



L&L Holding Company and Columbia Property Trust top off of 1.3 million s/f Terminal Warehouse expansion/transformation

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Terminal Warehouse, 261 11th Avenue - Manhattan, NY

Manhattan, NY L&L Holding Company and Columbia Property Trust celebrated the topping off of the six-story vertical expansion of Terminal Warehouse, which is being restored and transformed into a 1.3 million s/f wellness-focused, high-performance workplace and retail destination in the West Chelsea neighborhood.

Originally built in 1891, Terminal Warehouse occupies an entire Manhattan block from 11th to 12th Ave. and 27th to 28th St. adjacent to the Hudson River. In collaboration with architectural firm

COOKFOX and New Line Structures, Columbia and L&L are celebrating Terminal Warehouse's storied history and connection to Hudson Yards and West Chelsea to convert the industrial era landmark into a next generation workplace for thought-leaders.

As part of the comprehensive redevelopment, L&L and Columbia have transformed the existing shell of this 130-year-old building by reorganizing interior spaces and accentuating its defining design features of original brick, long-leaf pine timber, and glass and steel to create an experience for forward-thinking New Yorkers. Six new office floors on the western end of the building will feature floor-to-ceiling glass overlooking the Hudson River. In total, the project will deliver twelve brand new or rebuilt office floors. L&L and Columbia have carved out the center of the massive historic structure to form a monumental central courtyard to bring sunlight to the depths of the building and are creating 29 private terraces, which combine for almost 2.5 acres of outdoor and green space throughout the development. The result is a 700-foot-long ground scraper with character, form and functionality. The project is slated to begin delivering space in 2024.

"I could not be more proud of the team executing on this special vision for this development, a bold and collaborative pursuit to set a new standard for the modern workplace that only Terminal Warehouse can achieve," said Columbia Property Trust's president & CEO, Adam Frazier. "Fueled by the personality and rich history embedded throughout the building and surrounding neighborhood, we are creating for our customers a one-of-a-kind, amenity-filled ultra-high-performing environment focused on health and wellness and connectivity of people that will be in tremendous demand."

David Orowitz, managing director and principal at L&L Holding Company, said, "Terminal Warehouse combines the sort of authenticity and diversity of office product types and sizes that will appeal to a wide range of innovation-powered companies – from inventive startups to corporate titans. And as the only campus of its size expected to come online over the next few years, Terminal Warehouse will be in high demand from companies that, as their leases roll over, are looking for healthier, more inspirational and productive environments for their people."

COOKFOX founding partner Rick Cook said, "The landmarked Terminal Warehouse was built as a hub for goods, connecting river with land, railroads with streets, and New York City with the rest of the country. We have transformed the building with a new architecture designed to connect people with place, people with nature, and people with each other by preserving the brick and mortar of the past as the foundation for the healthy, nature-connected vision of New York's future."

L&L and Columbia have gone to great lengths to maintain and celebrate Terminal Warehouse's unique history and character. As the first major New York City facility with direct access to the river, streets and rail lines, the building initially served as a vital transfer point for goods heading across the Hudson River and into the city. The property's most distinctive characteristic is the 689-foot former train tunnel that traverses the length of the building from 12th to 11th Ave. The tunnel originally offered a direct connection from the Hudson River's docks to the freight lines operating at street level along 11th Ave. The space was subsequently adapted to become the famous Tunnel nightclub in the 1980s and 1990s, frequented by notable celebrities, DJs, and Club Kids.

In addition to the tunnel restoration, the team is preserving and restoring the bulk of the building's original timber, which dates back more than 500 years, and its monumental arched brick entrances. These authentic elements will serve as the defining architectural characteristics of a street-level retail experience, which will run the length of the tunnel and lead into the central courtyard. This West Chelsea landmark will reactivate the tunnel and serve as a destination within the neighborhood, connecting the High Line and Hudson River Park with shops, restaurants and other 21st century amenities including an auditorium, childcare and fitness studio.

Environmental sustainability and occupant wellness are at the core of L&L and Columbia's development strategy. The team is targeting LEED Platinum and WELL Gold certifications and a WiredScore Platinum rating. In addition to introducing outdoor communal spaces and sunlight throughout the building, Terminal Warehouse will feature advanced air filtration, touch-less elevator systems and a multi-level bike concierge program with lounge and showers.

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