



G3 ARCHITECTURE INTERIORS PLANNING
NEW YORK · NEW JERSEY · CONNECTICUT · FLORIDA



ASSET IMPROVEMENTS

G3ARCH.COM



Judson Memorial Church - New York, NY

FIRM PROFILE

G3 provides high quality architectural and interior design solutions to corporations, institutions, developers, and property owners. We work with our clients to translate their needs and vision into exceptional solutions. As architects and designers, we strive to uphold traditions of great design, while continuously pushing the boundaries of design for the future. Our team of professionals has been working in the field for a long time. We take great pride in our work, in our work ethic, in the quality of our design solutions, in the comprehensiveness of our construction documents, and in our ability to manage the entire project process. We use our expertise to uncover the full potential of every challenge we face, in every project.

G3 is big enough to handle the largest of projects, but small enough to bring a senior-level staff member well-versed in all aspects of design and construction to every single project.

THE G3 VALUE PROPOSITION

In our wide experience executing all types of projects, G3 has learned to “think like an owner”. We recognize that cost and time are as critical, if not more so, as design. G3 develops solutions for managing both cost and time at the outset of every project.

The value we add through the utilization of this approach enables you to maximize your asset – whether a site, building, office lease or residence - within your budget. And we do this without resorting to “value engineering” or other post-design cost adjustment measures, and the attendant cost and time lost with such activities.

ATTENTION TO DETAIL

Our senior project managers are registered architects whose rigorous training is put to use in every project we undertake. While the importance of listening carefully to our clients cannot be over-emphasized, the value of experience and training in developing and realizing a project is equally important.

LISTENING TO OUR CLIENTS

Our work is based on our client's needs and desires rather than a single style. We ask a lot of questions and we listen carefully. Truly understanding the reasons that drive a client's preferences and requests allows us to fulfill and exceed their expectations, and to really advocate for our client in our dealings with contractors and suppliers.



1540 Broadway - New York, NY

LOGICAL & APPROPRIATE PLANNING

We are passionate about designing spaces that harmonize with their environments. We strive to create buildings and interiors that fit, that respond to their context and enliven it. When planning interiors, we begin by studying the building's rhythmic character and existing geometry so that we can maximize the opportunities available to the design and minimize any inherent obstacles. In doing so, we are able to create a whole that is greater than the sum of its parts – a solution with a real sense of place, and one that ultimately feels right.

COMMITMENT TO CLIENT SATISFACTION

Ultimately we are only as good as our last job. We understand this at G3. We are committed to your satisfaction. Whether it's providing considered option in our design work or standing beside you through the thick of construction completion, we focus on addressing your your needs promptly and thoroughly, and on surpassing your expectations. Because, for us, a great project is one with a satisfied client.



Bell Works - Holmdel, NJ



Three Ravinia Plaza - Dunwoody, GA

OFFICES

New York, NY - 1991
Stamford, CT - 1998
Miami, FL - 2005
Elmwood Park, NJ - 2008

SERVICES

Architectural Design
Campus Planning
Feasibility Studies
Interior Design
Workplace Strategy
Branding
Real Estate Evaluation

STATISTICS

Projects in 37 States and 10 Foreign Countries
Over 40,000,000 Square Feet of Projects
10 Registered Architects
10 LEED Accredited Professionals
Licensed in 22 States and Provinces



Worth Street Condominiums - New York, NY



Park 80 West - Saddlebrook, NJ



101 Wood Avenue - Iselin, NJ

ASSET IMPROVEMENTS EXPERIENCE

G3's multi-year experience with property entities has given us the perspective to "think like the owner" in our approach to each opportunity. Our overarching objectives for these projects are:

- To increase the value of properties by making them "new" and more responsive to trends in today's business world and the real estate that supports it,
- To increase the presence of and access to buildings on the site,
- To exemplify visible and active property management, shared conferencing and other amenities as appropriate to each location, and
- To reposition less useful / leasable spaces to leverage brand identity and improve tenant perception.



1540 Broadway - New York, NY



Bell Works - Holmdel, NJ

Our solutions are based on offering a menu of upgrades across the asset platform, allowing the owner's renovation efforts to achieve maximum impact while strictly adhering to an overall budget. Within each of the individual areas of improvement considered, G3 outlines a three-tiered approach, ranging from an "at the very least" list of improvements to an "in order to make the most dramatic impact" strategy with preliminary budgetary information for each of the elements at each of the levels of intervention. This method allows budget control with clear design expectations to be established early-on, avoiding cost-cutting late in the process.

