

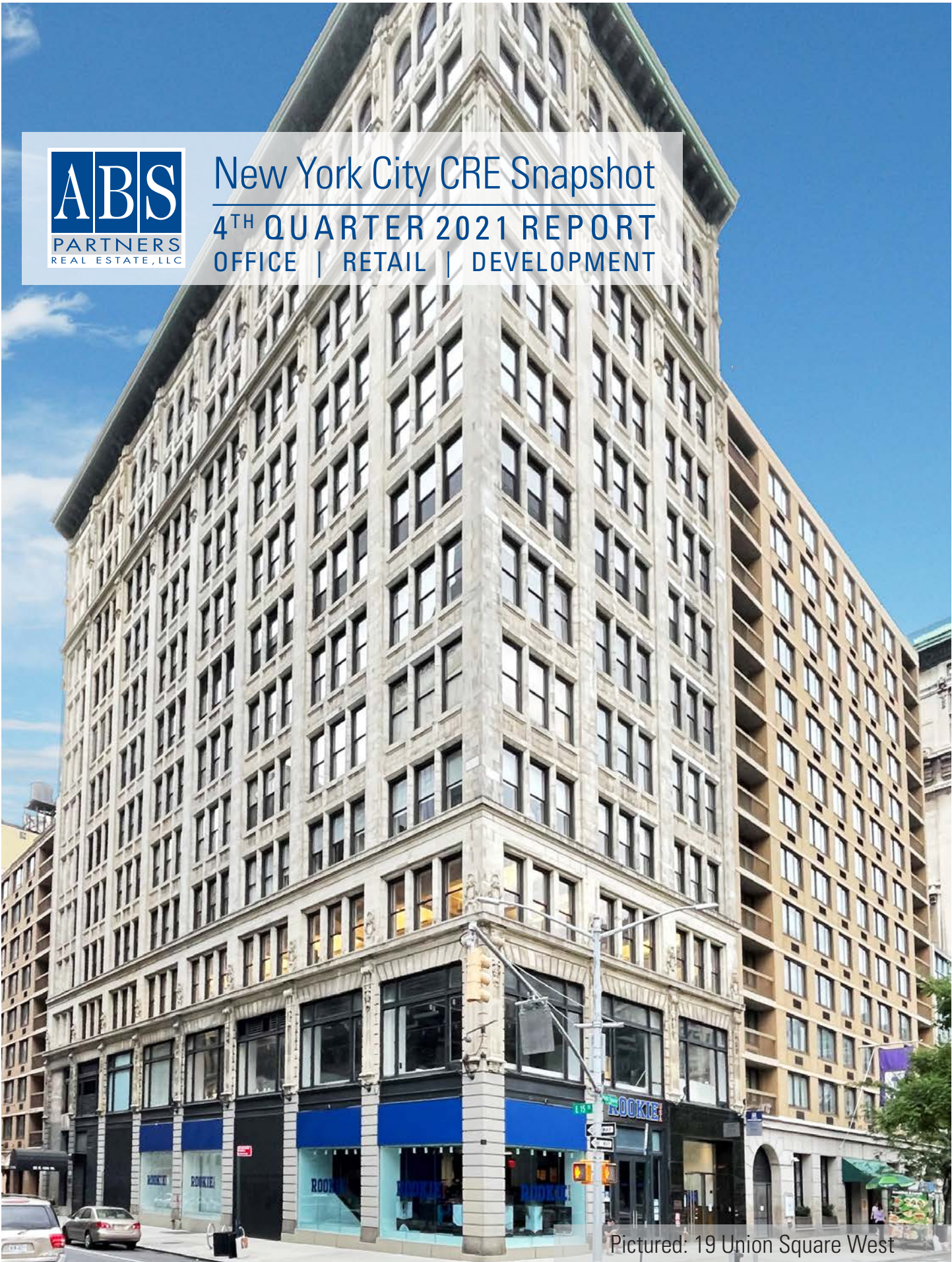


# New York City CRE Snapshot

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## 4<sup>TH</sup> QUARTER 2021 REPORT

OFFICE | RETAIL | DEVELOPMENT



Pictured: 19 Union Square West





Midtown - Hell's Kitchen

## Quarterly News Highlights\*

### General News

#### NYC's Overall Office Building Value Declines \$28.6B | October 6, 2021

According to ***The Office Sector in New York City*** report released in October 2021 by the New York State Comptroller's office, the full market value of New York City's office buildings fell \$28.6 billion on the FY 2022 final assessment roll — representing the first decline in total office property market values since at least FY 2000. Office real estate decline made up 54.9% of the reduction in overall billable values (5.2%), and more than half of the \$1.7 billion decline in property taxes in FY 2022.

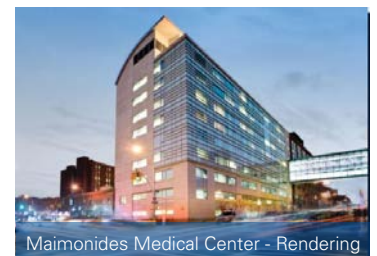
Sources: <https://www.osc.state.ny.us/files/reports/osdc/pdf/report-11-2022.pdf>

#### \$110 Million Primary and Specialty Care Maimonides Medical Center Opens | October 7, 2021

The 7-story 145,000-square-foot primary and specialty care Maimonides Medical Center that began construction in 2015 has opened its doors. Located in Brooklyn adjacent to Maimonides' Borough Park hospital, the new facility will offer care by more than 130 physicians across 35 specialties. An affiliate of Northwell Health, the medical center has 711 beds, and is expected to serve 130,000 patients this year, utilizing the more than 160 examination and consultation rooms.

Sources: <https://maimo.org/media-center/news/maimonides-doctors-pavilion-brooklyn/>

Sources: <https://www.crainsnewyork.com/health-care/maimonides-opens-110m-brooklyn-primary-and-specialty-care-pavilion>



Maimonides Medical Center - Rendering

\* Access to some articles may require a login and/or subscription.





Downtown - City Hall Area

## News Highlights (cont'd)

### **Securities Industry Job Numbers Decline in 2020, a Trend Expected to Continue in 2021 | October 26, 2021**

The Office of the New York State Comptroller released its *The Securities Industry in New York City* report in late October, revealing that a total of 3,600 New York City jobs were lost in the industry during 2020, representing a 2% decline year-over-year. Although the annual decline is the “smallest percentage decline compared to other major sectors, it is the biggest annual decline for the industry since the Great Recession.” Looking ahead the securities industry is on pace to lose more than 4,900 jobs in 2021, in comparison to more than 23,000 jobs added. In contrast, securities industry profits remain near record levels, and initial 3rd quarter results indicate a continuation of the trend. The securities industry accounted for 7% and 18% of New York City and New York State tax revenue respectively.

Sources: <https://www.osc.state.ny.us/files/reports/osdc/2021/pdf/report-12-2022.pdf>

### **Flatiron BID Releases Q3 2021 Market Snapshot | October 26, 2021**

According to the report released by the Flatiron 23rd Street Partnership, office leasing activity in both the Flatiron and NoMad districts stabilized during the 3rd quarter of 2021. A continued sign of a “healing market” was reflected in leasing volumes that mirrored pre-pandemic levels for the second consecutive quarter. As of September, 30% of full-time employees returned to the office, representing a 22% increase from August; and new ground floor retail spaces opened, leading to increased pedestrian volume — especially after Labor Day.

Sources: <https://www.flatirondistrict.nyc/uploaded/files/Reports%20&%20Data/Quarterly%20Reports/2021/Q3%202021%20Final%20Draft.pdf>



Midtown - Plaza District

## News Highlights (cont'd)

### **The Top Challenges of NYC's Mayor-Elect Eric Adams | November 4, 2021**

As New York City's 110th Mayor prepares to take office, Eric Adams will have many challenges to face. As the city works to recover from COVID, some of the notable priorities are "stubbornly high unemployment in multiple sectors, housing insecurity, historic amounts of empty office space, a high prevalence of subway crimes, a struggling hospitality sector, and conflicts with first responders over vaccine mandates." In the coming weeks, the incoming Mayor's appointments will "tell a lot about his administration's priorities in the coming years," but as it has been pointed out, "it's more than just recovering from COVID — it's figuring out how to adapt New York City to the new economy created by COVID."

Sources: <https://commercialobserver.com/2021/11/eric-adams-priorities-new-york/>

### **New York City Prepares for the Return of International Tourists | November 5, 2021**

Beginning November 8, 2021, the United States will reopen its borders to international travel — at least for the fully vaccinated. New York City, which is among the five most popular destinations across the U.S., is gearing up to welcome the return of international travelers for the first time since more than a year. The Empire State Building will be lit up on Monday night in recognition of the day. It is anticipated that the return of international tourism will have a great impact on businesses, particularly in districts such as Times Square which "has always relied on visitors from all over the world." Tom Harris, the president of the Times Square Alliance pointed out that although Times Square only represents 0.1% of the city's land mass, it accounts for 15% of its economy, continuing to say that "the success of Times Square's recovery is vitally important to the overall success of New York City's recovery."

Sources: <https://commercialobserver.com/2021/11/nyc-miami-la-and-dc-preparing-to-welcome-back-international-tourists/>





Midtown South - MePa

## News Highlights (cont'd)

### **\$1.2 Trillion Bipartisan Infrastructure Bill Heads to President Biden for Signing | November 6, 2021**

On Saturday, November 6, 2021 Congress passed a \$1.2 trillion bipartisan infrastructure bill with a final vote of 228-206. After months of remaining stalled in the House, following the passing of the legislation in the Senate in August, the bill now heads to the President's desk for signing into law. A total of \$500 billion over 5 years will be invested in America's roads, bridges, mass transit, rail, airports, ports and waterways. Also included in the package is \$65 million to be invested in improving the nation's broadband infrastructure; tens of billions of dollars for improving the electric grid and water systems; and \$7.5 billion to build a nationwide network of plug-in electric vehicles chargers.

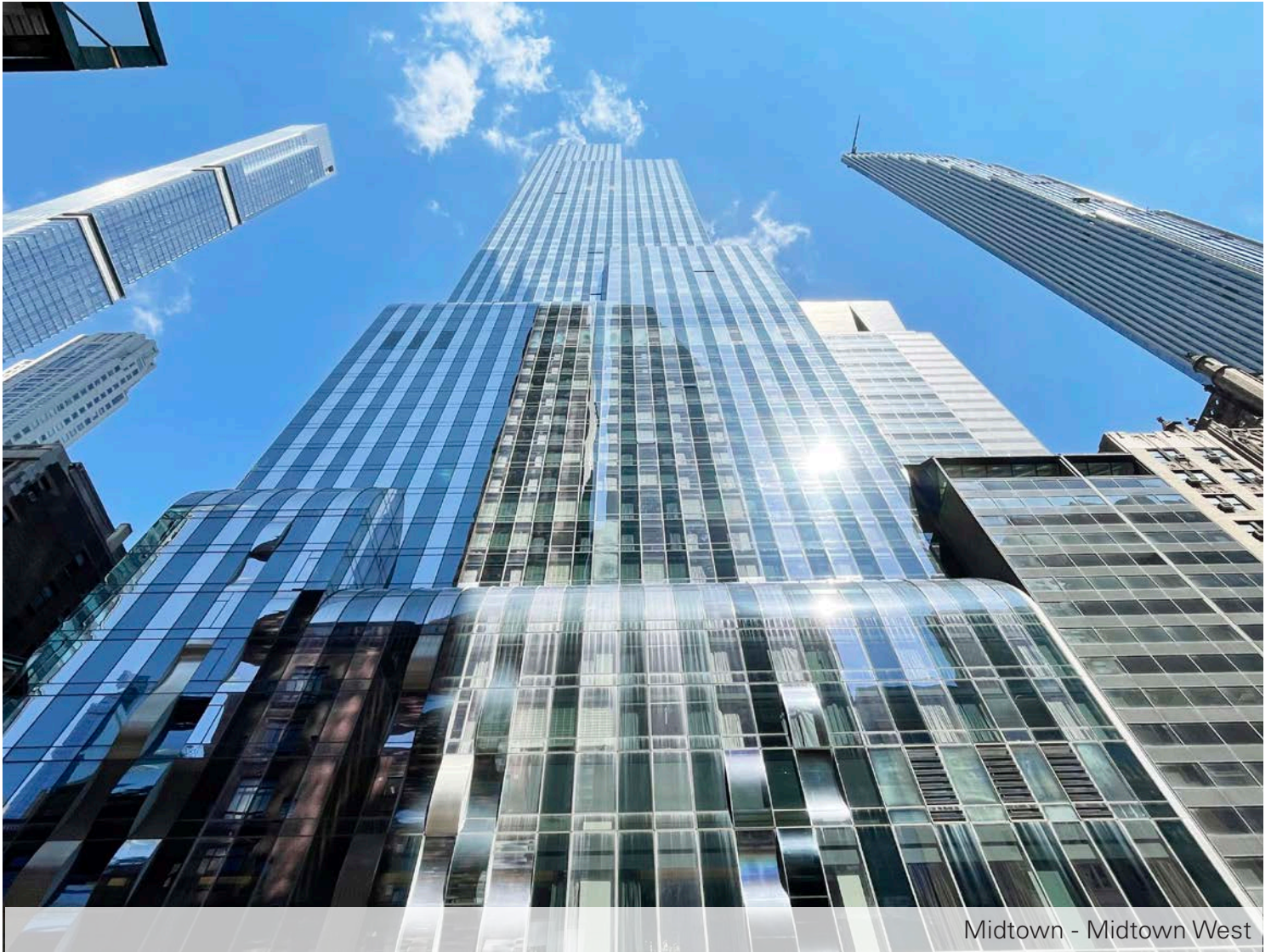
Sources: <https://www.cnn.com/2021/11/05/politics/house-votes-infrastructure-build-back-better/index.html>

### **REBNY: Real Estate Broker Confidence Index Q3 2021 | November 11, 2021**

According to the recently released report by the Real Estate Board of New York, confidence indexes for both commercial and residential brokers fell for both sectors, after a record-setting 2nd quarter. The report's findings revealed that among the two sectors, residential brokers are generally more optimistic, with scores ranging 10 to 20 points higher than in the commercial sector.

Sources: [https://www.rebny.com/content/dam/rebny/Documents/PDF/News/Research/Broker\\_Confidence\\_Index\\_Reports/REBNY\\_BrokerConf\\_Q3\\_2021\\_FINAL.pdf](https://www.rebny.com/content/dam/rebny/Documents/PDF/News/Research/Broker_Confidence_Index_Reports/REBNY_BrokerConf_Q3_2021_FINAL.pdf)





Midtown - Midtown West

## News Highlights (cont'd)

### **New Climate Change-Focused Research Facility Set to Open on Governors Island | November 29, 2021**

Buttermilk Labs, a partnership of multiple real estate and consulting firms, is planning to open a \$15.4 million research and training facility on Governors Island focused on environmental sustainability and climate change. The announcement by the Trust for Governors Island comes as part of New York city's efforts to combat climate change. Buttermilk Labs was selected through an RFP process to redevelop the 23,000-square-foot Building 301, which originally served as school for children of U.S. Army and Coast Guard personnel; and will control the site under a 55-year ground lease.

Sources: <https://www.crainsnewyork.com/real-estate/climate-change-hub-planned-historic-governors-island-schoolhouse>

### **Amtrak's Gateway Tunnel Project Receives Final Regulatory Approval | December 1, 2021**

The long-delayed \$12.3 billion Gateway commuter-rail tunnel to be constructed between New York and New Jersey has taken a major step forward. The U.S. Army Corps of Engineers has signed-off on permits that will allow the digging of a new tunnel under the Hudson River to begin in 2023 once federal funding is received.

Sources: <https://www.crainsnewyork.com/transportation/gateway-tunnel-gets-final-federal-construction-permit>





Financial District and Seaport Climate Resilience - Rendering

## News Highlights (cont'd)

### NYCEDC Releases Financial and Seaport Climate Resilience Master Plan | December 29, 2021

The New York City Economic Development Corp. (NYCEDC) and the Mayor's Office of Climate Resiliency (MOCR) released a blueprint for comprehensive flood defense infrastructure to protect Lower Manhattan from the urgent threat of climate change. Projected costs of the plan dubbed Financial District and Seaport Climate Resilience Master Plan is expected to range between \$5 billion to \$7 billion; and will protect almost one mile of Lower Manhattan waterfront from the Battery to the Brooklyn Bridge— which was hit hard by Hurricane Sandy in 2012, via a multilevel waterfront that extends the shoreline of the East River.

Sources: <https://edc.nyc/project/lower-manhattan-coastal-resiliency>







## News Highlights (cont'd)

### Office Market

#### **Newly Constructed 799 Broadway Welcomes First Tenant | October 4, 2021**

New Residential Investment Corp.-owned national mortgage lending and servicing organization Newrez LLC has signed an approximately 25,000-square-foot lease at 799 Broadway. The deal by the technology-centric company marks the first lease secured at Columbia Property Trust's 182,000-square-foot boutique office building located in Greenwich Village. The ground-up development that is nearing construction completion was designed with employee health and wellness in mind.

Source: <https://rew-online.com/columbia-signs-first-tenant-at-799-broadway/>

#### **BDO USA Consolidates NYC Offices with 145K-sf Lease on Park Avenue | October 11, 2021**

Accounting and advisory firm BDO USA, LLP has signed a lease for 145,000 square feet at 200 Park Avenue. The 15-year deal will enable BDO to consolidate the company's three existing Manhattan offices onto 3 entire floors plus a portion of the lobby within the 3.1 million-square-foot MetLife Building upon the planned relocation beginning January 2024.

