

Ninth Avenue and West 33rd Street

Office Tower
New York, New York



1



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Situated one block west of New York City's Penn Station and sited by special permit over a railroad right of way, the design for this 31-story office tower was completed in 1990. With the development of substantial fiber optic internet cabling along Ninth Avenue, it is currently being reconsidered as a prime opportunity for leasing to high tech tenants.

The typical tower floor plates average 33,000 square feet with lease spans ranging from 40 to 55 feet. The total building holds 970,000 square feet above grade and over 300 parking spaces in two below-grade levels. The design captures bonus floor area by providing public areas at the plaza level.

The structure is clad primarily in glass and steps back progressively from the corner of Ninth Avenue and West 33rd Street with a clear base, shaft and top composition. This strategy creates a signature public presence and brings increased daylight to the landscaped entry plaza below, while increasing the number of corner offices within the tower.

At street level a stone paving pattern composes the plaza into a grid with trees and benches which in turn surround a retail arcade. The development of this generous public space transforms the railroad easement into an extension of the 34th Street Business Improvement District and anticipates the increased pedestrian activity that will arrive with the rejuvenated Penn Station on its new site immediately across Ninth Avenue.

1 West 33rd Street facade

2 Ninth Avenue facade

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Key Project Information

- 31-story office tower
 - access to substantial fiber optic internet cabling
 - signature public presence
 - glass curtain-wall façade
 - ground level public plaza
 - retail arcade
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- design completed 1990
 - gsf 970,000