Our experience is concentrated in both the renovation of key areas of the tenant experience – lobbies, courtyards, amenities, restrooms, and the like – as well as full-on renovation of façades and systems, and entire building and site redevelopment.



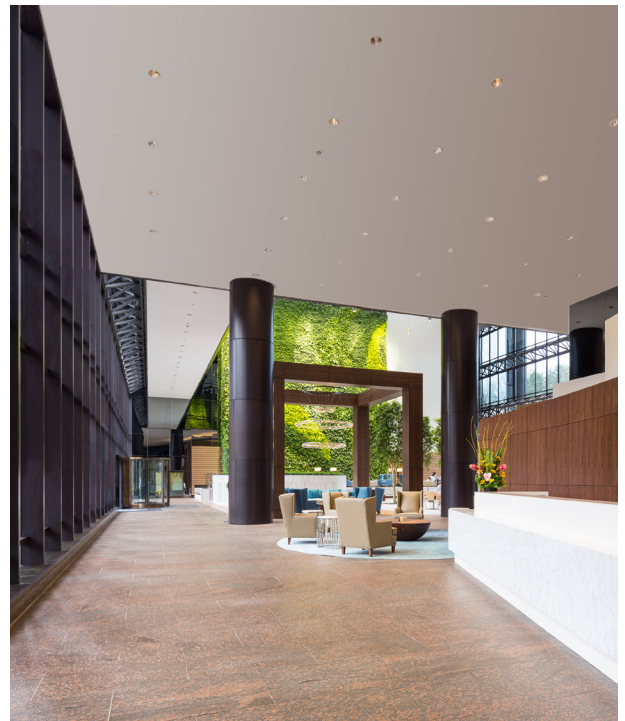
Worth Street Condominiums - New York, NY

THREE RAVINIA PLAZA

Dunwoody, GA Lobby & Atrium Renovation

G3 was retained to design the renovation of the atrium and ground floor public lobby at Three Ravinia Plaza in Dunwoody, Georgia. G3 implemented the owner's mandate to create a new Class A, 21st-century solution by re-imagining the atrium as a series of experiences designed to enliven the space and engage the occupants. The alley of trees bisecting the space links the principal entries at the front and rear of the building. The two super-scaled wood-clad pavilions each create a separate "lounge" within the overall volume, inviting casual encounters. The elevated platform serves to mitigate the expanse of the floor, as well as provide a true "stage" for gatherings of all kinds. The green wall, among the largest in the United States, serves to recall the past gardens in addition to accentuating the grandeur of the space, while also aiding in acoustic modulation. The integration of wood into the lobby areas helps to soften the transition to the office floors, while the clean lines and simple forms of the realization reinforce a sense of refinement.





PARK 80 WEST

Saddlebrook, NJ Façade Renovation & Infrastructure Improvements

G3 provided services for the repositioning of this 70's era building to upgrade and improve its marketability, within a limited budget and timeframe. As lead consultant we coordinated the following:

- HVAC Upgrade – Base building system was converted from constant volume to variable volume, phased implementation, complete new base building system and BMS
- Window Replacement – Punched windows and curtain wall sections were upgraded from single pane solar bronze glazing to insulated glazing units with low-e coating and thermally broken frames for energy efficiency
- Exterior Lighting - Existing mercury vapor pole lights were replaced with new state of the art LED directional light fixtures to improve site safety and nighttime visibility
- New Main Entry – The existing front entry stairs were replaced with new stairs to orient the building towards the visitor parking lot. New sidewalks, lawn area, planters, modern glass and stainless steel railings, glass entry doors and an ADA accessible lift were provided. Lighting was integrated for safety and aesthetics. We designed a new stainless steel “arch” entry feature to gain scale and prominence for the entry.
- Façade Refinishing - Entire façade was recoated to change existing brown color to new modern cool gray color