Source: <https://rew-online.com/accounting-giant-bdo-takes-145000-s-f-at-200-park/>





Downtown - Financial District

## News Highlights (cont'd)

### **Orchard Technologies Signs 107K-sf Lease in Union Square | October 11, 2021**

The 4-year-old startup that fronts home equity to homeowners has signed a 10-year lease for 107,000 square feet at 195 Broadway. The new office that will spread across the building's entire 25th and 26th floors, plus a portion of the 24th floor represents a significant expansion from Orchard Technologies' previous 25,000-square-foot office leased from the now bankrupt flexible office space provider Knotel. Asking rent for the deal that included "significant free rent" was in the mid-\$50s per square foot range.

Source: <https://therealdeal.com/2021/10/11/orchard-technologies-leases-107k-sf-at-195-broadway/>

### **1251 Avenue of the Americas Signs Trio of Lease Deals Totaling 230K-sf | October 11, 2021**

A total of three lease signings at the Mitsui Fudosan America-owned 1251 Avenue of the Americas totaled over 230,000 square feet. The largest of the deals was the 125,700-square-foot renewal and 25,000-square-foot expansion by law firm Lowenstein Sandler, followed by the 62,400-square foot signing by Berenberg Capital which included an extension of the German bank's 31,700 square feet plus a 30,700-square-foot expansion. The third lease for 44,100 square feet extends asset management firm TCW's tenancy at the building 10 years.

Source: <https://rew-online.com/law-firm-renews-126000-s-f-lease-at-1251-avenue-of-the-americas/>





Downtown - City Hall

## News Highlights (cont'd)

### **Tech Startup Secures Permanent 54K-sf Office in Midtown | October 13, 2021**

Robotics startup Viam has secured a lease for 54,000 square feet on the entire 6th floor at 1900 Broadway. The 10-year deal at an asking price of \$65 per square foot will see the company founded in 2020 relocate from a WeWork location sometime in mid-2022. Viam has joined the growing roster of younger technology TAMI firms (technology, advertising, media and information) that began expanding rapidly in Manhattan during the pandemic.

Source: <https://commercialobserver.com/2021/10/viam-lease-1900-broadway/>

### **Venable LLP Signs 158K-sf Lease in Times Square | October 20, 2021**

One Five One, formerly known as 4 Times Square now boasts an over 92% occupancy following the 157,808-square-foot lease by Washington, D.C.-based Venable LLP. The law firm's new offices will spread across the 48th through 52nd floors in the tower, plus 11,000 square feet of concourse space under a 15-year term. The deal allows Venable to consolidate two 6th Avenue offices upon relocating in the second half of 2022.

Source: <https://therealdeal.com/2021/10/20/dursts-one-five-one-inks-158k-sf-lease-for-law-firm-tenant/>





Midtown - Bryant Park Area

## News Highlights (cont'd)

### **Outerstuff Opts to Remain on Broadway | October 21, 2021**

Outerstuff, has opted to retain its offices at 1412 Broadway after considering a relocation to Brooklyn or New Jersey. The designer, manufacturer, and marketer of branded youth apparel signed a 10-year lease for the 50,500 square feet the company currently occupies on the 18th through 20th floors of the Midtown tower. Asking rent for all three floors was \$45 per square foot.

Source: <https://rew-online.com/clothing-brand-renews-50000-s-f-fashion-district-lease/>

### **Hospital for Special Surgery to Anchor Planned UES Development | October 24, 2021**

Extell Development is planning to break ground before the end of the year on a 30-story, 400,000-square-foot tower that will span the entire blockfront of 1st Avenue between East 79th and 80th Streets. The Hospital for Special Surgery (HSS) has signed a lease for 200,000 square feet spanning the eight base floors of the estimated \$500 million development. Extell pieced together the multi-parcel assemblage over the course of several years, completing the development site in 2018 with the purchase of \$35.8 million for additional air rights from St. Monica's Roman Catholic Church on East 79th Street.

Source: <https://nypost.com/2021/10/24/hospital-for-special-surgery-scores-more-room-to-operate/>

### **A24 Films Signs 41K-sf Lease at Under Construction NoMad Development| October 24, 2021**

GDS Development and Corem Property are nearing construction completion of the 23-story office development at 1245 Broadway. The Midtown South development that is expected to have a temporary certificate of occupancy by the end of the year has attracted A24 Films, which signed a 15-year lease for 41,000 square feet. The film studio is slated to move into its new office during the second half of 2022. Asking rent for the space that spreads across 4 floors was \$120 per square foot.

Source: <https://www.crainsnewyork.com/commercial-real-estate/firm-behind-lady-bird-uncut-gems-leases-41k-sf-midtown-south>





Midtown - Plaza District

## News Highlights (cont'd)

### **GSA Signs 72K-sf Downtown Renewal for U.S. Department of Justice | October 26, 2021**

The United States Department of Justice is extending its tenancy at 86 Chambers Street. The General Services Administration, which handles real estate deals for the federal government, signed the lease for the 72,258-square-foot space that will keep the Justice Department's offices on the entire 3rd through 6th floors within the Lower Manhattan building.

Source: <https://commercialobserver.com/2021/10/u-s-attorneys-office-renews-72k-sf-at-86-chambers-street/>

### **Second Tenant Signs at Brooklyn's Dock 72 | October 26, 2021**

Online cooking and home website Food52 has signed a lease for approximately 42,000 square feet spanning the entire 13th floor at Dock 72, located within the Brooklyn Navy Yard. As a result of the 12-year deal, Food52 will relocate during the second half of 2022 from their current office in Chelsea. Anchored by co-working operator WeWork, the recent lease adds a second tenant to the roster of the newly constructed 16-story, 675,000-square-foot office building that opened in October 2019.

Source: <https://rew-online.com/online-cooking-brand-food52-moving-to-dock-72/>





Midtown - Grand Central

## News Highlights (cont'd)

### Verizon Signs 143K-sf Lease at Essex Crossing | October 29, 2021

Telecommunications giant Verizon continues to downsize its footprint at 140 West Street, in Lower Manhattan, where the company has been located since 2005. Initially selling the upper portion of the building in 2013, which has since been converted to residential condominiums, followed by a move of its New York headquarters back to 1095 Avenue of the Americas, Verizon has now signed a 20-year lease to further relocate staff into 143,000 square feet at 155 Delancey Street on the Lower East Side. As part of the deal within the Essex Crossing complex, Verizon has the option to take the entire 350,000-square-foot office portion of 155 Delancey and 145 Delancey Street.

Source: <https://commercialobserver.com/2021/10/verizon-essex-crossing/>

### New York University Signs 116K-sf Renewal for Midtown Campus | October 31, 2021

The School of Professional Studies will remain in its longtime Midtown campus at 11 West 42nd Street. New York University (NYU) has signed a 5-year, 6-month renewal for the 115,785-square-foot space that spreads across three floors within the building. As part of the deal, NYU will have a dedicated building entrance. Base rent is starting at \$55.50 per square foot, rising to \$61.28 per square foot over the term of the renewal. However, the tenant improvement allowance of \$30 per square foot and rent concession of 6 months results in a net effective rent of \$46.18 per square foot.

Source: <https://nypost.com/2021/10/31/nyc-midtown-eateries-reawakening-innovating-as-office-workers-return/>

Source: <https://therealdeal.com/2021/11/01/nyu-renews-at-tishman-speyers-11-west-42nd-street/>





Brooklyn Bridge - View of Lower Manhattan

## News Highlights (cont'd)

### **Flatiron Adds Microsoft to its Roster of Big Block Office Tenants | November 1, 2021**

Technology giant Microsoft has signed a 150,000-square-foot lease at 122 Fifth Avenue. The recent signing will establish Microsoft as the anchor tenant at the approximately 300,000-square-foot building currently undergoing renovation. The deal comes despite the company abandoning plans to fully reopen its offices on October 4, 2021, and Microsoft yet to set a new target date for an in-person return.

Source: <https://therealdeal.com/2021/11/01/microsoft-snags-150k-sf-for-manhattan-offices/>

### **Long Island City's Falchi Building Signs \$60K-sf Leases with GSA | November 9, 2021**

The General Services Administration (GSA), which handles real estate deals for the federal government, signed a 60,000-square-foot long-term lease at the Falchi Building, however, the agency that took the space was not disclosed. Located at 31-00 47th Avenue in Long Island City, Queens, the 5-story, 736,000-square-foot building continues to "attract office and retail tenants to the Factory District, which has gathered momentum as an activated mixed-use area with a unique feel and exciting food options."

Source: <https://commercialobserver.com/2021/11/federal-agency-french-bakery-take-66k-sf-at-lics-falchi-building/>

### **Survey by The Partnership of New York City Provides Gauge of Status of Return to Office | November 9, 2021**

The results of a survey of major employers completed between October 19 and October 29, 2021, helps provide some insight related to the status of return to office among Manhattan's one million office workers, as well as the "projected implications of remote work for jobs and office space demand in the future." As of late October 2021, on an average weekday about 28% of workers were in the workplace, with the percentage expected to increase to 49% by the end of January 2022. A permanent change in their company remote work policies is expected by 80% of the surveyed respondents, while 34% of the surveyed companies expect a reduction in New York City office space requirements in the next 5-years.

Source: <https://pfnyc.org/research/survey-of-employers-november-2021/>

Source: <https://pfnyc.org/wp-content/uploads/2021/11/Survey-of-Employers-November-2021-PFNYC.pdf>

### **Investment Bank Doubles Midtown Footprint in Extension Deal | November 12, 2021**

Chicago-based investment bank William Blair will remain in its existing 40,240-square-foot space spanning the entire 20th floor at 1166 Avenue of the Americas, adding the entire 19th floor's 40,240 square feet as part of the extension deal, bringing its total footprint within the tower of 80,480 square feet. A second signing adds insurance firm Ryan Specialty Group to the building's roster, the company planning to relocate to 40,240 square feet on the 18th floor from 1345 Avenue of the Americas.

Source: <https://commercialobserver.com/2021/11/william-blair-ryan-specialty-group-sign-120k-sf-of-leases-at-1166-ave-of-americas/>





Midtown South - Gramercy Park

## News Highlights (cont'd)

### **MSG Entertainment Signs 428K-sf Renewal at PENN 2 | November 15, 2021**

The Vornado Realty Trust-owned PENN 2 tower will keep Madison Square Garden Entertainment (MSG) on its tenant roster another 20 years according to the REIT's press release announcing the renewal. The 428,000-square-foot space currently serves as MSG's headquarters within the tower that is currently undergoing a full redevelopment as part of Vornado's multibillion-dollar transformation of the PENN DISTRICT. PENN 2 occupies the double-wide block of West 31st and 33rd Streets between 7th and 8th Avenues; and sits directly on top of Penn Station.

Source: <https://investors.vno.com/press-releases/news-details/2021/MSG-Leases-428000-SF-AT-Vornados-PENN-2/default.aspx>

### **Chubb Leases 240K-sf to Anchor 550 Madison | November 18, 2021**

The Olayan Group-owned tower at 550 Madison Avenue has secured an anchor tenant. Global property and casualty insurance firm Chubb signed a lease for 240,000 square feet spread across 10 floors, marking the first signing since being acquired by Olayan in 2016 and undergoing a major revitalization. Spanning the entire Madison Avenue blockfront between East 55th and 56th Street, the 800,000-square-foot building has only had two tenants since its opening in 1984 — AT&T and Sony. Chubb is currently located in 184,000 square feet at 1133 Sixth Avenue under a lease set to expire in 2024.

Source: <https://rew-online.com/olayan-lands-chubb-as-550-madison-anchor/>





Midtown - Grand Central Area

## News Highlights (cont'd)

### **Equitable Building Secures 52K-sf Lease with BarkBox | November 19, 2021**

Pet supply subscription firm BarkBox has signed a 15-year lease for 52,000 square feet at the Equitable Building, 120 Broadway. The deal will see BarkBox relocate in the fall of 2022 to the 12th floor within the Financial District tower from 221 Canal Street. Located between Pine and Cedar Streets, the Silverstein Properties'-owned tower recently completed a \$52 million restoration, including the creation of a 20,000-square-foot rooftop space for tenants.

Source: <https://therealdeal.com/2021/11/19/silverstein-leashes-barkbox-for-52k-sf-at-120-broadway/>

### **Turner Construction to Relocate to The Spiral | November 29, 2021**

The 2.8 million-square-foot tower currently under construction at 66 Hudson Boulevard has added the project's builder to its tenant roster. Turner Construction has signed a 13-year lease for 75,000 square feet spread across the entire 3rd floor, planning to relocate its headquarters from 375 Hudson Street in January 2023. Construction of 1,031-foot-tall tower known as The Spiral is expected to be completed in 2023; and will be anchored by pharmaceutical firm Pfizer.

Source: <https://rew-online.com/turner-construction-to-lease-75000-s-f-at-the-spiral/>





Midtown South - NoMad

## News Highlights (cont'd)

### **KPF Signs 100K-sf Renewal & Expansion at 42nd Street Tower | November 29, 2021**

Architecture firm Kohn Pedersen Fox have renewed their existing approximately 62,000-square-foot space within 11 West 42nd Street. Simultaneously an expansion lease for 38,000 square feet on the 7th floor was signed, bringing KPF's total footprint to 100,000 square feet. As part of the expansion deal, a rent concession of 12 months was provided. The rent for the total lease started in the low \$60s per square foot range.

Source: <https://therealdeal.com/2021/11/29/kpf-expands-at-tishman-speyer-building-after-sweetener/>

### **SL Green Announces 191K-sf Expansion Deal at Third Ave Building | December 6, 2021**

Bloomberg LP, will be expanding its footprint at 919 Third Avenue, the financial, software, data, and media company signed a 6.5-year expansion lease for 191,307 square feet. The added space spread across the entire 28th through 33rd floors of the tower bring Bloomberg LP's occupancy to a total of 748,415 square feet. Asking rent for the expansion was \$85 per square foot.

Source: <https://slgreen.gcs-web.com/news-releases/news-release-details/sl-green-signs-191000-square-foot-expansion-bloomberg-919-third>





Downtown - World Trade Center View from Flatiron District

## News Highlights (cont'd)

### **Bryant Park Law Firm Signs 241K-sf Renewal | December 10, 2021**

Co-landlords Ivanhoe Cambridge and Callahan Capital Properties recently signed one of the largest renewal transactions of 2021 at the Salesforce Tower, 1095 Avenue of the Americas — aka 3 Bryant Park. Global law firm Dechert will remain in its 241,000-square-foot space, after coming off a 20-year lease. Full details of the deal were not disclosed.

Source: <https://commercialobserver.com/2021/12/dechert-renews-241k-sf-at-3-bryant-park/>

### **Union Square Tech Hub Secures First Office Tenant | December 13, 2021**

Leading B2B payment platform Melio has signed a long-term lease at Union Square's newly constructed Zero Irving tech hub. Melio's new 25,000-square-foot headquarters will spread across the entire 15th and 16th floors of the 176,000-square-foot building. Tenants at Zero Irving, which has office space on the upper 14 floors of the 21-story structure, enjoy a landscaped roof deck, a 14,000-square-foot event and conferencing center, full-service fitness center, and an indoor/outdoor food hall on the ground level operated by Urbanspace.

Source: <https://rew-online.com/ral-junius-land-first-tenant-at-new-midtown-south-office-building/>

### **JCCA to Consolidate Three NYC Offices into 68K-sf in DoBro | December 14, 2021**

The Jewish Child Care Association (JCCA) has signed a 16-year lease for 68,000 square feet at 57 Willoughby Street. The recent deal allows JCCA to consolidate all three New York City offices into one location. The new Downtown Brooklyn space spreads across the entire 3rd through 6th floors of the building, and will have space for family visits, educational programming, medical services, as well as individual and group therapy.

Source: <https://commercialobserver.com/2021/12/jewish-child-care-association-nabs-68k-sf-at-57-willoughby/>





Midtown South - North View from Flatiron District

## News Highlights (cont'd)

### **Hudson River Trading Expands Footprint at 3WTC | December 14, 2021**

A tenant at the World Trade Center complex since 2016, fintech firm Hudson River Trading recently signed a 13-year expansion lease for 75,207 square feet. The addition of the 72nd and 73rd floors within the 3 World Trade Center tower brings Hudson River Trading's footprint to 211,207 square feet, having initially relocated to the building from 4 World Trade Center in 2019. Asking rent for the lease was \$100 to \$125 per square foot.

Source: <https://commercialobserver.com/2021/12/12/udson-river-trading-expansion-3-world-trade-center-silverstein-properties/>

### **Core Club Relocating to 60K-sf on Fifth Ave | December 15, 2021**

The Jewish Child Care Association (JCCA) has signed a 16-year lease for 68,000 square feet at 57 Willoughby Street. The recent deal The recently renovated 711 Fifth Avenue building will be adding Core Club to its tenant roster. The elite members-only club having outgrown its current 32,000-square-foot space at 60 East 55th Street is expected to relocate to the larger 60,000-square-foot space in late 2022. Core Club signed a 20-year lease for the new location that spans four floors within the building formerly known as the Coca-Cola building.

Source: <https://therealdeal.com/2021/12/15/michael-shvo-brings-elite-core-club-to-fifth-avenue/>





Midtown South - Union Square

## News Highlights (cont'd)

### Retail Market

#### SoHo Retail Condo Trades for \$34M | October 1, 2021

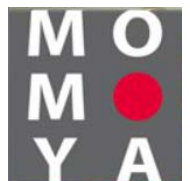
Oaktree Capital Management has purchased the approximately 3,145-square-foot retail condominium unit at the base of 4-unit mixed-use condominium located at 90 Greene Street, with an alternate address of 121 Spring Street. The sale attracted a price of roughly \$33.6 million, or about \$10,699 per square foot. The unit last traded in 2017 for \$28 million according to city records.

