

## 685 Fifth Avenue's Ten-Story Addition Tops Out In Midtown, Manhattan

By Michael Young

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685 Fifth Avenue. Rendering via Marin Architects

Construction has topped out on the ten-story addition atop [685 Fifth Avenue](#), a 100,000-square-foot office-to-condominium conversion in [Midtown](#), Manhattan. Designed by [Marin Architects](#) and developed [SHVO](#) in partnership with Deutsche Financial, the \$135 million

project will yield 69 condominium units designed by March & White and managed by Mandarin Oriental Hotel Group, as well as retail space with Fifth Avenue frontage marketed by [Brookfield Properties](#). Coach, Stuart Weitzman, and TAG Heuer currently operate their stores on the lower floors of the edifice while work progresses above.

Since [our last update](#) in March, the reinforced concrete superstructure has reached the 350-foot pinnacle, marked by an American flag. Façade work on this portion has yet to begin.



685 Fifth Avenue. Photo by Michael Young

Most of the original building is still covered with black netting and scaffolding high above the retail façade. The new levels will feature a tight grid of windows illuminated with upward-pointing spotlights. Several setbacks are found across the meeting point of the old and new superstructures and on the upper floors, and the overall building will feature a cohesive design that gives the appearance of a singular structure constructed in the pre-war era of New York City. The highest portion of the construction is alongside the eastern

half of the building and will likely house mechanical equipment within the extended rectangular volume. The main rendering also depicts glass railings and a set of black pergolas around the future rooftop pool.



685 Fifth Avenue. Photo by Michael Young



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Not much about the interiors or their appearance has been disclosed, though it has been reported that the top tier of the condominium portion will contain four duplexes. Units will begin on the sixth floor. The main entrance is going to be found along West 53rd Street next to the Coach flagship store, and the design scheme also includes a lounge on the 25th floor.

Below is a rendering of the pool area, seen on SHVO's website.



The outdoor lounge and pool area of 685 Fifth Avenue, designed by Marin Architects.

685 Fifth Avenue's conversion and expansion should finish sometime next year, possibly within the first half of 2022.

<https://newyorkyimby.com/2021/08/685-fifth-avenues-ten-story-addition-tops-out-in-midtown-manhattan.html>