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One Wall Street skyscraper completes conversion from offices to apartments



By: Dan Howarth

Impressions: 4,200,000

Work to convert an art deco [skyscraper](#) from offices to residential use has completed, becoming the largest building in [New York City](#) to undergo this type of [adaptive reuse](#).

A total of 566 homes now occupy One Wall Street, designed by Ralph Walker and completed in 1931, in Lower Manhattan's Financial District.

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The completion of One Wall Street's conversion was marked by the reveal of a new model apartment

Developer Harry Macklowe of [Macklowe Properties](#) is behind the transformation, which encompasses one million square feet (92,900 square metres) of residential and 250,000 square feet (23,200 square metres) of commercial amenities.

"In the heart of the iconic financial district, One Wall Street, one of New York City's most significant buildings, both in history and sheer size, has set the standard for residential conversions, marking yet another historic success," said Macklowe.

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The apartment was designed by Guillaume Coutheillas of FrenchCalifornia

"The goal was to incarnate empty spaces into thoughtfully redesigned residences that will stand the test of time and continue to answer future demands of modern living."

The building's opening was marked by the reveal of a new model residence, designed by Guillaume Coutheillas of [FrenchCalifornia](#).



Residence 3404 features three bedroom and multi-aspect views

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Residence 3404, one of the building's largest, includes three bedrooms and multi-aspect views of New York harbour.

Coutheillas envisioned the interiors as if Macklowe himself were to live there, blending European influences using warm neutral colours.



Amenities in the tower include a "sky pool" with a glass ceiling

Many of the furniture and decor items were sourced from Mexico City studio Atra and are debuting in the space.

Other model residences completed last year were designed by Elizabeth Graziolo of [Yellow House Architects](#) and French architect and designer [Cyril Vergniol](#).

A 6,500-square-foot (600-square-metre) co-working space available exclusively to residents and their guests was outfitted in partnership with architect [Deborah Berke](#).

More amenity spaces cover the 38th and 39th floors, including a 75-foot (23-metre), glass-enclosed Sky Pool with a wraparound terrace, and a private restaurant, bar and dining room for residents.

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One Wall Street was designed by Ralph Walker and completed in 1931

The Financial District, known locally as FiDi, is named for being home to the New York Stock Exchange and many global banking headquarters.

However, the area has gradually seen a [rise in residential developments](#) over the past decade.



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The skyscraper is the largest office building to be converted for residential use in New York City's history

Many of Manhattan's office buildings are still [struggling with low occupancy rates](#) following the Covid-19 pandemic, so this type of office-to-residential conversion may become more common in the near future.

The photography is by [Colin Miller](#).

<https://www.dezeen.com/2023/03/19/one-wall-street-skyscraper-office-residential-conversion/>