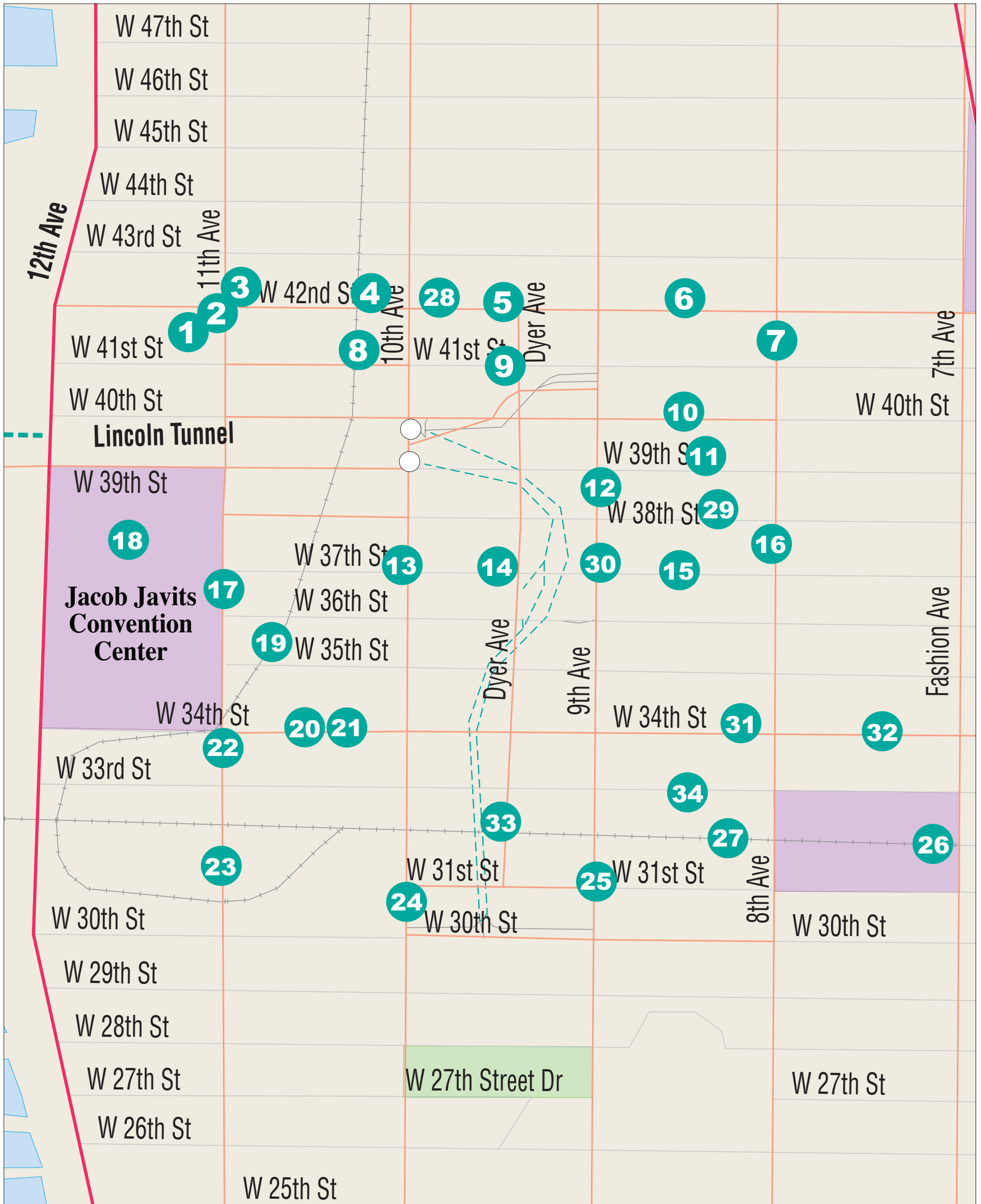


Reshaping the skyline

A look at the major projects on the far West Side



	Address	Developer/Owner	Size	Price	Last sale	Notes
Development sites						
1	635 West 42nd St	The Moinian Group	478 units	\$157.3 million	08/05	Residents began moving into the 46-story Atelier condo earlier this year.
2	605 West 42nd St	The Moinian Group	1,000 units	\$120 million	08/05	The Moinian Group and investor MacFarlane Partners are building a mixed-use tower to include 1,000 rental and condominium units, less than half a block east of Moinian's Atelier condo.
3	600 West 42nd St	Silverstein Properties	1,359 units	n/a	n/a	River Place II will comprise 1,359 rental units in two 58-story towers, and it will include 21,000 square feet of retail space, a 13,000-square-foot amenity center and 194 parking spaces. Approximately 20 percent of the units will be affordable.
4	517 West 42nd St	Atlantic Development Group LLC	75,400 sf*	\$10.25 million	06/04	The property sold as a development site for \$177 per buildable square foot.
5	440 West 42nd St	The Related Companies	800 units	\$100 million	11/04	Related, Twining Properties and MacFarlane Partners are planning a 65-story mixed-use development, including rental and condo apartments, on the full-block site.
6	350 West 42nd St	Extell Development	551 units	n/a	08/04	Extell and Twining Properties have completed the 60-story Orion condo tower.
7	641 Eighth Ave	Port Authority of NY and NJ	3.8 million sf	n/a	n/a	The Port Authority is resurrecting long-dormant plans to construct a 42-story office tower above its bus terminal at 42nd Street and Eighth Avenue. Vornado Realty Trust and Lawrence Rubin Co., which were slated to build a tower on the site seven years ago, are once again in talks with the Port Authority about constructing the skyscraper. The authority is also considering buying up land on 10th Avenue to build a new bus terminal, therefore allowing for the sale or redevelopment of its current Eighth Avenue space.
8	515 West 41st St	West 42nd Street Developers	248,500 sf*	n/a	03/07	Richard Born owns the site.
9	440 West 41st St	Hersha Group	74,260 sf	\$21.5 million	07/06	The Pennsylvania-based hotel group bought the site.
10	342 West 40th St	n/a	59,200 sf	\$8.5 million	05/07	The unnamed buyer plans to demolish the current building and construct a 34-story hotel.
11	337-343 West 39th St	Sam Chang	n/a	n/a	03/07	The hotel developer also owns 309B West 39th Street and 585 Eighth Avenue on the same block, which he acquired in 2006, for a total of \$33.5 million. The sites offer approximately 150,000 buildable square feet.
12	511-521 Ninth Ave	Morris Harary	130,000 sf	\$37.3 million	06/06	The site includes approximately 35,000 square feet of air rights from neighboring buildings.
13	505 West 37th St	Rockrose Development	860,000 sf	n/a	01/02	Rockrose is building a two-tower residential rental complex that is expected to be completed in 2009. One tower is 43 stories tall with 463 units, and the other is 34 stories with 373 units. The ground floor will have gardens, 22,000 square feet of retail space and a 14,000-square-foot lobby and amenity space.
