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L&L Holding Tops Out Manhattan Office Tower

By Keith Loria

L&L Holding Co. has added the final beam of steel to 390 Madison Ave., topping out the former 291-foot tall, 24-story office building to its new height of 32 stories and 373 feet.

The re-massed mid-20th century building now has eight additional floors and offers more than 860,000 square feet of space, according to Yardi Matrix. It is being further transformed into a sleek, light-filled tower featuring massive column-free spans, high ceilings, modern infrastructure, a new façade of transparent, floor-to-ceiling glass, and 13 outdoor terraces.

Additionally, the project will add a series of light-filled, double-height floors and a triple-height tenant amenity space.

“At L&L, we are dedicated to staying ahead of the curve in terms of understanding the evolving urban landscape and responding to the changing needs of top companies and the modern workforce,” David Levinson, L&L’s chairman & CEO, said in a prepared release. “We are confident that 390 Madison Ave. will be a tremendous catalyst for Midtown East and will serve as a model for the next wave of development in the iconic Grand Central office district.”

A team approach

The project team also comprises design architect Kohn Pedersen Fox Associates, construction manager Tishman Construction, architect of record Adamson Associates, MEP Engineer FMC & Associates, code consulting Rizzo Group, structural engineer Severud Associates, sustainability manager Code Green and Israel Berger & Associates, in charge of the curtain wall.

“For 390 Madison, we have assembled a remarkable group of innovative architects, engineers, contractors and construction workers, who have teamed up for this once-in-a-lifetime opportunity to completely re-invent an office building that incorporates the best in modern amenities, views and outdoor spaces, as well as state-of-the-art-connectivity and green technology,” added Robert Lapidus, L&L’s president & chief investment officer.

The building is scheduled for completion in 2018.

It’s a busy time for L&L Holding. The company is also developing the Norman Foster-designed 425 Park Ave., the first full-block office tower to rise on the street in more than 50 years, and has joined the \$2 billion redevelopment of the Doubletree Suites Times Square Hotel in Manhattan, expanding its team in the process. It’s also recently restored and converted the lobby at 200 Fifth Ave. and 195 Broadway.



L&L Holding celebrates topping out of 390 Madison Ave. in NYC