



The Moinian Group secures land loan with AIG for 3 Hudson Blvd.

July 28, 2014 - New York City

The Moinian Group secured a loan with AIG companies through its commercial mortgage lending group, for the land associated with 3 Hudson Blvd., the developer's 1.8 million s/f, LEED Platinum tower in the Hudson Yards district.

Set to occupy the entire block between 11th Ave. and Hudson Blvd. Park from West 34th St. to West 35th St., the 3 Hudson Blvd. tower is one of the "Four Corners" at the gateway to the Hudson Yards district, and continues to attract interest from several large companies vying for the position as the anchor office tenant.

Designed by renowned architect Dan Kaplan FAIA of FXFOWLE, the amenity-rich 3 Hudson Blvd. 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, 11-foot-high ceilings, and floor-to-ceiling windows.

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

The tower will also occupy an entire block bordered by wide streets on three of its sides, a Manhattan rarity. The site's foundation, shared with the MTA for construction of the 7 subway line extension, is also entirely set on the densest granite in Manhattan, requiring no platform. In addition there is direct access to the new 7 line subway entrance through Hudson Blvd. Park at the building's front door.

Incorporating a true center core design with ideal core-to-facade distances, 3 Hudson Blvd. is projected to meet Platinum LEED standards and will also incorporate the latest life safety standards of the newly approved building code with a three-stairway core design.

As another attraction for corporate tenants, 3 Hudson Blvd. provides convenient access to the newly renovated Jacob K. Javits Convention Center, to host and attend major events, while Hudson Blvd. Park will be open to the public by the end of 2014.

Meridian Capital Group's Drew Anderman, senior managing director and Alan Blank, senior vice president, brokered the loan.