

# COOLEST OFFICES IN NEW YORK

2020

**FOR THE THIRD YEAR**, *Crain's* is featuring the Coolest Offices in New York. To be eligible, offices needed to have been opened, renovated or modified between Jan. 1, 2019, and March 31, 2020. Although the pandemic has put office life on pause, there is reason to believe that workers will start returning to their old workplaces sometime next year. Judging was done by *Crain's* editorial staff based on surveys, descriptions and photos. Fifteen finalists were selected in five categories: amenities, collaborative space, new construction, retrofit and views.

COOLEST AMENITIES

FINALIST



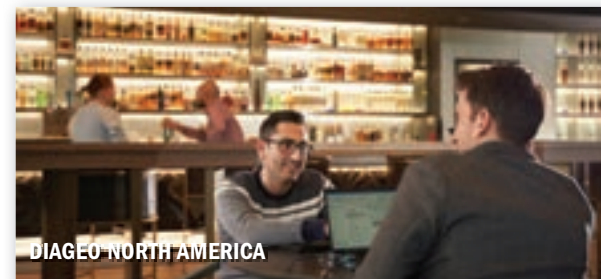
**875 THIRD AVE., Midtown**  
Ted Moudis Associates designed a multipurpose boardroom adjacent to an open-plan amphitheater that can be reconfigured into a large town hall space for client events.

FINALIST



**460 PARK AVE SOUTH, Midtown**  
The office, designed by Mark Brungo of Gensler, features sound-proof pods that offer privacy while railway carriages and modular bleachers create areas for quick meetings.

WINNER



**3 WORLD TRADE CENTER, Financial District**  
Bar Deco sits high on the 41st floor, a space that is multifunctional where meetings are held, ideas transpire, meals are shared, cocktails poured, and moments celebrated.

COOLEST COLLABORATION



**1 LIBERTY PLAZA, Financial District**  
The MKDA-designed office has a corridor of collaborative spaces through the center core, including a kitchen, library, den, workroom, living room and community hub with an 1,800-square-foot cafe.

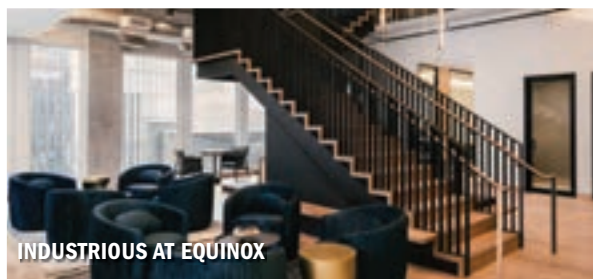


**5 PENN PLAZA, Midtown**  
The 135-year-old architectural firm's new office features state-of-the-art stereolithography printers, cutting-edge VR equipment and writable glass walls for active collaboration.



**200 PARK AVE., Midtown**  
The lobby, by Lendlease and HOK Architects, is punctuated with a 17-foot LED digital wall highlighting the firm's projects, a lush 30-foot living wall and a 3D map table of Manhattan.

COOLEST NEW CONSTRUCTION



**31 HUDSON YARDS, Hudson Yards**  
A metal staircase, haloed by a custom, modern chandelier, unifies the bi-level space and is intended to be a show-stopping element.



**7 WORLD TRADE CENTER, Financial District**  
The open floor plan at this HLW International-designed office features exposed ceilings with pendant light fixtures, benching system furniture, carpet tiles and floor-to-ceiling windows.



**1 WORLD TRADE CENTER, Financial District**  
The Gensler-designed office has gender-neutral bathrooms, a play area for employees' children, a mother's room and a prayer room.

COOLEST RETROFIT



**1185 AVENUE OF THE AMERICAS, Midtown**  
This M.S. Architecture-designed office has a 20-person boardroom with an 18-foot black table, surrounded with authentic reclaimed New York brick and reclaimed barnboard.



**250 HUDSON ST., Hudson Square**  
The advertising agency's office, designed by TPG Architecture, is fitted with a variety of support and amenity spaces, including huddle rooms, a photo studio, an editing suite and a fitness center.

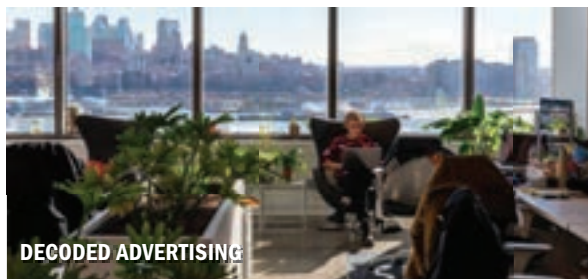


**28 W. 23RD ST., Flatiron District**  
The headquarters of AT&T's advertising company, a collaboration of Gensler, MILK Design and USIS, transitions from a refined, contemporary atmosphere to a grittier, digitally focused workshop.

COOLEST VIEWS



**605 THIRD AVE., Murray Hill**  
At 40 stories high, the TPG Architecture-designed office offers views looking south of the Freedom Tower and the Verrazano-Narrows Bridge or closeups of the Chrysler and Empire State buildings.



**32 OLD SLIP, Financial District**  
Half of the seventh floor was gutted to make way for this Spector Group-designed office. Floor-to-ceiling windows offer unobstructed views from every desk of famous East River bridges and ferries.



**96 SPRING ST., Soho**  
The rooftop is the star of this PR software company's seventh-floor office, offering panoramic views of both the Freedom Tower and Empire State Building.