

An aerial photograph of Central Park in New York City at dusk. The park is a large, rectangular green space with several lakes and winding paths, surrounded by a dense urban landscape of skyscrapers. The sky is a deep blue, and the city lights are beginning to glow.

# EXTELL

Defining the Standards of Real Estate Development



EXTELL

PART

# 1

## Shaping the Skyline

Elevating the skyline with an impressive portfolio of residential, office, retail, hospitality, and mixed-use properties.

PART

# 2

## Company Overview

One of the industry’s most experienced full-service development teams.

PART

# 3

## The Extell Difference

Raising the benchmarks of quality, design, and achievement in real estate development.

PART

# 4

## Portfolio

A collection of addresses that define the luxury marketplace in New York City and other premier locations across the nation.



# Shaping The Skyline

Extell Development Company has redefined the New York City skyline with an impressive portfolio of residential, office, hospitality, and mixed-use properties.

These iconic projects have raised the benchmark and continue to set the standards of real estate development.







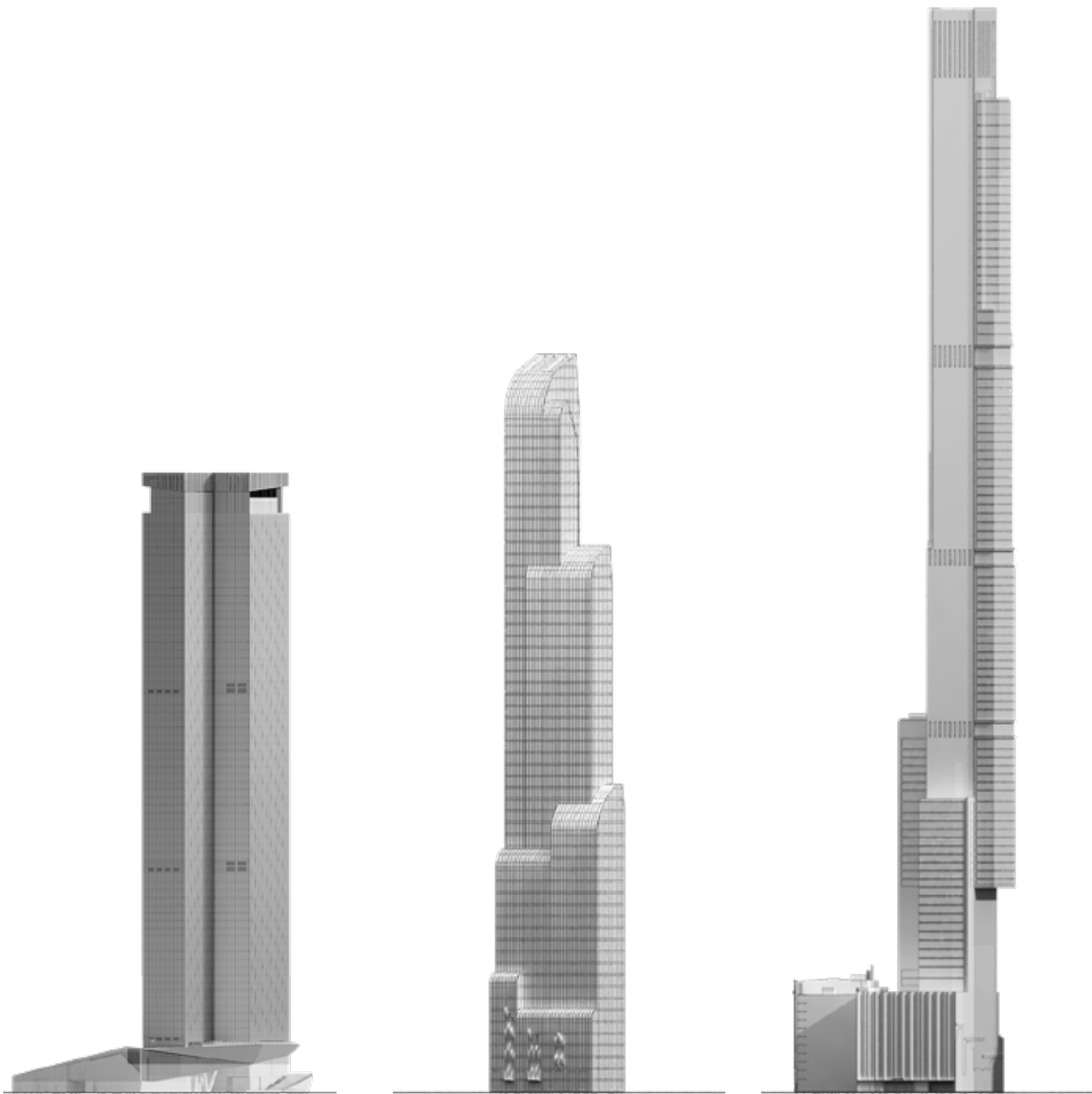
“The Extell name is derived from two words, ‘Excellence’ and ‘Intelligence.’ These two virtues are reflected in the quality of our work.

As an organization, we strive to create both value and beauty. The results are a superior product for our customers and excellent financial returns for our investors.”

Gary Barnett  
*President and Founder*

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# Creating Landmarks



ONE MANHATTAN SQUARE

ONE57

CENTRAL PARK TOWER

35+  
Properties Developed

25M | 1989  
Gross Square Feet of Past and Future Developments | Year Founded

Extell is a full-service development company driven by an internal team of talented real estate professionals whose combined breadth of experience includes all areas of real estate development. Clear communication and proficient execution enable us to successfully acquire, finance, develop, market, and manage the most sophisticated development projects.

The Extell success story includes developing some of the world's most elevated residences and redefining luxury development throughout New York City. Our portfolio continues to expand throughout New York and other premier markets across the nation.

Our executive team oversees every aspect of each project, from conception to completion, devoting the time, energy, and resources necessary to deliver on our commitments. Our teams are trained to evaluate risk and respond quickly to opportunities, constantly mindful of a project’s bottom line. Our track record of success is a direct result of our ability to produce buildings of enduring value and maximum profitability.

