

## Our Infrastructure Gives Your Company The Built-In Edge:

5 Penn Plaza, situated in the heart of the revitalized Penn Plaza District, is home to the city's finest shopping, hotels, restaurants and theaters, as well as Madison Square Garden. Manhattan's largest mass transit hub, Pennsylvania Station, is located across the street with access to the Long Island Railroad (LIRR), New Jersey Transit, Amtrak (including the new Acela service), Path and MTA Subway lines. Scheduled to take place within three years, Pennsylvania Station will relocate to the 34th Street Post Office, located directly adjacent to 5 Penn Plaza.

The building's superior infrastructure and amenities combined with breathtaking River-to-River views, on-site Ownership and its adjacency to Pennsylvania Station, have made 5 Penn Plaza Manhattan's most sought after Property.



## AVAILABILITIES

FLOOR	RSF	
26	3,200	LEASED
25	7,200	LEASED
24	17,500	AVAILABLE 12,510 RSF
23	27,877	LEASED
22	27,877	LEASED
21	27,877	LEASED
20	27,877	LEASED
19	27,877	LEASED
18	27,877	LEASED
17	27,877	LEASED
16	27,877	LEASED
15	27,877	LEASED
14	27,877	LEASED
12	27,877	LEASED
11	27,877	LEASED
10	27,877	LEASED
9	27,877	LEASED
8	27,877	LEASED
7	27,877	LEASED
6	27,877	LEASED
5	27,877	LEASED
4	27,877	LEASED
3	27,877	LEASED
2	24,484	LEASED
1	LOBBY	LOBBY/RETAIL



## SPECIFICATIONS

### General Description

Owner: 5 Penn Plaza LLC  
Managing Agent: CB Richard Ellis  
Year Renovated: Current

### Area Amenities

Location: The Building is centrally located next-door to the 34th Street Post Office, the soon to be new home of Penn Station. New York's largest mass transit hub provides commuters with access to the Long Island Railroad, New Jersey Transit, Amtrak, MTA Subway lines 1,2,3,9,A,C and E. 5 Penn Plaza, located within the heart of the Penn Plaza district, is home to the city's finest department stores, hotels, retail establishments, restaurants, the General Post Office and Madison Square Garden. The Building occupies the entire block front on Eighth Avenue between 33rd and 34th Streets.

### Original Design and Construction

Architect: John and Edward Larkin

### Construction Details

Number of Floors: 24  
Floor Layout: Center Core  
Typical Floor Size: 27,877 Rentable Square Feet (RSF)  
Full Floor Loss Factor: 25%  
Typical Slab Heights: 14 feet  
Floor Load: 240 lbs. / RSF

### Heating, Ventilation and Air Conditioning

Air Conditioning: Individual tenant-controlled HVAC system served by 2100 tons of condenser water. Two (2) 30-ton tenant-controlled cooler units per floor.

#### Standard Hours of

HVAC Operation: Monday to Friday 8:00 am – 6:00 pm (excluding Holidays)  
Overtime: Available 365 days, 24-hours/ 7-days  
Supplemental HVAC: Condenser water available for supplemental use.

### Electricity

Connected Load: 8 Watts per RSF

Continued

SPECIFICATIONS

**ADA Compliance**

Lobby/Elevators/

Bathrooms:

The Building is ADA compliant. There are a total of four (4) ADA compliant restrooms located on each floor: two (2) men's and two (2) ladies restrooms, respectively.

**Life Safety System**

UPS:

There is an UPS system for the Class E fire alarm system.

Sprinklered:

The Building is sprinklered.

**Telephone System**

Distribution:

All floors have access to the building's fiber optic. The telecommunication providers are: Verizon, AT&T, Con Ed Communications, Metro Fiber Network Services, Metro Fiber System of NY, Nextlink NY and Time Warner.

**Passenger Elevators**

Number of Elevators:

Floors 1-14: 4 elevators  
Floors 14-24: 4 elevators  
Floors LL-24: 1 elevator  
Floors 24-26: 1 elevator

Security:

Closed circuit television in all elevator cabs

**Freight Elevators**

Number of Elevators:

2 (1-24th floor)

**Security**

Building Security:

