



DEVELOPMENT UPDATE-O-RAMA

3 Hudson Boulevard's Sky Club, Possible Condos Revealed

Tuesday, June 11, 2013, by [Hana R. Alberts](#)



We knew that the 1,000-foot skyscraper called [3 Hudson Boulevard](#), planned for Eleventh Avenue between 34th and 35th streets, was going to be glassy, twisty, and super-dee-duper green. After an announcement today, we've got more renderings (!), plus we know it'll cost **\$800-900 million** to build, that commercial tenants on the lower floors will be asked to pay **\$85/square foot** to lease the space, that **six-story high LED screens** on two sides will flash

occupants' branding or art installations at the street level, and that the roof will hold a **two-floor "sky club"** complete with swimming pool, greenery and foliage, terraces, event spaces, meeting rooms, and areas for dining, drinking, and lounging. Most importantly (to us at least), the Moinian Group's 3 Hudson Boulevard could pose a bit of friendly competition to big-name sky-high residential properties like One57 and 432 Park because **condos are slated to occupy 300,000 square feet on floors 49 through 63**, with a dedicated elevator bank and other amenities and unit sizes TBD. Be warned: if an eager company is willing to plunk down a bunch of dough for more office space, then the condos might not happen.



It's all designed by Dan Kaplan of FXFOWLE, the architecture firm behind West 15th Street's 35XV, which is also glassy and tapered and full of condos... but quite a bit shorter. The building is aiming for a LEED Platinum certification, the highest rating in the buzzing orbit of green construction. Construction is estimated to start late next year or in 2015, with a move-in date of 2017. To bide your time, here's what you can expect at 3 Hudson Boulevard from lots of different angles.