Source: <https://therealdeal.com/2021/10/01/oaktree-capital-buys-soho-retail-condo-for-34m/>

#### Japanese Sushi Restaurant Opening 4,400-sf NoLita Location | October 5, 2021

Momoya SoHo will be opening its 3rd Manhattan restaurant at 47 Prince Street in December 2021. The new 2-story, 4,400-square-foot outpost joins two other locations currently in operation in Chelsea and the Upper West Side. Asking rent for the standalone building was \$262 per square foot based on the 1,907 square feet of ground level space.

Source: <https://commercialobserver.com/2021/10/sushi-spot-momoya-opening-nolita-outpost-on-prince-street/>







Midtown South - NoHo

# News Highlights (cont'd)

## One Manhattan Square Secures 25K-sf Retail Deal | October 5, 2021

Food purveyor Brooklyn Fare has signed a 30-year lease for 25,000 square feet at the base of One Manhattan Square, 252 South Street with an alternate address of 225 Cherry Street. Asking rent for the 14,500-square-foot space on the ground level and 10,000 square feet on the lower level was \$90 per square foot and \$50 per square foot respectively.

Brooklyn Fare

Source: <https://commercialobserver.com/2021/10/brooklyn-fare-takes-25k-sf-at-extells-252-south-street/>

## Chelsea Piers Fitness Signs 56K-sf Lease for NoMad Outpost | October 21, 2021

The full block building known as One Madison Avenue has secured its first tenant. Located along Madison Square Park between East 23rd and 24th Streets, the SL Green Realty-owned building that is currently undergoing a redevelopment and vertical expansion will house a 55,780-square-foot Chelsea Piers Fitness facility at its base under a 20-year lease. The recent signing establishes Chelsea Piers' 4th location and 2nd in Manhattan, and will spread across portions of the ground, 2nd, B1 and B2 levels of the 1.4 million-square-foot tower.

CHelsea PIERS fitness

Source: <https://slgreen.gcs-web.com/news-releases/news-release-details/sl-green-announces-chelsea-piers-fitness-flagship-retail-tenant>





Midtown - Plaza District

## News Highlights (cont'd)

### Vacant Plaza District Retail Property Trades at Discounted Price | October 26, 2021

American Bank affiliate MCNA Properties IV has purchased the 4-story, 4,100-square-foot retail building located at 730 Lexington Avenue. The sale by Ashkenazy Acquisitions attracted a price of roughly \$12.7 million, or about \$3,109 per square foot, representing a discount from the \$18.5 million, or \$4,512 per square foot paid by Askenazy in 2016. Located between East 58th and 59th Streets, the currently vacant property previously served as the home of shoe and accessories retailer Aldo.

Source: <https://therealdeal.com/2021/10/26/ben-ashkenazy-dumps-midtown-retail-building-at-6m-loss/>

### Harbor Fitness Opening 6th Facility in Brooklyn | November 2, 2021

The Brooklyn-based gym chain, which founded its first gym in the borough in 1991, recently signed a 20-year lease for 26,000 square feet at 943 Kings Highway. The new facility to open in the 2nd or 3rd quarter of next year established the chain's 6th Brooklyn outpost; and will spread across 3 floors — 4,600 square feet on the ground level, 5,000 square feet of lower-level space, and 16,400 square feet on the second floor of the nearly 40,000-square-foot retail building. The average asking rent for all 3 floors was \$35 per square foot.



Source: <https://commercialobserver.com/2021/11/harbor-fitness-opening-26k-sf-outpost-in-midwood-943-kings-highway/>





Midtown South - SoHo

## News Highlights (cont'd)

### Target Leases 90K-sf Former J.C. Penney Store in South Brooklyn | November 2, 2021

The former south Brooklyn location of department store J.C. Penney will be welcoming a new tenant, homeware retailer Target has signed a lease for the 90,000-square-foot space located within the Kings Plaza shopping center. The new location is among 13 new stores Target is opening in New York in the near future, including Union Square and Times Square.



Source: <https://therealdeal.com/2021/11/02/target-inks-lease-for-90k-sf-at-macerichs-kings-plaza-mall/>

### Chelsea Welcomes Two New Art Galleries to the Neighborhood | November 9, 2021

Los Angeles-based David Kordansky Gallery and New York and Mexico City art gallery Kurimanzutto have signed leases for a combined total of 12,000 square feet at 520 West 20th Street, where asking rents were about \$140 per square foot. Kurimanzutto leased 6,700 square feet on the ground level of the former warehouse for the Carolina Manufacturing Company under a more than 7-year term, planning to relocate early next year from a smaller space at 22 East 65th Street. The adjacent 5,500-square-foot space will be occupied by the Kordansky gallery under a 10-year term; and will be the art purveyor's first-ever New York location upon opening in the first half of 2022.



Source: <https://commercialobserver.com/2021/11/two-art-galleries-opening-in-chelsea-520-west-20th-street-david-kordansky-kurimanzutto>

### Luxury Watch Brand Heading to SoHo | November 10, 2021

F.P. Journe plans to relocate from its longtime 900-square-foot store at 721 Madison Avenue on the Upper East Side in the spring of 2022. The luxury Swiss watchmaker founded in 1999 has signed a lease for 6,210 square feet at 53 Mercer Avenue. The new SoHo store will spread across the ground, 2nd floor and selling lower level of the renovated townhouse located between Broome and Grand Streets. Asking rent for the ground space was \$225 per square foot.



Source: <https://therealdeal.com/2021/11/10/luxury-swiss-watchmaker-clocks-soho-lease-for-move-downtown/>

### Value-Priced Clothing Chain Opening Second Brooklyn Location | November 11, 2021

Irish retail chain Primark has signed a lease for 70,000 square feet within Downtown Brooklyn's City Point, 445 Albee Square West. Formerly occupied by Century 21, which shut down during the pandemic after filing bankruptcy, Primark's new store will span 50,000 square feet plus 20,000 square feet of storage space; and joins the retailer's other location in the borough at Kings Plaza Shopping Center, where it occupies 57,900 square feet since 2018.



Source: <https://commercialobserver.com/2021/11/primark-opening-70k-sf-store-at-city-point-in-brooklyn-445-albee-square-west-downtown/>





Midtown South - SoHo

## News Highlights (cont'd)

### Cashier-less Starbucks Opened in Midtown Using Amazon' Technology | November 18, 2021

The new Starbucks that opened at 111 East 59th Street includes a new feature – cashier-less checkouts. The concept that utilizes Amazon's technology is the first to open in Manhattan; and is intended to give the coffee purveyor's customers the "ability to choose which experience is right for them as they go through their day." Looking ahead, the two national companies plan to open two more similar stores over the next year, including one in the New York Times Building, 620 Eighth Avenue.



Source: <https://commercialobserver.com/2021/11/starbucks-amazon-opening-a-cashierless-coffee-shop-in-midtown-111-east-59th-street/>

### Theater District Retail Property Trades at 20% Discount | November 19, 2021

Thor Equities has sold the 8,300-square-foot retail property at 725 Eighth Avenue for \$10.3 million — roughly \$1,241 per square foot. The "property comes with a \$16 million judgement against the real estate firm to recover the unpaid balance of the \$11 million loan, plus interest." Located between West 45th and 46th Streets, EFT Capital Servicing acquired the vacant 2-story building at a 20% discount from the \$13 million, or \$1,566 per square foot Thor paid in 2013.

Source: <https://www.crainsnewyork.com/commercial-real-estate/thor-equities-sells-troubled-times-square-building>

### Ben Soleimani Opening First Manhattan Showroom on Madison Avenue | December 1, 2021

Luxury furniture and rug retail Ben Soleimani will be making its Manhattan debut, having signed a 2-year lease for **BEN SOLEIMANI** 12,354 square feet at 601 Madison Avenue. Formerly occupied temporarily by watch brand Tourneau, the showroom space includes 4,226 square feet of the ground level, 4,270 square feet on the 2nd floor, and 3,858 square feet of lower-level space.

Source: <https://rew-online.com/luxury-furniture-retailer-to-open-madison-avenue-showroom/>

### Target Adds 19K-sf Bronx Store to the Discount Chains Growing Roster | December 3, 2021

Discount big box retailer Target has signed a 10-year lease at 215-223 East Fordham Road in the Fordham Manor neighborhood of the Bronx. Asking rent for the 18,702-square-foot planned small concept store on the 2nd floor of the 65,223-square-foot building was \$100 per square foot. Target's brick-and-mortar stores have become a key growth driver, and "in November, the company reported a nearly 13% jump in fiscal 3rd quarter comparable sales, with growth driven by store visits."



Source: <https://product.costar.com/home/news/2141274503>





Midtown South - Chelsea

## News Highlights (cont'd)

### SoHo Retail Condo Sells for \$27.5M | December 9, 2021

Crane Partners Asset Management has purchased the block-through 9,305-square-foot retail condominium at 501 Broadway, with an alternate address of 72 Mercer Street, for \$27.5 million, or \$2,955 per square foot. Seller Vornado Realty Trust acquired the unit for \$31 million in 2013 according to city records. Capital One, with about 4-years of lease term remaining, currently occupies the space that includes 3,659 square feet on the ground level, 4,964 square feet of lower-level office space, and 682 square feet of storage space.

Source: <https://commercialobserver.com/2021/12/vornado-sells-retail-condo-at-501-broadway-to-crane-partners-for-28m/>

### M&M's Times Square Flagship Sells for Over \$190M | December 14, 2021

Paramount Group and an unnamed partner have agreed to purchase the 3-story, approximately 25,000-square-foot retail condominium at 1600 Broadway. The pending sale by Sherwood Equities attracted a price of more than \$190 million, or about \$7,600 per square foot. The retail unit is currently home to M&M's World under a lease extending into 2036.

Source: <https://therealdeal.com/2021/12/14/retail-space-at-1600-broadway-home-to-mms-world-sells-for-190m/>

### CUF Releases State of the Chains, 2021 Report | December 21, 2021

The report released by the Center for an Urban Future (CUF) reveals that there is a slow rebound of national retailers in New York City following 2020 — the most challenging year on record. According the CUF's 14th annual ranking, in 2021 chain stores broke a 3-year streak of net losses, increasing locations by 2.7%. However, the 2021 bounce back was largely fueled by the reopening of 260 stores that had shuttered in 2020; and still leaves the city well short of pre-pandemic levels.

Source: [https://nycfuture.org/pdf/CUF\\_StateoftheChains\\_2021\\_final.pdf](https://nycfuture.org/pdf/CUF_StateoftheChains_2021_final.pdf)





Brooklyn - DUMBO

## News Highlights (cont'd)

### Investment Sales

#### **Penn Plaza Office Condo Fetches \$963 PSF | October 11, 2021**

Chinese textile manufacturer Loftex has purchased the two-floor, 11,158-square-foot office condo at 24 West 40th Street. The sale by Thor Equities fetched a price of \$10.75 million, or about \$963 per rentable square foot, falling short of the \$14.5 million, or \$1,300 per square foot asking, but far outpacing the average \$608 per square foot selling prices Manhattan office condos were commanding during the first half of 2021 according to report by Rudder Property Group.

Source: <https://therealdeal.com/2021/10/11/thor-equities-sells-bryant-park-office-condo-to-chinese-firm-for-11m/>

#### **30 Hudson Yard's Observation Deck Trades for \$500M | October 19, 2021**

Private equity firm KKR has purchased a majority stake in the observation deck at the top of the 30 Hudson Yards tower for \$508.5 million. Known as The Edge, seller Related Companies developed the 73-story tower as part of the multi-building Hudson Yards complex. New York City's various observation decks took a huge hit during the pandemic, but the recent acquisition represents a "big bet on the future of entertainment and tourism in the city."

Source: <https://therealdeal.com/2021/10/19/kr-buys-hudson-yards-observation-deck-for-500m/>





View of Manhattan from Brooklyn's Domino Park, Williamsburg

## News Highlights (cont'd)

### **Sellers of Former Ford Motor Company Building on Far West Side Seeking \$630M | October 22, 2021**

Partners Bill Ackman and Georgetown Co. have introduced the sale offering of the 10-story building previously owned by the Ford Motor Company. Located in Midtown's Hell's Kitchen neighborhood at 787 Eleventh Avenue, the sellers are seeking a price of roughly \$630 million. Currently fully leased, the partnership purchased the property in 2015 for \$255.5 million, investing more than \$100 million to overhaul the building.

Source: <https://www.crainsnewyork.com/commercial-real-estate/bill-ackman-looks-sell-nyc-office-tower-big-profit>

### **Former American Stock Exchange Trades for \$155M | October 22, 2021**

Yucaipa Companies has purchased the former American Stock Exchange building located at 86 Trinity Place. The 176,000-square-foot registered national historic landmark traded for \$155 million, or roughly \$881 per square foot, with acquisition financing of \$97.1 million provided by iBorrow. Sellers Clarion Partners and minority partner GHC Development had planned to invest \$65 million to reposition the building into a mix of hotel and retail use, however, redevelopment plans never moved forward. Clarion had acquired the majority 70% stake in 2015 for \$105 million, or about \$852 per square foot.

Source: <https://therealdeal.com/2021/10/25/ron-burkles-155m-play-on-wall-street-american-stock-exchange-hq/>





Upper West Side - Riverside Park

## News Highlights (cont'd)

### **Fifth Avenue Office Building Trades for \$1,000/sf | October 28, 2021**

Effy Jewelry has purchased the 19-story, 103,000-square-foot office tower at 590 Fifth Avenue in Midtown's Plaza District. The sale by SL Green Realty fetched a price of \$103 million, or \$1,000 per square foot. Located between 47th and 48th Streets, the REIT took ownership of the building in October 2020 via a foreclosure, after previous owner Thor Equities defaulted on the \$25 million mezzanine loan provided by SL Green. At the time of the foreclosure, the property was valued at \$84.5 million, SL Green agreeing to pay the remaining \$82 million in principal on the senior debt with Wells Fargo.

Source: <https://slgreen.com/sl-green-announces-sale-of-590-fifth-avenue/>

Source: <https://www.bisnow.com/new-york/news/investment/sl-green-sells-590-fifth-ave-to-effy-jewelry-for-103m-after-only-a-year-of-owning-it-110708>

### **Leasehold Interest in Union Square Office Building Up for Sale | November 1, 2021**

Madison Capital and Lubert-Adler Partners have introduced the sale offering of the leasehold interest in 71 Fifth Avenue, which has 94 years of term remaining. The 150,000-square-foot building located on the southeast corner of East 15th Street is currently 91% leased with 8-year weighted average lease term. The sellers acquired the leasehold interest in 2017 and "agreed to pay \$85 million upfront and \$3.5 million in annual rent after signing a hard contract to acquire the fee position of the 11-story building."

Source: <https://commercialobserver.com/2021/11/madison-capital-lubert-adler-put-71-fifth-avenue-on-the-market/>





Brooklyn - Williamsburg

## News Highlights (cont'd)

### Brookfield Looking to Sell a MetroTech Leasehold | November 3, 2021

The leasehold interest of 9 and 11 MetroTech Center are being offered for sale by Brookfield Asset Management, the company looking to fetch up to \$300 million for its leasehold interest that has over 75 years of term remaining. New York City owns the land beneath the buildings that are leased to the city for the Fire Department and Department of Information Technology and Telecommunications; and offer 317,000 square feet and 216,000 square feet respectively. The pair of properties are located within the multi-building MetroTech complex that Brookfield acquired in 2018 through its \$6.8 billion purchase of Forest City Realty Trust.

Source: <https://therealdeal.com/2021/11/03/brookfield-puts-metrotech-assets-on-the-market/>

### Kaufman Astoria Studios in Queens Sold | November 10, 2021

Hackman Capital Partners and Square Mile Capital Management have purchased Kaufman Astoria Studios, about one year after the joint venture purchased Silvercup Studios in Long Island City. Although the price was not disclosed, seller The Kaufman Organization was considering bids of around \$600 million. The Queens studio “holds more than 500,000 square feet of production space, 11 sound stages and more than 325,000 square feet of office space.” Originally the home of Paramount Pictures upon opening in 1920, the campus “remains one of the world’s most iconic production facilities and has grown to become a sophisticated home for high-end film and television production on the East Coast.”

Source: <https://rew-online.com/hackman-square-mile-add-kaufman-astoria-to-their-studio-lineup/>





## News Highlights (cont'd)

### Converted Hudson Yards Building In contract for \$1B-plus | November 10, 2021

Los Angeles-based Commonwealth Partners, an advisor to the California Public Employees' Retirement System (CalPERS) fund, is in contract to purchase Hudson Commons, 441 Ninth Avenue for more than \$1 billion. Co-developers Cove Property Group and Baupost Group introduced the sale offering earlier this year of the former warehouse that had been converted to offices for EmblemHealth, having acquired the site in 2016 for \$300 million and redeveloping it into a 700,000-square-foot office building — the project including a vertical expansion of 17 floors.

Source: <https://therealdeal.com/2021/11/10/commonwealth-partners-buying-hudson-commons-for-more-than-1b/>

### Manhattan Mini Storage Portfolio Trades for \$3B | November 12, 2021

New Jersey-based Edison Properties has sold its 18-location Manhattan Mini Storage portfolio for \$3 billion, equating to about \$968 per square foot or \$53,571 per unit. Missouri-based StorageMart is the buyer of the 56,000-unit, 3.1 million square foot package, having made the deal a little more than 3 months after Edison introduced the sale offering.

