



## **SL Green Realty tops out One Vanderbilt office tower at 1,401 feet; Project team includes: AECOM Tishman and KPF**

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One Vanderbilt, East Midtown - Manhattan, NY

Manhattan, NY According to SL Green Realty Corp., its office tower, One Vanderbilt in East Midtown, has topped out at 1,401 ft. With construction managed by AECOM Tishman and design by Kohn Pedersen Fox (KPF) Associates, One Vanderbilt's construction is three months ahead of schedule and \$100 million under budget with an expected opening in August 2020. One Vanderbilt is already 59% leased by top-tier global finance, law and real estate firms which will have access to Grand Central Terminal along with a slate of office amenities.

"Taking its rightful place on New York's iconic skyline, One Vanderbilt will establish a state-of-the-art work environment in New York with unprecedented amenities, including exceptional ceiling heights, incredible views, and direct access to transit networks in the heart of East Midtown," said Marc Holliday, chairman and CEO of SL Green. "Thanks to our construction partners and their talented, hardworking crews, we're extremely proud that One Vanderbilt has topped out ahead of schedule and under budget, especially given the project's scale and infrastructural complexity. With the building scheduled to open in less than a year, the next generation of office space in New York is well in sight."

"We are excited to have reached this key milestone ahead of schedule and under budget, as we have every other milestone throughout the life of this important project," said Jay Badame, president of AECOM Tishman. "No one is building more supertall buildings in NYC than our hardworking AECOM Tishman team and we are incredibly proud of the work we are doing at One Vanderbilt with SL Green and Hines as they transform Midtown East."

When completed, One Vanderbilt will feature over 26,000 tons of U.S. made and fabricated steel and 74,000 cubic yards of concrete. At its peak activity levels, over 800 workers are onsite daily as they work to complete the project. In addition, the project has engaged close to 50 subcontractors.

One Vanderbilt comprises four interlocking and tapering planes that spiral toward the sky. At the tower's base, a series of angled cuts on the south side of the block creates a visual procession to Grand Central Terminal revealing the Vanderbilt corner of the Terminal's magnificent cornice – a view that has been obstructed for nearly a century. The tower's terracotta facade, which

incorporates the same distinct ceiling tiles found throughout Grand Central Terminal, provides the soaring structure a natural, luminous texture. The American Institute of Architects (AIA) recognized One Vanderbilt and its architecture firm, Kohn Pedersen Fox (KPF) Associates, with the prestigious 2018 AIA NY Merit Award in Urban Design.

“As One Vanderbilt reaches its full height, its slender, crystalline profile assumes a prominent place on the New York skyline,” said James von Klemperer, president and design principal at KPF. “The same angled geometries translate to the base of the tower, gesturing with generosity the great landmark of Grand Central Terminal. KPF is proud to have contributed to the tower’s design, which arose from the collaborative efforts of our studio, SL Green, Hines, and the NYC Department of City Planning.”

Encompassing an entire city block directly west of Grand Central Terminal, One Vanderbilt epitomizes SL Green’s commitment to sustainable development, featuring cutting-edge technologies including 1.2-MW cogeneration and 90,000-gallon rainwater collection systems. The tower is on track to receive several environmental distinctions, including the highest levels of LEED and WELL certifications.

SL Green’s unprecedented \$220 million private investment to improve Grand Central’s public transit infrastructure has already materialized with new staircases between the mezzanine and platform levels of the 4, 5, and 6 subway lines. Other planned transit investments include a transit hall linking Grand Central Terminal to the Long Island Rail Road station as part of the East Side Access project, enhanced connections to Metro-North and the shuttle to Times Sq., and two new street-level subway entrances. The tower will also contain a 4,000 s/f public transit hall for commuters in the building’s northeast corner and an adjacent 14,000 s/f pedestrian plaza on Vanderbilt Ave. between East 42nd and 43rd Sts.

Anchoring the modernization of East Midtown, One Vanderbilt will provide tenants with a combination of amenities unrivaled in New York City, including a 30,000 s/f tenant-only amenity floor with meeting spaces, lounge, curated food offerings and outdoor terrace. The building will also include an 11,000 s/f restaurant from chef Daniel Boulud. The office floors will feature floor-to-ceiling slab heights ranging from 14.5 ft. to 24 ft., column-free floor plates, 360-degree views through floor-to-ceiling windows and infrastructure.

A roster of top-tier financial, banking and legal firms that have already committed to One Vanderbilt include The Carlyle Group, a private equity firm; TD Securities and TD Bank, a banking and investment firm that provides a range of capital markets products and services; law firms, Greenberg Traurig and McDermott Will & Emery; private equity firms KPS Capital Partners and Sentinel Capital Partners; global German financial firms DZ and DVB Banks; publicly traded real estate investment trust MFA Financial Inc.; and SL Green Realty Corp. The building is currently 59% leased.

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