

FROM THE NEW SKYLINE

New Glimpses of COOKFOX's Soaring Downtown Condominium, 25 Park Row

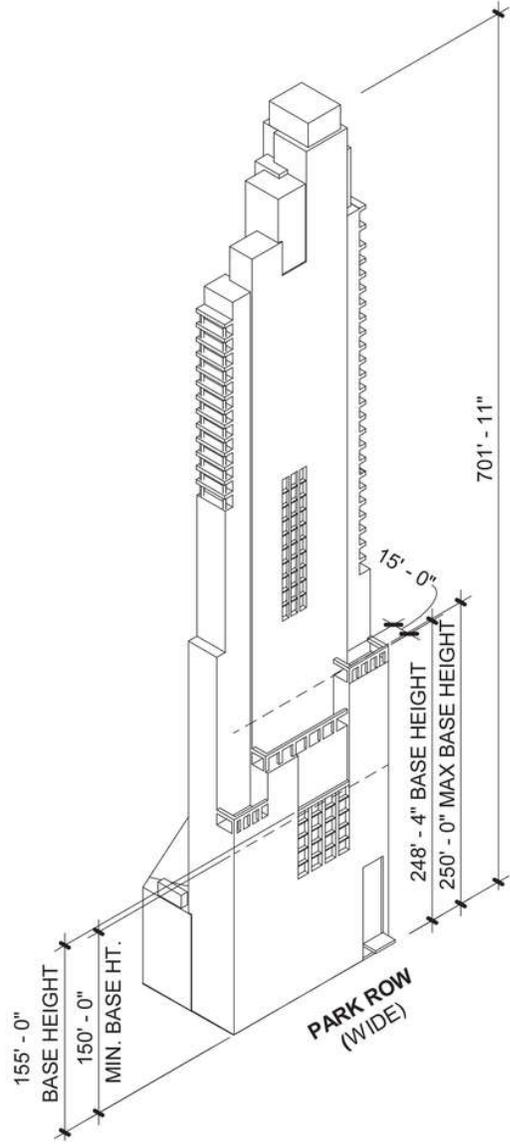
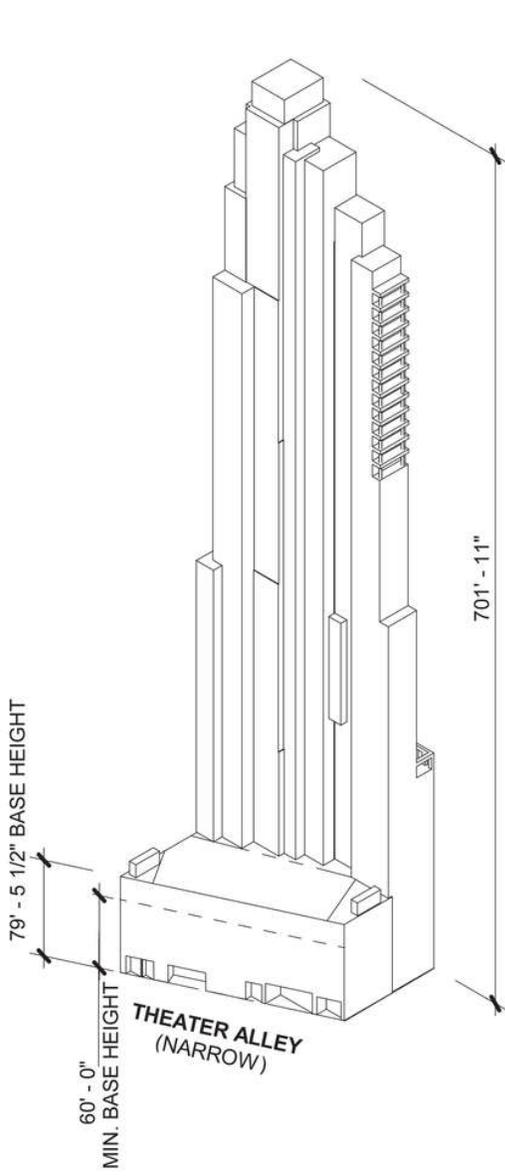


