



## TSX Broadway Demolition Passes Halfway Mark In Times Square

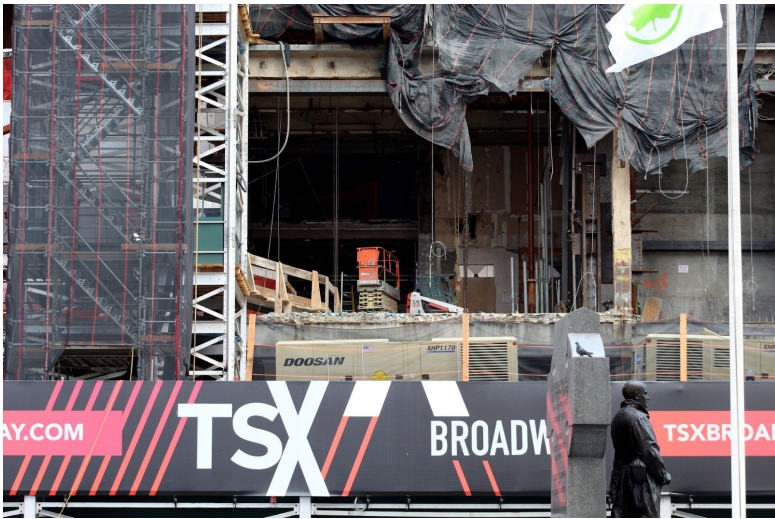


Demolition is moving along steadily at 1568 Broadway in Times Square, where the 46-story tower has been reduced to around half its former size. The 30-year-old, 470-foot-tall steel superstructure formerly housed the DoubleTree Suites by Hilton and will be replaced by a new hotel dubbed TSX Broadway. Designed by PBDW Architects, Mancini Duffy, and Perkins Eastman, and developed by L&L Holding Company, Maefield Development, and Fortress Investment Group, the new structure will rise 46 stories and span 550,000 square feet.

Recent photos show the state of progress at the site, which is located at the corner of Seventh Avenue and West 47th Street. Demolition has reached the 23rd floor, and its parapet is now below the roof of the Edition hotel across West 47th Street. The cores are being used as debris chutes to safely discard scrap. There are portions of the lower floors that have been partially exposed, revealing large steel trusses, columns, and tall ceiling heights that were once hidden behind LED screens and flashing marquees. New structural trusses are being installed right now and are currently on the fourth floor. We should expect to see a majority of the dismantling substantially complete by the end of the year.







The new TSX Broadway is estimated to cost \$2.5 billion. Inside will be 75,000 square feet of retail space spanning the first ten stories, a 4,000-square-foot performance venue with Times Square's only permanent outdoor stage cantilevering above Seventh Avenue, 30,000 square feet of dining space, and a 669-key hotel above. The podium is set to be wrapped with 51,000 square feet of LED signage with a wraparound corner on the northern edge.

Meanwhile, excavation and foundation work is underway in the cellar levels of both the hotel and Palace Theater as crews prepare to lift the venue from its original footings and raise it 30 feet to make room for ground-floor retail. The 107-year-old landmark, originally designed by Kirchoff & Rose, is part of the remaining 25 percent of the structure that will be preserved.

The commercial spaces will be available and ready for tenants by 2021, while total completion and opening is expected in 2022.