



FOR IMMEDIATE RELEASE:

Kohn Pedersen Fox Selected to Transform One Madison Avenue in New York City

On heels of the successful One Vanderbilt partnership, KPF and SL Green will create a premier office building across from Madison Square Park in heart of Midtown South

New York, New York – December 10, 2018 – Kohn Pedersen Fox Associates (KPF) is pleased to announce its commission to modernize One Madison Avenue, into a Class-A office building next to Madison Square Park in New York City. KPF’s design adds a modern, glass-enclosed tower atop a redeveloped podium that will create new state-of-the-art office space, tenant specialty floors and over one acre of outdoor terraces. The design will be harmonious with the surrounding Madison Square district, complementing the park by incorporating significant softscape features. To advance the most ambitious adaptive-reuse project in the Midtown South submarket, SL Green has re-assembled the design and development team currently constructing the iconic One Vanderbilt – KPF, Hines and Gensler – to undertake the project.

“Working with SL Green on another impactful New York City project is an amazing opportunity,” said KPF President James von Klemperer. “With two Madison Avenue projects – first One Vanderbilt and now One Madison – we are adding major new structures to the city’s key sites. In both, we’re taking care to respect surrounding historical buildings and celebrate the importance of significant public space.”

“One Madison Avenue has an unbeatable location overlooking Madison Square Park, and after the redevelopment it will become one of the most sought after addresses in all of New York City,” said Marc Holliday, Chief Executive Officer of SL Green. “To take on such a sophisticated project, we’ve gathered the team responsible for constructing the ahead-of-schedule, 1,401-foot-tall One Vanderbilt. I’m confident their expertise will help us successfully revitalize One Madison into an exclusive address for today’s leading companies.”

“SL Green has been a visionary developer to work with at One Vanderbilt, so naturally we jumped at the chance to collaborate on the redesign of One Madison Avenue – a dramatic transformation that will infuse a timeless New York City property with a dynamic, inspiring workplace for the 21st century,” said KPF Design Principal Doug Hocking, AIA. “Our design, in particular the tower addition, will be deferential to the architecture of the neighboring 5 Madison Avenue Clock Tower. The clock tower will retain its prominence, while the facades of the new building will echo the lush green context of Madison Square Park.”

SL Green is redeveloping One Madison as-of-right, using 218,000 square feet of available development rights, which will increase the total rentable square footage of the building to nearly 1.5 million square feet. One Madison will be reduced to its existing ninth floor in order to create 18 additional new column-free floors above. Interior and exterior work to the existing podium, including revitalizing the lobby, modernizing core elements and activating retail space, a multi-purpose auditorium, and below-grade space, will create a complete, seamless, and unrivaled Class-A experience in Manhattan’s highest demand office district. Demolition and construction are expected to start in 2020/2021 following the expiration of existing tenant leases.



The newly-constructed tower will feature 32-35,000 rentable-square-foot floorplates, with 60-foot column-free clear spans and 14'-3"-foot floor-to-floor heights throughout. On the 10th and 11th floors, exceptional views of Madison Square Park are featured at panoramic terraces and specialty office floors, which will create an elegant and respectful transition from the masonry base to the new tower addition. Several private tenant terraces are also included at the top of the tower, all of which feature skyline views of the city.

The planned One Madison Avenue joins KPF's portfolio of large-scale repositioning projects in New York City, including 390 Madison Avenue, for which a surgical re-massing redistributes existing square footage in the form of eight new vertical stories; and the recently topped out Hudson Commons, which adds 17 stories above a former warehouse to create state-of-the-art office space for tech tenants.

About Kohn Pedersen Fox Associates (KPF)

Kohn Pedersen Fox Associates (KPF) is one of the world's preeminent architecture firms, providing architecture, interior, programming and master planning services for clients that include some of the most forward-thinking developers, corporations, entrepreneurs, and institutions in the United States and around the world. The firm's extensive portfolio spans more than 40 countries and includes a wide range of projects from office and residential buildings to civic and cultural spaces to educational facilities. Driven by individual design solutions, rather than a predetermined style, KPF's mission is to create buildings and places of the utmost quality and contextual sensitivity, providing a valuable impact on the cities they inhabit.

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About SL Green Realty Corp.

SL Green Realty Corp., an S&P 500 company and New York City's largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties. As of September 30, 2018, SL Green held interests in 106 Manhattan buildings totaling 46.4 million square feet. This included ownership interests in 28.2 million square feet of Manhattan buildings and 18.2 million square feet of buildings securing debt and preferred equity investments. In addition, SL Green held ownership interests in 15 suburban buildings totaling 2.3 million square feet in Brooklyn, Westchester County, and Connecticut.

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For further information, high-resolution images and/or to request an interview, please contact:

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