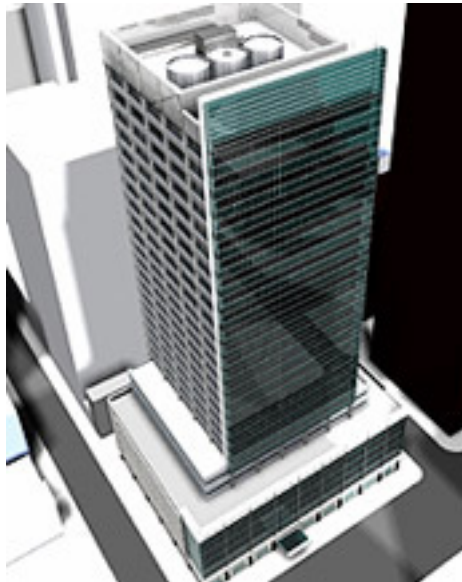


Client:
SL Green
Realty, Inc.

Cost:
\$60,000,000

Size:
410,000 GSF

Completion:
January 2001



711 Third Avenue

New York, New York

711 Third Avenue is an existing William Lescaze building located in a strategic midtown location near Grand Central Station. The project is the addition of 100,000 square feet of unused floor area and air rights dedicated to the site. As part of a design-build team comprised of Bovis Lend Lease and Goldstein Associates Engineers, the team's objective was the development of a feasibility

analysis to determine the financial merits of recuperating the unused air rights.

The expansion and updating of the building's exterior assumes a full re-cladding of the exterior skin, the addition of ten floors, a new lobby, and upgrading of base building mechanical systems. All work was programmed to occur while the building is in use.