

Lendlease and Extell top out 1520 First Avenue in New York

Medical office building will deliver 400,000 square feet of Class A office space on Manhattan's Upper East Side

(New York, April 25, 2024) [Lendlease](#), a leading global real estate and investment group, today announced its New York Construction group has topped out 1520 First Avenue, a 30-story medical office building in the Yorkville section of Manhattan's Upper East Side. Developed by Extell Development Company, the 400,000-square-foot state-of-the-art facility, slated for completion in 2025, will house doctors' offices, medical treatment centers and retail space on the ground floor.

Lendlease provided pre-construction services ahead of the tower's groundbreaking and is serving as construction manager for the development, which is being built on a full-block site located on the east side of First Avenue, between East 79th and East 80th streets. It offers proximity to some of the city's top hospitals and medical research centers.

"We're thrilled to once again work with Extell on a notable project that will bring a much-needed medical office facility to the growing Upper East Side medical community, already home to many of New York's top hospitals and medical research centers," said Steven Sommer, Executive General Manager and President, East Coast Construction, Lendlease Americas. "With its top-of-the-line specifications, 1520 First Avenue is fully equipped to meet the needs of today's healthcare providers and, in doing so, complement the area's growth."

The Hospital for Special Surgery, one of the world's leading academic medical centers, has signed on as anchor tenant and will occupy 200,000 square feet across the first eight stories. Additionally, the building will offer accommodations for both Department of Health (DOH) and Article 28 requirements for uses such as Ambulatory Care and Surgical Facilities.

Upon completion, 1520 First Avenue will feature the latest in modern, user-centered design, infrastructure and technological specifications. In addition to oversized windows that will offer expansive views and an abundance of natural light, the building will incorporate post-COVID enhancements and specific healthcare solutions, including increased ventilation and enhanced filtration.

Designed by Perkins Eastman, 1520 First Avenue comprises a rectangular tower atop a multistory podium with numerous setbacks. The façade utilizes white paneling to form a grid of vertical window groupings, while the crown will feature dark metal grilles. WSP is serving as the structural engineer of record.

The building uses a COBIAX system that incorporates pre-assembled voids inside the reinforced concrete slab, allowing for larger column-to-column spans while reducing overall concrete consumption of the project. With this system, a high proportion of the solid slab's concrete is replaced by COBIAX void formers that consist of 100% recycled plastic, supporting Lendlease's sustainability goals.

Lendlease has provided construction management services for Extell on several iconic New York projects, including Central Park Tower, a 1.2-million-square-foot luxury high-rise completed in 2022 that is the tallest residential building in the world; One57, a hotel and condo building that opened in 2015; Brooklyn Point, the final structure in the City Point Development complex and, at the time of its completion in 2021, the tallest skyscraper in Brooklyn; and 680 Madison Avenue, a hotel-to-condo conversion that delivered in 2014. Lendlease is currently working with Extell to complete a 70-story Snøhetta-designed condominium tower at 50 West 66th Street.

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About Lendlease

Lendlease (www.lendlease.com) is a globally integrated real estate group with operations in Australia, Asia, Europe and the United States. We create places where communities thrive. Headquartered in Sydney, Australia and listed on the Australian Securities Exchange (ASX:LLC). Our core capabilities are reflected in our operating segments of Investments, Development and Construction. The combination of these three segments provides us with a sustainable competitive advantage in delivering innovative integrated solutions for our customers.

About Extell Development Company



Founded and headed by Gary Barnett, Extell Development Company is a nationally acclaimed real estate developer of residential, commercial, retail, hospitality, and mixed-use properties, operating primarily in Manhattan and other premier cities across the nation. In collaboration with world-class architects and design professionals, Extell creates properties distinguished by sophisticated design, gracious floor plans and first-class amenities.

Having pioneered development on Manhattan's Billionaires' Row, the firm has developed some of city's ultra-luxury properties including Central Park Tower, the tallest residential building in the world located above Nordstrom's flagship Manhattan store and One57, the record-breaking glass tower which includes condominiums above Park Hyatt's five-star flagship hotel. Additional completed projects include One Manhattan Square, the largest condominium building on Manhattan's Lower East Side waterfront; Brooklyn Point in Downtown Brooklyn, and The Lofts Pier Village, a luxury oceanfront condominium at the Jersey Shore with resort-style amenities.

For more information, please visit www.extell.com.

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Rendering and Photo captions:

1. *1520 First Avenue Rendering:* Scheduled for delivery in 2025, the 30-story medical office building is located in the Yorkville section of Manhattan's Upper East Side.
2. *1520 First Avenue Topping Out:* Lendlease and Extell celebrate topping out.

Click here to view additional imagery on [Dropbox](#). For renderings, credit: Extell. For photos, credit: Lendlease.

