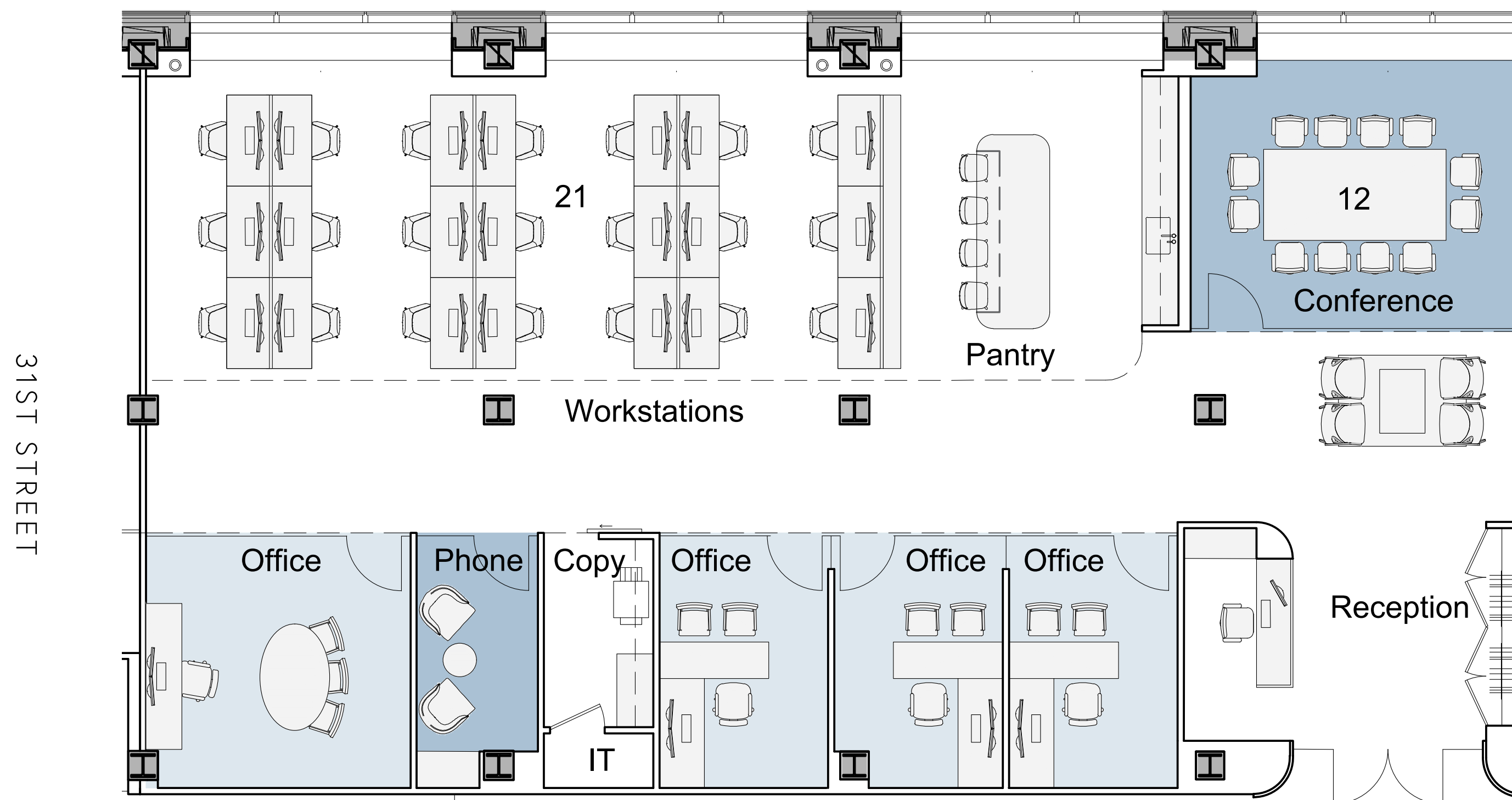


PENN 2: PRE-BUILT + FURNISHED SUITES

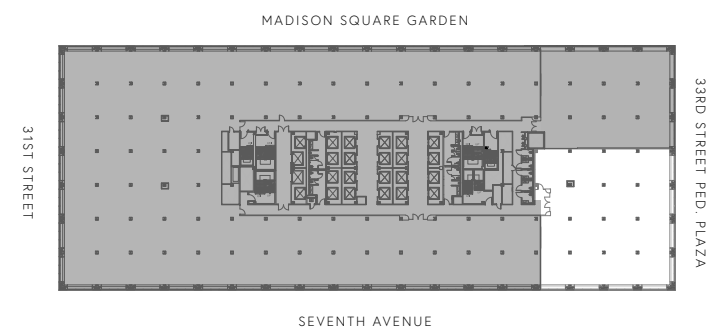
17th Floor

5,024 RSF | Available Q2 2027

