

January 25, 2023  
New York YIMBY

# NEW YORK YIMBY

## 278 Eighth Avenue Tops Out In Chelsea, Manhattan

By: Michael Young and Matt Pruznick  
Impressions: 683,600



*278 Eighth Avenue. Designed by FXCollaborative*

Construction has topped out on [278 Eighth Avenue](#), a 14-story mixed-use building in [Chelsea, Manhattan](#). Designed by [FXCollaborative](#) and developed by Alchemy-ABR Investment Partners and Chelsea 23rd Realty Corporation, an LLC affiliated with [JJ Operating](#), the 175-foot-tall structure will yield 132,700 square feet with 190 rental apartments and multiple levels of retail space. [Square Mile Capital](#) and Pacific Western Bank provided \$183 million in construction financing for the project, which is being constructed by Leeding Builders Group between West 23rd and West 24th Streets.

At the time of [our last update](#) in late October, the reinforced concrete superstructure stood around the halfway mark and façade work had yet to commence. Crews reached the pinnacle last month, and the light-colored brick envelope has been assembled across the lower half of the building. Recent photos show the façade made up of an irregular grid, with most of the fenestration arranged in two- and three-story vertical groupings of varying widths.

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Photo by Michael Young

*278 Eighth Avenue. Photo by Michael Young*

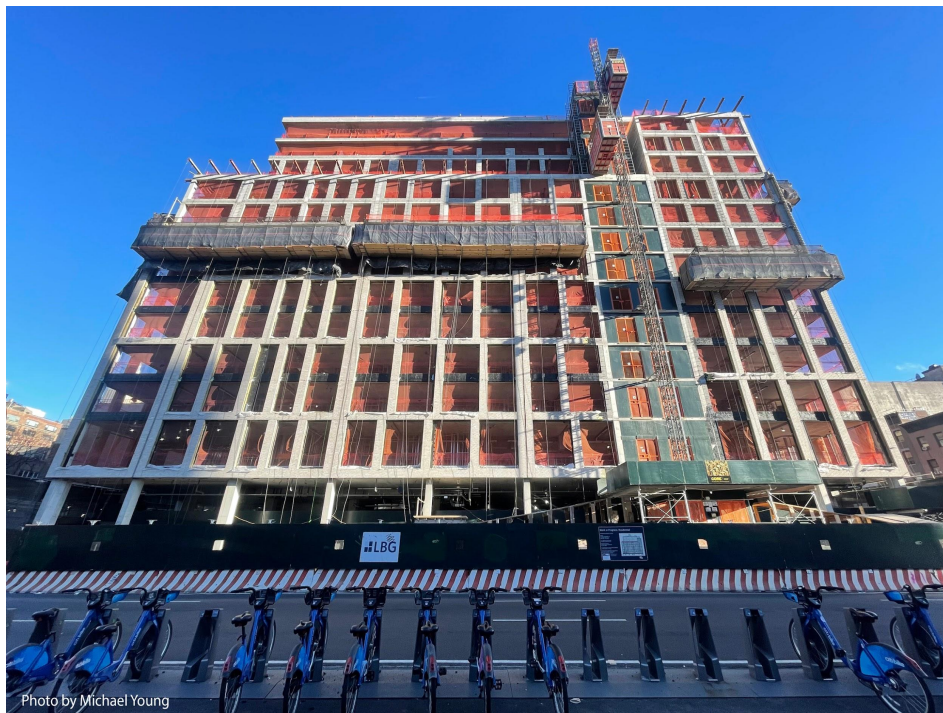


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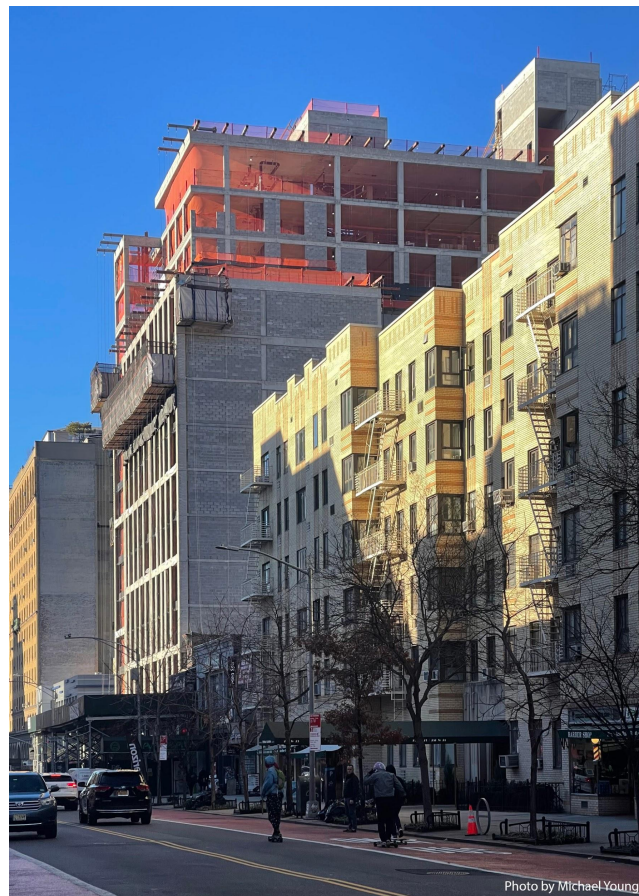


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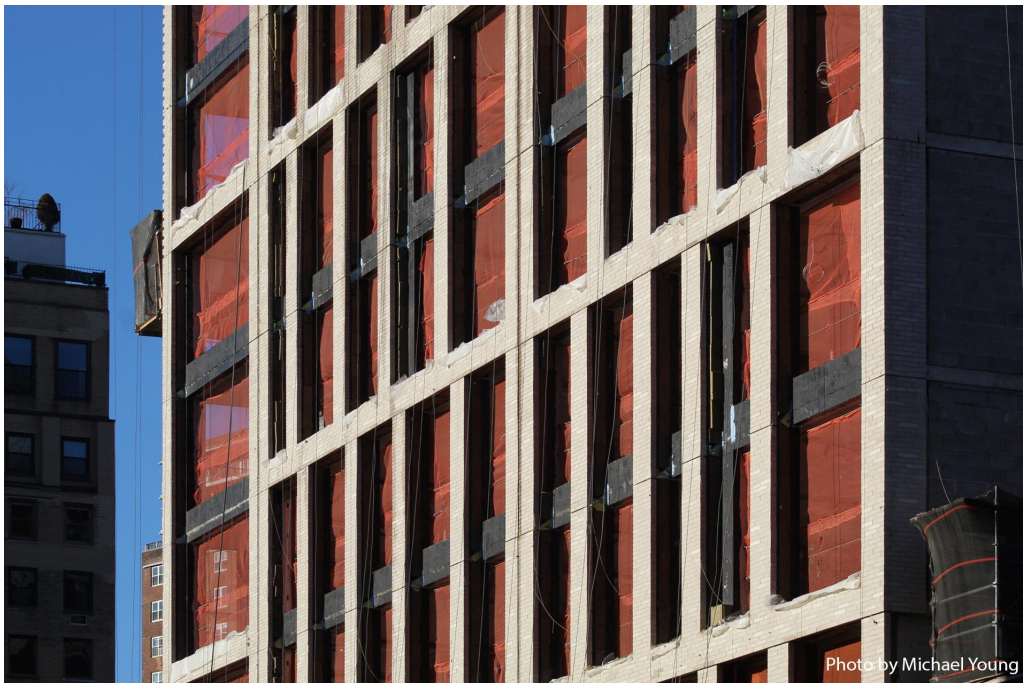
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Crews are installing the façade from suspended wooden platforms on all four sides of the building. Orange netting covers the edges of the floor plates to protect workers until the windows are put in place.