14	455 West 37th St	Rockrose Development	335,385 sf	n/a	05/01	Rockrose is building a 25-story, 400-unit residential rental.
15	352 West 37th St	Lalezarian Developers	98,750 sf*	\$14.8 million	01/07	n/a
16	327-345 West 37 St; 310-328 West 38th St	Glenwood Management	500,000 sf	\$79.5 million	03/07	The rental developer acquired sites for a 50,000 square footprint earlier this year. The main site, 310-328 West 38th Street, sold for \$59.5 million; 327-345 West 37th Street sold for \$20 million.
17	450 11th Ave	37-11 Development LLC	98,750 sf*	\$45 million	05/07	Baruch Singer sold the site to an unidentified buyer. Singer had purchased the site along with 541 and 545 West 37th Street and 540 and 544 West 38th Street, which he recently sold to a different buyer.
18	655 West 34th St	NY Convention Center Development Corp.	550,000 sf	n/a	n/a	The Spitzer administration is considering a proposal to renovate and expand the Jacob K. Javits Convention Center that would cost \$4 billion, or more than twice the cost of the Javits overhaul proposed under the Pataki administration. The new proposal would add 550,000 square feet of exhibit space and meeting rooms to the convention center. The plan approved last year called for a 300,000-square-foot expansion with a price tag of \$1.8 billion.
19	11th Ave btw. 35th and 36th Sts	Empire State Development Corp.	1,400 rooms	n/a	n/a	The ESDC will consider bids including those from the Moinian Group with Marriott International, Extell Development with Hyatt, and Austin-based Faulkner with Hilton for the planned Javits Center convention hotel. The hotel would occupy the entire block; one proposal includes 1,400 rooms in a 70-story tower.
20	555 West 34th St	The Moinian Group	1.5 million sf	\$54.8 million	12/05	Moinian plans a mixed-use tower for the site of the Verizon building.
21	528 West 34th St	City of New York; Extell Development	n/a	\$66.1 million	05/07	The city bought the Federal Express distribution center and a smaller adjacent building, 524 West 34th Street. Extell kicked in another \$13.9 million to buy part of the properties, which are next to the planned Hudson Boulevard, a new street that would run through the neighborhood.
22	380 11th Ave	Extell Development	1.5 million sf	n/a	n/a	A new, 1.5-million-square-foot office tower is planned for the site of the famed Copacabana nightclub. Israel Green has signed a letter of intent for 1 million square feet in the 45- to 50-story building for the World Product Centre, a showroom for high-tech medical equipment. Construction is expected to begin in early 2009, with completion projected for 2012.
23	11th Ave btw. 30th and 33rd Sts	MTA	n/a	n/a	n/a	The request for proposals for the development of the 26-acre Hudson Yards site, which runs on the east and west sides of 11th Avenue from 30th to 33rd streets, was officially released in July. The deal is expected to bring in more than \$1 billion for the MTA. Related, Brookfield Properties, Vornado Realty Trust, Tishman Speyer and the Durst Organization are reportedly preparing bids. A failed \$1.4 billion stadium for the New York Jets was to occupy the west side of the site.