MADISON SQUARE GARDEN



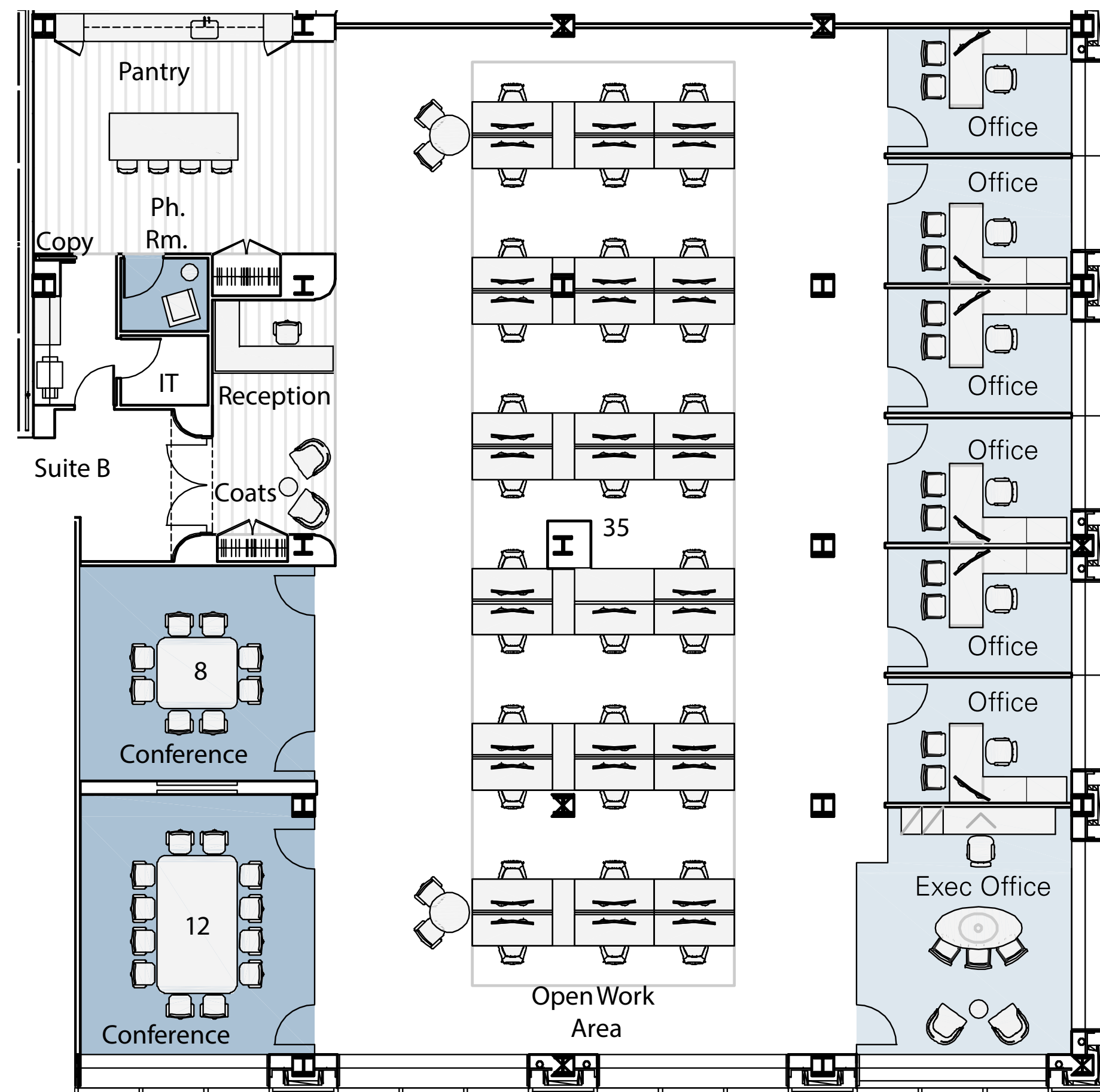
Workstations (30" x 60")	21
Receptionist	1
Private Offices	4
Total	26
Conference Room	1
Phone Room	1



