**Three World Trade Center**

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| **Three World Trade Center** |
| Rendering of Three World Trade Center from ground level |
| **Alternative names** | * 3 WTC
* 175 Greenwich Street
 |
| **General information** |
| **Status** | Under construction |
| **Type** | Office, Retail |
| **Architectural style** | [Modern](https://en.wikipedia.org/wiki/Modern_architecture) |
| **Location** | 175 Greenwich Street[New York City](https://en.wikipedia.org/wiki/New_York_City) |
| [**Coordinates**](https://en.wikipedia.org/wiki/Geographic_coordinate_system) | [40°42′39″N 74°00′42″W﻿ / ﻿40.710923°N 74.011608°W﻿ / 40.710923; -74.011608](http://toolserver.org/~geohack/geohack.php?pagename=Three_World_Trade_Center&params=40.710923_N_-74.011608_E_type:landmark_region:US-NY)[Coordinates](https://en.wikipedia.org/wiki/Geographic_coordinate_system): [40°42′39″N 74°00′42″W﻿ / ﻿40.710923°N 74.011608°W﻿ / 40.710923; -74.011608](http://toolserver.org/~geohack/geohack.php?pagename=Three_World_Trade_Center&params=40.710923_N_-74.011608_E_type:landmark_region:US-NY) |
| **Estimated completion** | Fall 2012 (Podium), 2015 (Tower)  |
| **Cost** | US$2.75 billion |
| **Height** |
| **Antenna spire** | 378 m (1,240 ft) |
| **Roof** | 356 m (1,168 ft) |
| **Technical details** |
| **Floor count** | 80 |
| **Floor area** | 2,800,000 sq ft (260,000 m2) |
| **Design and construction** |
| **Owner** | World Trade Center Properties, LLC |
| **Architect** | [Rogers Stirk Harbour + Partners](https://en.wikipedia.org/wiki/Rogers_Stirk_Harbour_%2B_Partners) |
| **Developer** | [Silverstein Properties](https://en.wikipedia.org/wiki/Silverstein_Properties) |
| **Structural engineer** | [WSP Cantor Seinuk](https://en.wikipedia.org/wiki/WSP_Group) |
| **Main contractor** | [Tishman Construction](https://en.wikipedia.org/wiki/Tishman_Construction) |
| **References** |
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| **Planned rebuilding of theWorld Trade Center** |
| **Towers** |
| [One World Trade Center](https://en.wikipedia.org/wiki/One_World_Trade_Center) (Tower 1) |
| [Two World Trade Center](https://en.wikipedia.org/wiki/Two_World_Trade_Center) (Tower 2) |
| **Three World Trade Center** (Tower 3) |
| [Four World Trade Center](https://en.wikipedia.org/wiki/Four_World_Trade_Center) (Tower 4) |
| [Five World Trade Center](https://en.wikipedia.org/wiki/Five_World_Trade_Center) (Tower 5) |
| [Seven World Trade Center](https://en.wikipedia.org/wiki/Seven_World_Trade_Center) (Tower 7) |
| **Memorial and museum** |
| [National September 11 Memorial & Museum](https://en.wikipedia.org/wiki/National_September_11_Memorial_%26_Museum) |
| **Transit** |
| [Transportation Hub](https://en.wikipedia.org/wiki/World_Trade_Center_%28PATH_station%29) |