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### Acquisitions

Our acquisitions group is highly skilled at identifying underutilized real estate and maximizing its potential through ground-up development, redevelopment, asset repositioning, and creative financing. Our team of seasoned professionals possesses a thorough knowledge of current and emerging markets and can quickly evaluate, negotiate, and close on acquisition opportunities.

### Finance

Extell has structured multiple transactions with both domestic and international capital partners and debt providers. Our strong network of relationships with banks and investors ensures access to the capital necessary to execute on any given investment strategy. These successful relationships are a testament to Extell’s status as a premier real estate developer.

### Development

Our development executives set the strategic plan and manage the projects from conception through completion while addressing the diverse interests and viewpoints of the many public and private stakeholders along the way. The final product is conceived, created, and delivered through their guidance, including design, construction, budget, marketing, and sales.

### Design

Our design team, in collaboration with world-renowned architects, interior designers, and artists, helps envision the architectural and interior concept for each development. The Extell team studies innovative designs and products from around the globe and incorporates them into our projects. Every detail is scrutinized, from the curtain wall design to floor plans and the luxurious interior finishes.

### Construction

Extell’s construction department manages all construction activities from predevelopment to turnover. A designated construction executive supervises each project, and a full-time representative remains on-site to guarantee quality-assurance and control. This arrangement results in on-time and on-budget delivery.

### Sales

Our internal sales team manages all sales and leasing efforts in our portfolio of luxury properties. Working closely with the development department and marketing team, our sales team is committed to achieving the maximum sales and leasing price in a competitive marketplace. One57 was the first project to be represented by Extell’s sales team and achieved a record-breaking sales success of the highest price ever paid for a single residence in New York City.

### Marketing

Our marketing team creates the vision and identity of each project. Through market research, our team identifies the target markets and establishes effective, integrated marketing initiatives. Working together with the development, design, and sales departments, the marketing department ensures each property is creatively positioned and branded to meet and exceed current market demands. Strategic marketing and promotional programs are devised in order to achieve maximum sales prices and velocity.

### Management

Extell has developed a sophisticated and intuitive management team to reinforce the commitment to maintain the quality of each development. Our management portfolio includes some of New York’s most recognized high-end condominium, rental, and commercial addresses. Extell’s management expertise and direct access to its development and construction teams allow it to provide the most comprehensive range of management services, whether operational, financial, or physical.

### Legal

Extell’s legal department effectively and comprehensively manages all residential condominium closings in-house. By overseeing this process internally, we ensure a professional, service-oriented environment, making a complex procedure virtually seamless. This proactive approach guarantees an efficient transaction between all parties.

### Accounting

Extell’s accounting and financial services departments are responsible for establishing effective internal controls, working closely with every Extell department and ensuring that all transactions are accounted for in an accurate and timely manner. The department manages and coordinates high-level financial and tax reporting functions, as required by lenders and institutional partners, with complete transparency.

# Financial Partners

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As a result of its remarkable performance record, Extell enjoys an exceptionally strong reputation with the lending and institutional investor communities. We pride ourselves on our solid and long-term alliances with many of the world's most respected financial institutions. Since 2000, Extell has closed over 275 loans totaling in excess of \$17.5 billion, including some of the largest and most complex executions of construction, assemblage, conversion, and permanent loans.

Extell's esteemed lenders include Apollo, Bank of America, Bank of China, Bank of the Ozarks, Barclays, Blackstone, Capital One, Capital Source, China Merchants Bank, CIT, Deutsche Bank, Helaba, HSBC, ICBC, JP Morgan, M&T Bank, Natixis, New York Community Bank, PNC Bank, RXR Realty, Signature Bank, Valley National Bank, and Wells Fargo.

In addition to its relationships with these major lending institutions, Extell has attracted prestigious, well-capitalized institutional investors. Our joint venture partnerships have included Angelo Gordon, The Carlyle Group, Equity Residential Trust, Meridian Capital, RREEF, Shanghai Municipal Investment (SMI), Westbrook Partners, and multiple Middle Eastern sovereign funds.

“We pride ourselves on our solid and long-term alliances with many of the world’s most respected financial institutions. Since 2000, Extell has closed over 275 loans totaling in excess of \$17.5 billion.”

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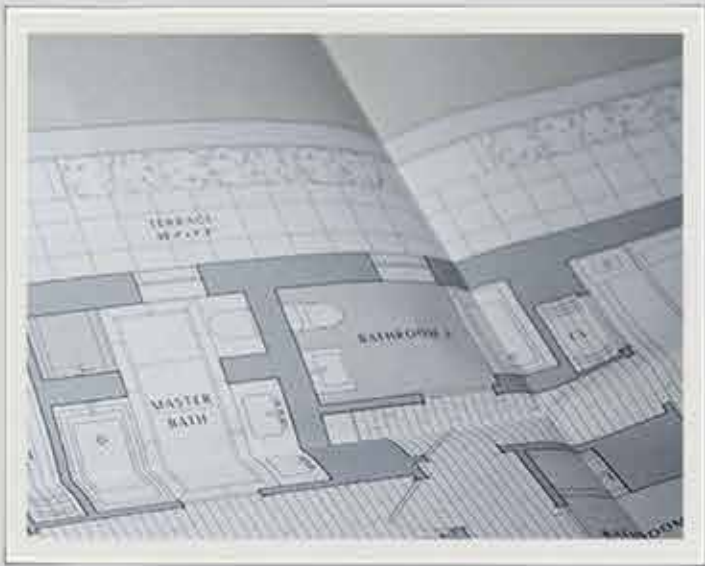
## Quality

Extell Development Company creates real estate for those who value impeccable design, superior craftsmanship, and the finest appointments. Each and every one of our developments embodies the true definition of quality, from customized finishes and thoughtful floor plans to the elevated offerings of the amenity programming.



## Choice

True luxury is a matter of choice. The Extell Choice is widely recognized as a unique value proposition allowing buyers to choose from a sophisticated selection of fine finishes, design, and layouts to tailor homes to their individual tastes. Choice extends beyond the tangibles to include views, flexible floor plans, and unrivaled amenities.



# The Extell Philosophy

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## Excellence

Excellence comes from our commitment to working with talented professionals. We collaborate with world-renowned architects, designers, consultants, and amenity operators. Our in-house teams oversee every aspect, from conception to completion, devoting the time, energy, and resources needed to deliver the finest products and services.





