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L&L's 32-Story Redevelopment of 390 Madison Avenue Tops Out, Midtown East

By: Nikolai Fedak



390 Madison Avenue, image by Neoscape

Back in early 2015, YIMBY revealed the first renderings for L&L Holding Company's redevelopment of 380 Madison Avenue, on the corner of East 46th Street, which will be renamed 390 Madison Avenue upon re-opening. Over two and a half years later, construction of the reconfiguration has now topped-out at 32 floors.



390 Madison Avenue, photo by Alan Schindler

The original building stood 24 floors and 291 feet to its rooftop, while the redevelopment stands 32 floors and 373 feet tall, which is a relatively substantial increase for a structure that was previously quite squat. The total area of 850,000 square feet has remained the same, as 380 Madison was already overbuilt for its zoning.

That meant the developers had to pursue the same process underway at 425 Park Avenue, where at least a quarter of the original building must be preserved in order to maintain the same square footage of a redevelopment. In 380 Madison's case, only 18% of the tower was removed.



390 Madison Avenue, photo by Alan Schindler

To create taller floors and outdoor terraces that new office tenants desire, three million pounds of concrete and 160,000 square feet of the lower floors have been removed.



The double-height entrance and lower floors of 390 Madison, via L&L Holdings

Kohn Pedersen Fox is the project's architect, and besides steel reaching the new rooftop, glass installation has also begun across the exterior. Completion is anticipated by early next year.