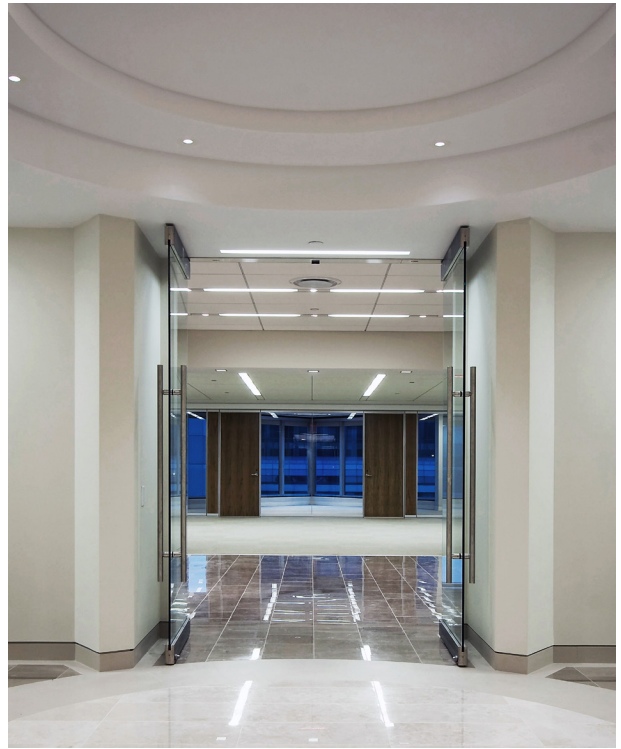


1540 BROADWAY

New York, NY
Pre-built Program

G3 developed a new pre-built program for Strategic Partners in this distinguished Times Square building. The design features a dramatic elevator lobby in class A materials, highlighting multiple entry points for a variety of tenant configurations. The suites feature a tightly detailed double glazed perimeter wall system to take advantage of natural light on the high floors designated for this program, simply organized ceilings and lighting emphasizing clean and flexible interior spaces, and beautifully detailed support spaces in pantry and copy rooms. Ultimately the program has been deployed on several floors and adapted to fit several different size tenants. Materials and design elements featured have become the landlord “standards” throughout the building.





WORTH STREET CONDOMINIUMS

New York, NY Comprehensive Redevelopment

G3 provided a variety of services for the conversion of these mid-19th century landmarked loft warehouses to luxury condominiums. Our participation commenced as a third-party observer for the mezzanine lender, who assumed control of the project when the original developer went bankrupt.

Working both as architect and redevelopment manager, we led the following activities:

- Forensic analysis of construction defects
- Code analysis for egress and fire safety
- Comprehensive façade renovation, including NYC Local Law 11 filing and Landmarks approval
- Development of new metal-and glass exterior façade enclosure for two penthouse levels
- Redesign of residential units to improve marketability and to meet code
- Redesign of building lobby to improve marketability