# The Extell Difference

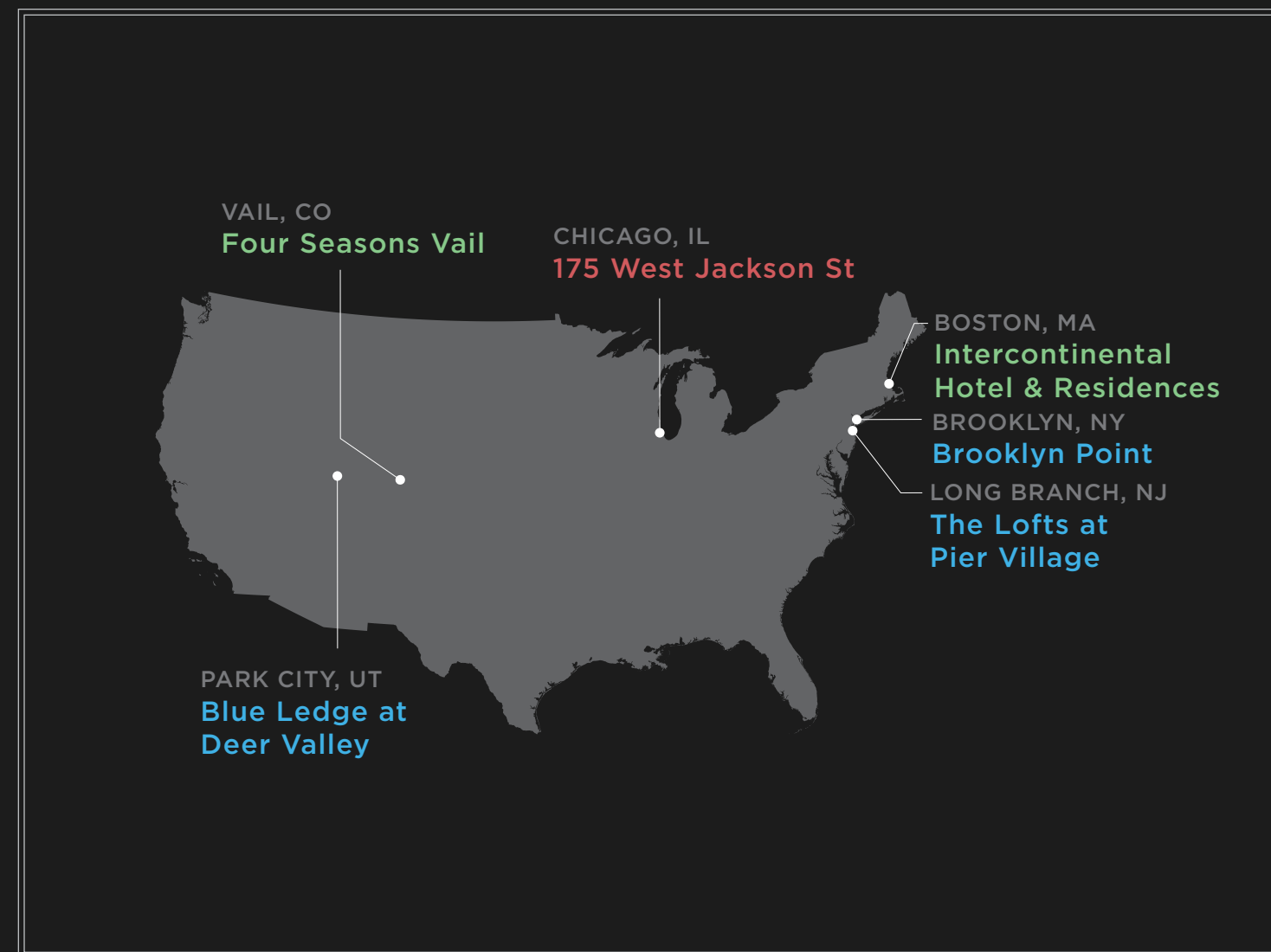
The philosophy of perfection elevates and distinguishes every Extell development. This passion originates from founder Gary Barnett's international work in the diamond industry. We are guided by a focus on delivering timeless craftsmanship, and every aspect of every project is considered. The sites and locations are optimal. The materials and finishes are hand selected and sourced from around the world to deliver the finest product. The floor plans are intelligently planned to maximize light, views, and functionality.

The Extell attention to detail is apparent, from the distinctive glass and brick façades, to the custom fixtures, hardware, stone, metals, and millwork, to the welcoming arrivals. These are properties that will be appreciated by generations.



