



# Press Release

## **AEW RECAPITALIZES PREMIER NEW YORK CITY OFFICE BUILDING**

BOSTON, July 29, 2021 – AEW Capital Management (“AEW”) announced today that working together with the developers of 60 Charlton Street, it has recapitalized the newly constructed 98,400 square-foot, Class A boutique office building located in Hudson Square in Manhattan.

“This is an opportunity to secure a great property and selectively add to AEW’s Manhattan office portfolio. 60 Charlton is a well-located jewel-box office building with proximity to transportation and residential neighborhoods including Greenwich Village, SoHo and Tribeca. The characteristics of the building match what we believe tenants are going to want as they come back to New York City and return to the office.” said Michael Byrne, Chief Investment Officer and Head of Private Real Estate and Debt at AEW.

Located on the southwest corner of Charlton and Varick Streets, 60 Charlton is situated between Disney’s 1.2 million square foot office campus currently under construction and Google’s new 1.3 million square foot headquarters at St. John’s Terminal.

The building was originally constructed in 1925 as a six-story building. A full renovation completed in 2021 restored the original architectural details, rehabilitated the building with modern mechanical infrastructure and added six newly constructed stories, to create a 12-story brick and glass curtainwall steel and concrete framed building. Open floorplates ranging from 9,000 - 9,500 square feet allow flexibility and efficiency for practically any office layout concept. The newly constructed office floors (7-12) feature floor-to-ceiling glass and typical ceiling heights of 14 to 15 feet, with three exposures on most floors, providing unparalleled light and city views. Tenant amenities include a lobby fireplace, bike room and shower area, and an outdoor roof deck with kitchen service area. 60 Charlton will be LEED Gold certified. Construction is completed and the building is ready for tenant buildouts.

## About AEW

Founded in 1981, AEW Capital Management, L.P. (AEW) provides real estate investment management services to investors worldwide. One of the world's leading real estate investment advisors, AEW and its affiliates manage approximately \$85.6 billion of property and securities in North America, Europe and Asia (as of March 31, 2021). Grounded in research and experienced in the complexities of the real estate and capital markets, AEW actively manages portfolios in both the public and private property markets and across the risk/return spectrum. AEW and its affiliates have offices in Boston, Los Angeles, London, Paris, Düsseldorf, Hong Kong, Seoul, Singapore, Sydney and Tokyo, as well as additional offices in eight European cities. For more information please visit [www.aew.com](http://www.aew.com).

Gross asset value as of March 31, 2021. Total AEW AUM of \$85.6 billion includes \$41.2 billion in assets managed by AEW SA and its affiliates and \$256 million in advisory/subadvisory, wrap and other accounts for which AEW Capital Management provides only a model portfolio.

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