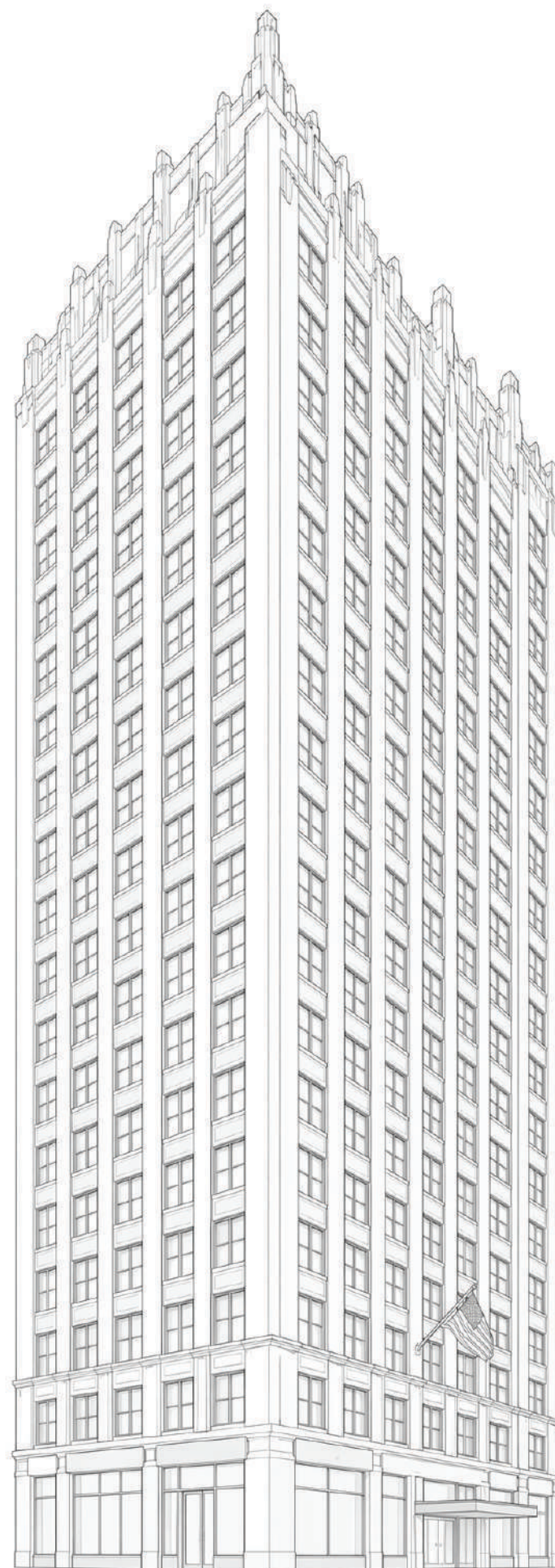


# 363

P E N N

363 7th Ave  
New York, NY 10001



# THE HEIGHT OF LUXURY

363 7th Ave  
New York, NY 10001

Lobby

## THE ENTRANCE EXPERIENCE

At 363 Penn, your day begins with intention. Located on Seventh Avenue, just moments from Penn Station, the building offers unmatched accessibility in the heart of Manhattan. A beautifully designed lobby—defined by warm finishes, clean lines, and modern lighting—creates an immediate sense of arrival, blending efficiency with elevated design. A first impression that works as hard as you do.

