



104 Bayard Street

The site of the office building at 104 Bayard Street was formerly a residential facility housing the DIGroupArchitecture studio. Nestled in the core of rapidly redeveloping New Brunswick, 104 Bayard's site was the perfect locale for a multi-story office. Its design was intended to maximize its footprint and provide a fresh and contemporary aesthetic in the heart of downtown.

Client	Bayard Street Associates 97 Bayard Street New Brunswick, NJ 08901
Square Feet	18,750
Cost	\$5,000,000
Key Features	<ul style="list-style-type: none">• Tight urban site• Maximized 25X125 foot parcel• Facade responsive to context• Distinctive downtown building

The 104 Bayard Street office building is a six-story, multi-use facility located within the City's C4- Downtown Commercial/Office District. It has five levels of tenant office space above street level retail.

Sited on a 25 foot by 125 foot parcel located at the corner of Bayard Street and Joyce Kilmer Avenue, the building maximizes its modest lot size with a gross building area of 18,750 square feet that is 78 feet in height.

Building materials include structural steel, aluminum framed window systems, concrete masonry units and composite metal wall panels. The material selections and the composition of the building are informed by the context of the area, while establishing itself as a distinctive building.

The building design was approached as sustainable, energy efficient architecture, including techniques such as daylighting, sun control, indoor air quality and water conservation strategies.



New York Architects
Building of the Week
Recognition, 2013



The façade of the lower two levels is stepped in to respond to the vernacular of the adjacent residential scale buildings.

At street level, the partially transparent façade invites the neighborhood to observe and take part in the activities inside. The middle levels form a slight overhang to help articulate the tenant spaces while the upper level is clad in metal panels with ribbon windows, to serve as a cap to the building.