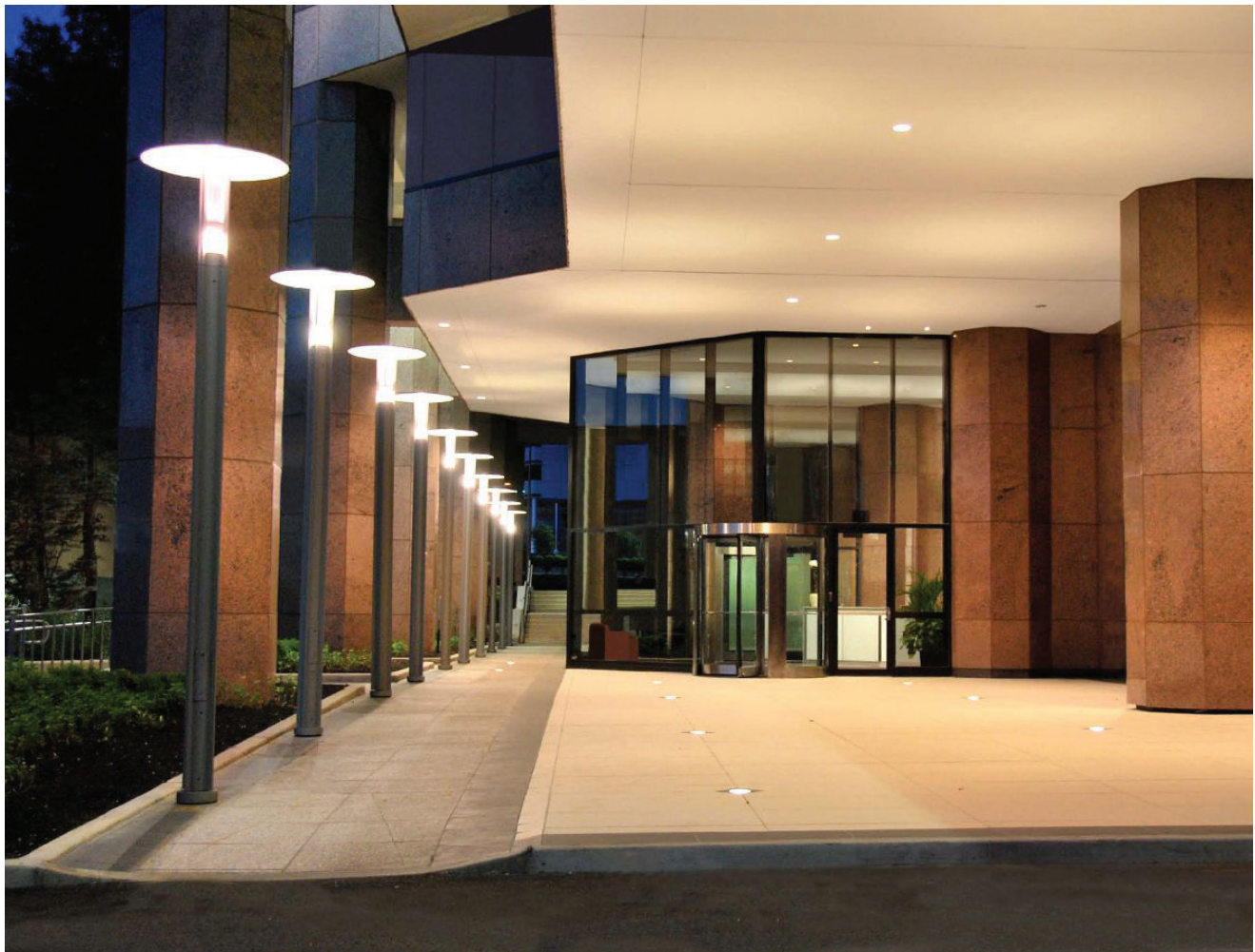


101 WOOD AVENUE

Iselin, NJ

Lobby, Amenities, Exterior Renovation

G3 redesigned the entry plaza and main building lobby and elevator cabs at this existing 10 story office tower in MetroPark. The scope of work included new landscaping, paving materials and lighting on the exterior and new flooring, lighting reception desk and coffee kiosk in the building lobby. New finishes in the elevator cabs complement the new lobby finishes.



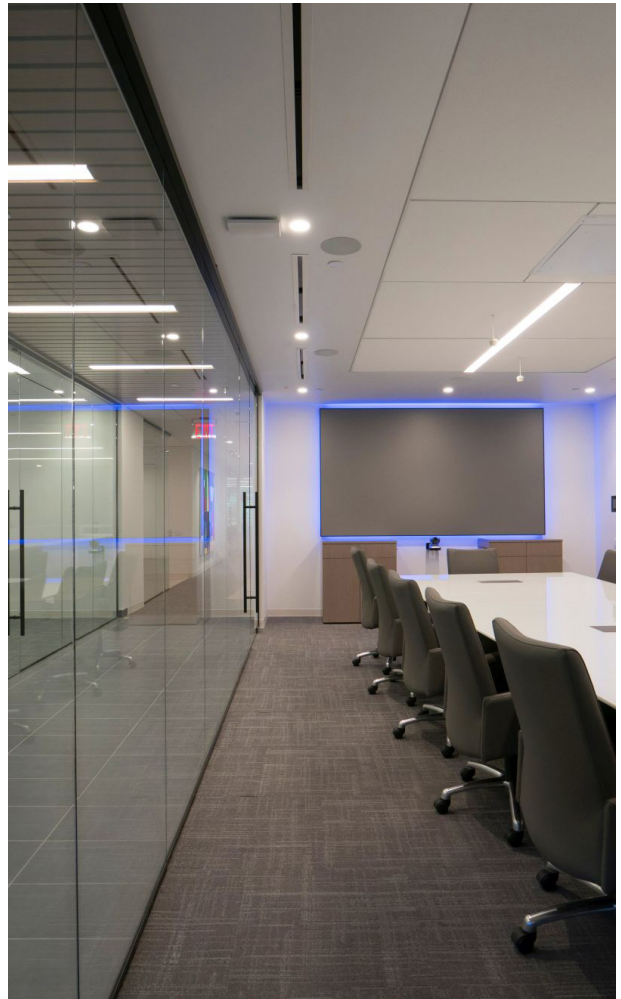
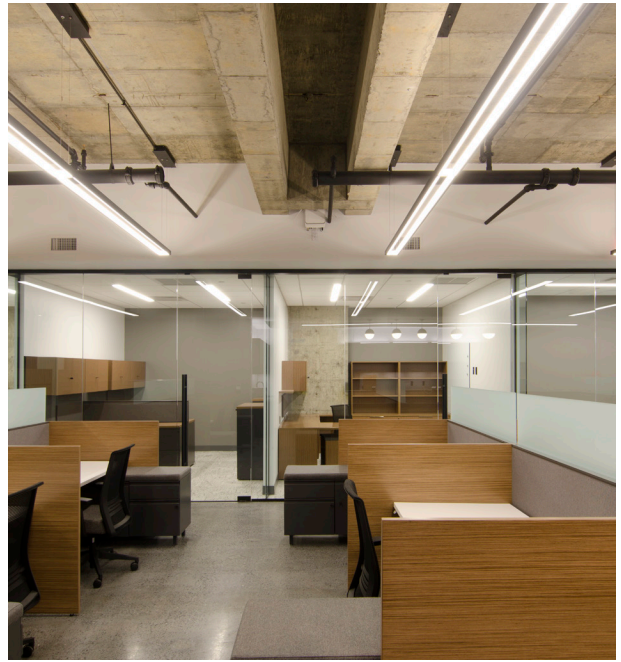
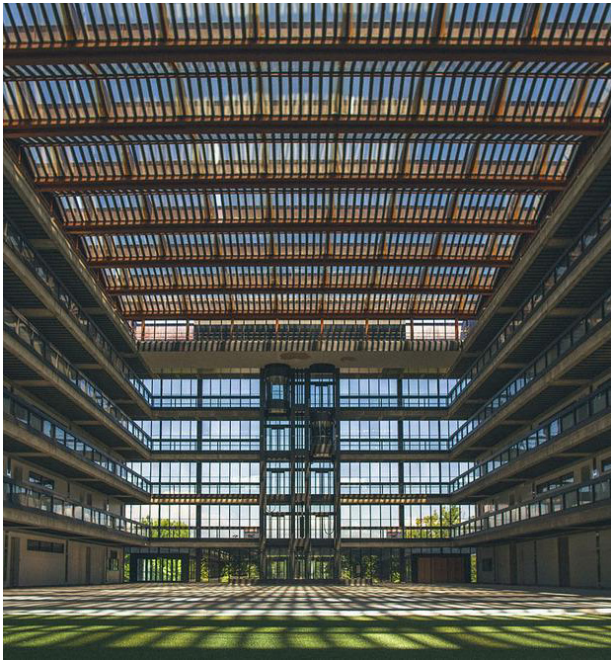


