



One Wall Street completes office-to-residential 1.25 million s/f conversion

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Manhattan, NY One Wall St., the art deco skyscraper which led the financial district's transformation into a world-class residential neighborhood, has completed one of the largest office-to-residential conversion in New York City history. The 1.25m s/f landmark comprising of 1m s/f of residential and 250,000 s/f of commercial amenities and interiors celebrates this major milestone by unveiling the building, with immediate move-ins and closings for residents.

Designed by The New York Times' "Architect of the Century" Ralph Walker and developed by Macklowe Properties in a complex and intricate restoration, comprises 566 homes complemented by 100,000 s/f of amenities and a residential lifestyle previously unavailable in NYC.

"In the heart of the iconic financial district, One Wall St., one of New York City's most significant buildings, both in history and sheer size, has set the standard for residential conversions, marking yet another historic success. The completion of One Wall St. embodies our vision for luxury living in downtown Manhattan, representing everything special about the past and future of New York;

architecture and design, complexity and intricacy, ingenuity and collaboration,” said Harry Macklowe, developer of One Wall St. “The goal was to incarnate empty spaces into thoughtfully redesigned residences that will stand the test of time and continue to answer future demands of modern living. We are proud to fully unveil the completed building, now available for immediate move-ins, for the first time.”

The One Club amenities space on the 38th and 39th floors was recently completed, unveiling the 75-ft., glass-enclosed sky pool with a wraparound terrace and the private residential restaurant, bar, and dining room. The sky pool, designed by MdeAS Architects, allows residents to enjoy panoramic views of downtown’s skyline and the Hudson River. The dining room at The One Club, inspired by resort hotel-level amenities and services, offers a gourmet seasonal menu, espresso bar, and craft cocktails exclusively to residents and guests in the dining area designed by Deborah Berke Partners, recently named into the AD100 2023 Hall of Fame, as well as on an adjoining 4,500 s/f terrace.

Recently opened to the public, One Wall St.’s retail space at the base of the building, including the Financial District’s largest grocer, Whole Foods, and a massive Life Time Fitness Resort, have created a new residential center in downtown. In addition, luxury French retailer Printemps will open their first U.S. store in a 54,000 s/f space, including the historic Red Room.

Amenities at The One Club

With 100,000 s/f of amenities for residents and their guests inspired by the best social clubs of London and New York, The One Club comprises the entire 38th and 39th floors, as well as much of the sixth floor, at One Wall St., highlighting amenities for wellness, entertainment, leisure and business.

The concept for a transformative co-working space, One Works by The One Club, answered the unanticipated surge in demand for hybrid working systems borne by the pandemic. Exclusively available to all residents and guests as part of resort-hotel-level amenities, the 6,500 s/f co-working space was designed in partnership with Deborah Berke and Harry Macklowe to create an effortless, multifunctional space to support residents with the option of working from home. Serving as an extension of a resident’s home office, One Works offers two large conference rooms for meetings and presentations, a variety of workspaces including desks, lounges and collaborative tables, soundproof phone or podcasting rooms for privacy when taking calls or virtual meetings with equipment supplied upon request. The space includes a fireplace, a kitchen with a coffee bar, and business-class printing supported by complementary building-wide WiFi.

One Wall St. is the financial district’s first luxury residential building with full-time door staff, porters, resident manager, and white-glove concierge service. Additional amenities include a full-floor fitness and wellness centre with treatment and recovery rooms, in addition to a complimentary membership to Life Time fitness at the base of the building, a children’s playroom, a teen lounge, private storage, and bike storage, and pet grooming stations, cementing One Wall St.’s status as the ultimate Downtown luxury building.

Residences at One Wall St.

The development and sales team released the launch of sales for the Harbor Collection with the reveal of a new model residence designed by Macklowe in collaboration with Guillaume Coutheillas of french California. Residence 3404 in the Harbor Collection is one of One Wall St.'s grandest apartments, featuring three bedrooms, downtown views, curated materials, artful fixtures, high-performance appliances, precision craftsmanship, and attention to detail. Most of the pieces are from Atra, the Mexico City furniture studio with whom the two worked closely for its "US-meets-Europe" aesthetic and are debuting in the U.S. for the first time within the One Wall St. residence.

World-class residential offerings at One Wall St. include model residences by AD100 designer Elizabeth Graziolo of Yellow House Architects (imagery here) and French architect and designer Cyril Vergniol (imagery here), which were unveiled in 2022. To maintain the elegance of One Wall St.'s coveted pre-war proportions and architecture, the team created modern layouts for the residences that reflect the way people live today with the best in contemporary craftsmanship and materiality. One Wall St. features 566 residences, many with soaring ceiling heights and breathtaking, unparalleled views of the Manhattan cityscape, New York Harbor, and New York City landmarks like the Statue of Liberty, Trinity Church, and the New York Stock Exchange.

Architecture

Originally built in 1931 as the Irving Trust Company Headquarters, One Wall St. represents one of the most ambitious examples of adaptive reuse in the city's history while leading the financial district's transformation into a world-class residential neighborhood.

Named "Architect of the Century" by the Architecture Institute of America, Ralph Walker and his design for One Wall St. expressed the optimism and freedom of a new era, the Jazz Age, whose exuberance was best expressed architecturally through Art Deco.

Available residences range in price from \$1.13 million to \$12.750 million, excluding the penthouse. Compass Development Marketing Group is One Wall St.'s exclusive sales and marketing representative

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