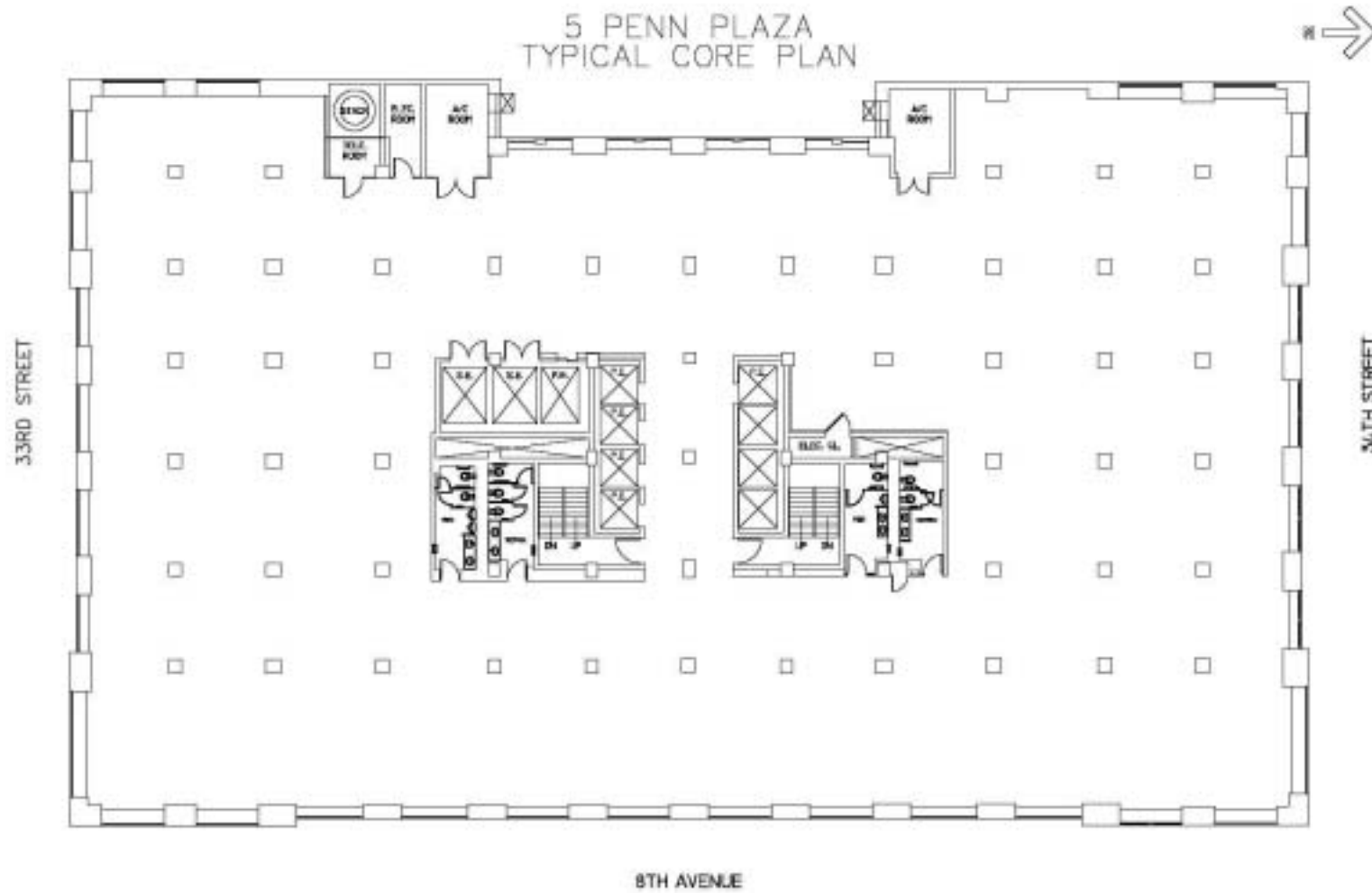
Kastle Systems provides an entry link controlled access to 5 Penn Plaza inclusive of a photo badging system. Security guards on the Premises 24/7. The Building has 52 digital security cameras located in and around the Building. The Building manager's office and lobby security desk have video screens to monitor the cameras.

Messenger Center:

Separate entrance on 33rd Street.

