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Financial District landmark One Wall Street will have an enormous triplex penthouse

The unit could ask upwards of \$38 million



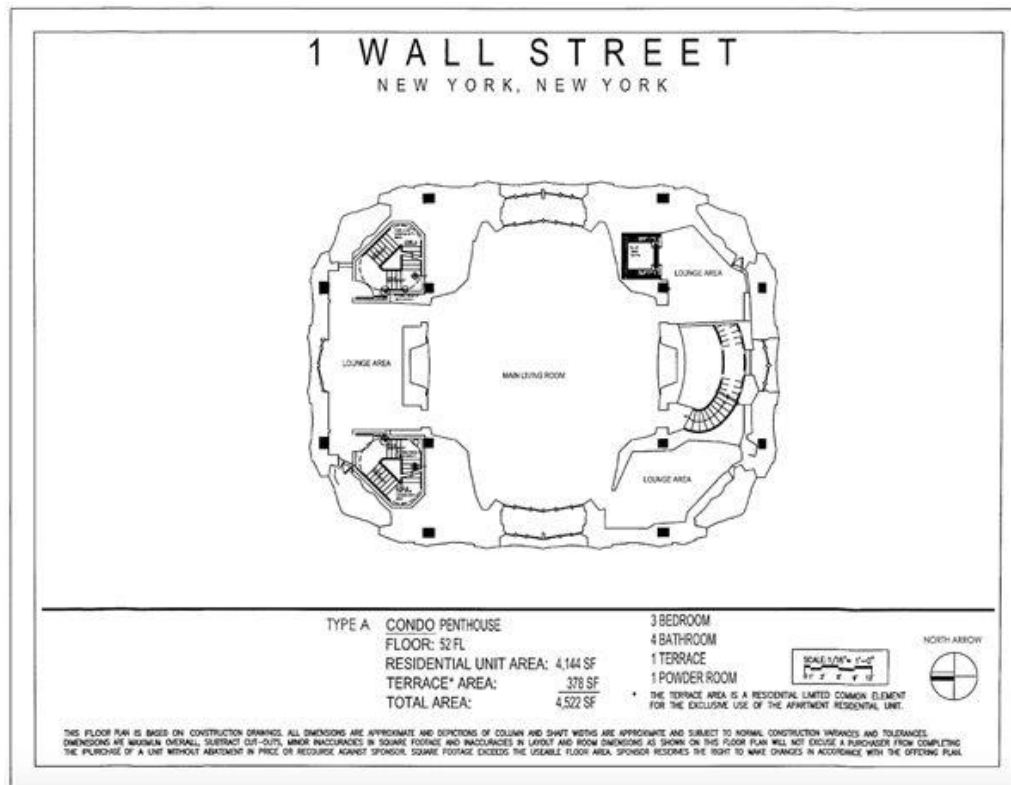
Rendering by DBOX for Macklowe Properties

A floor plan has emerged for the office-to-residential conversion at One Wall Street, overseen by 432 Park Avenue developer Harry Macklowe. The Real Deal revealed that a top-floor triplex penthouse, to sit atop the 51-story Art Deco tower, will measure 12,965 square feet. The unit will hold four bedrooms, four bathrooms, a library, dining room, chef's kitchen, and a full-floor living room and lounge. Each floor will be roughly 4,000 square feet, and there will be a 381-square-foot terrace off the top level.

Macklowe previously stated condos on the lower floors will ask between \$2,000 to \$2,500 per square foot, while units in the top third of the building will ask between \$2,800 and

\$3,000 per foot. That pricing is 10 percent less than similar nearby developments, on average, considering that demand for super luxury apartments is going soft.

Though pricing for the penthouse has not been released, The Real Deal estimated that, "assuming he sticks to that [discounted] pricing and doesn't tack on a premium for the penthouse, the top unit could ask north of \$38 million—a relative bargain."



Via The Real Deal

Most of the 566 units will be one and two bedrooms over two towers: the 51-story landmarked portion, and a new 30-story south tower. Amenities will include a playroom, dog spa, 75-foot pool, golf simulator, library, private dining rooms, and indoor and outdoor lounges over four floors.

The project has changed since the city's Landmarks Commission approved the conversion early in 2016. At that time, plans called for 65 percent of the new units to be rentals, with a smaller portion being converted to condos. Now, Macklowe is focusing on condos. And Robert A.M. Stern Architects is no longer attached to the project; SLCE Architects will design the conversion and CORE will market it.

Besides the apartments, the building will be home to a Whole Foods, which signed on for 44,000 square feet of lower-level space over three floors, along with two more retail spots offering 90,000 square feet in total.