

Greenwich Street Condominiums

Soho, New York, NY



Adaptive reuse of a former warehouse with a 4 story overbuild and new construction of an adjoining 11 story building to create a single 76,000 SF condominium in a former industrial district on the lower west side of Manhattan.

Architect

Archi-Tectonics, New York, NY

Client

Take One LLC, New York, NY

Features

- gut renovation of an existing 6 story brick warehouse building with a 4 story overbuild of steel, glass, and wood penthouse that adjoins a new 11 story structural steel building
- new construction of an 11 story structural steel building
- 8,300 SF glass curtain wall invites uninterrupted views of the Hudson River
- 23 “raw” space loft units ranging in size from 1,500 to 4,000 SF
- 2 story penthouse with private roof deck
- central lobby and elevator bank
- ground floor art gallery and retail
- existing building was jacked and shored with new piling



Special Interests

The entire basement was unearthed by hand and “Pin Piles” drilled to assure the integrity of existing structure while demolition and erection of the 4 story overbuild allowed for foundation installation while leaving floors 2 through 6 in place in the existing building.



Services

General Contractor