# PENN 5 PLAZA

## FLOOR PLANS





Northeast View



Continued

West View



Continued

PENN 5 PLAZA

VIEWS

Roof Deck View - 22nd Floor



Madison Square Garden



Penthouse View

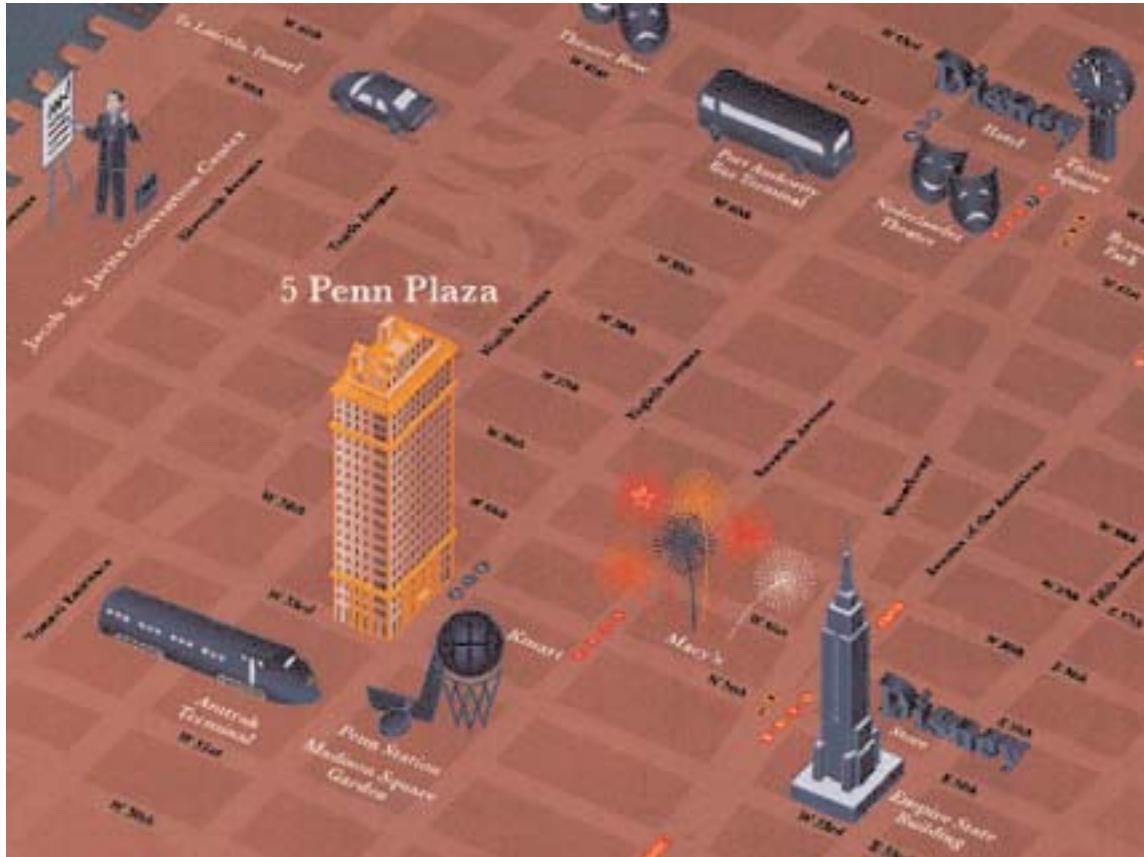


East View



# PENN 5 PLAZA

## LOCATION





## AMENITIES

As part of its excellent tenant services program, 5 Penn Plaza offers the amenity of a hotel-quality concierge service to assist the building's tenancy in their corporate and personal needs. Staffed from 9:00 a.m. to 5:00 p.m., the concierge desk is conveniently located in the building's elegant lobby where tenants can easily access a variety of information and services.

The concierge service is designed to save tenants valuable time and effort by administering to the wide range of inquiries, tasks and assignments that may arise. Many of these services are available at no charge – including:

- Discount theater tickets including great tickets not available to the general public
- Arranging for car services
- Suggestions and reservations at the city's best restaurants
- Travel arrangements including booking hotel and airline reservations
- Publishing bi-monthly Concierge Update with pertinent building news and information on area entertainment from concert and festival schedules to helpful hints for a weekend getaway
- Planning corporate events and conferences
- Coordinating apartment rentals for relocating executives or interim staff
- Assisting with catering at a discount for all tenants
- Selecting gifts and company premiums
- Ordering flowers
- Complimentary Notary Public services

In addition to these conveniences, tenants at 5 Penn Plaza are offered savings opportunities through the concierge's volume discounts from entertainment venues, area merchants and travel organizations.

The concierge also maintains a resource database, which is tailored to the individual needs of the tenants at 5 Penn Plaza. An updated listing of the concierge services and conveniences are distributed to tenants on a regular basis.

### Featured On-site Amenities:

DMV License Express  
Newstand  
HSBC Bank  
Tir Na Nog Restaurant  
Stage Door Delicatessen



## OWNERSHIP

### 5 Penn Plaza LLC

Stephen D. Haymes is a Partner of Haymes Investment Company; a family owned and operated real estate enterprise established by his father Morice in 1925. Mr. Haymes is the Managing Partner of 5 Penn Plaza LLC, a partnership which purchased 5 Penn Plaza. Mr. Haymes' operating philosophy is "hands-on" in nature with a goal towards improving the asset through on-going property renovations, leasing and retention programs and upgrading building services and amenities. The partnership maintains its corporate office at 5 Penn Plaza.

**Exclusive Office Leasing Agents**



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