

PHOTO © NIGEL YOUNG / FOSTER + PARTNERS

Rising 1,388 feet above Midtown Manhattan, the new JP Morgan Chase global headquarters at 270 Park Avenue sets a new benchmark for the modern office tower. Designed by Foster + Partners with Adamson Associates as Architect of Record, the 60-story, 2.5-million-square-foot skyscraper spans an entire city block and will house up to 15,000 employees. Its bold form, unique structure, and layered design create a standout feature on the New York skyline, while open plazas and a bright multi-story lobby welcome visitors.

As the largest all-electric skyscraper in New York City, 270 Park Avenue runs entirely on renewable hydroelectric power and achieves net-zero operational emissions. Its advanced systems and smart building controls work together to improve energy performance, air quality, and comfort. To help achieve these goals, Nailor Industries supplied high-efficiency fan coil and air column units that deliver quiet, precise, and sustainable air distribution throughout the tower, supporting a comfortable, energy-conscious environment from the ground floor to the executive levels.

Nailor®

CASE STUDY

270 Park Avenue JP Morgan Chase Headquarters

Nailor Products:

- **Engineered Comfort Fan Coil Units**
- **Thermal Corporation Tranquility Column Units**

Location: **Manhattan, New York**

Year: **2025**

Buildings/Size/Area:

60 stories / 2.5 million SF

Category: **Corporate Headquarters**

Developer/Owner: **JP Morgan Chase & Co.**

Design Architect: **Foster + Partners**

Architect of record: **Adamson Associates**

Structural Engineer: **Severud Associates**

Campus Programmer:

Practice for Architecture and Urbanism

Workplace Interior Architect: **Gensler**

Contractor: **Tishman Construction Co.**

MEP Engineer: **Jaros, Baum & Bolles (JB&B)**

General Contractor: **Tishman Construction**

Nailor Representative: **Technical Air Systems Inc.**



FAN COIL UNITS

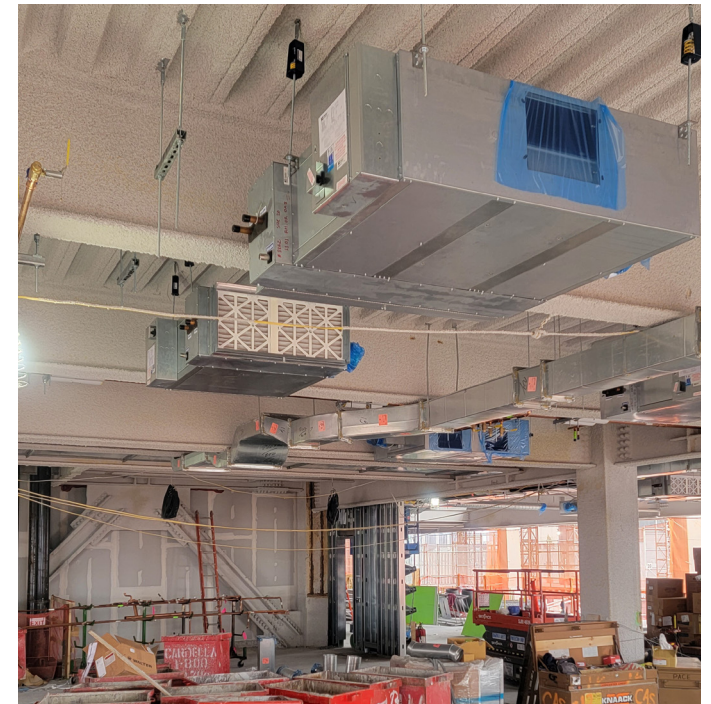
Model: D35FHZ

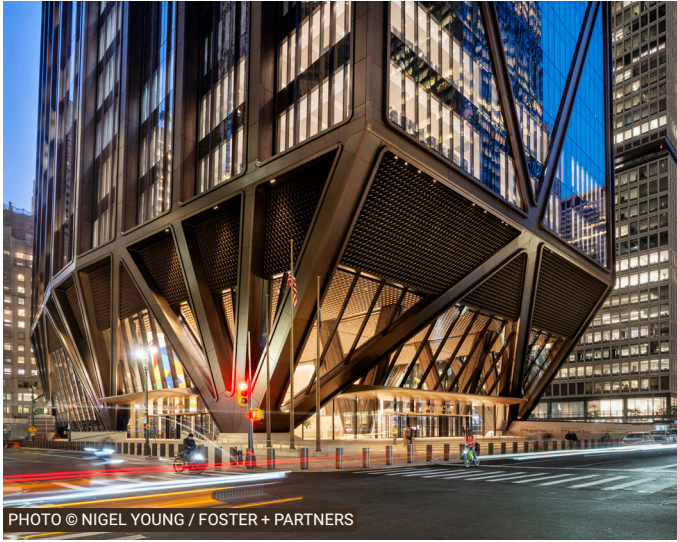


Engineered
Comfort

To ensure the highest level of comfort for its occupants, JP Morgan Chase Tower is equipped with over 2,200 units of Engineered Comfort's D35FHZ Horizontal Fan Coil units with chilled or hot water spread across its 60 floors. These units feature a "draw through" design which pulls the air through the entire face of the coil, yielding uniform air velocity and better heat transfer with less pressure drop. These features make for a more energy efficient and less noisy unit, which translates to happier building owners and occupants alike.

The 35FH line of Fan Coil units offer a wide variety of sizes, orientations, coil configurations, valve piping packages and even seismic certifications that allow them to be a perfect fit for concealed ceiling applications while maintaining top of the line performance.





TRANQUILITY COLUMN UNITS

Model: TCU



THERMAL
CORPORATION
A division of Nailor International Inc.

Thermal's Tranquility Column Units (TCU) play a key role in delivering comfortable, energy-efficient airflow throughout the building's underfloor air distribution system (UFAD). Designed to mix multiple airstreams and distribute conditioned air into a raised floor plenum, the TCU provides a flexible solution that adapts to varying cooling and ventilation demands across large open office spaces. Whether operating as a primary air supply, supplemental cooling unit, or mixing column for outdoor and return air, the TCU ensures steady temperature control and uniform air delivery from the ground up.

Each unit features customizable frame construction, smooth exterior panels, and quiet direct-drive plenum fans mounted on vibration-isolated bases for smooth operation, an important benefit in a high-rise environment. Maintenance access is simplified through hinged, double wall doors and optional integrated filter sections, helping building engineers maintain performance with minimal downtime. The result is a reliable, low-noise air distribution system that complements the tower's modern design and sustainability goals.



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