

THE ARCHITECTS NEWSPAPER

45 BROAD STREET

New renderings revealed for downtown's tallest residential tower

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Downtown's tallest residential building has a new face. Renderings from the initial reveal two years ago depicted a [normie glass stalagmite](#), but now the 1,115-foot-tall skyscraper in Manhattan's Financial District has a filigreed bronze exterior that references the city's art deco cloudbusters.

With its expressive exterior detailing and floating floor plates, the [CetraRuddy](#)-designed supertall at 45 Broad Street shares a litter with Rafael Viñoly's [432 Park](#), as well as SHoP's [9 DeKalb Avenue](#) in downtown Brooklyn and Morris Adjmi's [Nomad tower](#), both of which were inspired by classic New York skyscrapers (there's a little [Mark Foster Gage-y flair](#) for good measure, too). Although the enhanced exterior renderings were released in October, this week [YIMBY revealed](#) new images of the mechanical floors that will double as observation decks.



Rendering of the observation level. (Courtesy CetraRuddy)

There will be a wind break on the 43rd floor, with another 16 stories below, and both of these spaces will have 32-foot floor-to-ceiling heights. A mass damper crowns the tower on its 64th floor, stabilizing more than 407,000 square feet of residential space over 206 units. On the lower floors, 62,000 square feet of commercial space and an almost 94,000-square-foot school round out the program.

Construction is expected to wrap in spring 2021.