PENN 2: PRE-BUILT + FURNISHED SUITES

12th Floor

9,813 RSF | Available December 2026



Private Offices	7
Receptionist	1
Workstations (6'-0" x 2'-6")	35
Total	43

Meeting Rooms	2
Phone Room	1

Open Work Area



Recepption



Recepation / Lounge



Pantry



Meeting Room



PENN 2 AMENITIES

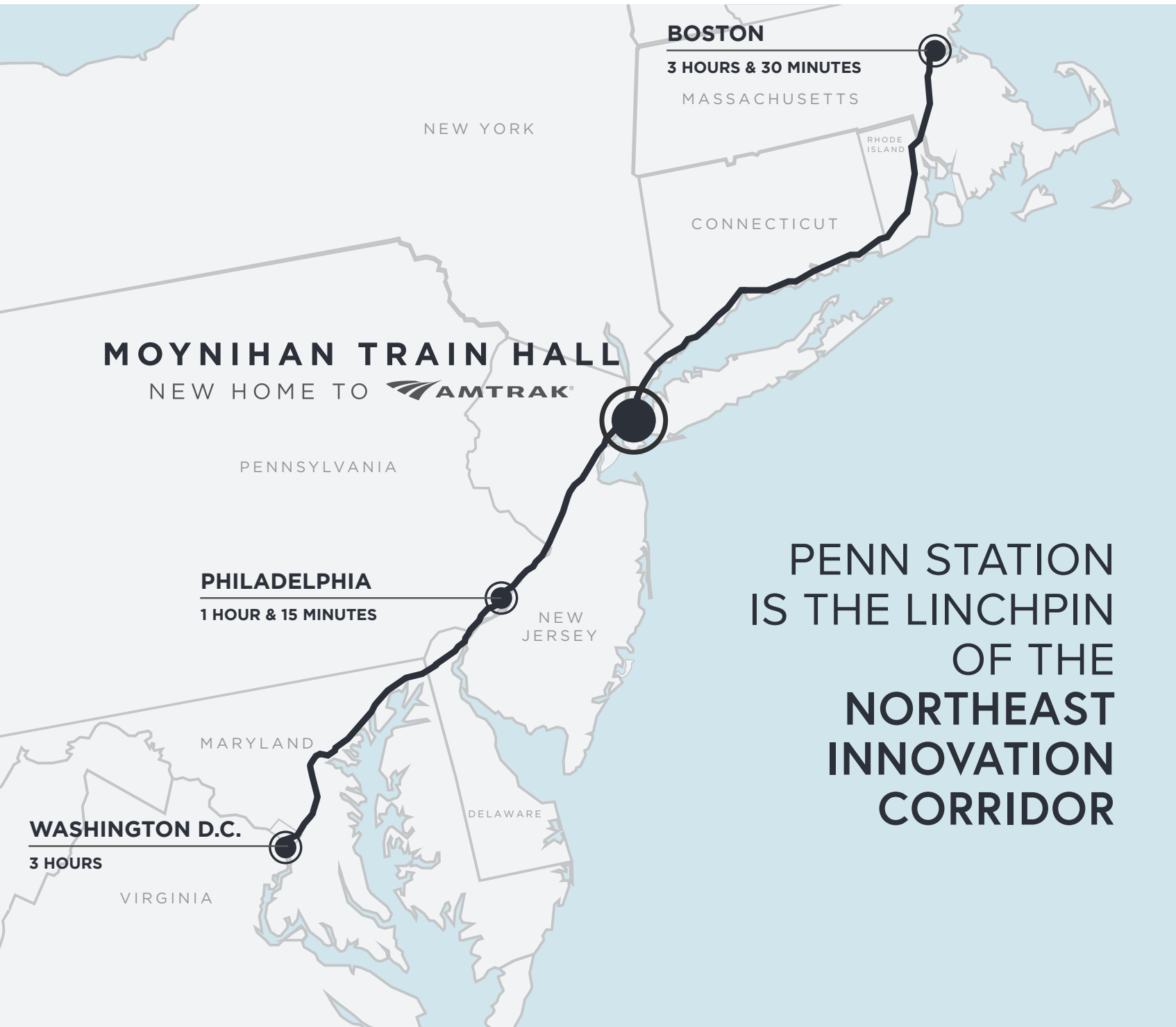


Top Row: 17,500 SF Rooftop Park with Bar & Grill
Middle Row: Lobby Living Room Open to Lobby Terrace, Office Hours Grab & Go Cafe
Bottom Row: The Perch, a Tenant-Exclusive Rooftop Lounge, Pre-Function Lounge, Boardroom, 280-Person Town Hall

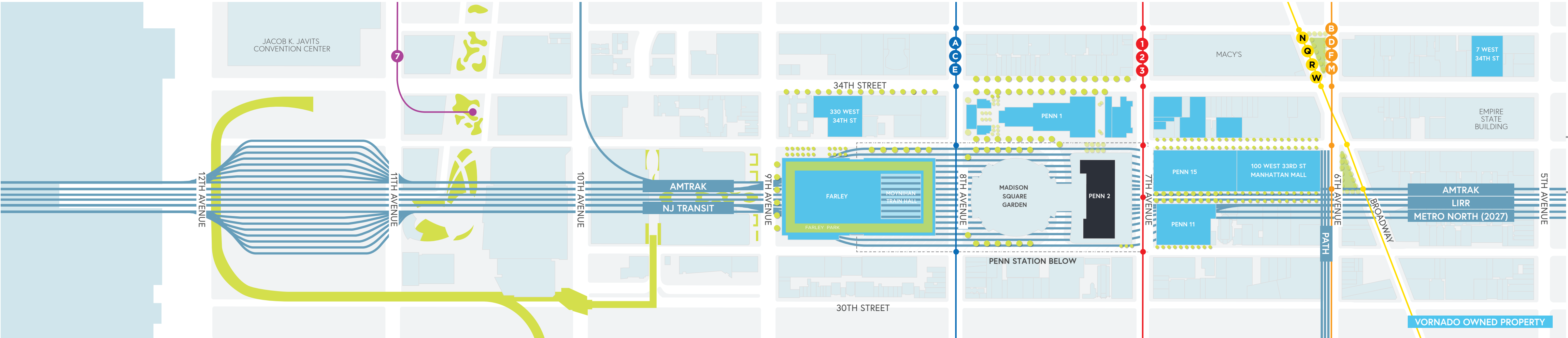
PENN 2: LOCATION OVERVIEW

The Epicenter of New York City

Located on a double-block in Manhattan's Far West Side, PENN 2 is the most accessible building in New York City, and sits on top of the busiest transportation hub in North America. PENN 2 is serviced by 14 Subway lines and is directly connected to Penn Station, servicing Amtrak, LIRR, NJ Transit, Path trains, and coming in 2027, the Metro-North Rail Road.



The Connection Gateway the Center of New York and Mannhattans Far West Side



PENN 2 PRE-BUILT SUITES

19

VORNADO





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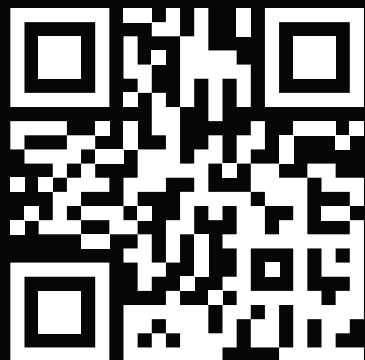
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