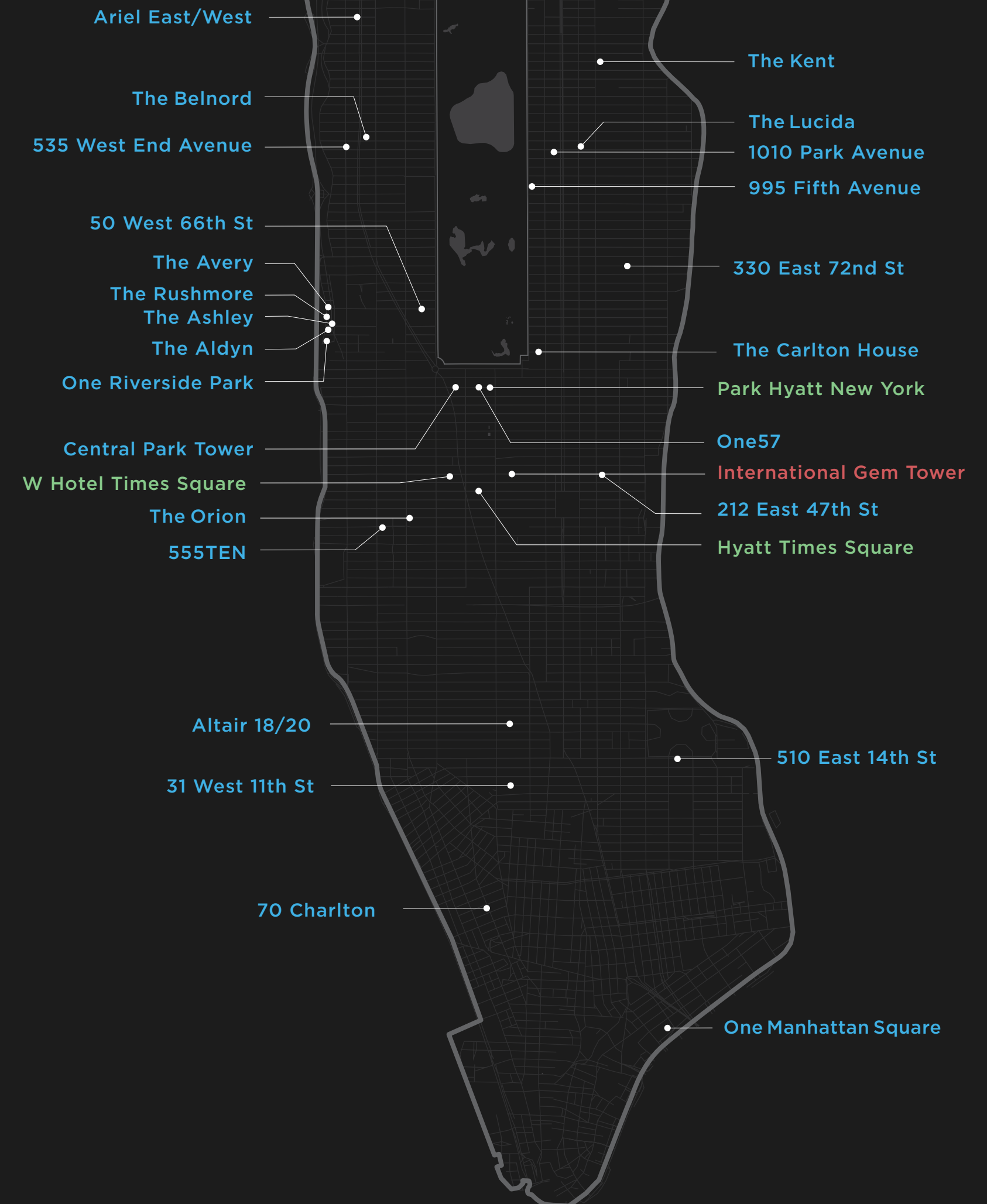
# Map

## United States



- RESIDENTIAL
- OFFICE/COMMERCIAL
- HOSPITALITY

## Manhattan





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# Portfolio





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# Residential

Billionaires’ Row

# Central Park Tower

217 WEST 57TH STREET, NEW YORK

Estimated Completion Date: 2020  
Design Architect: Adrian Smith + Gordon Gill Architecture  
Architect: Adamson Associates  
Interiors: Rottet Studio

Located on Manhattan’s Billionaires’ Row and steps from Central Park, this new architectural landmark will rise 1,550 feet above New York City. This landmark tower will house 179 of the most exclusive homes in the world and 50,000 square feet of luxury services and amenities, as well as over 300,000 square feet of specialty retail space dedicated to

Nordstrom’s flagship Manhattan store. Stratospheric views, exquisite architecture, gracious layouts, and phenomenal service will make Central Park Tower one of the most prestigious addresses on earth.





Upper West Side

# 50 West 66th Street

50 WEST 66TH STREET, NEW YORK

Estimated Completion Date: 2021  
Design Architect: Snøhetta  
Architect: SLCE Architects  
Interiors: AB Concept and Shamir Shah Design

Perfectly situated along tree-lined West 66th Street between Central Park West and Columbus Avenue, 50 West 66th Street will be one of Manhattan’s most prominent addresses. Located in one of the most sought after enclaves of The Upper West Side, this striking tower is just steps away from both Central Park and Lincoln Center.

Designed by renowned architectural firm, Snøhetta, the building references the neighborhood’s architectural character with a natural palette of limestone, bronze and glass. As the building rises, the bulk is carved away, resulting in a gracious, slender tower.

This new neighborhood landmark building will feature 127 condominiums that will embrace the refinement of the Upper West Side while fusing a contemporary elegance. These luxury homes will offer The Extell Choice of the finest layouts, finishes and breathtaking views of Central Park and the New York skyline. An unrivalled amenity package will include an indoor pool, full court basketball court, squash court and bowling alley. The entire 16th floor will be dedicated to additional resident amenities centered around a beautiful landscaped terrace with an outdoor pool, spa and fire pit.





Upper East Side

# 1010 Park Avenue

1010 PARK AVENUE, NEW YORK

Estimated Completion Date: 2018  
Architect: Beyer Blinder Belle  
Interiors: David Collins Studio

Ideally located at the center of the Upper East Side's Gold Coast, 1010 Park Avenue is one of New York's most distinguished addresses. Award-winning architects Beyer Blinder Belle have capitalized on their ample experience working with iconic buildings to design an elegant hand-cut Indiana limestone and Manhattan schist façade that is both striking and perfectly contextual to the Park Avenue Historic Landmark District.

The refined exterior is paired with gracious layouts and exquisite interiors by London-based interior architect David Collins Studio. This limited collection of 11 full-floor and duplex condominium residences is enhanced with three levels of signature social and leisure amenities.





Brooklyn

# Brooklyn Point

1 CITY POINT, BROOKLYN

Estimated Completion Date: 2020  
Design Architect: KPF - Kohn Pedersen Fox Associates PC  
Architect: SLCE Architects  
Interiors: Katherine Newman Design  
Landscape Architect: Mathews Nielsen Landscape Architects

Brooklyn Point sets a new standard of luxury living in Downtown Brooklyn. Designed by world-renowned architectural firm Kohn Pedersen Fox Associates PC (KPF), the soaring, 720-foot-tall tower features a sculptural façade with oversized windows that frame spectacular views of the Brooklyn and Manhattan skyline and waterways.

The 68-story tower includes 458 luxury residences and over 40,000 square feet of indoor and outdoor amenities. Brooklyn Point will be the first residential for-sale development property at City Point — the largest food, shopping, and entertainment destination in Brooklyn.





