

Moinian Group's 3 Hudson Boulevard to cost up to \$900M

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Rendering of 3 Hudson Boulevard

The Moinian Group tower development 3 Hudson Boulevard at 11th Avenue and West 34th Street is expected to cost \$800 to \$900 million to build, the New York Post reported.

The building, striving for LEED Platinum certification, will need to pre-lease up to a half of its 1.5 million square feet in order to be constructed. Arthur Mirante of Avison Young is slated today to discuss the type of tenants being sought for the 47,000-square-foot floor plates at the podium level, 30,000 to 35,000 square-foot plates above it, and 22,000 square feet of retail on the 11th Avenue side, the Post said. Moinian plans for a “sky club lobby” at the top.

Dan Kaplan of FXFOWLE is designing the tower.

Nearby on Manhattan's far West Side, Related is developing the 26-acre Hudson Yards site between 10th and 12th avenues and West 30th and 33rd streets. Trendy retailer Coach recently agreed to take 600,000 square feet in Related's South Tower at 10th Avenue and West 30th Street, as previously reported. Time Warner is [leaning toward moving](#) to the Hudson Yards project. [\[NYP, 2nd item\]](#) – *Mark Maurer*