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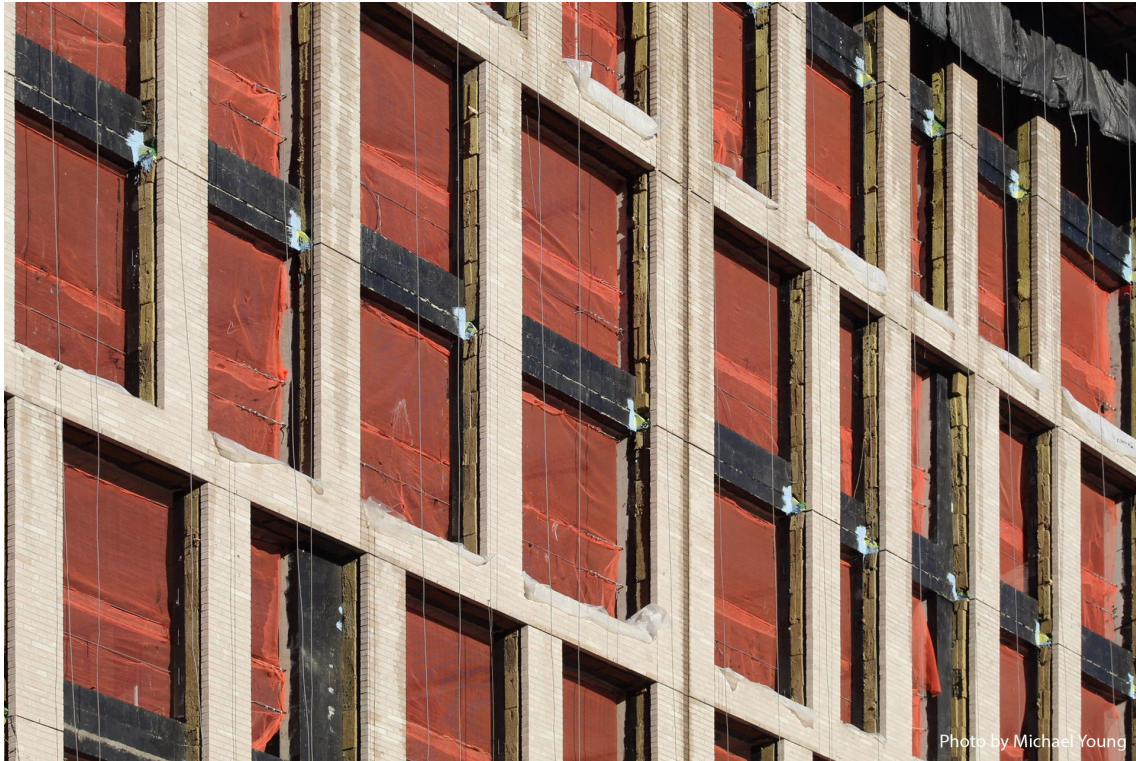


Photo by Michael Young

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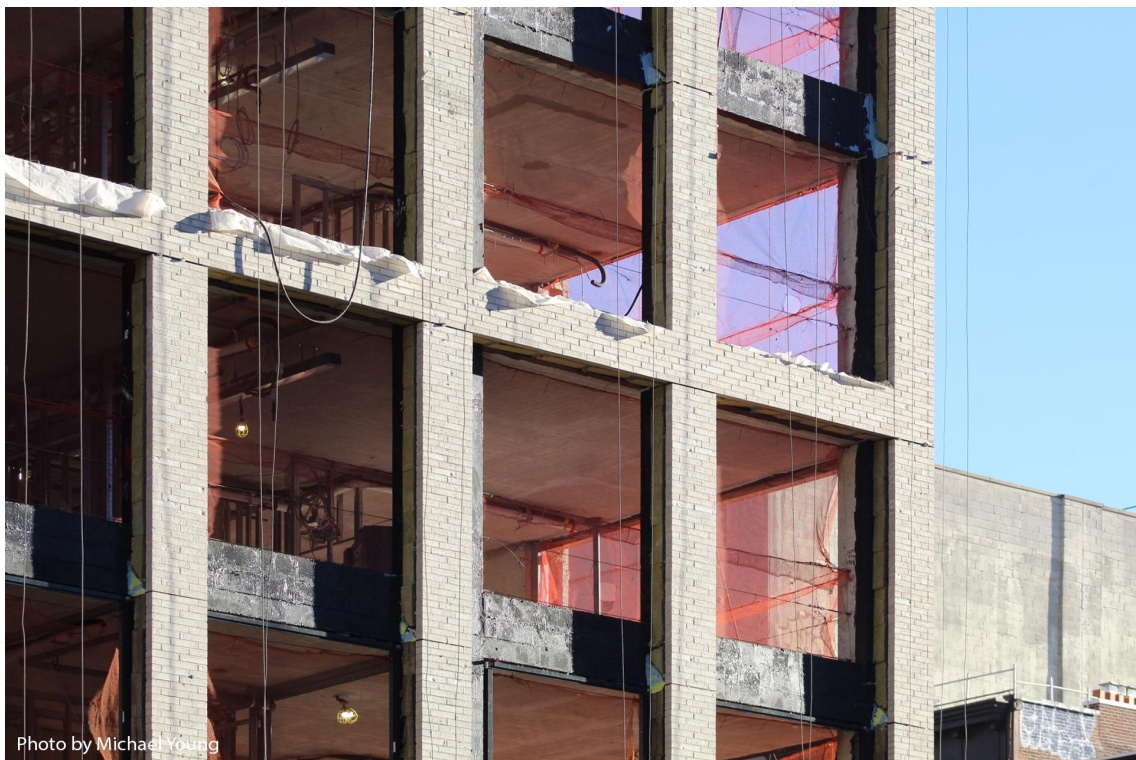


