



## **Rudin completes redesign and renovation at 560 Lexington Avenue; Designed by Skidmore, Owings & Merrill**

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Rudin Management Company, has completed construction of the redesigned lobby and public areas of its 22-story office building at 560 Lexington Ave., including its recently reopened subway entrance. The multi-million dollar project, which commenced in 2014, marks yet another important milestone in the revitalization of the East Midtown business district.

The Rudin's commissioned world-renowned architectural firm Skidmore, Owings & Merrill (SOM) to enliven the covered pedestrian space, lobby, elevators, retail storefronts and subway entrance at the 400,000 s/f tower, located at the northwest corner of Lexington Ave. and 50th St.

SOM sought to brighten the plaza by replacing its original dark brick and bronze-colored metal panels with a lighter palette of limestone and white granite, while enhancing the visibility and openness of the plaza with glass and steel.

Commuters walking to the 50th St. southbound side-entrance of the 51st St. subway station will notice the curvilinear and highly-transparent sculptural enclosure surrounding the subway entrance, welcoming them into the plaza and to the Terence Cardinal Cook-Cathedral branch of the New York Public Library and the subway below. Plaza benches are integrated into the subway enclosure, inviting the public to take a brief rest in this public oasis. The renovated subway entrance officially reopened on July 20th.

Tenants and visitors of 560 Lexington Ave. can also enjoy the recently-completed lobby renovation in the building. The space features vibrant, silver-white, Spanish granite flooring, and St. Hubert limestone from Portugal, as well as an elegant glass entrance, new desk and redesigned elevator cabs.

"Our vision to enliven and enhance 560's public spaces for our tenants and the community is now a reality," stated Bill and Eric Rudin, co-vice chairmen of Rudin Management Company, the operating arm of the Rudin Family holdings. "We are thrilled with SOM's transformational and sophisticated design. 560 Lexington was built by our fathers, Jack and Lewis, to blend with landmarked St. Bartholomew's Church and 570 Lexington, just as the city was emerging from the fiscal crisis of the mid-1970's. This project helped promote the resurgence of development in New York at that time and now the next generations of our family are reaffirming our commitment to New York by reinvesting in our properties."

SOM design partner Roger Duffy said, "Our design uses high-quality materials, finishes, and LED lighting to transform the plaza, subway entrance, and lobby at 560 Lexington Ave. into an inviting public space. The light color palette and new subway enclosure reimagines this corner of Midtown Manhattan as a bright, fresh, and open public amenity."

The project has also resulted in two significant leasing transactions at the property. Earlier in the year, Bayern LB, one of the Rudin Family's original tenants at 560 Lexington Ave., signed a 15-year,

53,334 s/f renewal at the property, while Vodafone took an additional 17,204 s/f in the tower, bringing its overall presence to 34,408 s/f. Other tenants at the 95% occupied building include Verizon Business Services, Merrill Lynch, Mitsui Sumitomo Marine Management, Carlton Advisory Services Inc. and Susman Godfrey LLP. Retail tenants include Godiva Chocolatier and Starbucks Coffee.

Rudin Management Company, which serves as leasing and managing agent for 560 Lexington Ave., is a full service real estate organization managing the interests of the Rudin Family. Among its real estate holdings are 16 office buildings containing approximately 10 million s/f of commercial space and 20 apartment buildings comprising over four million s/f of residences.

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