Source: <https://www.crainsnewyork.com/commercial-real-estate/new-york-self-storage-giant-sells-3b>





Downtown - Battery Park

## News Highlights (cont'd)

### Q3 Investment Sales Volume Indicates Manhattan's Recovery Has Yet to Reach the Goal Line | November 26, 2021

Despite disappointing sales volume in the 3rd quarter of 2021, optimism about the future of the market is high. Both dollar volume of transactions over \$10 million and transaction volume lowered to \$2.7 billion and 36 sales respectively. While dollar volume for the overall market is on pace to reach \$9.6 billion for the year — which would be a cyclical low and a 14% drop year-over-year, the number of sold transactions is on pace to reach 136 per year, representing a 31% increase during the same period. Other reasons for optimism heading into the 4th quarter include what appears to be a faster recovery of the residential market than was anticipated; growing tourism volume as international travel opens up and the positive impact on the hotel market; values in the land market are experiencing upward pressure; and robust contract execution activity, which is not showing any signs of slowing.

Source: <https://commercialobserver.com/2021/11/manhattans-third-quarter-sales-prove-the-recovery-is-not-quite-there-yet/>

### Madison Avenue Ground Lease Trades to Titan Golden Capital | December 1, 2021

Following the loss of possession by Friedland Properties and Nightingale Properties, lender East West Bank “stepped in to seize” the 164,000-square-foot property; only serving as leaseholder for 2 months, having “found a golden opportunity to move on.” Titan Golden Capital paid \$26.6 million, or about \$161 per square foot in the deal that took the form of an assignment of lease in lieu of foreclosure, representing a significantly lower price than the \$76 million Friedland and Nightingale paid in 2015 and the \$76.6 million value of the lease as of October 2021.

Source: <https://therealdeal.com/2021/12/01/645-madison-ground-lease-trades-to-titan-golden-for-27m/>





## News Highlights (cont'd)

### 5th Avenue HSBC Tower Sells for \$855M | December 5, 2021

Israel's Property and Building Corp. (PBC), which is 63% owned by Tel Aviv-based Discount Investment Corp., is selling the approximately 865,000-square-foot HSBC Tower to Innovo Property Group. The \$855 million price represents a net loss of \$45 million after costs, based on the \$864 million recorded on PBC's books as of September 30, 2021. The transaction is expected to close by April 1, 2022, subject to the contract vendee's "right to advance the date while also receiving options to postpone the completion twice for 30 days each."

Source: <https://www.reuters.com/markets/europe/israeli-firm-sell-hsbc-tower-new-york-855-million-2021-12-05/>

### Meadow Partners Acquires Condominium Interests at 110 East 42nd Street | December 6, 2021

SL Green Realty announced the sale of the office tower at 110 East 42nd Street. Contract vendee Meadow Partners is purchasing the office condominium interest that spans the entire 6th through 18th floors plus a portion of the ground floor — which although unverified is approximately 137,954 square feet, as well as the 12,534-square-foot building garage. The \$111.075 million sale is expected to close before the end of 2021.

Source: <https://slgreen.gcs-web.com/news-releases/news-release-details/sl-green-announces-sale-110-east-42nd-street>

### SL Green's One Madison Avenue Project Attracts Equity Stake Investor | December 6, 2021

The \$2.3 billion redevelopment and vertical expansion of One Madison Avenue is about to get an injection of new equity. The project being co-developed by SL Green Realty and Hines has sold a 25% interest to an undisclosed investor that has "committed aggregate equity to the project totaling no less than \$259.3 million." As a result of the deal, the REIT will retain a 25.5% stake, and joint venture partners the National Pension Service of Korea and Hines are retaining their 49.5% interest. News of the transaction comes less than two months after the announcement of the 55,780-square-foot signing by Chelsea Piers Fitness to serve as the building's flagship retail tenant.

Source: <https://slgreen.gcs-web.com/news-releases/news-release-details/sl-green-announces-sale-25-percent-interest-one-madison-avenue>

### Chelsea Office Building Trades for \$1,024/sf | December 7, 2021

Columbia Property Trust has sold the 12-story, 166,000-square-foot building located at 218 West 18th Street. Meadow Partners paid \$170 million, or \$1,024 per square foot for the property that last traded in 2017 for \$155 million, or \$933 per square foot. News of the sale comes at a time when PIMCO is preparing to close on the \$4 billion purchase of Columbia and its approximately 6 million-square-foot portfolio of office buildings.

Source: <https://therealdeal.com/2021/12/07/columbia-property-unloads-chelsea-office-for-170m/>





Midtown - Times Square

## News Highlights (cont'd)

### SL Green Sells Chelsea Office Building for \$95M

Less than one year after acquiring 707 Eleventh Avenue for \$90 million, the 160,000-square-foot loft-style property will be changing hands again. According to the press release by SL Green Realty, the \$95 million, or \$594 per square foot sale to an undisclosed buyer is expected to close in the 1st quarter of 2022. Proceeds from the sale are expected to be used by the REIT for repayment of corporate debt.

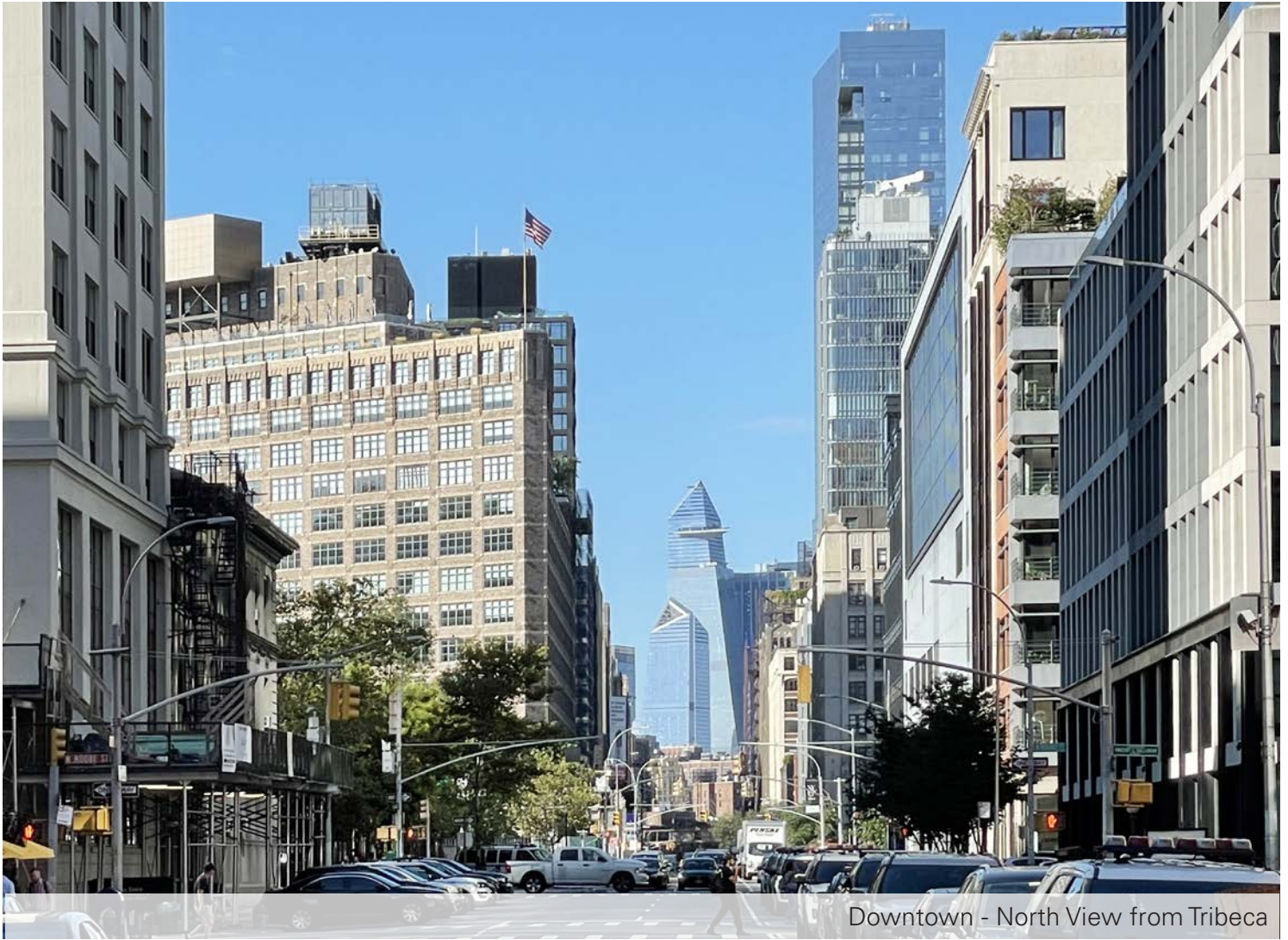
Source: <https://slgreen.gcs-web.com/news-releases/news-release-details/sl-green-announces-sale-707-eleventh-avenue>

### Fifth Avenue Office Building Selling for \$300M | December 14, 2021

RFR Holding has agreed to purchase the approximately 276,000-square-foot building located at 475 Fifth Avenue. The sale by Nuveen attracted a price just under \$300 million, or an estimated \$1,085 per square foot. Conveniently located near Grand Central Terminal, the 24-story property underwent a \$62 million modernization under Nuveen's ownership since 2011.

Source: <https://therealdeal.com/2021/12/14/aby-rosens-rfr-holding-to-drop-300m-on-midtown-office-building/>





Downtown - North View from Tribeca

## News Highlights (cont'd)

### **Commerz Real Purchases 100 Pearl for \$850M | December 17, 2021**

GFP Real Estate and Northwind Group have sold lower Manhattan's 100 Pearl Street, formerly known as 7 Hanover Square for \$850 million. Germany-based Commerz Real is the buyer of the 967,886-square-foot asset that underwent a \$250 million modernization by the sellers; and is 93% leased with long-term leases in place beyond 2050. NYC Health + Hospitals anchors the building's lower-level floors under the address 50 Water Street. The U.S. Securities & Exchange Commission is also a major tenant.

Source: <https://rew-online.com/gfp-northwind-close-on-850m-sale-of-100-pearl/>

### **Longfellow Real Estate Purchases Majority Stake in LIC Life Science Asset | December 21, 2021**

Columbia Property Trust and Kassabian Realty have sold a majority interest in the 200,000-square-foot life sciences property at 43-10 23rd Street, Long Island City. The equity stake transaction marks Longfellow Real Estate Partners foray into New York City's life sciences market. The deal fetched an all-in basis of just under \$1,100 per square foot, Longfellow agreeing to pay roughly \$95 million, or \$475 per square foot, for the stake, in addition to planning to invest \$120 million to convert the property into a state-of-the-art life sciences building.

Source: <https://commercialobserver.com/2021/12/longfellow-long-island-city-life-sciences/>





Downtown - TriBeCa

## News Highlights (cont'd)

### Residential Market

#### **Former Salvation Army Senior Housing Facility In Contract for \$165M | October 7, 2021**

Wafra Capital Partners, an affiliate of Kuwait's sovereign wealth fund, has entered into contract to purchase 720 West End Avenue for about \$165 million. Seller The Salvation Army formerly used the 16-story building as a 352-unit senior housing facility, which has since been vacated and gutted. Although plans have yet to be announced by the contract vendee, some potential uses considered by bidders included a conversion into condos and a senior housing facility.

Source: <https://therealdeal.com/2021/10/07/kuwaiti-investor-wafra-in-contract-to-buy-720-west-end-ave/>





Brooklyn - Borough Hall Park

## News Highlights (cont'd)

### **\$125M Landlord Rent-Relief Program Launched by NYS | October 7, 2021**

To provide aid to residential landlords unable to “take part in the state’s Emergency Rental Assistance Program because their tenants declined to participate in it, as well as owners whose tenants have left their building while still owing rent,” New York State is launching a \$125 million rent-relief program starting October 7, 2021. Landlords will be able to apply directly for rental assistance via a dedicated portal on the Office of Temporary and Disability Assistance website, the program designed to provide up to 12 months of past-due rent.

Source: <https://www.crainsnewyork.com/residential-real-estate/new-york-launches-125m-landlord-rent-relief-fund>

### **Stake Sale of Chelsea’s Maverick Building Values the New Residential Property at \$506M | October 19, 2021**

HAP Investments has sold its 49% interest in the newly constructed 2-building Maverick residential development located at 215 and 225 West 28th Street. The sale of the 87-unit condominium and adjacent 112-unit rental buildings to HAP’s joint venture partner, a subsidiary of Japanese homebuilder Daiwa House Group, values the property at \$506 million.

Source: <https://therealdeal.com/2021/10/19/hap-sells-stake-in-chelsea-apartments-in-deal-valuing-project-at-over-500m/>

### **Sutton Place Residential Building Trades for \$133.5M | October 25, 2021**

A&E Real Estate has purchased the 19-story residential property at 400 East 57th Street. Located in the Sutton Place neighborhood, the 70% occupied building that spans the entire 1st Avenue blockfront between East 56th and 57th Streets hosts a mix of 263 rent-stabilized and market-rate units and 10,000 square feet of retail space. The sale by SL Green Realty attracted a price of \$133.5 million, or \$507,604 per unit.

Source: <https://rew-online.com/ae-closes-on-acquisition-of-400-east-57th-street/>





Midtown South - Gramercy Park

## News Highlights (cont'd)

### NYC's Multifamily Market Continues Path to Recovery | November 3, 2021

Multifamily sales activity saw an uptick in overall activity in the 3rd quarter of 2021. The number of properties selling for more than \$100 million each from January through September already equals the number of similarly priced deals made in 2020. The number of transactions increased 44% year-over-year in the 3rd quarter, reaching \$2.65 billion — more than double the \$1.24 billion volume in the previous quarter. Although the \$1.3 billion partial interest sale of the Starrett City portfolio accounted for nearly half of 3rd quarter volume, even if omitted, dollar volume would still exceed the 2nd quarter total. New York City's northern-most borough, the Bronx, boasted the highest number of buildings sold during the 3rd quarter, resulting in an 11% increase quarter-over-quarter.

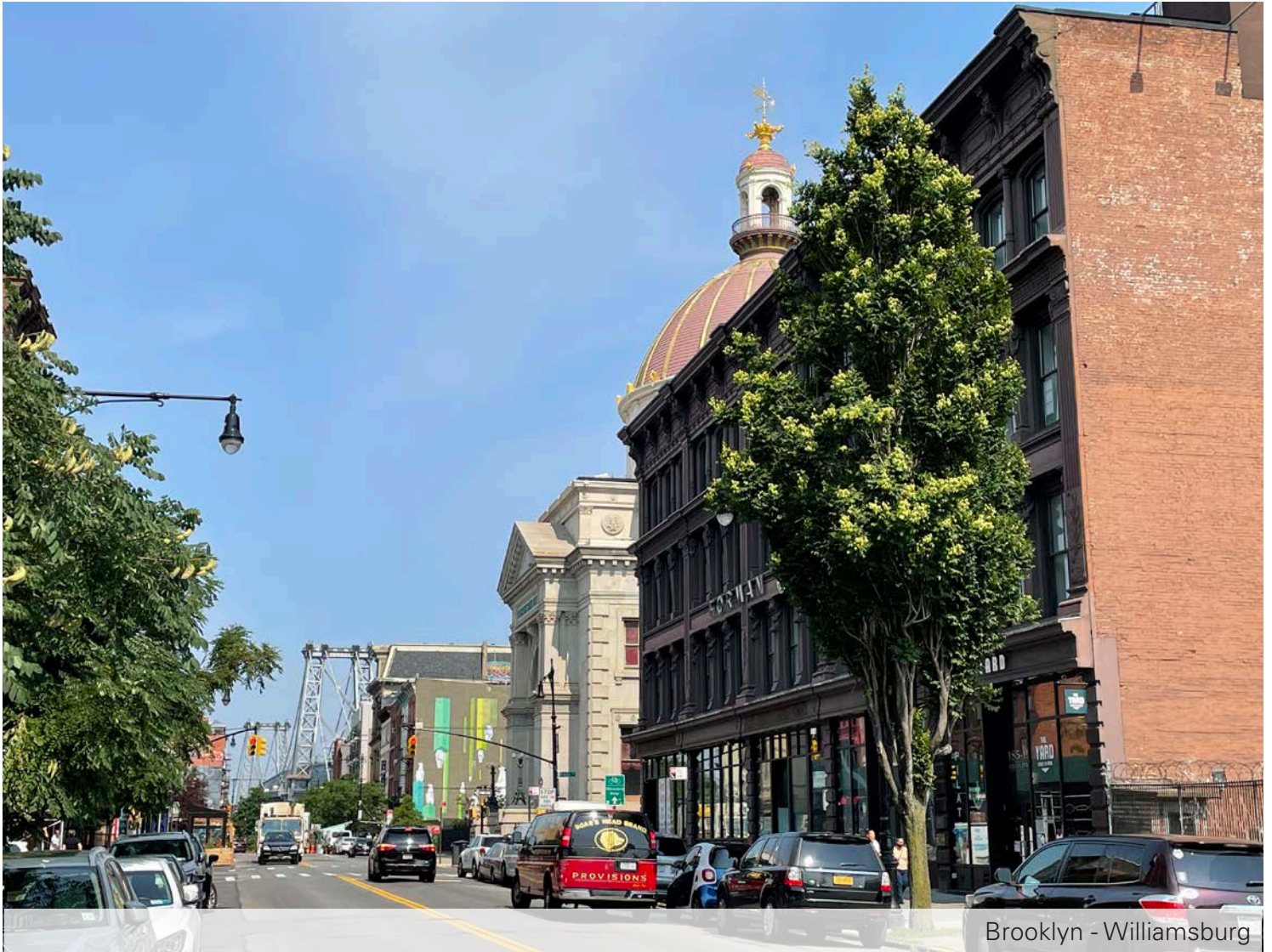
Source: <https://commercialobserver.com/2021/11/nyc-multifamily-market-stays-strong-in-third-quarter-report-ariel-property-advisors/>

### Frank Gehry-designed 8 Spruce Street Up for Sale | November 3, 2021

The 76-story, 870-foot-tall residential building located in Lower Manhattan at 8 Spruce Street, that has an eye-catching undulating steel exterior, has hit the sales market. Frequently called the "Gehry Building" after its designer, co-owners Brookfield Property Partners and Nuveen, the real estate are of TIAA, are seeking north of \$850 million. The sale offering of the 900-unit property is "one of the biggest listings of its kind to be introduced to the market since the start of the pandemic, investors are viewing it as a litmus test for the health of the city's multifamily rental market."

