



## **WatermanClark begins \$100m redevelopment of Lever House with Brookfield Properties**

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Manhattan, NY WatermanClark, LLC and Brookfield Properties have begun an extensive renovation of Lever House, Park Ave.'s landmark skyscraper. The \$100 million redevelopment plan will combine both partners' extensive placemaking experience to create an unparalleled boutique office opportunity, with the most modern infrastructure and amenities in the building, situated on prime Park Ave. The redevelopment will enhance the 22-story, 260,000 s/f skyscraper and revitalize the one-of-a-kind ground-level public plaza, lobby, and 15,000 s/f third-floor roof terraces. Skidmore, Owings & Merrill (SOM), the original architects of Lever House, has returned as the project's lead design firm.

"Lever House has always been celebrated for being ahead of its time and with this redevelopment will once again take its place as the leading boutique office experience in New York City," said Ric Clark, co-managing partner of WatermanClark. "Envisioned and executed by a world-class development team, this project addresses the clear demand from premier firms for exceptional office environments that are healthful and hospitality-focused, all in one of the world's most cherished buildings.

On the third floor, in consultation with architects Marmol Radziner, the developers are creating a tenant-only club—a lounge, restaurant, and conference venue—connected to 15,000 s/f of outdoor terraces overlooking Park Ave. for the benefit of the building's tenants. In the lobby, Marmol Radziner designed an inviting seating arrangement to create an intimate, boutique hospitality-like experience.

WatermanClark and Brookfield Properties anticipate renovations at Lever House to be completed and the building open for tenants in the first quarter of 2023. Tenants will be able to begin construction in their respective premises in the middle of 2022.

"In updating Lever House for the 21st century we've taken a bespoke approach to delivering the most upscale experience for every moment of the workday," said Callie Haines, executive vice president and head of New York, Brookfield Properties. "We have a unique opportunity to restore this esteemed architectural icon, and we are thrilled to partner with WatermanClark to make the vision a reality."

Completed in 1952 as the U.S. headquarters of soap company Lever Brothers, Lever House has been globally recognized for its architectural influence at the time of its completion and in the

decades following. It was one of the earliest examples of a glass curtain wall facade, revolutionizing Park Ave., which had exclusively featured buildings of brick and masonry to that point. The facade, along with the positioning of the building's slim tower along the north end of the site, allow for ample sunlight on all floors. The remainder of the site is covered by a podium which appears to float on stainless steel columns, giving the ground floor over to public space rather than retail—a decision that redefined the relationship between the private and public realms. Lever House is hailed as an icon of the shift to modern skyscrapers, and later became one of only 50 buildings globally to win a Twenty-five Year Award from the American Institute of Architects (AIA).

“Lever House is one of our crown jewels, and we are honored to steward this emblem of Modernism into the future,” said Chris Cooper, design partner at SOM. “Our team revisited the site 20 years ago to carefully replace the building's curtain wall, and we view this next phase of retrofitting as the completion of its restoration. We look forward to enhancing its performance while respecting its rich heritage and ushering it into a new chapter.”

Many of the building's original details, such as the exterior paving, plaster ceilings, stainless steel columns, and marble planter will be restored. A new planting program by Reed Hilderbrand will bring a grove of birch trees into the planters, both in the plaza and on the third-floor terrace. Cosentini was enlisted to update the mechanical system of the tower from induction units to a dedicated outside air system (DOAS), which will deliver 100% outside air to tenants while allowing for additional floor space and higher ceilings, all without changing the exterior appearance of the building. Following the renovation, Lever House is targeting the highest health and sustainability standards including LEED Gold, WELL, WiredScore Platinum, Energy-Star, and GRESB.

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