



BOMA NEW YORK



2015

PINNACLE AWARDS

FEBRUARY 26, 2015



CHELSEA PIERS

452 FIFTH AVENUE

RENOVATED BUILDING

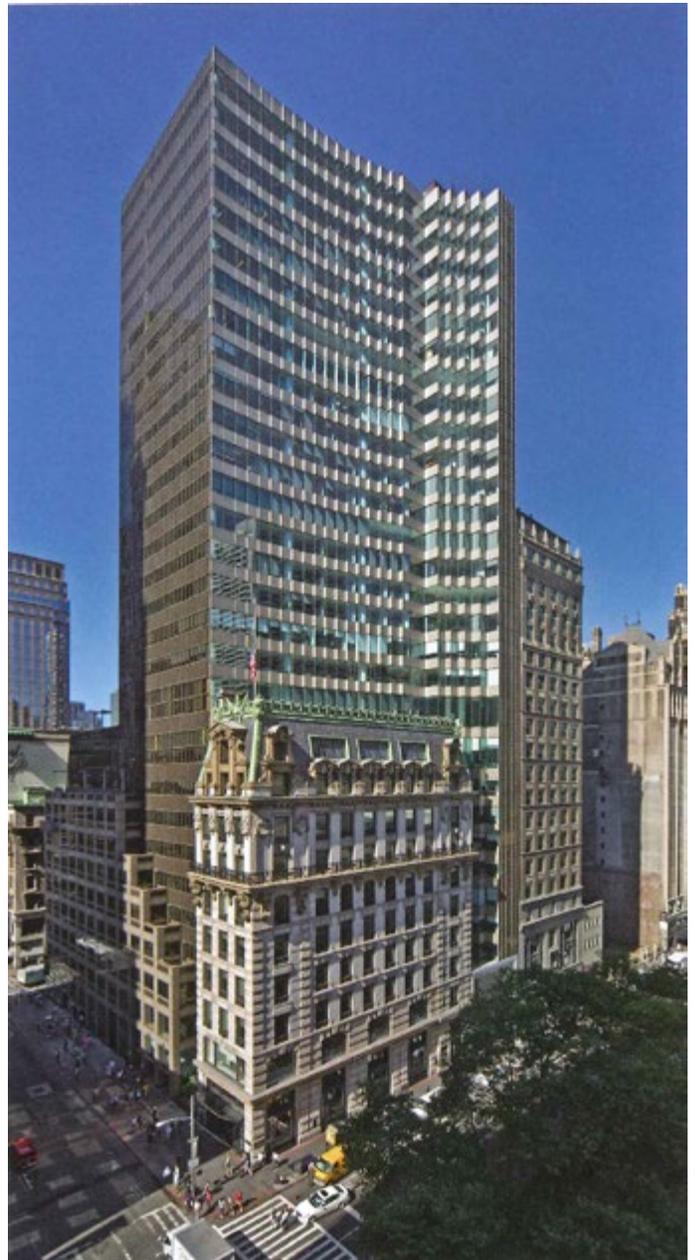
452 Fifth captured headlines in the early 80's, when its dramatic glass façade began rising above the historic Knox Building at 40th Street and Fifth Avenue. It was considered a risk – a Class A trophy taking on a large footprint in a marginal market. Yet within months, 452 Fifth had spurred the development of three Class A buildings south of 40th Street, and its own architectural statement redefined how the contemporary can embrace the classical.

In 2009, with anchor tenant HSBC consolidating and tower floors becoming available, the new owners launched a \$50 million-plus program to renovate from streetline to roofline and reposition the tower as a global headquarters center.

Set back from the corner on an L-shaped plot, the tower wraps around the landmark Knox Building in a sweeping concave façade of clear glass, stepping back like a pleated glass curtain drawn behind the smaller Beaux Arts building below. While the signature façade is as relevant as ever, the heavy entrance canopy is now gone and the new, light-filled entrance has tripled in size. It blends seamlessly with the new lobby, a greatly expanded, soaring space clad in cream-colored stone and Carrara marble.

Infrastructure was rebuilt to install new elevator service on the top three floors and all elevators were completely upgraded. New generators, cooling towers and risers, a fire alarm riser and telecom systems were installed. Retail space and restrooms were modernized and through operating improvements, the *Energy Star*® score rose to 71.

New York might have been watching when 452 Fifth first rose over its storied corner, but as the tower enters its third decade, its renovation success is in full view of the world market.



Owner 452 Fifth Owners, LLC
Management Firm CBRE
Real Estate Manager Annabella Molina

Architect Studios Architecture

Cleaning ABM Janitorial Services, Inc.

Design Engineer AKF Group LLC

General Contractors Kajima Building & Design Group, Inc.

Elevator Consultant LEC Consulting & Inspection Group

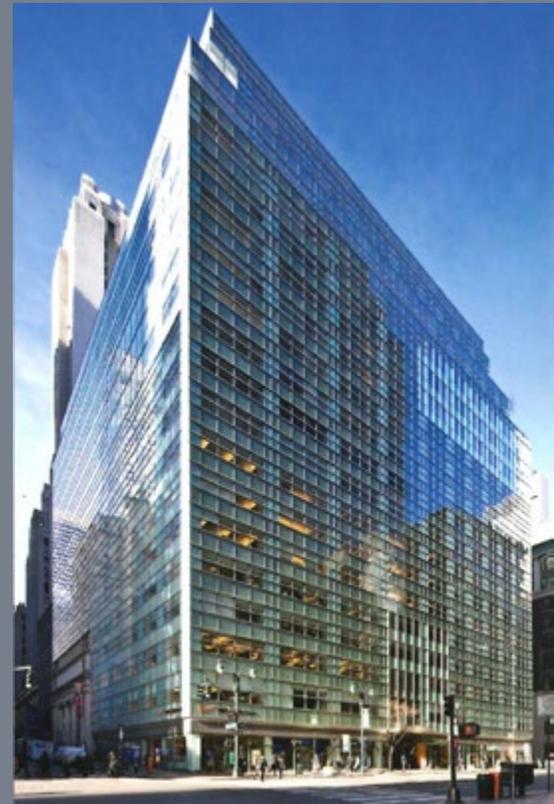
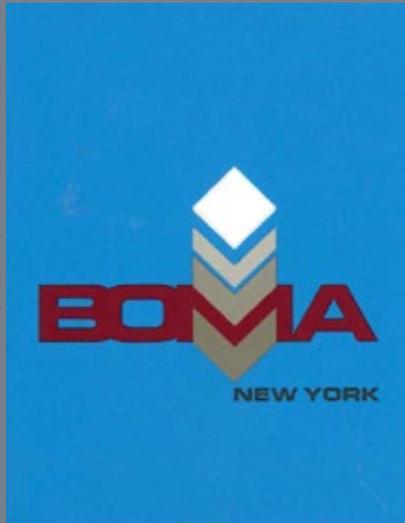
Marble & Metal Maintenance Harvard Maintenance, Inc.

Painting Sherry Hill Painting

Security Mulligan Security

Vertical Transportation Otis Elevators Company

Window Scaffold Titanium Scaffold Services LLC



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