

REAL ESTATE WEEKLY

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Aragon to assemble pre-builts for Shorenstein

Aragon Construction is assembling nine pre-built suites totaling 47,000 s/f between two of Shorenstein Properties mid-town office buildings.

The majority of the work is taking place at Shorenstein's 21-story 850 Third Avenue, where three floors (10, 16 and 21) are in various stages of completion.

In April, Aragon delivered three pre-built suites on floors 10 and 21 (consisting of two suites totaling 15,400 s/f and a 5,200 s/f office, respectively). The five remaining units on the 16th floor will total 23,400 s/f and vary in size from 3,300 to 6,900 s/f. Completion is

scheduled for July 2009.

Each suite will have its own features such as a reception area, an open area for workstations, at least one conference room and a minimum of four private offices. The average unit can accommodate between 15-20 employees and comes complete with an IT room, mail room and pantry.

Contemporary fixtures are being installed throughout; all of the floors are receiving newly designed core bathrooms and elevator lobbies featuring coffered ceilings and carpet inlay with stone borders.

"The importance here is placed on not customizing any space to the point where a prospective tenant might be excluded," noted project architect Mike Biskowiecki at MKDA.

When leases are signed, Shorenstein will order modifications for the tenants' individual needs.

Earlier this year, Shorenstein used Aragon's services, along with Gertler & Wentz Architects, for a 3,000 s/f pre-build at their 25-story, 125 Park Avenue building.

The design task was the same: "We kept things simple and straightforward, with a clean and modern design," explained Lisbeth Mendizabal, lead architect on the project from Gertler & Wentz. "The task was to keep the space appealing to a wide array of tenants."

"In the current Manhattan marketplace, there is a need for more flexible space and smaller offices that are ready to move into, state-of-the-art professional environments," said Aragon executive vice president, Richard Hartz.