



June 30, 2014

## Ground Loan Secured for 3 Hudson Boulevard



A recent report indicates that 3 Hudson Boulevard has secured a ground loan, which means that construction is imminent for the soon-to-be supertall tower in New York City's Hudson Yards.

Designed by FXFOWLE Architects, 3 Hudson Boulevard will stand 1,034 feet (315 meters) to its pinnacle, and will contain a mix of uses over 66 floors. Tenants have the option of turning the entire building into offices, but given the incredible demand for elevated residences,

condominiums on the upper floors would appear to be likely. The tower will total 1.8 million square feet (168,000 square meters), and is designed to achieve the LEED Platinum designation.

The tower's impact on the skyline will be significant, given its location on 11th Avenue, which guarantees permanent visibility from New Jersey — at least pending an eventual redevelopment of the Javits Center. While the largest buildings at Related's Hudson Yards development will be taller, those towers will be located to the southeast of 3 Hudson Boulevard.

Views will be impressive, and the tower's perspective over the Midtown skyline will be particularly noteworthy; the build-out of the rest of the neighborhood will enhance the vistas with additional architectural icons.

Besides its elevated profile, 3 Hudson Boulevard will also contribute to the pedestrian sphere, and the project will front directly onto the new Hudson Boulevard and Park. Renderings reveal fountains and landscaping that will define the tower's interaction with the subway station, and the end result will greatly enhance a portion of Manhattan that is currently barren, creating a walkable and pedestrian-friendly environment.

3 Hudson Boulevard is being developed by Moinian Group.