



## **Moinian to construct LEED Platinum, 1.8 million s/f tower; Designed by FXFOWLE**

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The Moinian Group unveiled four new renderings for its 1.8 million s/f LEED Platinum tower, located on 11th Ave. between West 34th and West 35th Sts., which is designed by architect Dan Kaplan FAIA of FXFOWLE. The tower will exceed LEED Platinum sustainability standards. Tishman Construction is the lead construction partner on the project.

This new high-performance building will occupy the location in the Far West Side, anchoring the new tree-lined Hudson Blvd. Park. 3 Hudson Blvd. will also provide access to the No. 7 Subway via the MTA's new 34th St. subway station at the building's entrance.

The new renderings of the sustainably progressive 3 Hudson Blvd. include:

- \* A dramatic image of the building looking west on 34th St. from the intersection with Hudson Blvd. Park.
- \* A Hudson River view, looking east, with the building prominently featured along the West Side skyline.
- \* A 40th floor office view looking east towards the Empire State Building.
- \* An interior view of the open 2nd floor sky lobby looking east above the tree tops of Hudson Boulevard Park.

The property is being leased by Avison Young.

In addition 1.5 million s/f of class A office space and 22,000 s/f of retail space, on the uppermost floors 3 Hudson Blvd. is set to include another 350,000 s/f of class A office or up to 14 floors of residences.

Given 3 Hudson Blvd.'s design to maximize sunlight and views throughout the building "with the physical structure enhanced with an elegant "twist" the tower will also provide spectacular 360 degree views of the Hudson River, High Line, Hudson Blvd. Park, Central Park, Times Sq., and the Empire State Building.

As a further attraction for corporate tenants, this prime location provides convenient access to the Jacob K. Javits Convention Center for clients to host and attend major events.

"We are set to deliver a truly spectacular building at 3 Hudson Boulevard the pinnacle of the new Far West Side," said Joseph Moinian, founder of Moinian. "These new renderings wonderfully present the elegance and sophistication we are bringing to our tenants and the neighborhood."

"These renderings of 3 Hudson Blvd. express the spirit of the design: open, gracious, connected to greenery, and filled with sunlight," Kaplan said. "They convey a stunning transformation of a large but underutilized block into a vibrant and sustainable addition to Manhattan"

"There is no question that tenants are responding to this world-class project, as we are actively speaking with several major companies who are considering 3 Hudson Boulevard as their new headquarters," said Arthur Mirante, president of Avison Young's Tristate Region. "The new

renderings further illuminate just how stunning and sophisticated their new home will be."

The building includes 48,000 s/f floor plates on the podium level, 30,000 to 35,000 s/f, column-free floor plates in the tower office floors, with 11 ft. high ceilings and with floor-to-ceiling windows.

An anchor tenant at 3 Hudson Blvd. will also have a unique branding opportunity to join the ranks of some of the city's most premiere office towers. The tenant's logo can be displayed on the corner LED screen walls along the 11th Ave. and 34th St. frontages of the base floors, with day/night visibility.

Office space at 3 Hudson Blvd. is being made available to tenants either as a direct lease or as an office condo.

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