

## The Plan: 1156 Avenue of the Americas

BY TOBIAS SALINGER JAN. 21, 2015, 11:15 A.M.



A Midtown building constructed in the early part of the 20th century is getting upgraded for the 21st. APF Properties will implement a four-month, \$4 million renovation by Sydness Architects at its 1156 Avenue of the Americas property starting next month, APF Principal Kenneth Aschendorf told *Commercial Observer*. The nine-story structure on the corner of West 45th Street will be outfitted with a new glass entrance, a new lobby with ceilings twice its current height, new elevators, a new security system and multiple improvements to its office floors, Mr. Aschendorf said.

“We find that there are a lot of tenants out there who want the prewar feel and the prewar architecture, but they want a top-quality building,” he said. “Even tenants in non-creative fields are looking for more prewar space. We decided to do something that was more than cosmetic.”

The elevators will come equipped with a sensor-based security system. “We’re putting in an elevator access system that will require tenants to use their access cards to operate the elevator,” Mr. Aschendorf said. “We find that a lot of tenants in smaller buildings don’t like the turnstyle, so this was a less-intrusive change.”



THE NINE-STORY STRUCTURE WILL GET A NEW GLASS ENTRANCE AND A NEW LOBBY WITH CEILINGS TWICE ITS CURRENT HEIGHT.

The office spaces at the property will assume a retro look. “We’re taking out all the layers of sheet rock and drop ceilings,” Mr. Aschendorf said. “We have a lot of beautiful exposed brick, as well as concrete floors and 12-foot ceilings.”

As part of the improvements, AFP is pursuing both Wired NYC and LEED certification. The property would represent the third in APF’s \$900 million portfolio to achieve LEED status if it’s approved, Mr. Aschendorf said. The company has cut water use by 50 percent at its property at 286 Madison Avenue, according to figures provided by APF.

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KEYWORDS: [AFP Properties](#), [Sydness Architects](#), [1156 Avenue of the Americas](#)



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