Source: <https://therealdeal.com/2021/11/03/lower-manhattans-gehry-apartment-tower-for-sale-asking-850m/>





Brooklyn - Williamsburg

## News Highlights (cont'd)

### Frank Gehry-designed 8 Spruce Street Up for Sale | November 3, 2021

The 76-story, 870-foot-tall residential building located in Lower Manhattan at 8 Spruce Street, that has an eye-catching undulating steel exterior, has hit the sales market. Frequently called the “Gehry Building” after its designer, co-owners Brookfield Property Partners and Nuveen, the real estate arm of TIAA, are seeking north of \$850 million. The sale offering of the 900-unit property is “one of the biggest listings of its kind to be introduced to the market since the start of the pandemic, investors are viewing it as a litmus test for the health of the city’s multifamily rental market.”

Source: <https://therealdeal.com/2021/11/03/lower-manhattans-gehry-apartment-tower-for-sale-asking-850m/>

### Analysis by NYC Comptroller’s Office Reveals Gradual Uptick in Resident Returns | November 15, 2021

Findings of the comprehensive analysis completed by the New York City Comptroller’s office indicates a gradual return of residents to New York City after net residential out-migration tripled during 2020. Major findings of the analysis reveal permanent net out-migration from the city increased by an estimated 130,387 from March 2020 through June 2021, as compared to pre-pandemic trends. However, since July 2021, USPS data has shown an estimated net gain of 6,332 permanent movers, mainly in neighborhoods that experienced the greatest flight.

Source: <https://comptroller.nyc.gov/newsroom/comptroller-stringer-analysis-residents-returning-to-new-york-city-after-out-migration-tripled-during-pandemic/>





Brooklyn - Brooklyn Heights

## News Highlights (cont'd)

### **JDS and Baupost Selling American Copper Residential Buildings | December 9, 2021**

The pair of luxury American Copper residential towers located at 626 First Avenue are in contract to sell by JDS Development Group and Baupost Group for roughly \$850 million. The pending sale to Manhattan-based Black Spruce Management is one of the biggest residential deals since the onset of the pandemic. The 48-story towers that are located along the East River have about 600 market-rate units and 160 rent-stabilized units.

Source: <https://www.crainsnewyork.com/residential-real-estate/nycs-american-copper-buildings-sell-850m>

### **Sale of Williamsburg 169-Unit Multifamily Building Fetches \$116M | December 21, 2021**

The pair of luxury American Copper residential towers located at 626 First Avenue are in contract to sell by JDS Development Group and South Carolina-based Greystar Real Estate Partners has sold the 169-unit multifamily property located at 247 North 7th Street in Williamsburg, Brooklyn that the developer built in 2015. The sale to HUBB NYC for just over \$116 million, or \$686,391 per unit, marks the most expensive Williamsburg transaction for an apartment building in 2-years amid swelling demand for multifamily investments.

Source: <https://therealdeal.com/2021/12/21/hubb-nyc-picks-up-williamsburg-apartments-in-neighborhoods-biggest-deal-in-2-years/>

### **416-Unit FiDi Multifamily Building Trades for \$248M | December 22, 2021**

Metro Loft Management has sold the 416-unit mixed-use property located at 116 John Street in an off-market deal. The Financial district building sold to Silverstein Properties for \$248 million, or \$596,154 per unit, marking the developer's first acquisition of a New York City residential property. The former office tower was converted by the seller into a mix of office, retail, and apartment-style hotel units, of which the units on floors 2 through 14 are currently leased to apartment-hotel hospitality company Sonder.

Source: <https://rew-online.com/silverstein-buys-116-john-street-from-metro-loft-for-250m/>





Downtown - Tribeca

## News Highlights (cont'd)

### Development

#### 80 South Street Site Hits Market at Steep Discount | October 21, 2021

Oceanwide Holdings has introduced the sale offering of the development site located at 80 South Street. Plans at one time to construct a roughly 1,500-foot-tall luxury tower have remained in limbo over the past several years. Oceanwide is hoping to sell the South Street Seaport site for about \$200 million, representing a steep discount from the \$390 million Chinese company paid in 2016.

Source: <https://therealdeal.com/2021/10/21/chinese-developer-willing-to-sell-manhattan-supertall-site-at-big-loss/>

#### 900-Unit Mixed-Use Development Planned for MTA Greenpoint Site | October 21, 2021

Gotham Organization, in partners with RiseBoro Community Partnership has signed a 99-year ground lease with the Metropolitan Transportation Authority, planning to construct an 840,000-square-foot mixed-use development at 40 Quay Street in Brooklyn's Greenpoint neighborhood. The new waterfront structure will host 900 mixed-income residential units and more than 100,000 square feet of retail space. The NYCT Mobile Wash Division is currently located on the MTA-owned 2-acre site. The new project dubbed Monitor Point is expected to start the city's months-long approval process in 2024 with the groundbreaking set to commence at the end of that year.



40 Quay Street - Rendering

Source: <https://new.mta.info/press-release/mta-unveils-monitor-point-proposal-redevelop-40-quay-street-mixed-income-housing>

#### 573-Unit Residential Development Planned for Rego Park | October 22, 2021

Vornado Realty Trust filed plans for a roughly \$288 million residential development that will rise at 61-10 Junction Boulevard in the Queens neighborhood of Rego Park. The 32-story, 824,000-square-foot building will reach a linear height of 330-feet and host 573 residential units, as well as commercial and community space and 686 parking spaces.

Source: <https://www.crainsnewyork.com/real-estate/vornado-planning-massive-new-residential-project-rego-park-queens>





Midtown South - NoHo

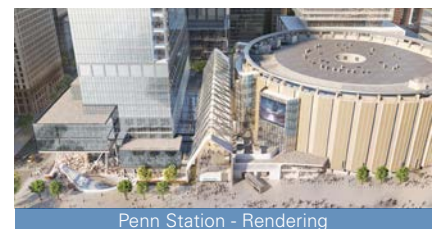
## News Highlights (cont'd)

### Revised Penn Station Transformation Revealed by Governor Hochul | November 3, 2021

Governor Hochul presented her vision of a “new commuter-first world-class Penn Station.” As part of the planned transformation, a revitalization of the surrounding neighborhood would be done that “reflects the community’s needs and focuses on public transit and public realm improvements.” The new plan for the surrounding development, which will help fund the project, still achieves the necessary revenues while notably scaling down the previous plan, and significantly expands community and public realm benefits.

Source: <https://www.governor.ny.gov/news/governor-hochul-unveils-commuter-first-vision-penn-station-and-revitalized-surrounding>

Renderings: [https://www.governor.ny.gov/sites/default/files/2021-11/Penn\\_Station\\_Rendering.pdf](https://www.governor.ny.gov/sites/default/files/2021-11/Penn_Station_Rendering.pdf)



Penn Station - Rendering

### City Council Vote Imminent Following Latest Agreement on Gowanus Rezoning | November 10, 2021

The agreement announced Wednesday, November 9, 2021, between City Hall and the two Brooklyn Council members that represent the Gowanus neighborhood appears to have cleared the path for a City Council vote on the highly anticipated rezoning of the 82-block area within Gowanus. It is estimated that “a little more than 8,500 apartments will be built, 3,000 of which would be set aside for low- and moderate-income New Yorkers,” within the affected area largely zoned for industrial and commercial use, allowing higher density, mixed-use development. As part of the deal, the city is committing about \$200 million to help fund repairs at the Gowanus Houses and Wyckoff Gardens complexes; as well as \$174 million to sewer upgrades.

Source: <https://therealdeal.com/2021/11/10/gowanus-rezoning-agreement-paves-way-for-8k-new-homes/>





Downtown - Battery Park City

## News Highlights (cont'd)

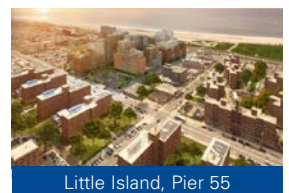
### Bronx Project Filing Moves Forward as Part of Fordham Landing Mega Development | November 11, 2021

Dynamic Star filed plans for an as-of-right 602-unit, 582,122-square-foot residential development at 320 West Fordham Road. The site is part of the developer's planned massive Fordham Landing project that stretches 30 acres along the Harlem River waterfront. If plans move forward as filed, the 17-story structure will reach a linear height of 175-feet, include 274 parking spaces, and 30% affordable housing units. A previously planned new Metro-North station has been omitted from the project, lowering estimated costs from \$3.5 billion to about \$2 billion. Approximately 12,000 jobs are estimated to be created by the latest version of the project.

Source: <https://www.crainsnewyork.com/real-estate/developer-files-plans-huge-residential-building-2b-bronx-megaproject>

### Massive Edgemere Commons Site Acquired by Tishman Speyer | November 21, 2021

A total of ten of the 11 building parcels spread across the 9.34-acre development site located on the former Peninsula Hospital complex has been acquired by Tishman Speyer in an acquisition valued at about \$90 million. The project dubbed Edgemere Commons was originally announced by The Arker Companies but has made little progress over the past 2-years. Upon full construction completion the entire complex will comprise 2.2 million square feet offering a mix of 2,050 residential units, 38,000 square feet of public space, 77,000 square feet of community space, and neighborhood-oriented retail including a supermarket.



Little Island, Pier 55

Source: <https://newyorkyimby.com/2021/11/tishman-speyer-acquires-edgemere-commons-affordable-housing-complex-in-e2%80%8bedgemere-queens.html>





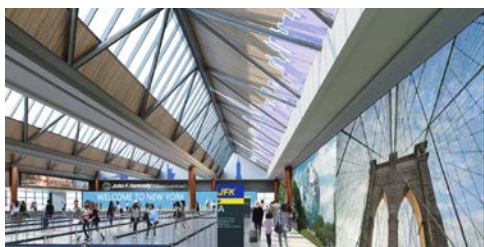
Downtown - Tribeca

## News Highlights (cont'd)

### Plan for \$9.5B international Terminal at JFK Announced by Governor Hochul | December 13, 2021

On Monday, December 13, 2021, Governor Hochul announced plans for a 2.4 million square foot international terminal to be built at JFK International Airport. The project will be constructed in phases, with the full financing to cover the cost of the terminal to be provided by private partners, while supporting road and utility infrastructure to be built by the Port Authority of New York and New Jersey. The first phase is anticipated to break ground in 2022, and the first new gates will go live in 2026. More than 10,000 total jobs and 6,000 construction job will be created by the project.

Source: <https://www.governor.ny.gov/news/governor-hochul-announces-plan-build-world-class-95-billion-international-terminal-jfk-airport>



JFK International Terminal - Rendering







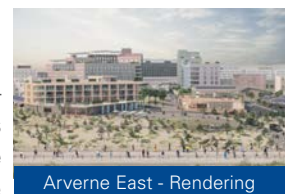
Midtown - Bryant Park Area

## News Highlights (cont'd)

### Phase One of 116-Acre Rockaway Development Moves Ahead | December 14, 2021

The recently secured \$30.3 million in financing will allow the first phase to move ahead of the planned 116-acre ocean waterfront development to rise in the Arverne and Edgemere neighborhood of the Rockaways. As part of first phase construction a 35-acre nature preserve will be created. L+M Development Partners, the Bluestone Organization, and Triangle Equities are developing the project that will upon full completion include 1,650 housing units, retail space, a beachfront hotel.

Source: <https://www.crainsnewyork.com/residential-real-estate/massive-rockaways-development-arverne-east-moves-ahead-first-phase>

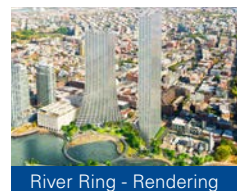


Arverne East - Rendering

### Approval of Planned 1,050-unit River Ring Project on Williamsburg Waterfront Imminent | December 14, 2021

Brooklyn-based developer Two Trees has reached an agreement with Brooklyn City Council member Steven Levin which "ensures approval" of the developer's 1,050-unit mega-project dubbed River Ring. As a result of the agreement, more than 150 units of senior housing within the community district will be funded, and \$1.7 million will go towards neighborhood environmental improvements. The recent announcement brings a closure to the city's Uniform Land Use Review Procedure (ULURP) process.

Source: <https://therealdeal.com/2021/12/14/council-strikes-deal-on-two-trees-river-ring-in-williamsburg/>



River Ring - Rendering





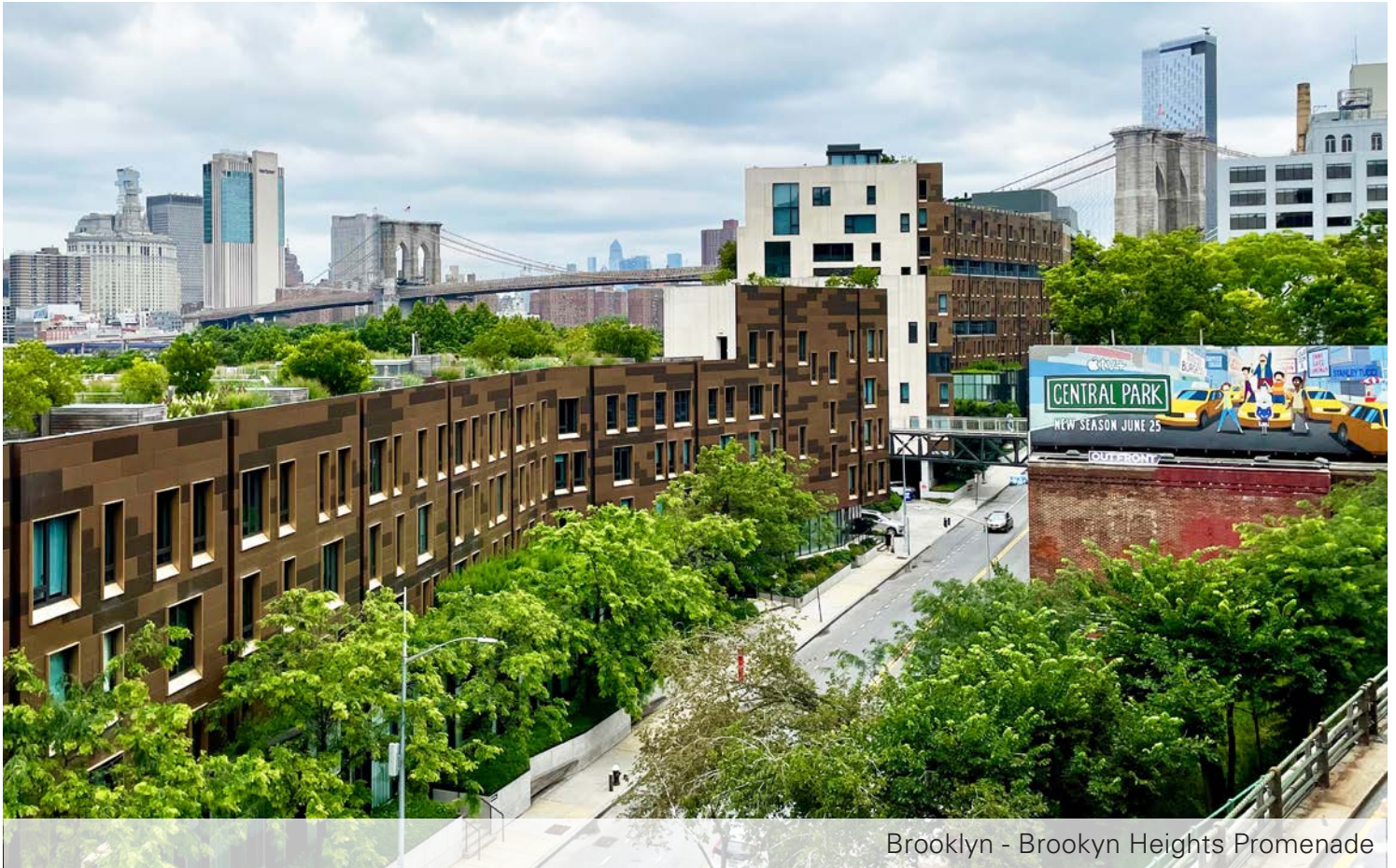
## News Highlights (cont'd)

### SoHo/NoHo Rezoning Gets Green Light by City Council | December 15, 2021

During the final hours of the final session for the year, the City Council voted to approve the rezoning of the SoHo and NoHo districts. The zoning changes allow for residential and commercial uses in areas that had been zoned for manufacturing; and as a result, lifts the restriction of ground floor retail in SoHo, which as previously not permitted as-of-right in most of the neighborhood. However, a special permit will still be needed for retail space larger than 10,000 square feet and 25,000 square feet on narrow and wide streets respectively.

