



## **SJP Properties hosts topping out ceremony for \$1.2 billion 11 Times Square project**

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On November 12, SJP Properties hosted a steel topping out ceremony at the soaring 600 foot high, 1.1 million s/f commercial and retail tower under construction in the heart of Times Square. Eleven Times Square represents the newest, most modern and efficient office building available in Midtown Manhattan. Construction is on schedule to be completed for tenant occupancy in 2010. More than 7,000 tons of structural steel have been delivered to 11 Times Square and the erection of the steel was completed in less than seven months. The steel provided framing for the building's concrete core, which serves as the lateral load-resisting frame of the structure. The concrete core was completed in October. This is the first time in New York's history that the concrete core was completed prior to the steel frame, creating one of the safest and most efficient buildings in the world.

A total of 24,790 structural pieces have been installed on the project, including all steel framing members, embeds, anchor bolts, plates, and angles. Of this, approximately 9,000 pieces have been erected utilizing the tower cranes. There were approximately 95,000 bolts used for the project.

"This milestone event is a reflection of the extraordinary team of professionals we have assembled at 11 Times Square and their unwavering dedication and attention to detail, innovation and quality," said Steven Pozycki, SJP Properties chairman and CEO.

Eleven Times Square will seek Leadership in Energy and Environmental Design (LEED) Gold Certification from the U.S. Green Building Council, making 11 Times Square one of the largest environmentally responsible commercial developments in the Northeast.

Plaza Construction is the construction manager and FXFOWLE Architects is the architect for the \$1.2 billion project.

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