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THE PLAN: 55 HUDSON YARDS, 10TH FLOOR

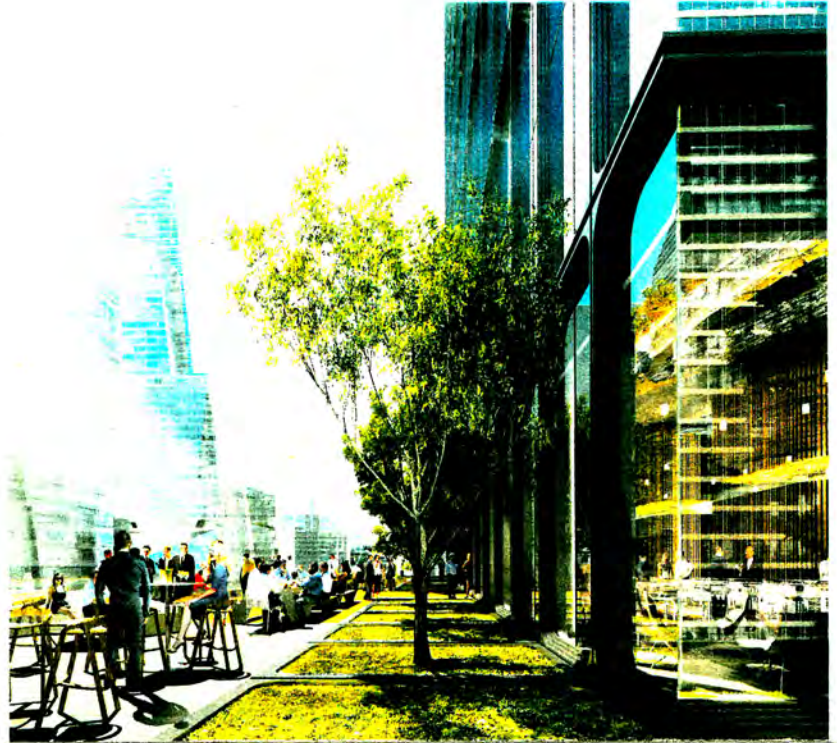
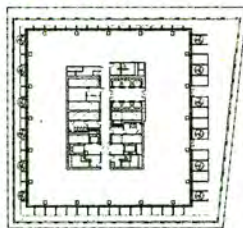
BY TOBIAS SALINGER

The Related Companies' 55 Hudson Yards, a 51-story, 1.4 million-square-foot office tower rising from 11th Avenue between 33rd and 34th Streets, will offer a terrace overlooking the adjacent Hudson River Park and its surroundings to whoever snaps up the 28,000-square-foot 10th floor. Related and its partner, Oxford Properties Group, tapped master architects Eugene Kohn, of Kohn Pederson Fox, and Kevin Roche, of Kevin Roche John Dinkeloo and Associates, to design the tower, slated to be standing by the end of 2017; and the two veterans arranged it with a 10-floor base that opens into a prime tier where the building sets back. "We think it's a spectacular floor," said Andrew Cantor, a Related vice president who is on the firm's Hudson Yards team. "We would expect a larger user might want to take it as part of a bigger occupation."



Once completed, the building will sit adjacent to the new 7 train subway station, the extension of the High Line and Hudson River Park, which snakes up Manhattan's West Side. "The front door opens literally into the park," Mr. Cantor says. "We're racking our brains trying to think of another building that has that."

Related officials are pitching the open design to companies eager to hold onto employees wary of the traditional office setup of columned cubicle rows. The prospect of holding events and celebrations in the space and working among views of the gleaming developments around Hudson Yards should prove a boon, Mr. Cantor says. "There's a real war for talent right now, and the ability to offer your employees seamless outdoor space is a benefit to users," he said.



The outdoor wooden deck on the floor's terrace will wrap all the way around the building, giving tenants 5,000 square feet for installing green features however they want. "Because we have extra volume in the slats, you can actually fit trees into the space instead of putting them in planters," said Mr. Cantor. "It's your private park in the sky."



The 12-foot ceilings have no corner columns, allowing natural light to seep in throughout the space through the floor-to-ceiling glass windows. It's an arrangement that can fit creative companies, law firms and finance tenants and make for possible conference rooms and executive offices that "will feel really open-air," Mr. Cantor noted.

Mr. Cantor said Related is seeking "market rents" for the space but declined to give specific figures. Earlier this year, fashion retailer Coach purchased an office condo at another upcoming building nearby, 10 Hudson Yards, for a reported \$70 per square foot.