Lower East Side

# One Manhattan Square

252 SOUTH STREET, NEW YORK

Estimated Completion Date: 2019  
Architect: Adamson Associates  
Interiors: Meyer Davis Studios  
Landscape Architect:  
West 8 Urban Design & Landscape Architecture

One Manhattan Square is an 823-foot luxury glass tower located on the edge of the New York Harbor on Manhattan's Lower East Side. Designed by celebrated architectural firm Adamson Associates, the 80-story tower encompasses 815 luxury condominium residences designed by Meyer Davis Studios and over 100,000 square feet of indoor and outdoor amenities.

Indoor amenities include a basketball court, bowling alley, fitness center, spa, pool, demonstration kitchen, and theater. The tower's outdoor gardens, designed by award-winning landscape architecture firm West 8 Urban Design and Landscape Architecture, includes over 45,000 square feet of outdoor landscaped areas and amenities.

One Manhattan Square's distinctive location offers residents spectacular views of some of New York's most well-known icons, including the Manhattan, Brooklyn, and Williamsburg Bridges, the East and Hudson Rivers, Liberty Island, Midtown Manhattan, One World Trade Center, and beyond.





Upper East Side

# The Kent

200 EAST 95TH STREET, NEW YORK

Estimated Completion Date: 2018  
Architect: Beyer Blinder Belle  
Interiors: Alexandra Champalimaud  
Landscape Architect:  
West 8 Urban Design & Landscape Architecture

The Kent is a collection of elegantly appointed condominium residences on the Upper East Side. The art deco-inspired design by award-winning architects Beyer Blinder Belle and acclaimed interior designer Alexandra Champalimaud is crafted with oversized windows, high ceilings, gracious floor plans, and the finest finishes.

The 83 graciously appointed condominiums feature the finest finishing details and the signature Extell Choice. The spacious two-to-five-bedroom homes are complemented by three levels of curated indoor and outdoor amenities, including an indoor pool, state-of-the-art fitness center, Camp Kent children's playroom, The Sound Lounge by Lenny Kravitz, and The Drawing Room, a warm, wood-paneled parlor with a fireplace, adjacent to the two-story lobby. White-glove services include a 24-hour doorman and stroller valet.





West Soho

# 70 Charlton

70 CHARLTON STREET, NEW YORK

Completion Date: 2017  
Architect: Beyer Blinder Belle  
Interiors: Workshop/APD

70 Charlton is the first new, for-sale residential property in West Soho, a vibrant and newly rezoned area in Manhattan. Two contextual towers, designed by Beyer Blinder Belle, are connected by a private landscaped courtyard and comprise 92 luxury residences. With interiors by Workshop/APD, these one-to-four-bedroom homes feature the finest finishes and details and the signature Extell Choice.

The building offers a full range of first-class amenities, including a saltwater pool, state-of-the-art fitness center, children's playroom, residents' lounge, and an outdoor sports court.





East Village

# 510 East 14th Street

500-530 EAST 14TH STREET, NEW YORK

Completion Date: 2017  
Architect: Beyer Blinder Belle  
Interiors: McGinley Design

510 East 14th Street consists of 128 luxury for-lease residences and expansive retail space anchored by a new small-format Target store. The 250,000-square-foot property is situated in Manhattan's vibrant East Village neighborhood, home to innovative restaurants, popular bars and nightlife, and trendy retailers.

Amenities include a full-service attended lobby, residents' lounge, children's playroom, indoor lap pool, steam room, fitness center, and a large landscaped roof deck designed for sunbathing, grilling, dining, and recreation. A number of residences will feature large private backyards, terraces, or balconies.





Midtown

# 555TEN

555 10TH AVENUE, NEW YORK

Completion Date: 2016  
Architect: SLCE Architects  
Interiors: McGinley Design

555TEN is a 56-story luxury for-lease development in the burgeoning Hudson Yards neighborhood. Located on Tenth Avenue between 40th and 41st Streets, the tower offers residents sweeping views of the city and river from sunrise to sunset.

The building is a premier mixed-use tower featuring ground-floor retail space, 598 luxury apartments, and approximately 93,000 square feet of community facility space. Amenities include a 24-hour doorman and concierge, state-of-the-art fitness center, indoor lap pool, rooftop sundeck and swimming pool, children's playroom, bowling alley, pet care facilities, covered outdoor dog park, and a landscaped terrace.