	Address	Developer/Owner	Size	Price	Last sale	Notes
24	356-358 10th Ave	Extell Development	600,000 sf	\$23 million	09/05	Extell intends to build a mixed-use tower on the site, which it bought from the Port Authority.
25	401 West 31st St	Brookfield Properties	4.7 million sf	n/a	n/a	Brookfield Properties says it will build four office towers on Ninth Avenue between 31st and 33rd streets, behind the proposed Moynihan Train Station project and the current Farley Post Office. The towers will total some 4.7 million square feet, but Brookfield's CEO says they won't necessarily be built if plans for the train station don't move forward.
26	Penn Station	Vornado Realty Trust; The Related Companies	10 million sf	n/a	n/a	Vornado Realty Trust and the Related Companies were expected to release plans for the development of Moynihan Station that will involve creating 10 million square feet of office space off of West 33rd Street. The estimated price tag for the massive development – which includes rebuilding Penn Station and Madison Square Garden on the site of the Farley Post Office, as well as constructing two skyscrapers – has more than doubled to \$14 billion, according to reports. The Regional Plan Association recently recommended the city transfer development rights from nearby Midtown sites to Vornado and Related.
27	425 Eighth Ave	Empire State Development Corp.	n/a	\$230 million	03/07	The state bought the Farley Post Office in the first step of the development of Moynihan Station. The Port Authority of New York and New Jersey paid \$140 million of the acquisition.
Other buys						
28	469-471 West 42nd St	The Related Companies	n/a	\$155 million	n/a	Related bought the two-building Manhattan Plaza Apartments, one of the city's largest affordable housing communities.
29	330 West 38th St	Hudson 38 Holdings LLC	n/a	\$51 million	08/06	The 16-story office building traded three times in the last nine years.
30	400 West 37th St	Equity Residential	n/a	\$93.1 million	07/04	Equity Residential bought the 260-unit Hudson Crossing apartment building from the Dermot Company.
31	333 West 34th St	SL Green	n/a	\$183 million	06/07	SL Green bought the 318,180-square-foot office building from Citigroup.
32	225 West 34th St	Circle Properties	n/a	\$350 million	n/a	The 560,000-square-foot office building, also known as 14 Penn Plaza, went into contract recently for \$625 per square foot. The sellers were Andrew Borrok and Charles Borrok.
33	450 West 33rd St	Broadway Partners	n/a	\$664 million	n/a	Broadway Partners is in contract to purchase the building from a group of developers led by Joseph Chetrit. The building's tenants include the Daily News and the Associated Press.
34	315 West 33rd St	Stonehenge Partners	n/a	\$240 million	04/05	The 33-story, 333-unit apartment tower sold in an off-market transaction.

(Source: PropertyShark.com. *Estimate based on lot size and FAR and can deviate from real development potential.)