



Oxford Properties Re-Imagines St. John’s Terminal as 1.3MSF Workplace of the Future, Connecting Burgeoning Hudson Square Neighborhood to the Waterfront

COOKFOX design blends industrial past with new workplace approach at former High Line terminal, incorporating abundant outdoor space and greenery across expansive 100,000-square-foot floorplates

October 2, 2018 (New York, NY) – Oxford Properties Group (‘Oxford’) today revealed its plans for the redevelopment of St. John’s Terminal, which will transform the historic building into 1.3 million square feet of cutting-edge commercial office space. Located at 550 Washington Street at the corner of Houston and West Streets in Hudson Square, the building encompasses two entire city blocks in Manhattan - adjacent to Hudson River Park’s Pier 40 and at the intersection of the West Village, SoHo and Tribeca. St. John’s Terminal represents Oxford’s first project in the U.S. as lead developer and is one of approximately 30 active development projects currently underway across its global portfolio.

As the former freight terminal for the High Line, the warehouse-style building was originally developed as a distribution hub of daily goods. The original railroad tracks remain visible throughout the unusually wide building that was first designed to hold up to 227 train cars.

The innovative re-use plan designed by COOKFOX was carefully tailored to enhance productivity, prioritize wellness and ensure flexibility and collaboration by allowing access to nature and abundant open space in the workplace. The first renderings of the building reveal a 12-story workplace with 100,000-square-foot floorplates that are exceptionally rare in the Manhattan marketplace.

Based on the building’s original features, Oxford and COOKFOX will create a purpose-built campus environment on the West Side that will drive workforce innovation and collaboration. The building will seamlessly integrate Hudson River Park and the neighborhood for the first time.

“We felt a tremendous responsibility to re-imagine St. John’s Terminal in an authentic yet modern way,” said **Dean Shapiro, Head of US Developments at Oxford Properties**. “St. John’s Terminal has a long history as a hub of innovation and productivity. Its unique form allows us to create workspaces that reduce the friction of expansion and change over time, so tenants can focus on productivity. Our intent is to return the building to a place of prominence for the next generation of New York’s economy. With Hudson Square emerging as one of the city’s most exciting neighborhoods, the timing is perfect to activate this building in a way that connects the community to the greenway and Pier 40.”

“St John’s Terminal represents the next phase in the evolution of our U.S. business,” commented **Kevin Egan, Head of New York and Global Credit at Oxford Properties**. “Since we launched in New York in 2010, we have built out a platform with over \$10 billion in assets under management, that encompasses investment, credit, asset and property management, and development. Now, as lead developer of St John’s Terminal, we are bringing the expertise we have amassed from building incredible workplaces around the world to create a distinctly unique work experience for its future occupants and customers.”

In the first phase of development, the overpass covering Houston Street at the North side of the building will be removed, exposing the original railroad tracks and connecting the waterfront and Hudson River Park to local residents and visitors.

“Oxford’s vision for St. John’s Terminal reinforces our greater vision for the Hudson Square neighborhood,” said **Ellen Baer, Hudson Square BID President and CEO**. “This project, together with the BID and other community stakeholders, will crucially extend the district’s momentum to the waterfront and reinforce Hudson Square as a place that is engaged, energized and evolving.”

The plan incorporates three stories of the existing structure and showcases the original railbeds as a central design feature. The building’s façade will allow for more than 400 linear feet of unobstructed west-facing views, providing breathtaking views of the widest sunset in New York City. Renderings of the project highlight the building’s rich biophilic design, which will produce numerous outdoor retreats for building tenants, including a greenscaped rooftop and terraces overlooking the river. Adamson Associates is the executive architect for the redevelopment project.

“St. John’s Terminal once formed the end of The High Line and our design will preserve the history and authenticity of this important piece of rail infrastructure that once connected the world to New York City. By opening the site with the removal of the overpass and incorporating the rail beds, we’re connecting the building with the neighborhood, and at the same time creating a workplace that is connected with nature,” said **Rick Cook, Founding Partner, COOKFOX**. “This building will be the next generation of high-performance, biophilic workplace to support wellness and productivity for occupants, with access to outdoor gardens for the building tenants and new public spaces that will improve access to Hudson River Park.”

Oxford currently has nearly 9 million square feet in development at Hudson Yards in partnership with Related Companies and operates a global portfolio spanning across more than 60 million square feet. Oxford’s global portfolio includes the recently completed 600 Massachusetts Avenue in Washington, DC, St. James’ Market in London, the Stack in Vancouver, and EY Tower in Toronto.

More information on the project can be found at www.stjohnsterminal.nyc and high-res renderings can be downloaded [here](#).

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About Oxford

Oxford Properties Group is one of the world's premier real estate investment, development and management companies. Established in 1960, Oxford manages over \$50 billion of real estate assets on behalf of its co-owners and investment partners, with a global portfolio spanning over 60 million square feet. Oxford has regional head offices in Toronto, New York, London, Luxembourg and Singapore, each with investment, development and management professionals, in addition to local teams in each city in which we operate. Oxford is the global real estate arm of OMERS, the defined benefit pension plan for Ontario's municipal employees. For more information about our hands-on approach to real estate, visit www.oxfordproperties.com.

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