

citybizlist

The Moinian Group Unveils 3 Hudson Boulevard

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--Elegant 1.8 msf tower to occupy prime new West Side location; anchors Hudson Boulevard, with direct access to new No. 7 subway entrance—

The **Moinian Group** unveiled plans for its elegant, **1.8 million-square-foot** mixed-use tower, located on **11th Avenue** between **West 34th** and **West 35th Streets**, the prime location in the heart of the dynamic new West Side.

Designed by **Dan Kaplan** FAIA of FXFOWLE and marketed by Avison Young, the state-of-the-art, high-performance building will offer tenants a sustainably progressive address along the tree-lined Hudson Park & Boulevard, poised to become New York City's new luxury corridor. The building also provides direct, easy access to the No. 7 Subway via the MTA's new 34th Street subway station on the same block.

In addition to approximately 1.5 million square feet of Class A office and 22,000 square feet of retail, 3 Hudson Boulevard may include another 350,000 square feet of Class A office space or up to 14 floors of elegant luxury residences with a separate sky lobby entrance. The building will also provide spectacular 360 degree views of the Hudson River, Highline, Hudson Park & Boulevard, and the Empire State Building.

As a further attraction for corporate tenants, this prime location provides convenient access to the newly renovated Jacob Javits Convention Center for clients to host and attend major events.

"For more than two decades The Moinian Group has believed that the new West Side would emerge as Manhattan's most sought-after neighborhood," said **Joseph Moinian**, founder of The Moinian Group. "Our new mixed-use building at 3 Hudson Boulevard will stand as the pinnacle of elegance along the new Hudson Boulevard & Park. With 3 Hudson Boulevard, you are going to see something truly spectacular."

"Not only is 3 Hudson Boulevard the best-positioned building along the new West Side, but we are not dependent upon a platform for construction," said Arthur Mirante, President of Avison Young's Tristate Region, who noted that the MTA is already building part of the foundation to accommodate the No. 7 Subway. "Building on bedrock gives us greater speed to market, providing tenants more decision-making assurance for earlier occupancy to lease space."

“3 Hudson Boulevard integrates the best practices of workplace and urban design to create a landmark tower distinguished by sustainability and grace,” **Dan Kaplan** said of the 1,000 foot-tall tower’s design. “It will be equally compelling as light-filled, healthy work environment as it will be a memorable addition to our city’s skyline.”

In addition to 47,000-square-foot floor plates on the podium level, 30,000- to 35,000-square-foot floor plates in the tower office floors, and 11-foot-high ceilings with floor-to-ceiling windows, 3 Hudson Boulevard was envisioned with an elegant ‘pivot’ design to maximize the provision of natural light throughout the building.

An anchor tenant at 3 Hudson Boulevard will also have a unique branding opportunity to join the ranks of some of New York City’s most premiere office towers. The tenant’s logo can be prominently displayed on the corner LED wall on all frontages of the base floors, with day/night visibility.

Multiple large space u

sers have already expressed interest in 3 Hudson Boulevard. The space is being made available to tenants either as a direct lease or as an office condo.

Tishman Construction is the lead construction partner on the project.

About The Moinian Group

Founded by Joseph Moinian, The Moinian Group today owns and operates a diversified portfolio of assets across the United States and is among the only national real estate entities to develop, own and operate properties across every asset category, including office, hotel, retail, condos and rental apartments. The Moinian Group’s holdings include high-profile assets in America’s leading cities, including New York, Chicago, Dallas and Los Angeles. For the past three decades, The Moinian Group has been a pioneer in the development of emerging areas of New York City such as Downtown and West Side of Manhattan, developing commercial, residential and mixed-use projects that combine luxury living, modern office space and high quality retail. The Moinian Group maintains a reputation for developing state-of-the-art, aesthetically distinguished properties as the firm continues to strive for excellence.

About Avison Young

Founded in 1978, Avison Young is Canada’s largest independently-owned commercial real estate services company. Headquartered in Toronto, Ontario, Avison Young is also the largest Canadian-owned, principal-managed commercial real estate brokerage firm in North America. Comprising more than 1,200 real estate professionals in 46 offices across Canada and the U.S., the full-service commercial real estate company provides value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial and multi-residential properties.

About FXFOWLE

Founded over 35 years ago, the practice of FXFOWLE Architects encompasses architecture, interior design, planning and urban development. With offices in New York and Washington DC, the firm is committed to innovative design inspired by urbanism, technology and sustainable strategies. FXFOWLE’s award-winning portfolio of projects spans the globe and addresses a range of scales and typologies, including Office Buildings; Multi-family Residential; Mixed-Use;

Retail; Cultural Facilities; K-12 and Higher Education Institutions; Corporate; Not-for Profits; International Projects; Planning/Urban Design; and Infrastructure/Transportation.
- See more at: <http://newyork.citybizlist.com/article/moinian-group-unveils-3-hudson-boulevard#sthash.c0UoQrTY.dpuf>