



Skyline Views From The Top Of COOKFOX-Designed 25 Park Row, In Lower Manhattan

By Michael Young
Impressions: 148,702



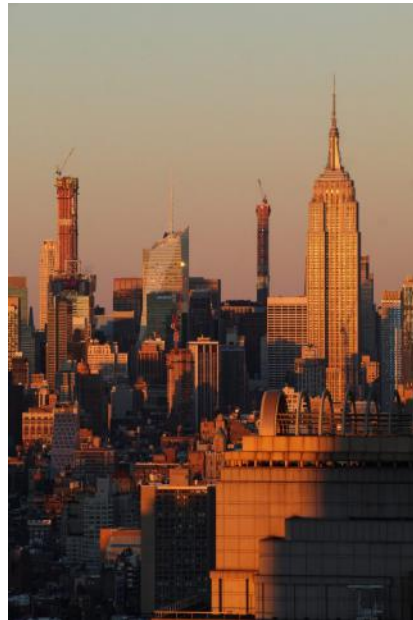
25 Park Row, rendering by DBOX

YIMBY recently toured COOKFOX's 25 Park Row, and snapped the sunset and skyline views from the 41st floor of the 49-story, 665-foot tall residential skyscraper. Standing on what would be a full-floor unit, the space will soon be home to some of the best views of both Lower Manhattan, and Midtown to the north. The tower is developed by L&M Development Partners and the J&R Music Store founders, while sales of the 110 units are being handled by Corcoran Sunshine Marketing Group.

Departing the exterior mechanical elevator, the first grand space looks northwards towards City Hall and Midtown in the distance. Views of Hudson Yards, the Empire

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State Building and Billionaire's Row are easily seen beyond 56 Leonard's glass facade catching the golden hour lighting as the sun sets.



*Midtown during the last moments of the sunset from 25 Park Row.
Photo by Michael Young*



56 Leonard Street and Hudson Yards from the 41st floor of 25 Park Row just before dusk. Photo by Michael Young

Orienting the view to the left reveals a straight-on shot of the Woolworth Building and Robert A.M. Stern's 30 Park Place, glowing in the last moments of orange afternoon light. With One World Trade Center and its spire beginning to light up at dusk, the Oculus also comes alive and begins to illuminate its 110 steel ribs against the

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backdrop of the dark tiled stone floors along Church Street and the surrounding public plazas.



*The Woolworth Building and 30 Park Place across City Hall Park.
Photo by Michael Young*



*The view of the World Trade Center and the sunset from 25 Park Row.
Photo By Michael Young*

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The Oculus from 25 Park Row. Photo by Michael Young



*One of the two-story cupolas atop 15 Park Row directly adjacent to 25 Park Row.
Photo by Michael Young*

For the time being, residents can also enjoy vistas that stretch to beyond Jersey City and Brookfield Place, across the Hudson River. When Two World Trade Center begins to ascend and bridge the void of the Lower Manhattan skyline, that view may

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disappear, but residents will still have a wide scope of the Financial District skyline without being within the cluster of its tallest skyscrapers.

Heading across the street is the sales gallery of 25 Park Row where a tall and slender model of the building is positioned directly in the center of the space. Illuminated from within, careful details have been considered, like Juliet balconies on almost every window facing City Hall Park, and the tall crown of the skyscraper capping the building. Renderings of the penthouse with the loggia show a bright interior space illuminated with abundant morning light, complimented by views of the Woolworth Building, the World Trade Center, and Midtown. Views of the Brooklyn Bridge and Manhattan Bridge also make an appearance from atop the building.



The model of 25 Park Row at the sales gallery. Photo by Michael Young

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The backside of 25 Park Row which will have an open landscaped terrace, lounge areas and a children's play area. Photo by Michael Young



*The view of 15 and 25 Park Row across the street from the sales gallery at night.
Photo by Michael Young*



The view of the loggia and the skyline from the interiors of the penthouse at 25 Park Row. Render by DBOX

To fit within the context of City Hall, a tall, glass box was the antithesis of the project's overall aesthetic. Choosing the right color scheme and textural appearance of the exterior stone panels, combined with black colored Juliet balcony railings, really gives the building its identity.

The use of the tiered setbacks above the lower commercial and amenity floors and the top of the crown respects the presence of 15 Park Row, and the history of New York's traditional aesthetics.

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15 and 25 Park Row's stone facade blending together with each other seen from Broadway. Photo by Michael Young

25 Park Row is set to be completed in 2019.

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