**Three World Trade Center** (also known by its street address, **175 Greenwich Street**) is a planned [skyscraper](https://en.wikipedia.org/wiki/Skyscraper) that is part of the [World Trade Center](https://en.wikipedia.org/wiki/World_Trade_Center) reconstruction in [New York City](https://en.wikipedia.org/wiki/New_York_City). The structure is to be on the east side of [Greenwich Street](https://en.wikipedia.org/wiki/Greenwich_Street), across the street from the original location of the [Twin Towers](https://en.wikipedia.org/wiki/World_Trade_Center) that were destroyed during the [September 11 attacks](https://en.wikipedia.org/wiki/September_11_attacks). [Pritzker Prize](https://en.wikipedia.org/wiki/Pritzker_Prize)-winning [architect](https://en.wikipedia.org/wiki/Architect) [Richard Rogers](https://en.wikipedia.org/wiki/Richard_Rogers) ([Rogers Stirk Harbour + Partners](https://en.wikipedia.org/wiki/Rogers_Stirk_Harbour_%2B_Partners)) was awarded the contract to design the building, which is planned to be 352 m (1,155 ft). As of the beginning of 2012, the building is above street level, as its below-grade foundations are being completed. When completed, it will be the third tallest building in the new [WTC](https://en.wikipedia.org/wiki/World_Trade_Center) complex, after [One World Trade Center](https://en.wikipedia.org/wiki/One_World_Trade_Center) (currently under construction), and [Two World Trade Center](https://en.wikipedia.org/wiki/Two_World_Trade_Center) (Under construction to street level).

**Marriot World Trade Center (1979–2001)**

The **Marriott** [**World Trade Center**](https://en.wikipedia.org/wiki/World_Trade_Center) was a 22-story steel-framed [hotel](https://en.wikipedia.org/wiki/Hotel) building with 825 rooms. It had a roof height of 73.7 m (242 ft) and was designed by [Skidmore, Owings, and Merrill](https://en.wikipedia.org/wiki/Skidmore%2C_Owings%2C_and_Merrill). Its structural engineer was [Leslie E. Robertson Associates](https://en.wikipedia.org/wiki/Leslie_Robertson) with [Tishman Construction](https://en.wikipedia.org/wiki/Tishman_Construction) serving as the main contractor. Construction began in 1979. It opened in July 1981 as the **Vista International** and was located at **3 World Trade Center** in [New York City](https://en.wikipedia.org/wiki/New_York%2C_New_York).

The Vista International Hotel was the first hotel to open in [Lower Manhattan](https://en.wikipedia.org/wiki/Lower_Manhattan) since 1836. The hotel was originally owned by the [Port Authority of New York and New Jersey](https://en.wikipedia.org/wiki/Port_Authority_of_New_York_and_New_Jersey) and KUO Hotels of Korea with Hilton International acting as management agent. It was sold in 1995 to [Host Marriott Corporation](https://en.wikipedia.org/wiki/Host_Marriott_Corporation).

The hotel was connected to the North and South tower, and many went through the hotel to get to the Twin Towers. The hotel had a few establishments including The American Harvest Restaurant, The Greenhouse Cafe, Tall Ships Bar & Grill, a store called Times Square Gifts, The Russia House Restaurant and a Grayline New York Tours Bus ticket counter, a gym that was the largest of any hotel in New York at the time, and a hair salon named Olga's. The hotel also had 26,000 square feet (2,400 m2) of meeting space on the entire 3rd floor along with The New Amsterdam Ballroom on the main floor, and was considered a four-diamond hotel by [AAA](https://en.wikipedia.org/wiki/American_Automobile_Association).

The structure was destroyed on [September 11, 2001](https://en.wikipedia.org/wiki/September_11_attacks) in the collapse of the North and South Towers of the [World Trade Center](https://en.wikipedia.org/wiki/World_Trade_Center).

**1993 World Trade Center bombing**

On [February 26, 1993](https://en.wikipedia.org/wiki/World_Trade_Center_bombing), the hotel was seriously damaged as a result of the [World Trade Center bombing](https://en.wikipedia.org/wiki/World_Trade_Center_bombing). [Terrorists](https://en.wikipedia.org/wiki/Islamic_terrorism) took a [Ryder](https://en.wikipedia.org/wiki/Ryder) truck loaded with 1,500 pounds (682 kilograms) of explosives and parked it in the One World Trade Center parking garage, below the hotel's ballroom. At 12:18pm (Eastern Time), an explosion destroyed or seriously damaged the lower and sub levels of the World Trade Center complex. After extensive repairs, the hotel reopened in November 1994.

