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OC Development Management at halfway mark of 368 Ninth Avenue redevelopment project

June 04, 2019 - Owners Developers & Managers



Rooftop amenity space at 368 Ninth Avenue - Manhattan, NY

Manhattan, NY OC Development Management (OCDM), a New York-based development management firm specializing in turn-key project management and construction management services, is nearing the halfway mark of construction on the base building redevelopment of 368 Ninth Ave., a building in one of Midtown West's most heavily-trafficked corridors.

OCDM is working with landlord Nuveen Real Estate to renovate and revamp the building's lobby and ground floor, as well as complete upgrades to the building's façade and create a brand new, 2,000 s/f rooftop amenity space on the top floor, which will offer views overlooking the NYC skyline. The entire project is expected to be completed in the third quarter of this year.

Originally built in 1930 by Sears Roebuck & Co. as a combination warehouse and office building, the property was acquired by Nuveen Real Estate from the Feil Org. and Savanna in late 2014. The building – situated at the southeast corner of 9th Ave. and 31st St. – sits in close proximity to Penn Station, Hudson Yards and Chelsea neighborhoods.

OCDM's work has paved the way for WeWork's new 236,000 s/f location at the building, which was the largest co-working transaction completed in NYC in 2018.

In addition to serving as Nuveen's CM, OCDM recently completed the construction of the first two floors of the WeWork lease.

"We are thrilled to be working with both Nuveen Real Estate and WeWork to enliven the street presence and amenity areas of this prominent Midtown West building," said Jonathan Ninnis, principal and president, OCDM. "Given its prime location near Penn Station and Hudson Yards, we believe this project will transform the property and enhance tenants' and visitors' experience at 368 Ninth Ave."

"Our vision to redevelop this underutilized property into a class A office building with amenities is

now becoming a reality,” said Galina Breslav, senior director at Nuveen Real Estate. “OCDM’s fully integrated team understands our goals and objectives for the asset, and are a true partner in our long-term strategic planning.”

The construction management team at 368 Ninth Ave. includes OCDM’s Ninnis, VP of construction John McGrath, senior project manager Michael Guarasci, project manager George Yosifides, senior superintendent Dennis Ohel, and senior project superintendent Peter Turski. The project management/owner’s representation team consists of OCDM’s principal and director of project management Jamil Lacourt and project manager Brendan Graham.