**Billionaires’ Row**

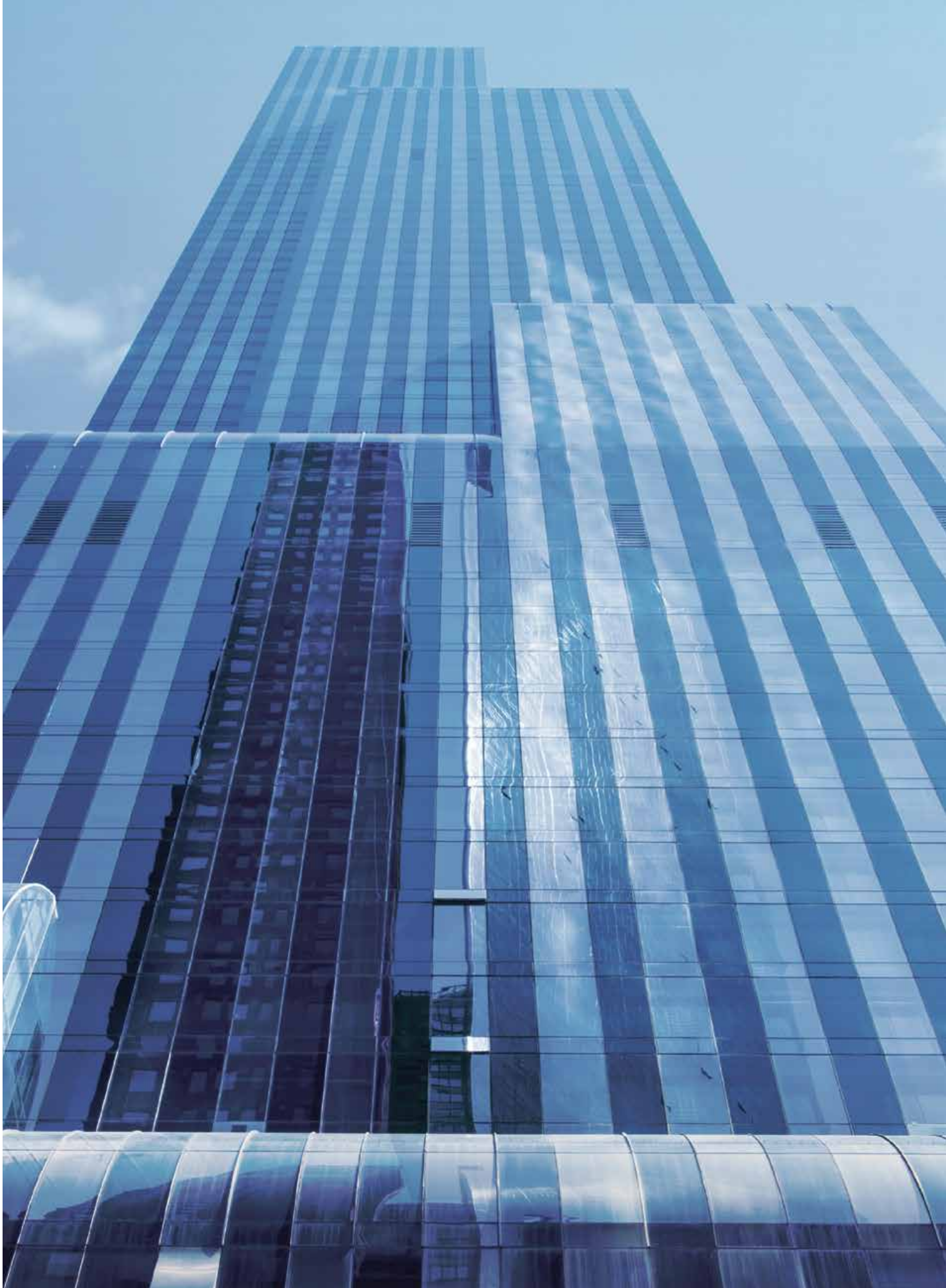
# One57

157 WEST 57TH STREET, NEW YORK

Completion Date: 2015  
Design Architect: Atelier Christian de Portzamparc  
Architect: SLCE  
Residential Interiors: Thomas Juul-Hansen  
Hotel Interiors: Yabu Pushelberg

Designed by the Pritzker Prize-Winning architect Christian de Portzamparc, this striking modern glass tower transformed the Manhattan skyline. When completed in 2015, One57 was the tallest residential building in New York City, rising over 1,000 feet and providing residents with breathtaking views of Central Park to the north, downtown to the south, and both the Hudson and East Rivers. The building features 132 luxury residences with five-star services provided by the acclaimed flagship Park Hyatt New York hotel located at the base of the tower.

One57 was the first supertall tower on Billionaires’ Row and spawned what is now considered the most prestigious residential corridor in Manhattan. It currently holds the record for the highest price ever paid for a single residence in New York City.









Upper East Side

# The Carlton House

21 EAST 61ST STREET, NEW YORK

Completion Date: 2015  
Architect: Beyer Blinder Belle  
Interiors: Katherine Newman Design

Set along Madison Avenue and 61st Street, The Carlton House is surrounded by a collection of haute couture boutiques, restaurants, and cultural halls, offering its residents the finest in art, dining, and entertainment.

Extell Development Company collaborated with Katherine Newman Design, one of Architectural Digest's "Top 100" interior design firms, and acclaimed architectural firm

Beyer Blinder Belle to design 68 luxury for-sale residences that reflect the refinement and sophistication of their tony environs. Inspired by the finest elements of the art deco and moderne design styles, these elegant homes offer the highest level of quality, craftsmanship, and aesthetic integrity.





Upper West Side

# Riverside South

5 PROPERTIES

THE AVERY — 100 RIVERSIDE BOULEVARD, NEW YORK  
THE RUSHMORE — 80 RIVERSIDE BOULEVARD, NEW YORK

THE ALDYN — 60 RIVERSIDE BOULEVARD, NEW YORK  
ONE RIVERSIDE PARK — 50 RIVERSIDE BOULEVARD, NEW YORK  
THE ASHLEY — 400 WEST 63RD STREET, NEW YORK

Extell’s most expansive project to date is the completion of the waterfront reclamation of the former Central Rail Yards on Manhattan’s Upper West Side, one of the largest residential development transactions in New York City’s history. Stretching from West 72nd to 59th Streets along the Hudson River and Riverside Park South, this 77-acre site is now a thriving new neighborhood known as Riverside South.

In November 2005, Extell and its joint venture partner, The Carlyle Group, acquired the remaining undeveloped sites from 65th to 59th Streets. Since this acquisition, Extell has developed over 1,200 homes in five first-class residential towers: The Avery, The Rushmore, The Aldyn, The Ashley, and One Riverside Park.

Extell created a comprehensive plan for the development of the southernmost parcel of Riverside South from 61st to 59th Streets. After successfully completing an extensive rezoning process with the city and local community, Extell sold the site to three development firms that are currently completing the vision for this vibrant new neighborhood center. The site, encompassing 8.2 acres, will include housing, entertainment, shopping, open parkland, and a new K-8 public school.









Long Branch, New Jersey

# The Lofts at Pier Village

LONG BRANCH, NEW JERSEY

Estimated Completion Date: 2020  
Architect: Shore Point Architecture  
Interior Design: The Childs Dreyfus Group  
Landscape Architect: Melillo and Bauer Associates

The Lofts at Pier Village is Extell’s first New Jersey development project. Pier Village is a modern “City by the Sea” offering a lifestyle unlike anywhere else on the Jersey Shore.

The third and final stage of this Jersey Shore destination will include new oceanfront condominiums with resort-style amenities, a boutique hotel, and a fresh wave of fine dining and shopping.





Upper East Side

# The Lucida

151 EAST 85TH STREET, NEW YORK

Completion Date: 2009  
Architect: Cook + Fox Architects  
Interiors: S. Russell Groves

One of Extell's most successful projects to date is The Lucida. Located at the intersection of 86th Street and Lexington Avenue, it was the first LEED-certified building on Manhattan's Upper East Side. This award-winning property was 90% sold within eight months of its launch.

Designed by renowned architects Cook + Fox, the building's curtain wall reflects a spectacular vision of frit glass staggered with panels of opaque and semi-translucent glass. The success of the building is attributed to its stellar location, dramatic and sustainable design, luxury amenities, and richly styled interiors by S. Russell Groves.