**September 11, 2001 attacks**

Preliminary site plans for the World Trade Center rebuild.

Original 3 World Trade Center with the Twin Towers.

Construction of Three World Trade center as of May 2012. A portion of the South Pool can be seen in the foreground.

3 World Trade Center after the attacks

On [September 11, 2001](https://en.wikipedia.org/wiki/September_11_attacks), the hotel was at full capacity, and had over 1,000 registered guests. In addition, the National Association for Business Economics (NABE) was holding its yearly conference at the hotel.

When [American Airlines Flight 11](https://en.wikipedia.org/wiki/American_Airlines_Flight_11) crashed into the North Tower (1 WTC), the landing gear fell into the roof of the Marriott hotel. There were many eyewitness accounts from firefighters who went up the stairs in the Marriott Hotel to the second floor. Firefighters used the lobby as the staging area, and were also in the hotel to evacuate guests that may have still been in the hotel. Firefighters also reported bodies on the roof from the people that had jumped or fallen from the burning towers. The collapse of the South Tower (2 WTC) split the hotel in half (such damage can briefly be seen in the [documentary film](https://en.wikipedia.org/wiki/Documentary_film) [*9/11*](https://en.wikipedia.org/wiki/9/11_%28film%29)), and the collapse of the North Tower destroyed the rest of the hotel aside from a small section (as seen on the picture) that was furthest from the north tower. Fourteen people who had been trying to evacuate the partially destroyed hotel after the first collapse managed to survive the second collapse in this small section. The section of the hotel that had managed to survive the collapse of the Twin Towers had been upgraded after the 1993 bombing.

As a result of the collapse of the Twin Towers, the hotel was destroyed. Only the south part of three stories of the building were still standing, all of which were gutted. In the remnants of the lobby, picture frames with the pictures were still hanging on the walls. Approximately 40 people died in the hotel, including two hotel employees and many firefighters who were using the hotel as a staging ground. In January 2002, the remnants of the hotel were completely dismantled. The building and its survivors were featured in the [television special](https://en.wikipedia.org/wiki/Television_special) [documentary film](https://en.wikipedia.org/wiki/Documentary_film) [*Hotel Ground Zero*](https://en.wikipedia.org/wiki/Hotel_Ground_Zero), which premiered on September 11, 2009 on the [History Channel](https://en.wikipedia.org/wiki/History_%28U.S._TV_channel%29).

**New Building**

**Background**

Three World Trade Center was originally planned for a podium of seven stories for trading floors, with a 73-floor office tower rising from it. The diamond braces initially planned for the front and rear faces of the building have been dropped from the design and the tower is to be built without them. However, the diagonal bracing on the sides will remain. The four spires in the design give the tower a pinnacle height of 1,240 feet (378 m), meaning it would become the [third-tallest building](https://en.wikipedia.org/wiki/List_of_tallest_buildings_in_New_York_City) in New York City by pinnacle height. The total floor space of the building is planned to include 2,000,000 sq ft (190,000 m2) of office and retail space. The building's groundbreaking took place in January 2008, and at that time it was scheduled to be completed by 2014. The structural engineer for the building is WSP. In November 2010, three [PureCell](https://en.wikipedia.org/wiki/PureCell_System) [fuel cells](https://en.wikipedia.org/wiki/Fuel_cell) were delivered at the World Trade Center site which together will provide about 30% of the tower’s power.