363 7th Ave  
New York, NY 10001

# LUXURY FINISHES

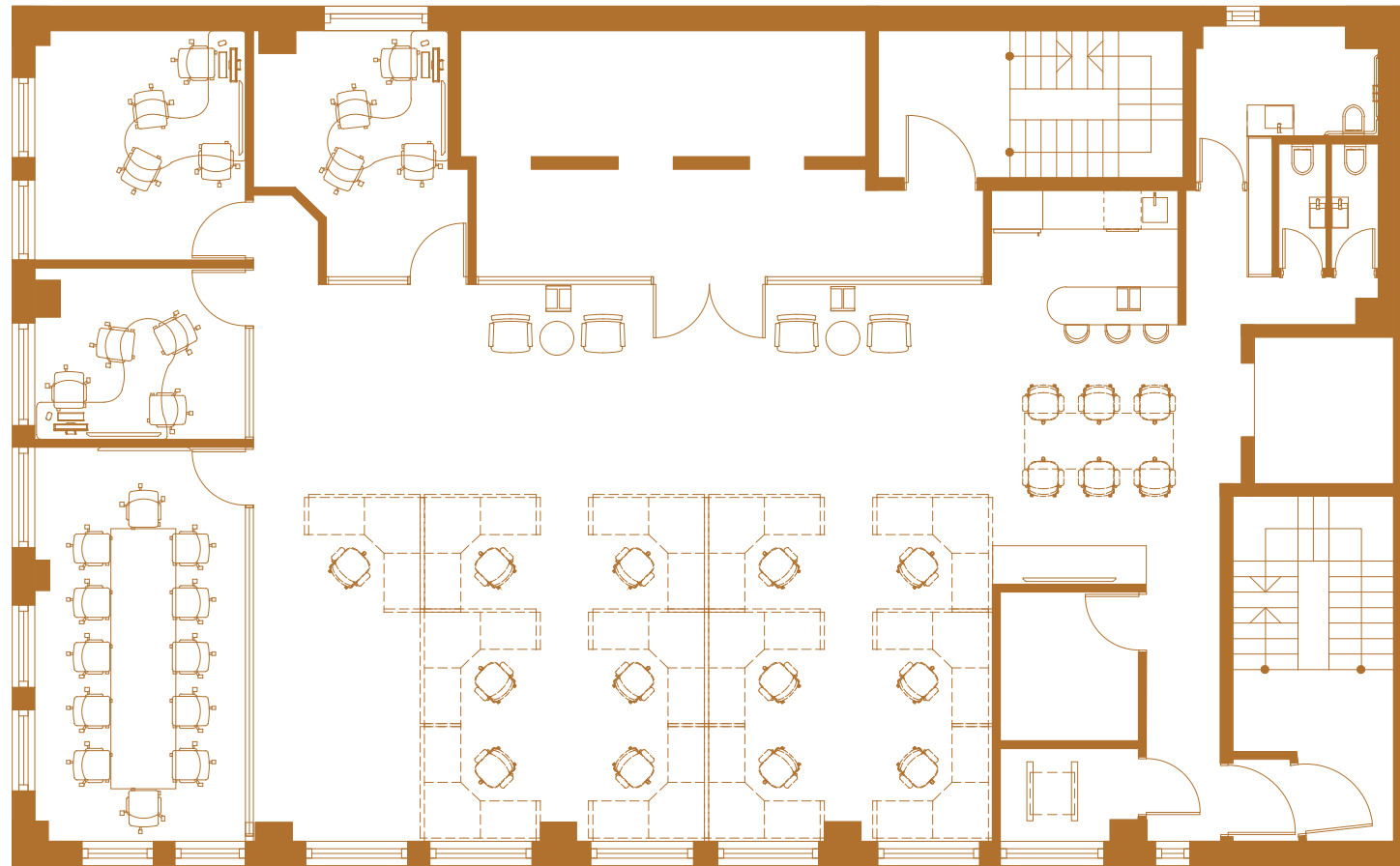
ELEVATOR LOBBY



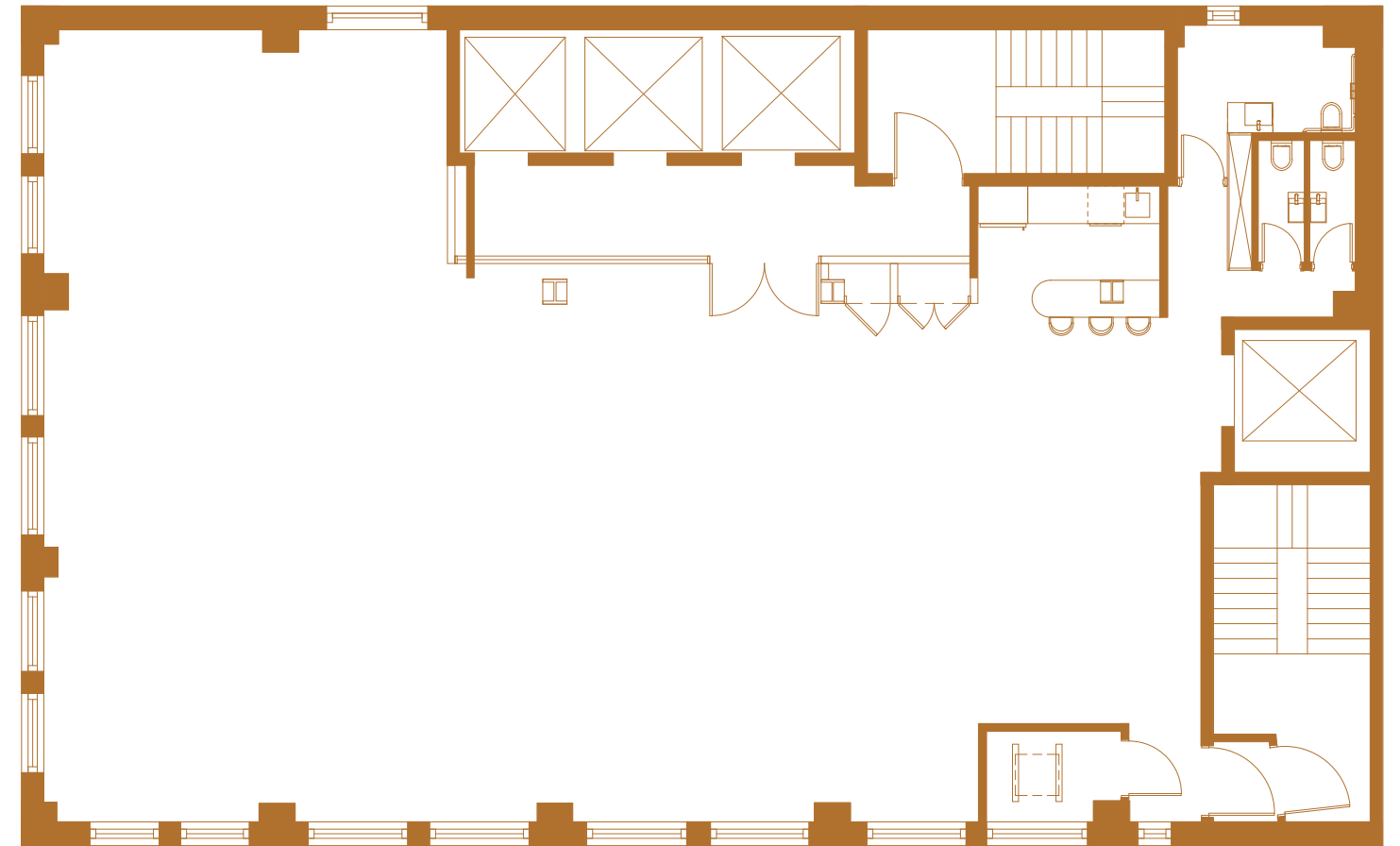
SIONI  
GROUP



FLOORPLANS



13TH FLOOR | BUILD-OUT



6TH FLOOR | OPEN



REDEFINING  
WORKING STANDARDS



CONFERENCE ROOM

## DESIGNED FOR TODAYS BUSINESS

Our standard office features, high-quality finishes that meet modern workplace standards. Clean-lined seating, performance upholstery, stone and wood surfaces, and energy-efficient lighting create a comfortable, refined environment designed for long-term use and everyday collaboration.

363 7th Ave  
New York, NY 10001

INTRODUCING

  
**SENSE**  
BY SIONI GROUP

Sense by Sioni introduces a refined new Sky Lounge at 363 Penn, thoughtfully designed for building tenants. This elevated boutique amenity offers a private and comfortable environment to gather, unwind, work, or recharge throughout the day. Featuring a sophisticated lounge atmosphere with modern finishes and flexible seating, the space reflects the comfort and quality of a premium private club, delivered directly within the workplace.

BUILDING AMENITIES

**SIONI**  
GROUP

  
LSL ADVISORS  
COMMERCIAL REAL ESTATE



363 7th Ave  
New York, NY 10001

# ELEVATED SENSES: THE WELLNESS SPECTRON ABOVE THE OFFICE

- 1. Lounge Area
- 2. Wellness Gym
- 3. Golf Simulator
- 4. Outdoor Rooftop
- 5. Sky Lounge