Upper East Side

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# 995 Fifth Avenue

995 FIFTH AVENUE, NEW YORK

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Completion Date: 2008  
Architect: CetraRuddy  
Interiors: John Simpson and Partners

In 1926, preeminent New York architect Rosario Candela was commissioned by Lord Rothschild to design 995 Fifth Avenue, more notably known as the former Stanhope Hotel. Extell re-envisioned 995 Fifth Avenue, long admired for its elegant Georgian character and distinguished history, as a residential offering of 26 masterwork homes of rare scale and sophistication.

An acclaimed team of architects, preservationists, and interior designers worked with Extell to meticulously restore the classic limestone and brick façade while incorporating state-of-the-art infrastructure, technology, and the finest modern details. These most generous and gracious residences offer unforgettable views of Central Park and The Metropolitan Museum of Art.



Upper West Side

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# 535 West End Avenue

535 WEST END AVENUE, NEW YORK

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Completion Date: 2010  
Architect: Lucien Lagrange Architects  
Interiors: Extell Design

Located on a corner property in one of Manhattan’s most elegant residential neighborhoods, 535 West End Avenue honors the distinguished design of traditional pre-war architecture. Designed by renowned architect

Lucien Lagrange, the 20-story building embodies the essence of pre-war living while remaining faithful to the heritage of New York’s greatest apartment houses.



Upper West Side

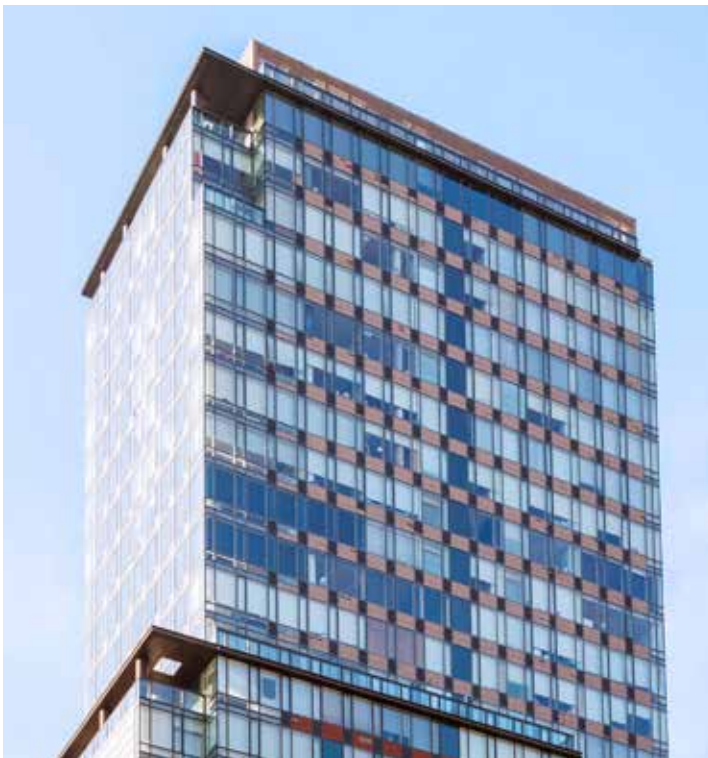
# Ariel East/West

EAST — 2628 BROADWAY, NEW YORK  
WEST — 245 WEST 99TH STREET, NEW YORK

Completion Date: 2007  
Architect: Cook + Fox (West), CetraRuddy (East)  
Interiors: CetraRuddy

Extell’s collaboration with two world-renowned architectural teams resulted in two beautiful glass towers that seamlessly blend gracious interior detailing, modern technology, and resort-style amenities.

Ariel East’s and West’s dramatic glass curtain walls provide expansive windows that frame awe-inspiring views of Central Park, New York City, the Hudson River, and beyond. Homeowners enjoy a suite of luxury amenities and gracious interior detailing with the Extell Choice of three options of kitchen cabinetry, stone, and hardwood flooring.







Upper East Side

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# 330 East 72nd Street

330 EAST 72ND STREET, NEW YORK

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Completion Date: 2006  
Architect: Cook + Fox Architects

Residences at 330 East 72nd Street are a sophisticated balance between classic elegance and cool modernity. Each home was designed to emphasize luxurious and gracious living. Dramatic private elevators open onto sprawling, sun-drenched spaces.

Superbly appointed with exceptional finishes and amenities, this collection of homes is perfectly situated on a quiet Upper East Side street.



Upper West Side

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# The Belnord

225 WEST 86TH STREET, NEW YORK

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Architect: Hiss and Weeks

Built in 1908, this phenomenal architectural landmark was crafted with the intent of bringing lavish accommodations to Manhattan’s Upper West Side. Spanning an entire city block from 86th to 87th Streets between Broadway and Amsterdam Avenues, and boasting the largest interior courtyard in Manhattan, The Belnord is a true symbol of Manhattan’s storied Upper West Side.

Extell purchased the 600,000-square-foot trophy residential property in 1994. The luxury apartments have been completely renovated and updated, retaining all of the original pre-war details. The renovation also included the addition of modern luxuries such as central air-conditioning, state-of-the-art security systems, and a suite of luxury services and amenities. Extell sold the residential portion of the property in 2017 while maintaining ownership of the prime retail space.



Chelsea

Altair 18/20

ALTAIR 18  
32 WEST 18TH STREET, NEW YORK

ALTAIR 20  
15 WEST 20TH STREET, NEW YORK

Altair 18 and 20 are Extell's premier condominium loft conversions, located just off Fifth Avenue at the vibrant intersections of Chelsea and the Flatiron District, also known as the Historic Ladies' Mile District. Steps from some of the city's best shopping, dining, galleries, and nightlife, the homes included radiant heat flooring and Sony Wega flat-panel televisions in all master bathrooms.



West Village

31 West 11th

31 WEST 11TH STREET, NEW YORK

Built in 1901 and meticulously restored with 21st-century finishes, 31 West 11th Street featured details that resonate with the historic style of its Greenwich Village location. The property's exterior is clad in warm brick with pine-framed windows, wrought iron railings, and decorative accents. The interiors are gracious and private with only two residences per floor.



