

270 Park Avenue

JPMorgan Chase is one of New York's largest employers and contributors to the local economy

- *New headquarters will house about **10,000 employees***
- *Project creating **8,000 construction jobs across 40 local unions***
- *Deloitte study shows JPMorgan Chase contributes **\$29.8 billion annually to the city's economy**, stimulating an additional **40,000 jobs across local industries***

Project Overview:



JPMorgan Chase is reinforcing its commitment to New York City with the construction of its new state-of-the-art global headquarters at 270 Park Avenue. **The 1,388-foot, 60-story skyscraper – designed by Foster + Partners – will be New York City's largest all-electric tower** with net zero operational emissions and exceptional indoor air quality that exceeds the highest standards in sustainability, health and wellness. It will help define the modern workplace with 21st century infrastructure, smart technology and **2.5 million square feet of flexible and collaborative space** that can easily adapt to the future of work.

The project is the **first under New York City's Midtown East Rezoning plan**, which encourages modern office construction and improvements to the business district's public realm and transportation. JPMorgan Chase will remain one of New York's largest employers and continue to make a significant impact on the local economy. The firm is also making a significant investment to help improve the city's infrastructure and transit system and working closely with the Metropolitan Transportation Authority. **The project is expected to be completed by the end of 2025.**

During the building period alone, the project will **create more than 8,000 construction jobs from across 40 local unions** – triggering additional **economic activity of \$2.6 billion for New York City and \$3.6 billion for New York State overall**. In addition, 20% of the contractors will be local Minority and Women-Owned Business Enterprises. An independent study by Deloitte found that through JPMorgan Chase's tens of thousands of local employees and operations, the firm contributes \$29.8 billion in annual economic activity to New York City, stimulating an additional 40,000 jobs across several local industries. In New York State, the firm contributes a total of \$39.8 billion annually to the state's economy, stimulating an additional 61,000 jobs overall.

The new building **will house about 10,000 employees** – replacing an outdated facility designed in the late 1950s for about 3,500 employees. It **will offer 2.5 times more outdoor space** on the ground level of Park and Madison Avenues, featuring **wider sidewalks and a large public plaza on Madison Avenue** with natural green space and other amenities geared toward the residents, workers and visitors who frequent the neighborhood on a daily basis.

Sustainability

JPMorgan Chase's new corporate headquarters building is being designed and constructed in a manner which embodies the firm's long-standing global commitment to sustainability, fosters innovative solutions to contemporary challenges, and exemplifies the bank's dedication to creating a state-of-the-art workplace. The project design endeavors to **achieve significant reductions in operational and embodied carbon while simultaneously creating an environment that champions occupant health, wellness, and productivity.**



In addition to the sustainability performance requirements associated with each of the various rating systems being pursued, JPMorgan Chase has identified several areas where advanced sustainability objectives are being targeted through the interior design effort:

- **Embodied Carbon Reduction** - Reduce embodied carbon through low carbon material selection & innovative design strategies.

270 Park will be New York City's largest all-electric skyscraper with net zero operational emissions and will be **100% powered by renewable energy** sourced from a New York State hydroelectric plant.

In addition to operating on net zero carbon emissions, the building will use state-of-the-art building technology and systems to ensure it operates as efficiently as possible, including:

- **Intelligent building technology** that uses sensors, **AI and machine learning systems** to predict, respond and adapt to energy needs.
- Advanced water storage and reuse systems to **reduce water usage by more than 40%.**
- **Triple pane glazing on the façade** and automatic solar shades connected to HVAC systems for greater energy efficiency.
- **Outdoor terraces** featuring natural green space and plantings.

270 Park is targeting the following sustainability certifications:

- LEED Version 4, Platinum
- WELL Version 2 Pilot, Platinum
- Fitwel Version 2.1, 2 Star
- WELL Health Safety Certified

The firm recycled, **reused or upcycled 97% of the building materials from the demolition** – far exceeding the 75% requirement of the leading green building standard.