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## **High-Profile Office Tower on New York's Park Avenue Lands \$911.4 Million Refinanced Loan**

The 47-Story Project Is Expected To Be the First Full-Block Tower To Open on Park Avenue in 50 Years



The property at 425 Park Avenue, the first full-block tower in 50 years to open on New York's Park Avenue, landed a \$911.4 million refinancing loan. (Alan Schindler)

By [Andria Cheng](#)

The first full-block tower set to open in 50 years on New York's headquarters-heavy Park Avenue has landed a \$911.4 million refinancing loan.

The financing, secured through lenders led by Blackstone Real Estate Debt Strategies, replaces the original construction loan for the property located at [425 Park Ave.](#), developer L&L Holding said in a statement Monday, adding the loan will cover the final stages of the project.

The 47-story office tower, located between 55th and 56th streets in the Plaza District in Midtown, is nearing completion after construction began in 2015, L&L said.

The refinancing is secured at a time when various top-tier properties with desirable amenities are attracting investor interest in New York's hard-hit office market, where the vacancy rate still sits at a near-record high of 11.8%, according to CoStar data.

In another example, Boston Properties secured [a \\$1 billion refinancing](#) loan for [601 Lexington Ave.](#), an iconic office tower located near 425 Park Ave., ratings firm Moody's Investors Service said in a report last week.

The refinancing for the tower at 425 Park Ave. "is a reflection of the investment community's faith in New York City and the insatiable demand for high-performance office buildings that are also designed to positively impact the long-term health, well-being and quality of life of their occupants," Susan Choi Raffo, L&L Holding's executive vice president, said in the statement.

The building is [about 60% leased](#), an L&L spokesperson told CoStar News in an email.

Global asset management firm Citadel, the hedge fund founded in Chicago by billionaire Ken Griffin, will be the anchor tenant for the 670,000-square-foot tower. Citadel has committed to occupy 331,800 square feet across 16 full floors while additional tenants include Wafra Capital Partners and Medical Properties Trust, L&L said.

The 897-foot tower, designed by Pritzker Architecture Prize winner Norman Foster, features a 45-foot-tall grand lobby and two 38-foot setback floors, with the higher of the two housing the building's amenities. Both floors were designed to have more than 3,000 square feet of landscaped outdoor terraces.

With building amenities seen by companies as the high-stakes battleground when it comes to helping them attract top talent and motivate their employees to return to the office, the full-floor amenity center located near the top of the tower will feature not just multiple outdoor gathering spaces and food and beverage service, but also transcendental meditation by the David Lynch Foundation, according to the statement.