Midtown

212 East 47th

212 EAST 47TH STREET, NEW YORK

This condominium conversion offered affordable luxury living with the signature Extell Choice of flooring, kitchen, and bath finishes. The comprehensive amenity package and convenient location in the heart of midtown provided luxury, convenience, and affordability all at one address.





Theater District

# The Orion

350 WEST 42ND STREET, NEW YORK

Completion Date: 2006  
Architect: CetraRuddy  
Interiors: CetraRuddy

One of Manhattan's tallest residential buildings, The Orion successfully sold out within one year. The 550 homes featured beautiful layouts, detailed finishes, and breathtaking views of the Manhattan skyline. Extell debuted its signature Extell Choice of finish packages at The Orion.

Buyers were provided three options of finishes and palettes to suit each homeowner's individual taste. Extell devoted prime sellable square footage of the entire 29th and 30th floors to house a complete package of resort-style amenities.





Park City, Utah

# Blue Ledge at Deer Valley

PARK CITY, UTAH

The first of two phases in the Blue Ledge at Deer Valley project will include 95 ski-in, ski-out luxury residential condominiums. The condominiums will be located above a vibrant commercial core, located on a three-acre secluded ski beach. Within the 60,000-square-foot commercial core, Blue Ledge residents and Deer Valley patrons will have convenient access to a Deer Valley signature café offering après ski, an indoor/outdoor bar, and exceptional seasonal retail.

Additionally, Blue Ledge will expand upon Deer Valley’s world-class ski infrastructure with three new ski lifts, allowing skiers and mountain bikers access to Deer Valley’s world-class ski resort and biking terrain.





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# Office



Diamond District

# The International Gem Tower

50 WEST 47TH STREET, NEW YORK

Completion Date: 2012  
Architect: Skidmore, Owings & Merrill LLP

At the heart of New York’s Diamond District, Extell developed The International Gem Tower. This striking glass tower designed by SOM Architects is New York City’s only commercial condominium designed specifically for the global diamond, gem, and jewelry industry.

This industry center was conceived to provide services and amenities never before offered in New York’s Diamond District, including state-of-the-art security, foreign trade zone designation, secure underground parking, and prime retail opportunities.





Chicago, Illinois

# 175 West Jackson Street

175 WEST JACKSON STREET,  
THE INSURANCE EXCHANGE, CHICAGO

Completion Date: 2001  
Award-winning restoration  
Architect: Lucien Lagrange Architects Studio

Built in 1912 and designed by D. H. Burnham and Company, the 1.8-million-square-foot Insurance Exchange was Chicago’s largest office building until the 1960s. The 21-story neo-classical structure occupies an entire square block in the heart of Chicago.

Extell directed Lucien Lagrange Architects Studio to transform the building into a contemporary office property, while maintaining its original signature attributes. All the common areas were upgraded with a generous infusion of artistically composed wood, granite, marble, and architectural metal finishes.

The original one-story entryway was reconfigured as a two-story atrium, while the exterior of the building was largely restored to its original appearance. In 2001, the Chicago Commercial Real Estate Awards honored 175 West Jackson as “Redevelopment of the Year.”





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# Hospitality



Midtown

# The Park Hyatt New York

153 WEST 57TH STREET, NEW YORK

Completion Date: 2014  
Design Architect: Atelier Christian de Portzamparc  
Architect: SLCE  
Interiors: Yabu Pushelberg

Ranked the No. 1 hotel in New York by U.S. News & World Report, the North American flagship for the Park Hyatt brand occupies the base of Extell Development Company’s iconic One57 skyscraper. The 210-room property is one of the privileged few in the world to also receive both the American Automobile Association’s Five-Diamond and Forbes Travel Guide Five-Star ratings.

With sophisticated interiors designed by award-winning interior design team Yabu Pushelberg, Park Hyatt New York offers unprecedented luxury in the heart of Midtown.





Theater District

# Hyatt Times Square

135 WEST 45TH STREET, NEW YORK

Completion Date: 2014  
Design Architect: SLCE  
Interiors: SPAN of New York and George Wong

Hyatt Times Square is ideally located at the heart of Manhattan’s famed Theater District. The hotel features exterior design by prominent architectural firm SLCE and beautiful interior spaces by SPAN of New York and George Wong.

Standing at 550 feet high, this four-star hotel offers 487 luxurious guest rooms, including 26 deluxe rooms and 49 suites. Amenities include a lobby bar, three-meal restaurant, rooftop terrace, rooftop lounge, and meeting space with an oversized adjacent terrace. Other services include Hyatt Spa and StayFit@Hyatt fitness center.

Situated on West 45th Street between Broadway and 6th Avenue, the hotel appeals to the needs of business and leisure travelers alike. Its convenient midtown location provides easy access to the nearby commercial business district and cultural attractions.





Boston, Massachusetts

# Intercontinental Hotel and Residences

500 ATLANTIC AVENUE, BOSTON

Completion Date: 2006  
Architect: Elkus/Manfredi Architects

Over a three-year period, Extell worked in collaboration with top designers and engineers to transform a 122,000-square-foot site on one of the few available waterfront sites in Boston into a 20-story, 720,000-square-foot mixed-use development.

The Intercontinental Hotel and Residences features a 424-key Intercontinental Hotel, 130 luxury condominiums serviced by the hotel, and 375 below-grade parking spaces.





Midtown

# W Hotel Times Square

1567 BROADWAY, NEW YORK

Completion Date: 2000  
Architect: Frank Williams & Partners Architects

Extell developed a 53-story retail and hotel tower located at the heart of Times Square, at the corner of West 47th Street and Broadway. The tower is leased to Starwood Hotels, which operates its flagship “W” hotel at this location.

The hotel supports a substantial signage tower, which is one of the primary advertising venues in Times Square.





Vail, Colorado

# Four Seasons Vail

ONE VAIL ROAD, VAIL

This iconic property is the defining address at one of the world's most illustrious winter resort destinations. Acquired by Extell Development Company, the Four Seasons Resort & Residences Vail features 121 guest rooms and 13 two-to-four-bedroom residences.

The four-diamond hotel features a 15,000-square-foot spa, celebrated dining, and exclusive ski facilities at the base of Vail's Gondola One.





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