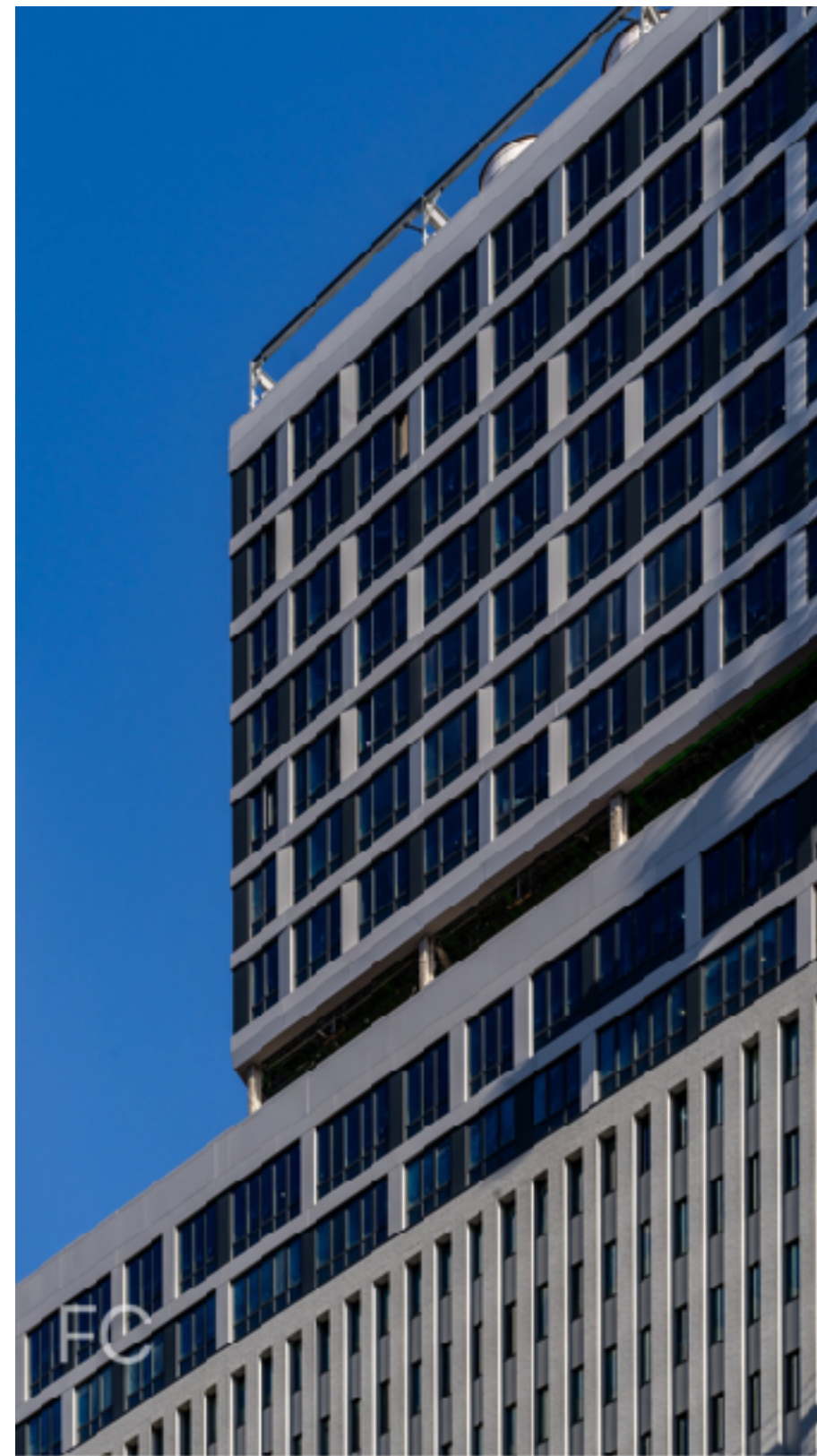


FIELD CONDITION

Construction Update: SoMA at 25 Water Street



North facade from Broad Street.



Close-up of the north facade of the upper tower and the crown.



10-story overbuild at the tower crown.



West facade from Water Street.

Construction is nearing completion at the office-to-residential conversion of 25 Water Street, a 1968 office and storage tower in the Financial District of Lower Manhattan by developers GFP Real Estate, Metro Loft, and Rockwood Capital. Designed by CetraRuddy Architects, will be the largest office-to-residential conversion by unit count, at over 1,300 residences, in US history. The project is also the first office-to-residential conversion to use New York's 467-m housing tax incentive, which provides a partial tax exemption for rental developments in converted buildings with the required amount of affordable housing. The conversion features an update to the existing 22-story brick-clad office building with large expanse of window wall replacing the narrow and irregular windows of the original tower's lower half. Along with the window replacement, the facade has also undergone a color change with the repainting of the deep red brick to white. The development also includes an additional steel-framed 10-story overbuild, including nine floors of residences and a full floor of amenities.



Residential lobby.



Residential lobby lounge.



Residential lobby lounge.



Indoor swimming pool.



Fitness Center in the SoMA Athletic Club.

Residential Amenities

Spread out over 100,000 square feet, amenities will include spaces for entertainment and coworking, a basketball court, two indoor pickleball courts, fitness center, pilates and yoga studios, steam room and sauna, a 75 foot indoor swimming pool, an outdoor swimming pool on the 25th floor roof deck, a sports simulator, and an outdoor rooftop lounge with landscaped terrace.



Model Residences

The development includes 1,320 residences ranging in size from studios to three-bedrooms, with about 50 residences per floor and penthouse units in the new floors that crown the tower. Most of the residences include a home office and views to the water and the city skyline.

Architect: CetraRuddy; **General Contractor:** Pavarini McGovern; **Developers:** GFP Real Estate, Metro Loft, and Rockwood Capital; **Program:** Office-to-Residential Rental Conversion; **Location:** Financial District, New York, NY; **Completion:** 2025.