Source: <https://therealdeal.com/2021/12/15/city-council-approves-soho-and-noho-rezoning-several-others/>





Brooklyn - Brooklyn Heights Promenade

## News Highlights (cont'd)

### Lending

#### **Boston Properties Secures \$1B Refi for 601 Lexington | December 15, 2021**

Co-lenders Wells Fargo, Deutsche Banks, Morgan Stanley, and Citigroup provided the 10-year \$1 billion refinancing package for 601 Lexington Avenue to the partnership of Boston Properties and Norges Bank Investment Management. A portion of the fixed-rate first-lien mortgage refinances \$620 million in existing mortgage debt imminently due to mature. Backed by the fee simple and leasehold interest in the office condominiums and the 6-story office and retail atrium within the building, a \$426.7 million portion of the debt will be securitized into a single-asset, single-borrower CMBS deal.

Source: <https://therealdeal.com/2021/12/15/boston-properties-nabs-1b-loan-at-601-lex/>

#### **Blackstone Leads \$911M Refinancing of 425 Park Ave | December 20, 2021**

The 47-story, 670,000-square-foot 425 Park Avenue office tower nearing construction completion by L&L Holding Co., has secured a \$911.4 million refinancing package. Blackstone Real Estate Debt Strategies led the refinancing as part of a consortium of lenders. Rising 897 linear feet, the building is the first full-block tower to rise along the "world's most fabled commercial boulevard in half a century." Upon construction completion, global asset management firm Citadel will anchor the building in 331,800 square feet spanning 16 floors.

Source: <https://rew-online.com/ll-inks-911m-refi-on-425-park-avenue/>





Downtown - View from Brooklyn Bridge Park

# Market Snapshot: Class A & B

## New York City's Unemployment

- According to the New York State Department of Labor's figures, the city's unemployment rate of 8.0% (not seasonally adjusted) at the end of November 2021 represented a 31.6% decrease year-over-year; and a 18.4% improvement over the three month period from August 2021 when the rate was 9.8%.
- Comparatively, unemployment on the National and State level at the end of November 2021 was 3.9% and 5.5% respectively, representing decreases of 40.0% and 33.7% year-over-year.
- Employment activity in New York City's private sector resulted in a gain of 197,800 private sector jobs over the year to 3,732,700 in November 2021. Among the major sectors, Leisure and Hospitality gained 75,100 jobs at the high over the 12 month period, while job losses of 7,600 in the Financial Activities sector was the low. Job gains within the Professional and Business Services, Educational and Health Services, and Information sectors ranged 22,500 to 40,700 jobs.

## Weekly Wages

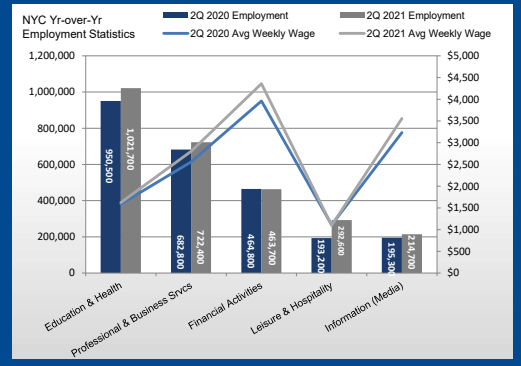
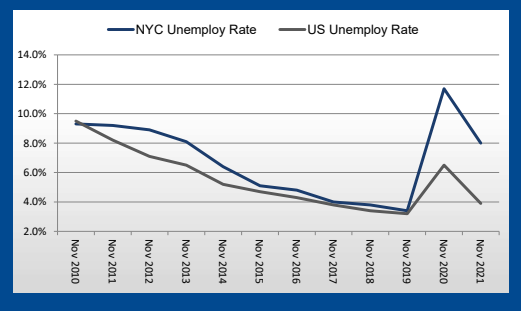
Overall weekly wages in New York City averaged \$2,555 in the 2nd quarter of 2021, representing a positive 5.3% improvement year-over-year according the recent report released by the U.S. Department of Labor. Among the major sectors, (4) saw wage increases during the quarter, except for Leisure & Hospitality, which saw a 1.0% decrease. The Financial Services sector led the way with a 10.1% increase year-over-year at the high; while at the low, the Education and Health sector saw a more moderate 2.4% improvement.

**Vacancy** for Class A & B office buildings over 75,000 square feet rose from 12.0% to 12.4% overall in the 4th quarter, representing 3.7% increase quarter-over-quarter. Class A vacancy rose 5.58% quarter-over-quarter to 12.6% during the same period, while Class B vacancy essentially held steady at 12.1%.

**Absorption** closed the 4th quarter at negative 2,176,340 square feet, representing a reversal of 3rd quarter's improvement when absorption was negative 851,920 square feet. Midtown South and Downtown ending the quarter with a negative 63,818 square feet and 343,203 square feet respectively; while Midtown had a negative 1,769,319-square-foot absorption. Class B overall absorption of positive 115,639 square feet was unable to offset the negative 2,291,979 absorption of the Class A market.

**Face Rents** for office space in the 4th quarter lowered 0.6% to an overall average of \$69.67 per square foot versus the \$70.10 per square foot figure in the 3rd quarter. Class A face rents lowered moderately by 0.4% from the previous quarter's \$76.59 per square foot to \$76.29 per square foot at the end of December.

4Q 2021	Total	Downtown	Midtown South	Midtown
Vacancy	↑	↑	↑	↑
Face Rent	↓	↓	↑	↑
Absorption	↓	↓	↓	↓



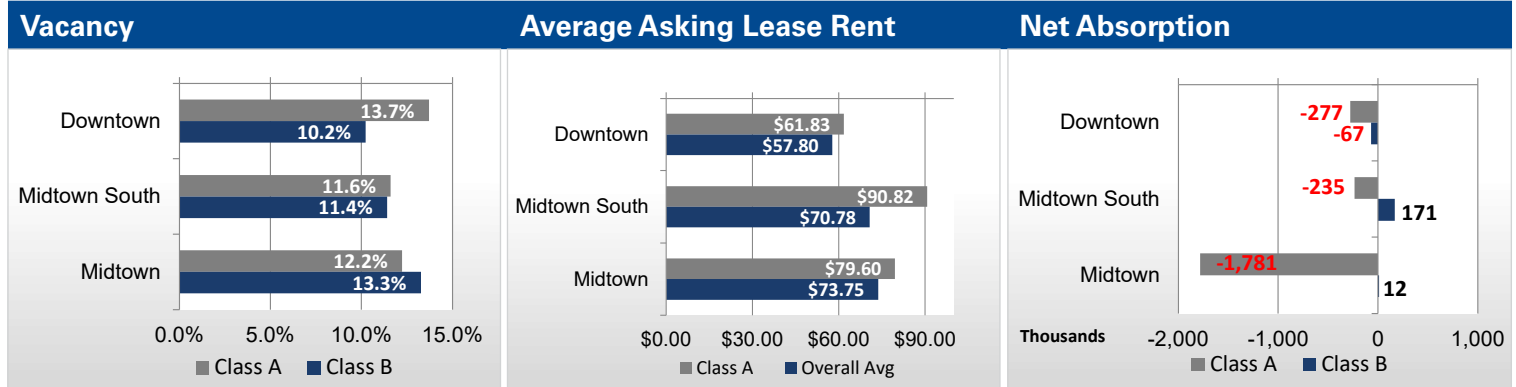
Source: NYS Department of Labor and US Department of Labor, Bureau of Labor Statistics



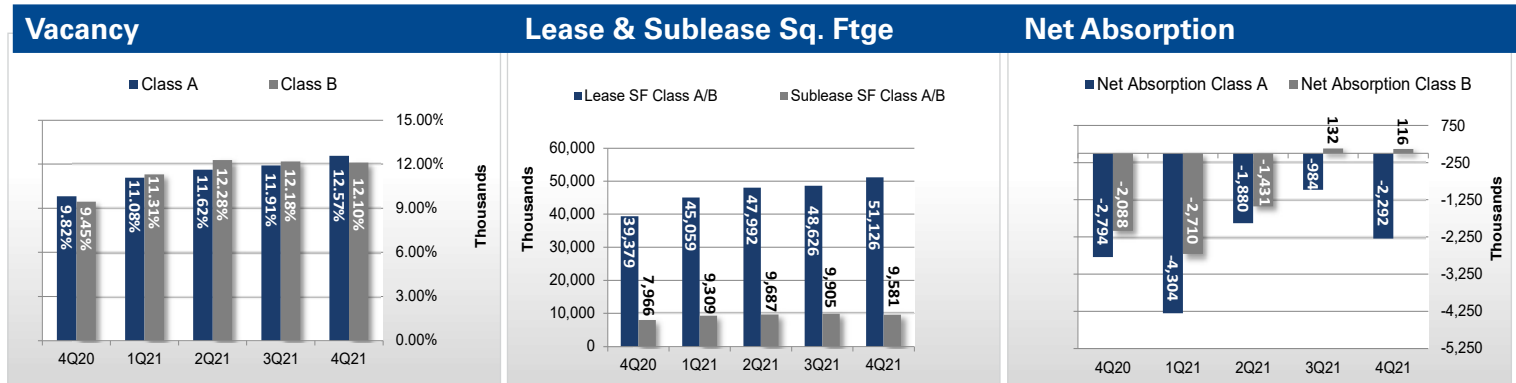
# Class A & B Statistics At A Glance



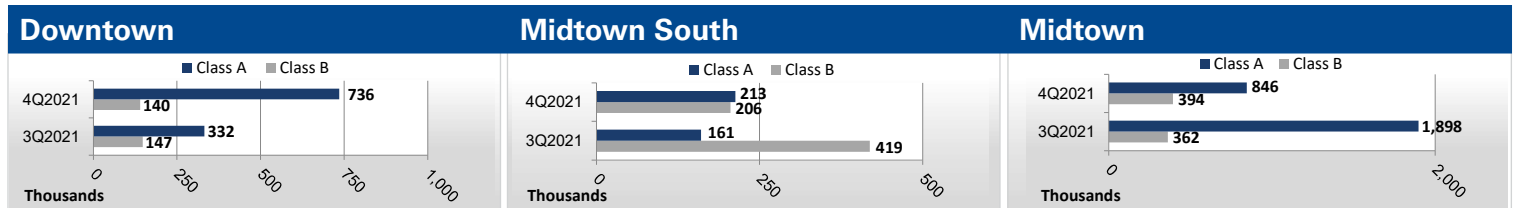
4th Quarter 2021



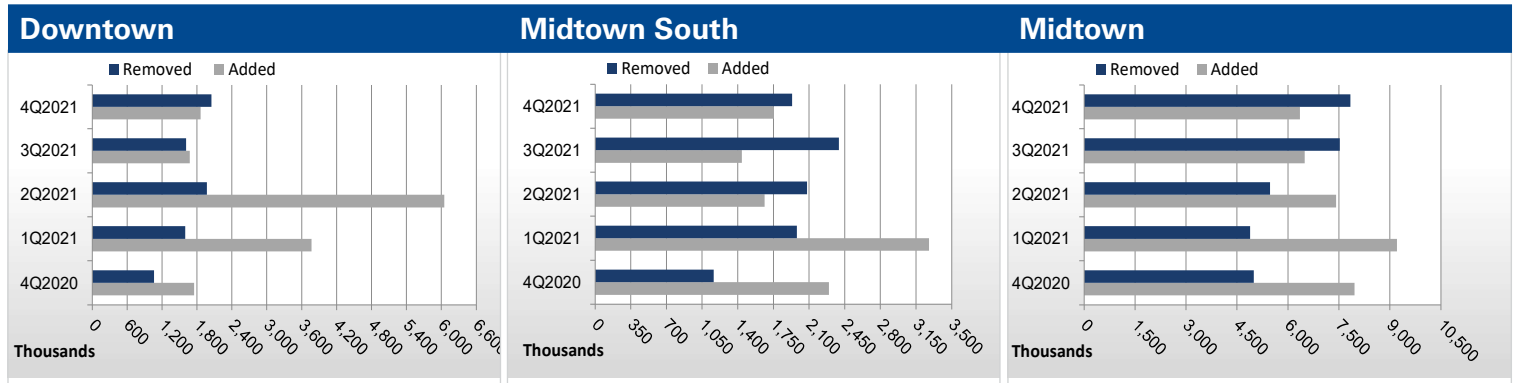
Quarter-over-Quarter



Sublease Space Newly Listed in Q4 2021



Quarter-over-Quarter Inventory Changes







## Submarket Statistics Overview: Class A & B Office

Manhattan	Inventory	Vacant Sq. Ftge.			Vacancy Rate			Avg. Face Rent PSF	Absorption
Submarkets Districts	Total RBA*	Direct Sq. Ftge.	Sublet Sq. Ftge.	Total Sq. Ftge.	Direct Vacancy	Sublet Vacancy	Overall Vacancy	Overall Asking	Year-to-Date Sq. Ftge
Downtown	111,955,561	12,190,343	2,234,959	14,425,302	10.9%	2.0%	12.9%	\$57.80	-4,495,137
City Hall	13,981,391	847,359	41,111	888,470	6.1%	0.3%	6.4%	\$53.02	-113,808
Financial District	40,076,070	5,928,028	1,295,936	7,223,964	14.4%	3.2%	17.6%	\$52.90	-2,698,744
Insurance District	11,639,346	1,036,421	193,324	1,229,745	8.9%	1.7%	10.6%	\$53.45	-387,697
TriBeCa	6,871,695	581,808	65,248	647,056	8.5%	0.9%	9.4%	\$85.17	-205,547
World Trade Center	38,387,059	3,796,727	639,340	4,436,067	9.9%	1.7%	11.6%	\$68.02	-1,089,341
Midtown South	70,855,436	6,437,912	1,694,121	8,132,033	9.1%	2.4%	11.5%	\$70.78	-1,095,971
Chelsea	17,206,025	1,713,518	529,994	2,243,512	10.0%	3.1%	13.0%	\$65.99	-111,566
Flatiron	22,668,471	1,937,438	708,286	2,645,724	8.5%	3.1%	11.7%	\$85.25	-545,577
Gramercy Park	9,478,527	766,790	138,437	905,227	8.1%	1.5%	9.6%	\$71.04	-81,625
Greenwich Village	5,068,123	654,848	29,416	684,264	12.9%	0.6%	13.5%	\$88.31	-164,583
Hudson Square	11,129,931	684,513	270,476	955,019	6.2%	2.4%	8.6%	\$70.04	-136,555
SoHo	5,304,359	680,775	17,512	698,287	12.8%	0.3%	13.2%	\$68.59	-56,065
Midtown	305,635,925	32,498,124	5,651,517	38,149,641	10.6%	1.8%	12.5%	\$73.75	-7,762,184
Columbus Circle	33,940,044	2,865,345	439,971	3,305,316	8.4%	1.3%	9.7%	\$76.94	-183,593
Hudson Yards	57,226,903	6,370,799	1,068,329	7,439,128	11.1%	1.9%	13.0%	\$69.41	-1,828,263
Grand Central	12,853,494	2,138,950	547,516	2,686,466	16.6%	4.3%	20.9%	\$57.21	1,245,788
Murray Hill	64,665,122	4,835,845	1,869,141	6,704,986	7.5%	2.9%	10.4%	\$80.88	-47,967
Penn Plaza/Garment	86,369,693	11,336,069	1,012,282	12,348,351	13.1%	1.2%	14.3%	\$98.05	-2,112,691
Plaza District	46,192,854	4,718,486	714,278	5,432,764	10.2%	1.5%	11.8%	\$79.70	-2,355,694
Times Square	4,387,815	232,630	0	232,630	5.3%	0.0%	5.3%	\$70.65	3,133
U.N Plaza									
<b>Grand Total</b>	<b>488,446,922</b>	<b>51,126,379</b>	<b>9,580,597</b>	<b>60,706,976</b>	<b>10.5%</b>	<b>2.0%</b>	<b>12.4%</b>	<b>\$69.67</b>	<b>-13,353,292</b>

Source: Costar - Buildings 75,000 SF and larger; vacancy and absorption calculations based upon move-in date versus deal signing date  
Newmark, Cushman & Wakefield



# Leasing Activity

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## Big Block Space Removed in Q4 2021

**85 Tenth Avenue** (Chelsea) – 117,624 square feet was leased by technology firm CLEAR, which specializes in biometric screening for airport security. The 15-year lease reportedly included a monthly abatement of \$83,333 through 2027 to cover the remainder of its office lease at the Park Avenue Tower, 65 East 55th Street. According to the report, as part of the deal, CLEAR will receive 16 months of rent concession, as well as a monthly rent abatement through 2027 to cover the remainder of its current Midtown lease. Base rent will start at \$12.2 million per year and escalate to \$14.3 million over the term of the lease.

Source: <https://commercialobserver.com/2021/11/biometric-screening-company-clear-leases-120k-sf-headquarters-in-chelsea/>

## Big Block Vacancies Added in Q4 2021

**799 Broadway** (Greenwich Village) – 182,187 square feet came online upon construction completion of the new boutique office building

**11 Madison Avenue** (Flatiron) – 152,232 square feet of sublease space spanning the entire 14th and 16th floors was introduced to the market in December by online review site Yelp, with a remaining term through April 2025.

