

## Tower 31

New York, NY

### Client

Tower 31, LLC  
(Atlantic Realty Development Corporation  
and Shore Assets Inc.)

### Value

US\$65,000,000

### Completion

2006

### Assignment

Construction Management



Bovis Lend Lease managed the construction of the 41-story residential tower in midtown Manhattan.

The project (phase I) included the demolition of three buildings (one-, four- and two-stories) and subsequent site preparation, as well as the construction (phase II) of the 283-unit residential tower.

The exterior features pre-cast column and slab covers, and aluminum window wall and slab cover units; the building has a pre-cast panel bulkhead structure illuminated at night and two-story high storefront "bay" windows at the main entry.

The lobby features teakwood on the walls and floors, and limestone pavers on the walls and floors, Jerusalem tile on the central column and a bronze screen behind the concierge desk.

Amenities include a 24-hour doorman, fitness center, common kitchen area, seating/multimedia area and theater/yoga studio opening onto a 5,000 square foot outdoor terrace on the second floor. Approximately 700 square feet of retail is located on the ground level.



The 263,000 square foot tower provides studio, one- and two-bedroom apartments; the building adheres to the HFA's 80/20 split. The top two floors contain penthouses with higher-end finishes.

Each unit is equipped with individual climate control systems and high-speed internet and telecommunications capabilities.