

WREY

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New Renderings Revealed For Wrey At 222 Broadway In Financial District, Manhattan



New renderings have been revealed for Wrey, a 31-story office-to-residential conversion at 222 Broadway in Lower Manhattan's [Financial District](#). Designed by CetraRuddy and developed by TPG Real Estate and GFP Real Estate, the project will transform the structure's 770,416 square feet into 788 rental apartments and 40,000 square feet of commercial space. The \$43.6 million overhaul will also involve the partial re-cladding of the midcentury façade and the construction of a 40-foot extension atop the roof, bringing the total height to 430 feet, according to permits. The property is bounded by Ann Street to the north, Fulton Street to the south, and Broadway to the west.

The above rendering looks north above Broadway, previewing the revamped façade and rooftop extension. Below are interior renderings of a typical apartment.

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Amenities at Wrey will include the Two Two Two, a private residents' club spanning five floors.

Work on the upper levels has progressed since [our last update](#) nearly one year ago, when construction was just about to get underway. A large section of the building's upper floors were demolished and will be replaced with a new steel-framed extension. This addition will be topped with an outdoor swimming pool and roof deck. The bulkhead was extended on the opposite eastern end of the roof, and features two wooden water towers. Meanwhile, new exterior paneling with a pleated geometry is being installed above the midpoint on the southern elevation.

Last year, GFP Real Estate secured \$288 million in construction financing for the project from BDT & MSD, with Newmark brokering the deal. The developers purchased the building for \$147.5 million in the spring of 2024, a significant discount from the \$502 million that Deutsche Bank paid for the property in 2014. Compass Development Marketing Group will be handling marketing and leasing of the units.

The redevelopment is located directly north of the Fulton Street transit hub, providing access to the A, C, J, Z, 2, 3, 4, and 5 trains, while also offering underground access to the Oculus at the World Trade Center for the 1, E, R, W, and PATH trains to New Jersey.

222 Broadway's anticipated completion date is slated for May 2027, as noted on site.

