



HOME

110 EAST 16TH STREET

Reveal For 110 East 16th Street, Morris Adjmi-Designed Condo Tower Coming To Union Square



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Back in 2015, Tishman bought a nine-story parking garage at 110 East 16th Street, next to Union Square, for \$35 million. Now, YIMBY has the reveal for its imminent transformation, which will result in an attractive 21-story condominium building designed by Morris Adjmi.

The site is imminently going to begin its ULURP approval process, applying for a 74-711 special permit. When complete, the building will span approximately 100,000 square feet, with 3,000 square feet used for retail and community facility space, and the remainder to be split between 50 condominiums.

With units averaging almost 2,000 square feet apiece, the design corresponds to the intended price point, and promises another dramatic improvement to Union Square. The building will be topped in a cylindrical crown that's nearly as tall as the Zeckendorf Towers' 292-foot pinnacle, one block to the south.

Despite the tower's relative lack of height by Manhattan standards, the building will be relatively prominent, thanks to Union Square's low to mid-rise surrounds. Floors appear to be 11 or 12 feet apiece, which will also translate into generous ceiling heights for the units within.

The building's built program will result in a solid street presence before tapering begins after the 17th floor. The tower then reaches its pinnacle in a wedding cake-styled drop off. The resulting combination of the more classic Manhattan skyscraper profile with enormous floor to ceiling windows will likely be appealing both from outside and from within, and hopefully offers guidance to any future developments in the area.

The project will also include a restoration of 111 East 15th Street, which is a landmark.

Construction is currently anticipated to begin in the second half of 2018, with completion anticipated for the end of 2020.

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