432 Park Avenue

**Facts**

- **Official Name**: 432 Park Avenue
- **Structure Type**: Building
- **Status**: Completed
- **Country**: United States
- **City**: New York City
- **Street Address & Map**: 432 Park Avenue
- **Postal Code**: 10022
- **Building Function**: Residential
- **Structural Material**: Concrete
- **Proposed**: 2011
- **Construction Start**: 2011
- **Completion**: 2015
- **Official Website**: 432 Park Avenue

**Rankings**

- **Global Ranking**: #20 Tallest in the World
- **Regional Ranking**: #3 Tallest in North America
- **National Ranking**: #3 Tallest in United States
- **City Ranking**: #2 Tallest in New York City

**Companies Involved**

- **Owner**: 56th and Park (NY) Owner, LLC
- **Developer**: CIM Group; Macklowe Properties
- **Architect**
  - **Design**: Rafael Viñoly Architects
  - **Architect of Record**: SLCE Architects
- **Structural Engineer**
  - **Design**: WSP Cantor Seinuk
  - **Peer Review**: Schlaich Bergermann und Partner
- **MEP Engineer**
  - **Design**: WSP Flack + Kurtz
- **Main Contractor**: Lend Lease
- **Other Consultant**
  - **Building Monitoring**: Vidaris, Inc.
  - **Damping**: RWDI; ITT Endide
  - **Energy Concept**: Vidaris, Inc.
  - **Façade**: Enclos Corp.; Vidaris, Inc.
  - **Interiors**: Deborah Berke Partners
  - **Landscape**: Zion Breen & Richardson Associates
  - **LEED**: Vidaris, Inc.
  - **Lighting**: HDLC Architectural Lighting Design
  - **Marketing**: Wordsearch; Dialog Box Digital
  - **Roofing**: Vidaris, Inc.
  - **Wind**: RWDI
- **Material Supplier**
  - **Concrete**: Ferrara Brothers
  - **Elevator**: Hilti AG; Schindler
  - **Façade Maintenance**: HALFEN
  - **Lighting Equipment**: HDLC Architectural Lighting Design

**Height**

- **Occupied**: 392.1 m / 1,287 ft
- **Architectural**: 425.7 m / 1,397 ft
- **To Tip**: 425.7 m / 1,397 ft

**Dimensions**

- **Floors Above Ground**: 85
- **Floors Below Ground**: 3
- **# of Elevators**: 10
- **Top Elevator Speed**: 5.08 m/s
- **Tower GFA**: 65,497 m² / 705,004 ft²
- **Development GFA**: 75,868 m² / 816,636 ft²
- **# of Apartments**: 146
- **# of Parking Spaces**: 60
About 432 Park Avenue

The pencil-thin 432 Park Avenue represents a new generation of supertall, superslim skyscrapers. Located in the ever-opulent Midtown neighborhood, the tower is placed in the heart of Manhattan overlooking Central Park. The narrow design of the building is intentional; as Manhattan increases in density, it is becoming ever more important to maximize building heights relative to site area.

Simplicity is the defining trait of 432 Park Avenue. With a series of large glass windows set in a regular grid of exposed concrete members, the building offers few aesthetic frills, but rather rises out of the ground as a singular, white monolith. A flat roof neatly caps the rectangular structure. The straight, clean lines of the building’s façade simultaneously manage to evoke a modern aesthetic, while also reflecting Manhattan’s orderly street grid. Each floor incorporates 24 9.2-square-meter windows that add weight to the structure, creating a sense of visually stability despite its slender frame. The oversized windows will also benefit residents with ample amounts of light and uncontest views.

The building’s outward simplicity belies a complex structural scheme. A regular grid of exposed concrete creates an open basket within which seven “independent buildings” stack up, separated by spaces where building cores are exposed to the outdoor elements. These breaks allow for the deflection of wind pressures and help the building, with its 1:15 slenderness ratio, achieve structural stability.

Taken together, the orderly, almost methodical design of 432 Park Avenue manages to fully harness its small footprint without appearing to dominate its surroundings. It is clear that this type of economical design will have a lasting impact on the future of tall buildings, as it becomes more important to consider the long-term impact of buildings at such extreme height.

432 Park Avenue

CTBUH Initiatives

CTBUH Study Examines Tallest Buildings with Dampers
22 Aug 2018 – CTBUH Research

"Living Tall” Asks: "What Will Make Tall Buildings More Livable?"  
16 Nov 2017 – Event Report

Top 12 Happenings of 2016, Month-by-Month
19 Dec 2016 – CTBUH News

More Initiatives ➜

Research Papers

World’s Tallest Buildings with Dampers
Jul 2018 – CTBUH Journal, 2018 Issue III

Using Height-Relative Variables To Design Tall Buildings
Jul 2018 – CTBUH Journal 2018 Issue III

Dynamic Interrelationship between the Evolution of the Structural Systems and Façade Design in Tall Buildings
Mar 2018 – International Journal of High-Rise Buildings Volume 7 Number 1

More Papers ➜

Videos

Singularly Slender: Sky Living in New York, Hong Kong, and Elsewhere
20 Oct 2016 – Carol Willis, The Skyscraper Museum

Interview: Carol Willis
27 Oct 2015 – Carol Willis, Skyscraper Museum

Interview: Harry Macklowe
26 Oct 2015 – Harry Macklowe, Macklowe Properties

More Videos ➜

CTBUH Awards

Best Tall Building Americas 2016 Award of Excellence
CTBUH Awards 2016

Other Building Facts

The building will have a height to width ration of 15:1.

To submit more information or donate images for this project, please use our submission portal.