- 6. Bar

363 7th Ave  
New York, NY 10001

# WORK ELEVATED

Productivity starts where stress ends. When your space calms the mind and energizes the body, focus comes naturally. A well-designed environment supports comfort and clarity, helping you perform at your best. Sense by Sioni Group is about creating spaces that help you feel good so you can work better.

WELLNESS GYM

  
**SENSE**  
BY SIONI GROUP

**SIONI**  
GROUP

  
LSL ADVISORS  
COMMERCIAL REAL ESTATE

9

363 7th Ave  
New York, NY 10001

# SKY LOUNGE/BAR

INDOOR / OUTDOOR LOUNGE

**SIONI**  
GROUP





## MOMENTS FROM PENN STATION MILES AHEAD IN OPPORTUNITY

Strategically positioned along Seventh Avenue, 363 Penn places your business at the center of Manhattan's most connected corridor. Just moments from Penn Station, the building offers seamless access to regional and local transit, linking you effortlessly to the entire city and beyond. Surrounded by premier dining, retail, and corporate destinations, this address delivers both convenience and credibility—an ideal setting for companies seeking visibility, accessibility, and a competitive edge.

# CONTACT US

**SIONI**  
GROUP



If you have any questions or need any general information, please get in touch with us to request the information you need. It will be an honor to help you.

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