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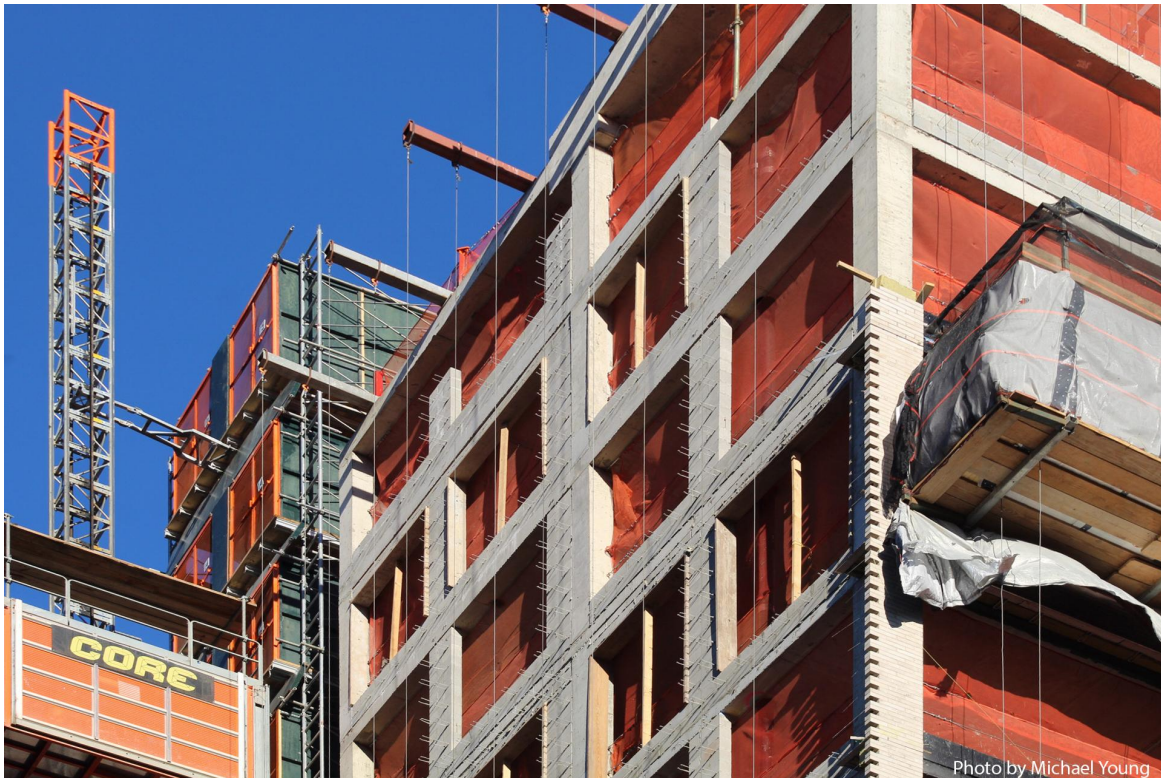


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Renderings of 278 Eighth Avenue show the brick façade framing floor-to-ceiling windows, with opaque glass paneling along the floor plates of the multi-story spans. The property is slated to yield 33,000 square feet of retail space on the ground floor and cellar levels, with a Target as the anchor tenant with 28,000 square feet. Residential amenities include a rooftop terrace, an additional outdoor terrace on the second floor, a fitness center, a communal lounge, a speakeasy, touchless elevator and lobby access, and a bicycle room.



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*278 Eighth Avenue. Rendering see on loopnet.com*

The local C and E trains are located directly beside the property at the intersection of West 23rd Street and Eighth Avenue. The 1 train is also one block to the east at the 23rd Street station on Seventh Avenue.

278 Eighth Avenue's anticipated completion date is listed on site for May 16, 2024.

<https://newyorkyimby.com/2023/01/278-eighth-avenue-tops-out-in-chelsea-manhattan.html>