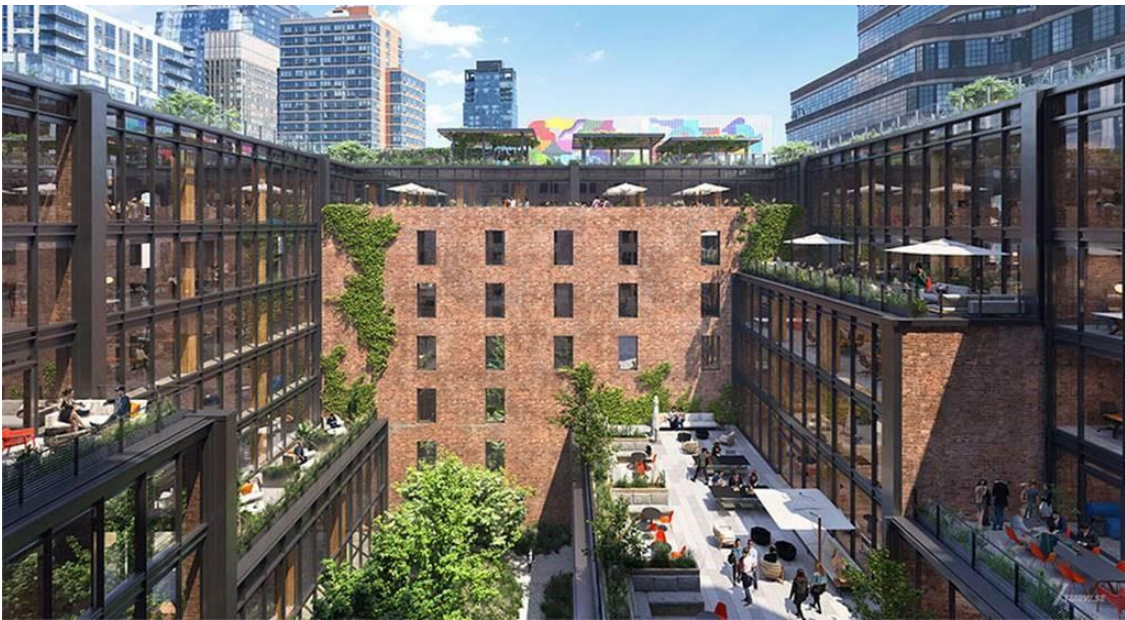


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L&L and Columbia secure \$1.25b in financing for redevelopment of terminal warehouse



L&L Holding Company and Columbia Property Trust have closed on \$1.25 billion in construction financing for the historic Terminal Warehouse, setting the stage for the dramatic restoration and transformation of the 1.2 million-square-foot office, retail and self-storage facility into a healthy, high-performance workplace and retail destination in the heart of Manhattan’s West Chelsea neighborhood.

Vehicles managed by the Blackstone Real Estate Debt Strategies platform led the \$974 million senior loan and senior mezzanine loan financing with Goldman Sachs and KKR participating, while funds managed by Oaktree Capital Management led the \$274 million junior mezzanine financing in partnership with Paramount Group. With the loan package — the largest construction financing to date in New York City in 2021 — now secured, L&L and Columbia are ready to commence major construction.

In collaboration with architectural firm COOKFOX, L&L and Columbia are converting Terminal Warehouse's 550,000 square feet of self-storage space into modern, class A offices while also reimagining its ground-floor retail and common areas. As part of the project plan approved by the New York City Landmarks Preservation Commission in January 2020, floor area will be removed to make room for the new courtyard, a series of double-height interior spaces throughout the western portion of the building, and six new office floors with floor-to-ceiling glass overlooking the Hudson River. The project is estimated to be completed in 2023.

“The closing of this loan kicks off a new project phase for us,” said Andrew Staniforth, L&L principal, who oversees the Terminal Warehouse redevelopment. “The last three years have been one of the most exciting explorations into the history and possibility of this amazing Chelsea landmark, and in the coming months we are going to start seeing it all come to life — transforming a purpose-built warehouse and distribution facility into a modern workplace perfectly tailored for New York’s future generations.”

Built in 1891, Terminal Warehouse occupies an entire Manhattan block from 11th to 12th Avenue and 27th to 28th Street. As the first major New York City facility with direct access to the river, streets and rail lines, the building initially served as a vital transfer point for goods heading into and out of the city. The property's most distinctive characteristic is the tunnel with a twin set of rail tracks, which runs through the center of the facility and originally offered a direct connection from the Hudson River's docks to the freight lines operating at street level along 11th Avenue. This tunnel also housed the famous Tunnel nightclub in the 1980s and 1990s.

The 670-foot-long train tunnel that traverses the length of the building will be restored, uncovering elements of the property's history such as its original wood, brick archways and exposed rails, and activated with shops, restaurants and other 21st century amenities. L&L and Columbia also plan to restore the monumental recessed arched entrances located on 11th and 12th avenues.

A major focal point of the preservation and redevelopment plan will be the historic timber that was incorporated throughout Terminal Warehouse during its original construction. L&L and Columbia will save, reclaim and showcase as much of the interior's heavy timber as possible while still adhering to modern building codes.