Source: <https://www.dailybeatny.com/2021/01/29/yelp-sublease-manhattan-office/> • <https://rew-online.com/yelp-expands-to-192000-sf-at-11-madison-avenue/>

**529 Fifth Avenue** (Grand Central) – 107,286 square feet that although unverified, appears to have become vacant upon accounting firm Citrin Cooperman making a parallel move to 110,742 square feet at 50 Rockefeller Plaza.

**340 Madison Avenue** (Grand Central) – 161,670 square feet spanning entire floors 14th through 17 that although unverified, appears the a portion of the space was vacated by law firm McDermott Will & Emory upon relocating to 115,539 square feet at One Vanderbilt.

**200 Park Avenue** (Grand Central) – 224,940 square feet became vacant, a portion which, although unverified, appears to have been vacated by law firm Greenberg Traurig upon relocating to 135,000 square feet at One Vanderbilt.

**330 West 42nd Street** (Times Square) – 589,630 square feet at the Deco Tower (formerly known as the McGraw-Hill Building), having underwent a \$120 million rejuvenation project upon being vacated by United Healthcare Workers Union.

Source: <https://rew-online.com/big-unveil-at-new-look-330-west-42nd-street/>

**1180 Avenue of the Americas** (Times Square) – 137,374 square feet that became vacant, the majority of which, although unverified, appears to have been vacated by media firm Discovery, Inc upon relocating and consolidating at 230 Park Avenue South.

Source: <https://nypost.com/2018/03/12/discovery-ceo-finds-new-home-for-manhattan-headquarters/>

**3 Times Square** (Times Square) – 733,189 square feet became vacant due to the departure of several large tenants including Bank of Montreal and FTI Consulting. However, January delivered the announcement of Touro College securing a long-term lease for 243,305 square feet.

Source: <https://nypost.com/2022/01/02/three-times-square-inks-ginormous-deal-with-university/>



# Retail Bi-Quarterly Vacancy Statistics At A Glance



Q4 2019 - Q4 2021

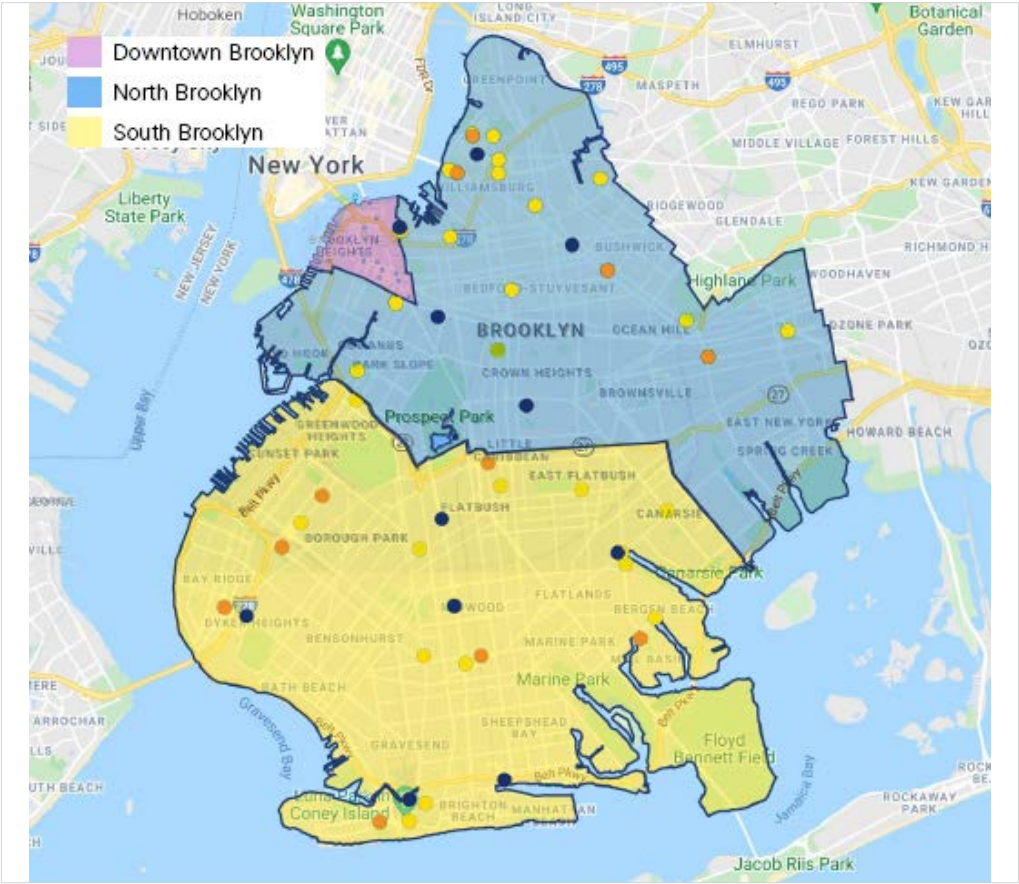
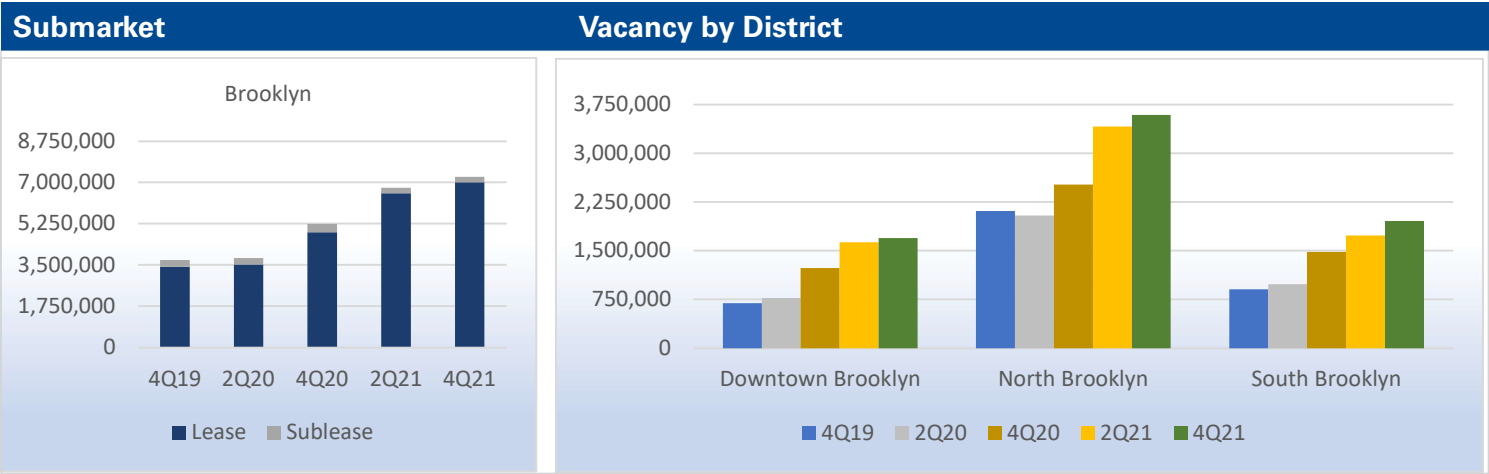




# Retail Bi-Quarterly Vacancy Statistics At A Glance



Q4 2019 - Q4 2021

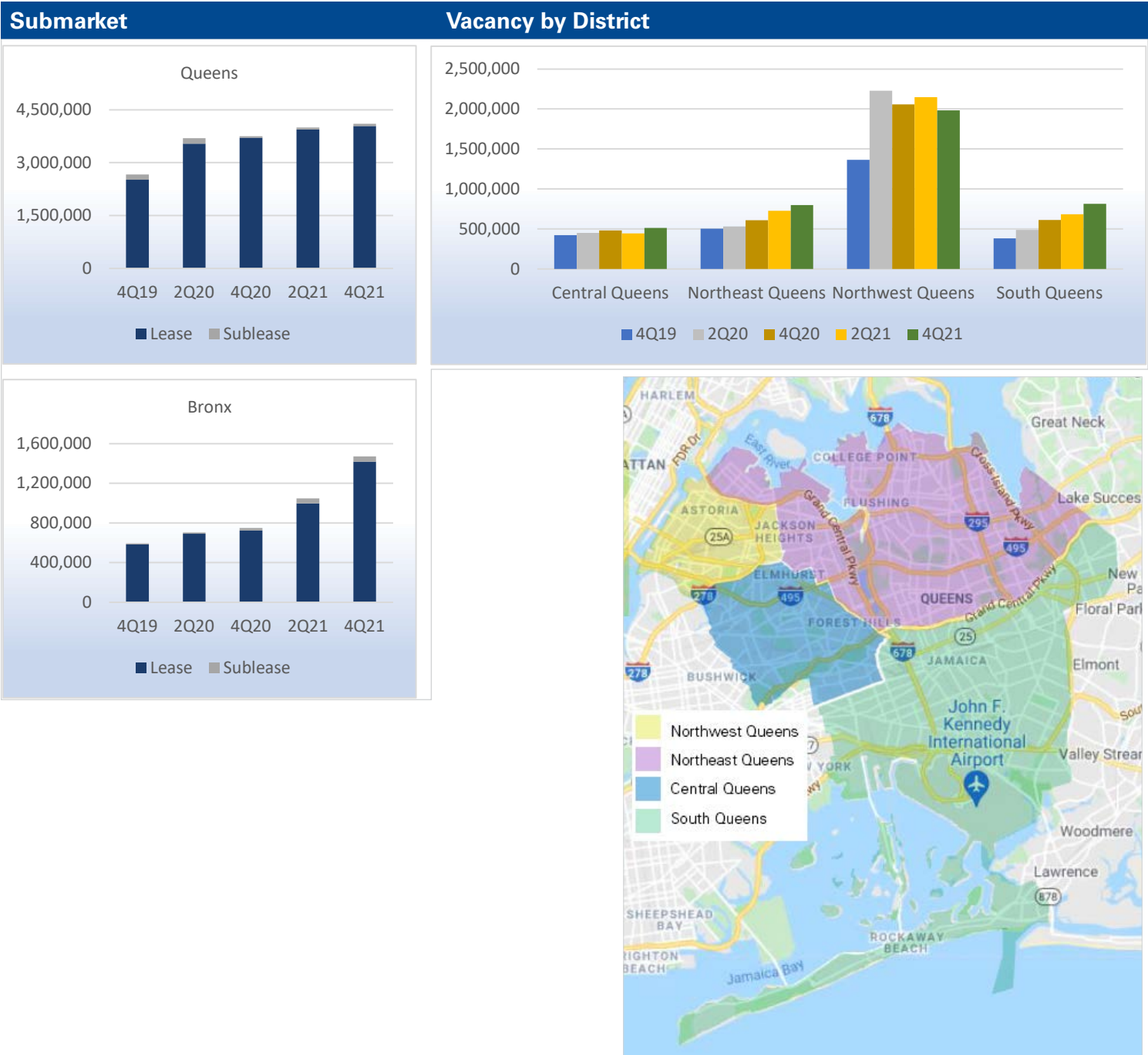




# Retail Bi-Quarterly Vacancy Statistics At A Glance



Q4 2019 - Q4 2021







Midtown West

## Manhattan Office Market – Top Lease Deals in 2021

Address	Submarket	District	Sq. Ftge	Lease Type	Tenant
345 Park Avenue	Midtown	Plaza	720,000	Renewal/Expansion	Blackstone
100 West 33rd Street	Midtown	Penn Plaza	514,000	Renewal	Interpublic Group of Companies
2 Penn Plaza	Midtown	Penn Plaza	428,000	Renewal	MSG Entertainment
1 New York Plaza	Downtown	FiDi	400,000	Renewal	Fried, Frank, Harris, Shriver & Jacobson
1221 Sixth Avenue	Midtown	Times Square	339,933	Extension	NBC Universal
60 Broad Street	Downtown	FiDi	308,769	Lease	Department of Citywide Administration Services
3 Brookfield Place 200 Vesey Street	Downtown	World Trade Center	305,525	Renewal	U.S. Securities & Exchange Commission (1 year deal)
550 Madison Ave	Midtown	Plaza	241,647	Lease/Relocation	CHUBB
Salesforce Tower 1095 Sixth Avenue	Midtown	Penn Plaza/ Bryant Park	241,000	Renewal	Dechert
40 Worth Street	Downtown	TriBeCa	198,900	Lease/Relocation	The Legal Aid Society
787 Eleventh Avenue	Midtown	Hell's Kitchen	165,000	Lease	Icahn School of Medicine at Mount Sinai
151 West 42nd Street	Midtown	Times Square	158,000	Lease/Consolidation	Venable LLP





Midtown South - North View from Gramercy Park

## Top 10 NYC Investment Sales in 2021

Address Property Type	Submarket Neighborhood	Transaction Price	SF or # of Units Price/SF or Unit	Close Date	Buyer Seller
441 Ninth Avenue Office	Midtown Hudson Yards	\$1,033,000,000	700,000 \$1,476/sf	December	CommonWealth Partners Cove Property Group / Baupost Group
51 West 52nd Street Office	Midtown Plaza	\$760,000,000	817,000 \$930/sf	October	Harbor Group International ViacomCBS
54 Noll Street 123 Melrose Street Mixed-use	Brooklyn Bushwick	\$506,000,000	911 units \$555,433/unit	December	Atlas Capital Group All Year Management
1177 Sixth Avenue Office	Midtown Times Square	\$417,000,000	500,000 \$834/sf	June	CalSTRS / Silverstein Properties (remaining 50% stake exercised option to buyout UBS) UBS Realty Investors
265-275 Cherry Street Section 8 Mixed-use	Downtown Two Bridges	\$424,000,000	490 units \$865,306/res unit	January	Related Companies CIM Group / L+M Development
635-641 Sixth Avenue Office	Midtown South Chelsea	\$325,000,000	270,000 \$1,204/sf	June	Spear Street Capital SL Green Realty
520-524 Broadway Office	Midtown South SoHo	\$323,500,000	232,000 \$1,394/sf	June	Northwood Investors Undisclosed family
One Madison Avenue Office	Midtown South Flatiron	\$259,300,000 (Min. equity commitment)	350,000 (25% of 1.4M RBA) \$741/sf	December	Mag One LLC (Undisclosed Int'l Investor - 25% stake) SL Green Realty
116 John Street Mixed-use - office, retail, 416 apt-style hotel rms	Downtown FiDi	\$247,500,000	338,463/416 units \$731/sf \$594,952/unit	December	Silverstein Properties Metro Loft Management
111 Wall Street Office	Downtown FiDi	\$220,000,000	1,200,000 \$183/sf	June	Nightingale Properties / Wafra Capital Partners (fee purchase) 111 Wall Fee Holdings LLC





Midtown East

## Lending Market – Largest 5 Commercial Real Estate Finance Deals in 2021

New York City's 5 largest secured loans in 2021 totaled \$7.2 billion, surpassing the \$7.9 billion total reached by the city's top 10 deals throughout the entire year of 2020.

Address	Lenders	Loan Amount	Landlord
One Vanderbilt	Wells Fargo (\$1.5B) Goldman Sachs (\$600M) Bank of America, Bank of China, Bank of Montreal, Deutsche Bank, JP Morgan Chase (\$150M each)	\$3 Billion refinancing	SL Green Realty, the National Pension Service of Korea, and Hines
Terminal Stores Building 262-271 Eleventh Avenue	Blackstone, Goldman Sachs and KKR led the financing; and Oaktree Capital Management and Paramount Group provided mezzanine financing	\$1.25B redevelopment project	L&L Holding and Columbia Property Trust
1133 Sixth Avenue 114 West 47th Street	Bank of America, Citigroup and Wells Fargo provided the 10-year, fixed-rate, interest-only CMBS loan	\$1.1B Pay down existing debt	Durst Organization
1290 Avenue of the Americas	JPMorgan Chase, Citibank, Goldman Sachs and Bank of Montreal provided the CMBS loan	\$950M refinancing	Vornado Realty Trust and Trump Organization
One Soho Square 233 Spring Street 161 Sixth Avenue	Goldman Sachs, Deutsche Bank and Bank of Montreal provided the CMBS loan	\$905M refinancing	Stella Management





Midtown South - Union Square

## Manhattan Retail Market – Top 10 Lease Deals in 2021

Address	Neighborhood	Sq. Ftge	Tenant
400 West 219th Street	Inwood	124,000	Zeta Charter School
770 Broadway	Greenwich Village	82,000	Wegmans Market
825 Seventh Avenue	Midtown West	76,861	International Academy of Hope
1 Madison Avenue	NoMad	55,780	Chelsea Piers,
500 Eighth Avenue	Penn Plaza/Garment	46,000	Pearl Studios
7 West 21st Street	Flatiron	34,328	Bathhouse
121 West 125th Street	Harlem	28,000	Trader Joe's
446 West 14th Street	MePa	26,600	Gucci
145 West 45th Street	Times Square	26,000	Museum of Broadway
253 West 47th Street	Times Squar	25,000	Brooklyn Chophouse Times Square





## Brooklyn Retail Market – Top 10 Lease Deals in 2021

Address	Neighborhood	Sq. Ftge	Tenant
Kings Plaza, 5100 Kings Plaza	Mill Basin	90,000	Target
80 Willoughby Street	DoBro	70,000	Brooklyn Prospect Charter School
City Point, 445 Albee Square West	DoBro	70,000	Primark (50,000 sf Store / 20,000 sf storage)
Industry City, 274 36th Street	Sunset Park	33,000	Feather (relocation)
22 Chapel Street	DoBro	30,000	22 MP Parking
307 Kent Avenue	Williamsburg	30,000	Padel Haus
943 Kings Highway	Midwood	26,000	Harbor Fitness
1645 Pitkin Avenue	Brownsville	21,648	The Finish Line Inc.
2201 Nostrand Avenue	East Flatbush	20,110	Aldi
96-110 Boerum Place	Cobble Hill	19,207	Tapout Fitness





Chelsea



Herald Square



NoMad

## Real Estate Board of New York's Fall 2021 Manhattan Retail Report

The asking rents in Manhattan's retail leasing market decreased year-over-year in 13 of the 17 corridors analyzed during REBNY's Fall 2021 reporting period according to the data released by the organization in mid-December. The report further notes that Manhattan's retail market is heading in the right direction, having gained momentum during the summer and fall of 2021. Although foot-traffic, retail sales, tourism levels, and hotel occupancy are rising, they remain below pre-pandemic levels. In addition, responding to evidence of rising demand, retail tenants are committing to more leases with lengthier terms.