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MONDAY, NOVEMBER 28, 2016



Park Row

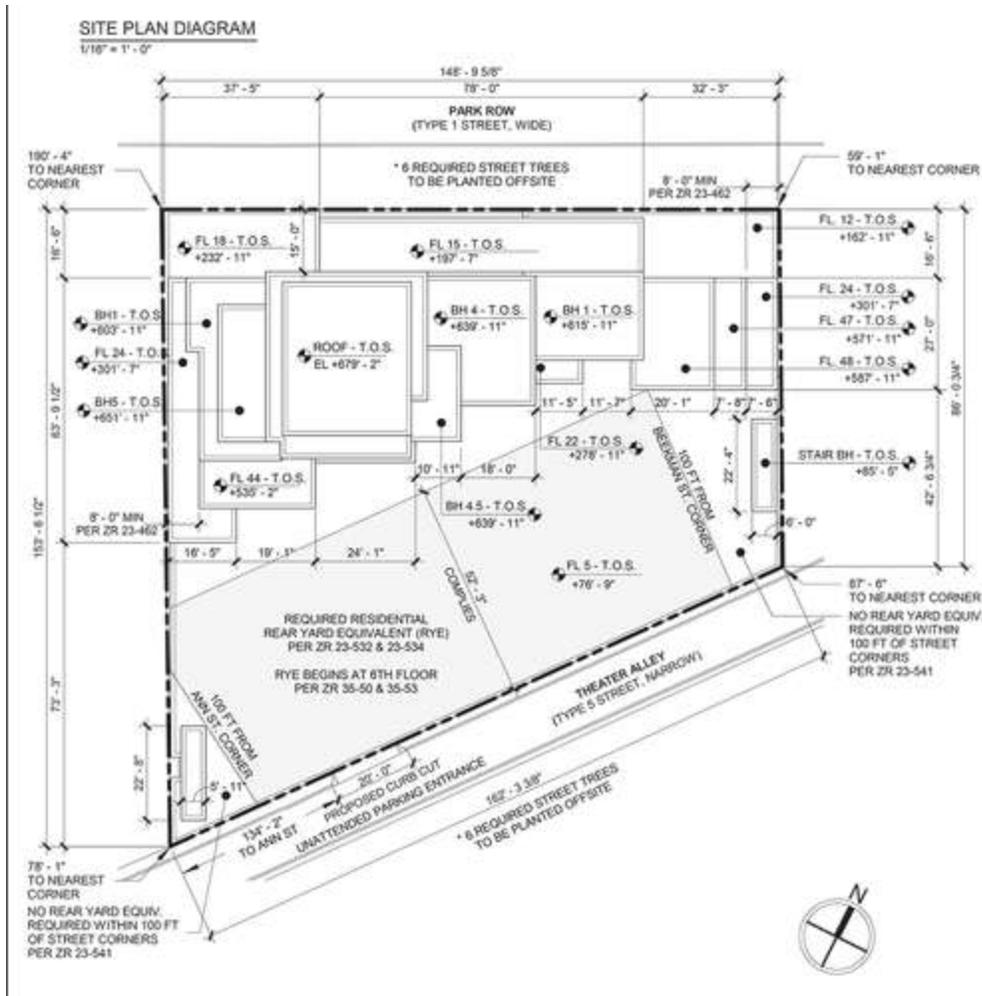
[L+M Development Partners](#) is forging ahead with the construction of a 54-story mixed-use condo tower at [25 Park Row](#) in the [Financial District](#). As the company's largest Manhattan project to date, permits filed earlier this year show that the skyscraper will encompass roughly 213,000 square feet of residential space and soar more than 700 feet high. The broad midblock site is situated across from City Hall Park and held several low-rise buildings owned and occupied by J&R Music and Computer World. J&R retains a stake in the project, and as per [Winick's retail leasing page](#), 25 Park Row will be part of a massive retail overhaul spanning nearly 350 feet of frontage along Park Row.





View of Park Row and City Hall Park

Exterior rendering from the north



Site Plan

New York-based [COOKFOX](#), designers of Midtown's Bank of America Tower and the [St. John's Terminal redevelopment](#), are listed as the architects. As per the approved permits, the slab-shaped skyscraper will be programmed with 108 residences and 52,600 square feet of retail space along its four lower levels. A small rendering of the building's exterior emerged last year, depicting a staid light masonry and glass curtain wall with strong vertical lines. Zoning diagrams show the tower will feature a staggered massing and a distinctive crown bearing a touch of Art Deco flare. Newer renderings published on the leasing agents' page provide a closer look at the tower's base - showing elegant storefronts accented by metal spandrels, and set-in multipane windows for the residential entrance and above.



25 Park Row (CityRealty via Google Earth)

The building's mid-level terraces will be adorned by trellises, and balconies along the north and south elevations will offer stunning, front and center views of the Woolworth building, the Manhattan skyline, and the Hudson and East rivers. Amenities will include several common terraces, a children's playroom, fitness center, lounge and on-site parking.



Old Park Row skyline (Image via Shorpy)

L+M's / J&R's Park Row redevelopment will surf the wave of development that is transforming the area around City Hall Park into a more vibrant 24-hour residential and business community. In the mid-19th century, this stretch of Park Row became one of the city's most coveted locations due to its location across from City Hall. Becoming the hub of the city's newspaper and printing industry, the Times, Tribune, and World erected iconic skyscrapers that were once the tallest buildings on earth. Since then, the publication industry has dispersed and much of "Newspaper Row's" real estate cache and architectural grandeur has greatly diminished. Terrorism concerns further lessened the thoroughfare's

importance when the decision was made to close the street's vehicular connection to Chinatown.

The entire development will encompass nearly the entire triangular block between Ann and Beekman Streets. In addition to the condos coming to 25 Park Row, the rentals within the historic [Park Row Building at 15 Park Row](#) will be upgraded and its retail base will be restored. The small retail building at 1 Park Row will eventually give way to a new mixed-use retail and condominium tower.



Rendering of 25 Park Row

25 Park Row		15 Park Row		1 Park Row	
25		15	15B	15A	1
RESIDENTIAL		RESIDENTIAL		FUTURE RESIDENTIAL	
4TH FLOOR	13,625 SF	RESIDENTIAL		FUTURE RESIDENTIAL	
3RD FLOOR	16,861 SF	RESIDENTIAL		3RD FLOOR	4,575 SF
2ND FLOOR	16,861 SF	2ND FLOOR		2ND FLOOR	4,575 SF
		9,110 SF LEASED			
		MEZZ			
		GROUND		GROUND	4,345 SF
GROUND	10,401 SF	GROUND		GROUND	4,345 SF
LOWER LEVEL	9,766 SF	LOWER LEVEL		LOWER LEVEL	2,920 SF
		10,603 SF			

the retail at **PARKROW**_{nyc}

Park Row retail

Site excavation at 25 Park Row is now well underway. The tower will rise directly south of Urban Muse's under-construction condominium named **One Beekman**, and across street from the Beekman Hotel and Residences across from cinematic **Theatre Alley**. Average asking prices for condos at the Beekman Residences have hovered just above the \$2,000 per square foot mark. A 50th floor penthouse in the soon-to-be-finished building sold in June for \$11.995 million or \$3,375 per square foot.



Construction site of One Beekman, 25 Park Row in the foreground. Beekman Hotel & Residences behind. 15 Park Row to the far right.