**Proposed reduction in size**

On May 11, 2009, it was announced that the [Port Authority of New York and New Jersey](https://en.wikipedia.org/wiki/Port_Authority_of_New_York_and_New_Jersey) was seeking to reduce 175 Greenwich Street to a "stump" building of approximately four stories. The overall plan, which also called for a similar reduction in height for [200 Greenwich Street](https://en.wikipedia.org/wiki/200_Greenwich_Street) and the cancellation of [World Trade Center Tower 5](https://en.wikipedia.org/wiki/World_Trade_Center_Tower_5), would halve the amount of office space available in the fully reconstructed World Trade Center to 5,000,000 sq ft (460,000 m2). The agency cited the recession and disagreements with developer [Larry Silverstein](https://en.wikipedia.org/wiki/Larry_Silverstein) as reasons for the proposed reduction. [Silverstein](https://en.wikipedia.org/wiki/Silverstein_Properties) opposed the plan, filing a notice of dispute on July 7, 2009. By doing so, the development firm began a two-week period during which renegotiated settlements and a binding arbitration regarding the construction of the four [World Trade Center](https://en.wikipedia.org/wiki/World_Trade_Center) towers could be made. [Silverstein Properties](https://en.wikipedia.org/wiki/Silverstein_Properties), which has paid the Port Authority over US$2.75 billion in financing, noted the organization’s inability to meet construction obligations in its official complaint.

**Tenants**

On Tuesday, October 2, 2012 the large advertising and media company GroupM was confirmed by several sources to be in the preliminary negotiations to anchor Three World Trade Center in a deal that would allow construction to begin on the planned 80-story office tower. The lease would be about 550,000 square feet in size, a large enough commitment to qualify the project for up to $600 million in public benefits in the form of a mix of equity and loan guarantees from the city, state and Port Authority.

**Construction**

As of February 2012, the ground floor concrete is almost done, and the lower podium has reached the 5th floor. By the 6th of April, the superstructure and other support layers are finishing up, and the lower podium is expected to be finished by the summer of 2012. On May 18, a construction update was released which stated that the superstructure work was continuing, and that forms, rebar, and concrete placement work was also continuing. Additionally, utilities for the site were being installed. Finally, the construction agency expects the lower podium to reach a capped height of 7 stories by September 2012.

**Future**

As of the beginning of 2012, [Silverstein Properties](https://en.wikipedia.org/wiki/Silverstein_Properties) and the [Port Authority of New York and New Jersey](https://en.wikipedia.org/wiki/Port_Authority_of_New_York_and_New_Jersey) have reached an agreement to only build 3 World Trade Center to 7 stories, unless tenants can be found to fund the building. According to a March 2010 agreement between Silverstein Properties and The Port Authority, Silverstein Properties must find tenants to lease 400,000 square feet of the building and it must raise US$300 million in private financing in order to receive additional funding. If Silverstein Properties meets those triggers, then the Port Authority, City of New York, and New York State will provide an additional US$390 million towards the tower's completion. Silverstein Properties also needs to provide financing for the remaining cost of the tower before it can be completed. The existing foundation of the tower was built entirely with insurance proceeds, and until Silverstein Properties meets the requirements. The agreement also implemented a "cash trap" to make sure that public investments are paid off before Silverstein Properties makes any profits from the tower.

The tower portion of Three World Trade Center will be fully built after meeting the requirements. Silverstein Properties is optimistic that leases will be signed. A spokesperson speaking on the issue of rebuilding the site commented: "Three WTC should be up by 2015; although; we do have one milestone to hit: We need to get a 400,000-square-foot tenant in order to get a financing backstop that makes sure we will complete that building. So, that’s a question mark, and it’s a major priority of Silverstein Properties". The Port Authority believes that the 2010 agreement will allow market demand to drive the construction of the towers and help to limit public investment since the Port Authority has other projects that need attention in the region. In late June 2012, David Zalesne, president of Owen Steel, confirmed that construction of the tower will continue and that Owen Steel has been selected to provide the structural steel for the building.

**See also**

* [Buildings and architecture of New York City](https://en.wikipedia.org/wiki/Buildings_and_architecture_of_New_York_City)
* [List of tallest buildings in New York City](https://en.wikipedia.org/wiki/List_of_tallest_buildings_in_New_York_City)
* [Tallest buildings in the United States](https://en.wikipedia.org/wiki/Tallest_buildings_in_the_United_States)
* [World Trade Center](https://en.wikipedia.org/wiki/World_Trade_Center)

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