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Moinian Lands Financing Deal for 3 Hudson Boulevard

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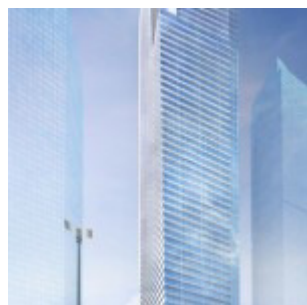


Joe Moinian

The Moinian Group announced yesterday (Tuesday) that it has secured a loan for an unspecified amount with AIG companies through its Commercial Mortgage Lending Group, for the land associated with 3 Hudson Boulevard, the developer's 1.8 million-square-foot, LEED Platinum tower in the heart of the Hudson Yards district.

Set to occupy the entire block between 11th Avenue and Hudson Boulevard Park from West 34th Street to West 35th Street, the 3 Hudson Boulevard tower is one of the 'Four Corners' at the gateway to the Hudson Yards district, and continues to attract interest from several large companies vying for the position as the anchor office tenant.

Avison Young's tri-state president Arthur Mirante, who oversees the building's leasing, told Real Estate Weekly recently that he has exchanged proposals and counter-proposals with a prospective tenant and hopes to have the lease signed soon for 600,000 s/f.



Rendering of 3 Hudson Boulevard

Designed by renowned architect Dan Kaplan FAIA of FXFOWLE, 3 Hudson Boulevard includes 48,000 s/f floor plates on the podium level, 30,000- to 35,000 s/f column-free floor plates in the tower office floors, 11-foot-high ceilings, and floor-to-ceiling windows.

The site's foundation — shared with the MTA for construction of the 7 subway line extension — is entirely set on the densest granite in Manhattan, requiring no platform. In addition there is direct access to the new 7 line subway entrance through Hudson Boulevard Park at the building's front door.

3 Hudson Boulevard is projected to meet Platinum LEED standards and will also incorporate the latest life safety standards of the newly approved building code.