

JPMorganChase's

Posted on

New Global Headquarters Completes

Words Foster and Partners.



270 Park Avenue provides expanded ground-level outdoor space, including wider sidewalks and a landscaped public plaza on Madison Avenue.

The grand opening of 270 Park Avenue marks the debut of JPMorganChase's new state-of-the-art global headquarters. Foster + Partners has designed the 60-story skyscraper as a new addition to Park Avenue, adding to the city's architectural history. It is New York's largest all-electric tower, with net-zero operational emissions and indoor air quality that exceeds the highest sustainability, health, and wellness standards. The project defines the modern workplace through 21st-century infrastructure, smart technology, and 2.5 million gross square feet of flexible, collaborative space. Norman Foster, Founder and Executive Chairman, Foster + Partners, said: "This new all-electric tower is hydro-powered to minimize its carbon footprint. The unique cantilevered structure, clad in bronze, delivers two and a half times the amount of public space at the base, including a garden, than its predecessor. The unparalleled range of venues and leisure activities, coupled with tall spaces with generous natural light and high levels of filtered fresh air – twice that required by building codes – combine to set new standards of wellbeing. It is the workplace of the future designed for today."



The ground floor lobby serves as the main entrance to the building and includes a monumental staircase and mezzanine level, with ramps and lifts to ensure inclusive access for all.



The building provides 2.5 times more outdoor space at street level.

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Jamie Dimon, Chairman and CEO, JPMorganChase, said: "For more than 225 years, JPMorganChase has been deeply rooted in New York City. The opening of our new global headquarters is not only a significant investment in New York but also a testament to our commitment to our clients and employees worldwide. By creating world-class environments where our employees can thrive, we are strengthening our ability to serve our clients and communities – locally and globally – for generations to come."

In 2018, Foster + Partners won the competition to design JPMorganChase's new home for 10,000 employees and thousands of daily guests. The practice established an overall vision for the project and developed a state-of-the-art structural system to negotiate the site constraints below and at ground level. The innovative fan-column structure and triangular bracing allow the building to lightly touch the ground across the entire block, underpinning the essence of the design, where the structure is the architecture and the architecture is the structure. By lifting the building approximately 80 feet (24 meters) off the ground, it extends the viewpoint from the Park Avenue entrance through to Madison Avenue.



Innovative fan columns and triangular bracing allow the building to meet the ground lightly, uniting structure and architecture.

Nigel Dancey, Head of Studio, Foster + Partners, said: "The primary challenge was to understand and address the special qualities of the site. Our solution integrates the building's foundations with the underground train infrastructure, creating a generous, soaring lobby. Throughout the building, the emphasis has been on

fostering collaboration and wellbeing, with exceptional spaces for employees and clients that embody JPMorganChase's spirit of dynamism."



Wind Dance is a monumental column sculpted in bronze, which acts as a social focus at the heart of the entrance lobby.



The ground floor lobby features a monumental staircase, mezzanine, and fully inclusive access.

Foster + Partners designed all the volumes throughout the tower, which were fitted out by other architects. The practice was also responsible for the fitout of the ground-floor lobby and the top of house, including the custom design of the furniture. The variety of activities throughout the building aims to create a 'city within a city.'

270 Park Avenue offers 2.5 times more outdoor space on the ground level of Park and Madison Avenues than the previous building, featuring wider sidewalks and a large public plaza on Madison Avenue with natural green space and other amenities geared toward residents, workers, and visitors who frequent the neighborhood. The ground-floor lobby serves as the main entrance to the building and includes a monumental staircase and a mezzanine level, with ramps and lifts to ensure inclusive access for all. The eight expansive trading floors, strategically located above, allow for better team integration and improved functionality for trading operations. At the center of the tower, the triple-height 'Exchange' acts as a community hub with sixteen different venues as well as spaces for town hall meetings and other large gatherings, while the top of the house features an executive and client facility. The building also features a state-of-the-art health and wellness center and a curated art program, including works by Maya Lin, Leo Villareal, Gerhard Richter, Refik Anadol, and Norman Foster.

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The triple-height 'Exchange' space is located at the center of the tower.



The spacious ground-floor lobby leads to the staircase and mezzanine.

Foster + Partners' design incorporates a split elevator core that creates permeability of space at the upper levels, along with a generous entrance lobby. Shuttle elevators take employees and visitors directly from the lobby to the 'Exchange' at the heart of the building, which acts as a transfer level to the upper floors. Large floorplates throughout the building will allow for adaptation over time and ensure future flexibility. The well-being-focused design responds to Harvard's research into the effects of fresh air on cognitive function, providing an outdoor air ventilation rate of 40 cubic feet per minute per person. This is double the standard-specified minimum outdoor air ventilation rate. Terraces offer views across the city and provide outdoor spaces for employees and their guests. The building also features circadian lighting throughout the office floors to support wellbeing. This lighting system aligns with natural human rhythms, enhancing the overall working environment. Triple-pane glazing contributes to increased energy efficiency and enhanced occupant comfort.

270 Park Avenue is designed to achieve LEED Platinum v4 and WELL Health-Safety Rating and 97 percent of demolition materials have been recycled, reused, or upcycled.

The opening of 270 Park marks the start of renovations at JPMorganChase's 383 Madison Avenue building, in collaboration with Foster + Partners. Both projects enhance the public realm and improve access to Grand Central Terminal.

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