



Nuveen Real Estate and A+I unveil The Gardens at 780, part of \$40 million building upgrade at the 512,000 s/f property

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Manhattan, NY Nuveen Real Estate unveiled a \$40 million upgrade of 780 Third Ave. in Midtown's East neighborhood, now called The Gardens at 780. The renovation of the 512,000 s/f building is expected to be complete this month and will provide tenants with amenities including a new park, a gym and wellness center, a café, a work lounge, and conference rooms. As part of the overhaul, Nuveen has named hospitality group DMK, run by David Morton, to oversee the building's food and beverage program, including a new signature restaurant. The overall project was designed by A+I and is centered around nature and greenery to provide tenants with a workspace unlike any other in the immediate area. A CBRE team led by vice chairman Paul Amrich is handling leasing on behalf of Nuveen.

The Gardens' biophilic focus begins in front of the building where A+I has utilized its large setback to create a new 12,000 s/f park, which will be open to both tenants and the public. The park will include decorative planters and a walkable skylight on its south side, allowing natural light into the restaurant below. The building's greenery extends into the lobby.

, where tenants will encounter lush plantings and a new full-service coffee bar, Arable Coffee.

The building's new restaurant, operated by nationally acclaimed hospitality group DMK and David Morton of The Morton's Steakhouse family, will feature a naturally lit underground oasis – the same concept successfully introduced by Morton's Steakhouse – and locally sourced cuisine. And on the ground floor, DMK will operate a to-go store focused on seasonal specialties, pottery, wines, craft beer and spirits.

Additionally, the building will now include The Clearing, a private work lounge for tenants and select members one level below the lobby and accessible via a cascading staircase. Designed for ease of use, tenants will be able to scan QR codes on work lounge tables to order from the restaurant. On the same floor, conference rooms seating 8-20 people will be available to book for private use and will offer catering. The entire lower level can be rented for private events by both tenants of the building and the public. The new restaurant, Arable Coffee, and The Clearing, are expected to open in July.

Finally, the renovation will include a thoughtfully designed gym on the building's lower level, which will include cardio equipment, weights, interactive wall touchscreens, and strength training equipment, as well as rooms for yoga and mediation.

The Gardens at 780 is roughly a seven-minute walk to Grand Central Terminal, a central hub of transit for Manhattan, New York and Connecticut, which includes connections to Metro-North Railroad, multiple subway lines, and, later this year the Long Island Rail Road. The building is also a short walk from subway stations at 51st Street and Lexington Avenue-53rd Street, along with multiple Citi Bike locations. The Gardens also offers immediate access to numerous cultural, dining and shopping destinations.

"The Gardens at 780 will provide tenants with a model post-pandemic work environment in the heart of Midtown East," said Brian Wallick, director of office and life science at Nuveen. "Already home to some of the city's leading private financial institutions, the revamped 780 Third will provide tenants with new top-flight amenities, from a gym and wellness center, to The Clearing work lounge, to a comprehensive in-house food and beverage program -- all while bringing them closer to nature inside and out. We're excited to continue raising the bar for the future of work in New York City and to welcome tenants to The Gardens at 780."

"The entire CBRE is honored to have been a part of this vision from day one and now 4 years later seeing it come to life is truly amazing. The programming and timing of the unveiling couldn't be better with the much-welcomed weather coupled with employees excited to be back in a new office experience," said Paul Amrich, Vice Chairman at CBRE.

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