



# Rendering Revealed For Former Pfizer HQ's Residential Conversion At 219-229 East 42nd Street In Midtown East, Manhattan

A rendering has been revealed for the office-to-residential conversion of the former Pfizer headquarters at 229 East 42nd Street and the adjoining ten-story tower annex at 219 East 42nd Street in [Midtown East](#), Manhattan. Designed by Gensler and developed by Metro Loft Development LLC and David Werner Real Estate Investments, the project will involve the gut renovation of the 33-story structure and full re-cladding of its mid-century façade, as well as the construction of 19 new floors above the annex. The conversion will yield 1,600 rental apartments, with 25 percent reserved for affordable housing, as well as ground-floor retail space and 100,000 square feet of amenities. The property is located at the northwestern corner of East 42nd Street and Second Avenue. The rendering shows the property from the southeast, previewing the new lighter façade on the main building and the annex base to the west. The new envelope will do away with the dark interstitial paneling between the windows of the existing envelope, as seen in the Google Street View image below, and replace it with what looks to be aluminum with vertical ridges. The 19-story addition above the annex at 219 East 42nd Street will bring its height to 29 stories and 348 feet tall, and is shown enclosed in floor-to-ceiling glass with much thinner mullions than its sibling at the corner. The expanded building will span 465,794 square feet and yield 536 of the conversion's 1,600 units, and will also include a 30-foot-long rear yard. Both structures are shown with landscaped terraces atop their setbacks and roof parapets.



219 and 229 East 42nd Street. Rendering courtesy of Streetsense.





229 East 42nd Street. Photo: Google Maps

“Conversions offer the promise of helping to transform more areas that were historically centralized business districts into vibrant, 24/7 neighborhoods,” said Robert Fuller, principal, Gensler. “Although there has been a big focus on conversions in recent years, it really is not a new concept. New York City has a long history of repurposing outdated buildings to create new housing. All you have to do is walk the streets of Soho or the waterfront in Brooklyn and you’ll see endless examples of old manufacturing and factory buildings converted to residential. We envision a future where office conversions in Midtown and the Financial District hold a similarly cherished place in the history of the city.” Amenities at the upcoming development will include a rooftop swimming pool, a fitness center, and more to be announced. The property is a short walk east of the Grand Central-42nd Street subway station and Grand Central Terminal, serving the 4, 5, 6, 7, and Shuttle trains, the Metro-North rail system, and Long Island Rail Road at the subterranean Grand Central Madison concourse. A completion date for 219 and 229 East 42nd Streets has yet to be announced.



219 East 42nd Street. Photo: Google Maps