BELL WORKS

Holmdel, NJ
Bldg Infrastructure, Tenant Suites

G3 was retained by Somerset Development to be the landlord/base building architect for the revitalization of the former Bell Laboratories research facility. The building was designed by the modernist master Eero Saarinen and is on the national Register of Historic Places. Bell Works is a 5-story, 2 million square foot building that is being re-positioned as a "Metro burb," in essence a self-contained city that includes office space, retail, and public amenities. A dramatic 5-story atrium creates a pedestrian concourse that extends the full 1000' length of the building. A new hotel is being developed on the roof of the structure.





MECHOSHADE SYSTEMS

Long Island City, NY Comprehensive Redevelopment

G3 led the comprehensive reconstruction and conversion of the 50,000 square foot 100-year old Mechoshade Systems facility in Long Island City, New York from manufacturing to office use. This project entailed complex isolation and removal of decades-old equipment and materials, replacement of all mechanical systems, integration of new energy control features including automatic dimming systems and off-hours power storage, and waste and storm water management, as well as resource re-use and materials selections commensurate with a typical interiors program, all while maintaining the organization's various operations fully functional. We take great pride in the result of this showcase example of a project proven to be energy efficient and environmentally responsible. The MechoShade headquarters conversion earned a LEED "Gold" rating.





ASSET IMPROVEMENTS EXPERIENCE

ABBEY ROAD

ACCORDIA REALTY

AEGEAN PROPERTIES

AVALON BAY

CB RICHARD ELLIS GLOBAL INVESTORS

CBRE ASSET SERVICES

CROCKER PARTNERS

CUSHMAN & WAKEFIELD

DIVIDEND CAPITAL

ECHEVARRIA INDUSTRIES

EDGE FUNDS

H & R PROPERTIES

ISE REALTY GROUP

KIMCO

LEE & ASSOCIATES

LINCOLN EQUITIES

MACKLOWE ORGANIZATION

MECHOSHADE SYSTEMS

MOUNTAIN DEVELOPMENT GROUP

PRONTI MANAGEMENT

ROSE ASSOCIATES

RUDIN MANAGEMENT

SHORENSTEIN PROPERTIES

SL GREEN

SPEAR STREET CAPITAL

STRATEGIC PARTNERS

SUMMIT ASSOCIATES

TISHMAN SPEYER

TUDOR REALTY

WINDSOR PROPERTIES





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