

OCEAN

One West Street  
 New York, NY  
 Completed 2000

· Construction Manager

CLIENT

The Moinian Group

ARCHITECT

Avinash K. Malhotra Architects

TAGS

· Restoration



Gotham oversaw the rehabilitation and conversion of this nearly 500,000 sf obsolete 1902 commercial office building in Battery Park City, transforming the property into luxury residential housing. This NYC Landmark structure features an opulent Venetian style lobby with an arched ceiling that is adorned with classic Italian frescoes and in-laid marble. New duplex penthouse apartments were added by raising the level of the top floor and bumping up the existing roof with a new steel structure. Scope also included the removal of four existing elevators and utilizing the shafts for additional mechanical and electrical systems needed to support the newly added apartments, as well as installing all new switchgear equipment. Each apartment features oversized entry doors and enormous windows to enhance the views of the New York Harbor. The air conditioning system was completely overhauled which included the addition of a new chiller and individual A/C units. This comprehensive conversion occurred without operational disruption to the in-place commercial tenants occupying the lower 13 floors.