The corridors profiled in REBNY's report represent Manhattan's top tier retail corridors, and the asking rents quoted reflective of available ground level space. All data is sourced from the respective firms of each REBNY Manhattan Retail Advisory Group member.

Corridor	Fall 2021 Avg. Asking	Fall 2021 Asking Range	Maximum Avg. Asking/Yr	% Yr-over-Yr Change	% Change Spring 2021
<b>Eastside</b>					
East 86th St: Lexington-2nd Aves	\$327	\$171 - \$425	\$550 / S-2013	-6%	3%
Madison Ave: 57th – 72nd Sts	\$750	\$300 - \$1,600	\$1,709 / F-2014	-4%	-3%
Third Ave: 60th – 72nd Sts	\$214	\$115 - \$363	\$371 / S-2016	1%	15%
<b>Westside</b>					
Broadway: 72nd – 86th Sts	\$241	\$132 - \$325	\$434 / F-2013	0%	4%
Columbus Ave: 66th – 79th Sts	\$260	\$177 - \$360	\$447 / S-2015	-10%	-10%
<b>Midtown</b>					
East 57th St: 5th – Park Aves	\$558	\$225 - \$750	\$1,625 / S-2016	-12%	5%
Fifth Ave: 49th – 59th Sts	\$2,628	\$2,000 - \$3,000	\$3,900 / S-2018	0%	-12%
Fifth Ave: 42nd – 49th Sts	\$676	\$610 - \$750	\$1,368 / S-2016	-6%	10%
Broadway & 7th Ave: 42nd – 47th Sts	\$998	\$293 - \$2,300	\$2,413 / S-2015	-39%	-33%
<b>Herald Square</b>					
West 34th St: 5th – 7th Aves	\$390	\$171 - \$600	\$1,000 / S-2015	-11%	-20%
<b>Flatiron</b>					
Fifth Ave: 14th – 23rd Sts	\$246	\$164 - \$375	\$456 / S-2017	-9%	-7%
Broadway: 14th – 23rd Sts	\$308	\$250 - \$360	\$510 / F-2015	-4%	4%
<b>SoHo</b>					
Broadway: Houston – Broome Sts	\$327	\$185 - \$629	\$977 / S-2015	-11%	5%
<b>West Village</b>					
Bleecker St: 7th Ave South – Houston St	\$250	\$128 - \$350	\$540 / S-2013	-1%	4%
<b>Meatpacking</b>					
14th St: 9th – 10th Aves	\$262	\$150 - \$600	\$462 / S-2008	-1%	4%
<b>FiDi</b>					
Broadway: Battery Park – Chambers St	\$395	\$100 - \$785	\$417 / S-2020	-3%	-3%
<b>Harlem</b>					
125th St: Hudson – East Rivers	\$133	\$76 - \$208	\$151 / F-2019	-6%	3%



# Center for an Urban Future – State of the Chains, 2021

The analysis of data compiled between October 20, 2021 and November 26, 2021 of the 307 national retailers in the 2021 report released by the Center for an Urban Future (CUF) reveals that there is a slow rebound of national retailers in New York City following 2020 — the most challenging year on record. According the CUF's 14th annual ranking, in 2021 chain stores broke a 3-year streak of net losses, increasing locations by 2.7%. However, the 2021 bounce back was largely fueled by the reopening of 260 stores that had shuttered in 2020; and still leaves the city well short of pre-pandemic levels. In 2021 there was a total net decline of 74 stores; only 8 chains closed all their NYC stores, compared to 27 in 2020; and the overall number of store locations increased to 7,156 from 6,970 at the end of 2020, but remains 10% and 12% below the store counts of 7,984 in 2019 and 8,136 in 2018 respectively.

## CUF's Methodology:

- National retailer defined as one that has at least (2) New York City locations and at least (1) location outside the city limits.
- Locations numbers obtained from the store locators on each retailer's website, except in cases where other available resources were used for companies were on the verge of closure and had shut down their websites or otherwise did not have a website. For mobile communications stores, only those locations that use the exact name of the retailer were counted, excluding authorized providers operating under a different name.
- A retailer is only removed from the list on the year after the one in which it closed all New York City locations. National retailers removed this year include Sprint, Modell's, Papyrus, New York & Co. Flywheel Spots, Dress Barn, Motherhood Maternity, Justice, Liquiteria, Brooklyn Industries, Pier 1, Lucky Brand Jeans, Pax Wholesome Foods, Johnny rockets, David's Tea, Thomas Pink, Bose, Maoz Vegetarian, Billabong, Geox, Laila Rowe, and True Religion.
- Year-over-year growth in chains is calculated based on the national retailers we included in last year's report. Retailers added this year are not yet included to ensure an accurate comparison.

## Number of Chain Stores by Borough

Borough	2021	2020	% Change
Manhattan	2,591	2,505	3.4%
Brooklyn	1,564	1,523	2.7%
Queens	1,631	1,601	1.9%
Bronx	927	917	1.1%
Staten Island	443	424	4.5%
<b>Total</b>	<b>7,156</b>	<b>6,970</b>	<b>2.7%</b>

## Net Change in number of NYC Store locations in 2021 for this year's 30 biggest national retailers

National Retailer	2020-21 Change (#)	National Retailer	2020-21 Change (#)	National Retailer	2020-21 Change (#)
Dunkin' Donuts	1	AT&T	-16	Taco Bell	28
Metro by T-Mobile	-21	7-Eleven	-16	Pret A Manger	23
Starbucks	8	Rite Aid	1	Rainbow	0
Subway	21	Burger King	8	Family Dollar	-1
Duane Reade	-3	Key Food	1	Carvel	-2
T-Mobile	-15	Chipotle Mexican Grill	10	Papa John's	1
McDonald's	-7	UPS Store	2	Cohen's Fashion Optical	-3
CVS/Pharmacy	6	Domino's Pizza	-1	Mattress Firm	-5
Baskin-Robbins	4	Dollar Tree	-1	Foot Locker	3
Popeye's	18	FedEx Office	4	GNC	-3



# State of the Chains, 2021 (cont'd)

Chain Retailers that Reopened at least 2-Plus Stores in 2021 that Shuttered in 2020

National Retailer	# Reopened in 2021	National Retailer	# Reopened in 2021	Blue Bottle CoffeeNational Retailer	# Reopened in 2021
Jimmy Jazz	26	Old Navy	6	T-Mobile	2
Pret A Manger	19	Petco	5	CVS/Pharmacy	2
Baskin-Robbins	17	Hale & Hearty Soups	5	Popeye's	2
Soul Cycle	17	Burlington Coat Factory	4	Staples	2
Starbucks	13	Rumble	4	White Castle	2
Subway	13	BCBG Max Azria	3	Au Bon Pain	2
M.A.C. Cosmetics	12	Tumi	3	Taco Bell	2
Dig	12	Just Salad	3	Boston Market	2
Metro PCS	11	Potbelly Sandwich Shop	3	Red Mango	2
Dunkin' Donuts	9	Kung Fu Tea	3	Joe Coffee	2
Enterprise	9	Charlotte Russe	2	Blue Bottle Coffee	2
Le Pain Quotidien	8	Checkers	2	Warby Parker	2
Shake Shack	7	Duane Reade	2	<b>Total</b>	<b>242</b>

Top 10 National Retailers in Each Borough

Manhattan	Brooklyn	Queens	Bronx	Staten Island
Starbucks (187)	Dunkin' (140)	Dunkin' Donuts (191)	Dunkin' Donuts (89)	Dunkin' Donuts (39)
Dunkin' Donuts (162)	Metro by T-Mobile (108)	Metro by T-Mobile (75)	Metro by T-Mobile (73)	CVS/Pharmacy (19)
Duane Reade (104)	T-Mobile (60)	T-Mobile (73)	T-Mobile (46)	Subway (18)
Subway (98)	Duane Reade (52)	Subway (72)	Subway (41)	Metro by T-Mobile (15)
CVS/Pharmacy (66)	McDonald's (50)	Baskin-Robbins (62)	McDonald's (40)	Starbucks/Baskin Robbins (12 each)
Pret A Manger (62)	Subway/Popeye's (52 each)	Duane Reade (57)	Baskin-Robbins (33)	7-Eleven (11)
FedEx Office (54)	Starbucks (47)	CVS/Pharmacy (51)	Duane Reade (27)	Duane Reade/T-Mobile/Carvel/Burger King (10 each)
Chipotle Mexican Grill (53)	Burger King/Key Foods (35 each)	Starbucks (48)	Popeye's (26)	McDonald's/AT&T/Domino's Pizza (7 each)
T-Mobile (52)	Rite Aid (34)	McDonald's (45)	Rite-Aid (18)	Dollar Tree/Wendy's, Autozone (6 each)
UPS Store (50)	AT&T/CVS/Pharmacy (29 each)	7-Eleven (43)	Burger King / Domino's Pizza (17 each)	Key Food/Enterprise/Family Dollar/ Stop & Shop (5 each)

2021 Change by Borough of the 10 Largest National Retailers in New York City

National Retailer	Store Count 2021	Difference 2020-21	Manhattan	Brooklyn	Queens	Bronx	Staten Island
Dunkin' Donuts	619	1	-1	-2	1	1	2
Metro by T-Mobile	312	-21	-2	-4	-6	-8	-1
Starbucks	310	8	2	2	3	1	0
Subway	278	21	13	5	2	0	1
Duane Reade	250	-3	-1	2	-3	-1	0
T-Mobile	241	-15	2	-8	-7	-2	0
McDonald's	191	-7	-5	0	-2	0	0
CVS/Pharmacy	178	6	2	0	6	-1	-1
Baskin-Robbins	175	4	10	4	-9	-1	0
Popeye's	134	18	3	7	4	3	1



# Downtown Alliance: Lower Manhattan Real Estate Market | Q3 2021

The 3rd quarter 2021 report released in late October by the Downtown Alliance indicates that Lower Manhattan recorded its strongest quarterly leasing total since the onset of the COVID-19 pandemic, with activity during the quarter reaching a total of 775,000 square feet. Although leasing activity remained 32% lower than the five-year quarterly leasing average, activity increased 31% quarter-over quarter and 70% year-over-year. However, despite stronger leasing activity, vacancy rates continue to rise as large blocks of direct space come online. In addition, rents remained relatively stable, despite continued high office vacancy; and demand for residential units near office buildings soared.

## Top 10 Lease Deals in Q3 2021

Tenant	Address	Sq. Ftge.	Lease Type	Sector
Fried, Frank, Harris, Shriver & Jacobson	1 New York Plaza	399,724	Renewal	Professional Svcs / Law
DailyPay	55 Water Street	137,274	Relocation	FIRE/ Fintech
Stripe	199 Water Street	114,907	Relocation	TAMI / Technology
Constellation Agency	One World Trade Center	48,000	Relo within LoMa	TAMI / Marketing
Reddit	One World Trade Center	47,463	Relocation	TAM / Technology
Galaxy Digital	300 Vesey Street	45,927	Relocation	FIRE / Finance
Nat'l Sept. 11 Memorial & Museum	200 Liberty Street	42,128	Renewal	Nonprofit
Mansueto Ventures	7 World Trade Center	40,900	Renewal	TAMI / Media
IBISWorld	One World Trade Center	38,000	Relo within LoMa	Professional Svcs / Market Research
Network Capital Funding	One World Trade Center	37,000	Renewal	FIRE / Finance

## Large Block Availabilities in Q3 2021

Address	Available Sq. Ft.	Comments
175 Water Street	676,000	Vacated by AIG
85 Broad Street	220,000	Vacated by WeWork
107 Greenwich Street / 74 Trinity Pl	140,000	New delivered construction
1 New York Plaza	129,000	Two sublease spaces, including space from MacMillan
28 Liberty street	93,000	Two sublease spaces, including space from Wolters Kluwer

## Property Sales Q3 2021

Property Type	Address	Sq. Ftge./Units	Sale Price	Buyer
Office Building	100 Pearl Street	968,000 sf	\$850M (\$900/sf)	Commerz Real (in contract)
Hotel Building	100 Greenwich Street	192-key	\$69M (\$359,375/key)	Concord Hospitality

**Hotel Market:** During the 3rd quarter, two new hotels opened — the 47-key Casa Cipriani atop the Maritime Building made its debut. The boutique waterfront hotel also includes a private members club, a 15,000-square-foot spa and wellness center, and an 800-person Cipriani event space. The second hotel to open was the 200-key Courtyard New York Downtown Manhattan/Financial District hotel at 215 Pearl Street. While the hospitality sector is seeing some improvement in occupancy and rates, hotel performance metrics remain below pre-pandemic levels. Lower Manhattan's occupancy rate at the end of the 3rd quarter was 60% — up 6% quarter-over-quarter, but remaining 28% below Q3 2019. Average daily room rates rose 18% quarter-over-quarter to \$191, but remain 25% below year-over-year.

**Residential:** Median rent in Lower Manhattan surpassed a record high set in 2019, reaching \$4,100 in the 3rd quarter and reversing the decline seen throughout the pandemic. The 3rd quarter figure represents a nearly 15% increase year-over-year and 10.2% increase quarter-over-quarter. In addition, listing discounts were largely absent between July and September, signaling an end to pandemic-induced concessions.

The median sales price for co-ops and condos rose to \$1.59 million in Q3, as residential sales volume surged. While the median sales price remained 22% lower year-over-year, it was up nearly 39% quarter-over-quarter.





Brooklyn - Brooklyn Heights Area

# Development Activity

## REBNY Report: Quarterly New Building Construction Pipeline - Q2 2021 / Q3 2021

The Real Estate Board of New York (REBNY) released a report in November providing statistics based on examined new building job application filing submitted to the NYC Department of Buildings in the 2nd and 3rd quarters of 2021, analyzing data for the three month period during each quarter; and draws historical comparisons to provide an understanding of the current state of development in New York City.

Key Takeaways - Q2 2021							
Borough Breakout	Q2 2021 Filings	Yr-over-Yr Change	% of Proposed Construction SF	Borough	Q2 2021 Filings	Yr-over-Yr Change	% of Proposed Construction SF
Manhattan	18	-48.57%	20.04%	Queens	141	45.36%	34.11%
Bronx	38	-33.33%	13.75%	S.I.	75	15.38%	3.38%
Brooklyn	84	-36.36%	28.71%				
New Building Filings in Q2 2021	TTL Filings	% Change Qtr-over-Qtr / Yr-over-Yr		TTL Proposed Sq. Ft.		% Change Qtr-over-Qtr / Yr-over-Yr	
Citywide	356	-12.53% / - 7.77%		8.86MM		64.90% / -40.29%	
Construction Projects 300K-sf Plus	Q2 2021 Filings	TTL Proposed Sq. Ft.		% of Q2 2021 TTL Proposed SF		Qtr-over-Qtr Change of TTL %	
Citywide	4	1.94MM		21.91%		32.47%	
Multiple Dweling Residential Q2 2021	Proposed Units	% Change Qtr-over-Qtr / Yr-over-Yr			New Buildings	% Change Qtr-over-Qtr / Yr-over-Yr	
Citywide	7,850	80.24% / -14.60%			124	26.53% / -38.00% (estimate)	
Borough Breakout	New Buildings	Proposed Units		Borough	New Buildings	Proposed Units	
Manhattan	12	2,384		Queens	30	2,295	
Bronx	32	1,301		S.I.	3	35	
Brooklyn	47	1,835					
Largest Proposed Projects by Borough - Q2 2021							
Borough	Address	Neighborhood	Sq. Ft.	Description			
Manhattan	1710 Broadway	Midtown	247,734	54-story residential development, 670-units proposed			
Bronx	40 Bruckner Boulevard	Mott Haven	353,845	Residential development, 365-units proposed			
Brooklyn	1 Java Street	Greenpoint	482,669	14-story mixed-use development - ground retail and over 800-units proposed, with 30% projected to be affordable			
Queens	42-02 Orchard Street	Long Island City	797,083	60-story mixed-use development - ground retail and 818-units proposed			
Staten Island	2175 Richmond Avenue	Heartland Village	36,053	3-story proposed ambulatory care facility and medical offices			





Manhattan - Hudson Yards / World Trade Center

# Development Activity

## REBNY's Quarterly New Building Construction Pipeline (cont'd)

Key Takeaways - Q3 2021								
Borough Breakout		Q3 2021 Filings	Yr-over-Yr Change	% of Proposed Construction SF	Borough	Q3 2021 Filings	Yr-over-Yr Change	% of Proposed Construction SF
Manhattan		62	158.33%	9.85%	Queens	160	34.45%	21.45%
Bronx		2	-91.30%	1.38%	S.I.	107	5.94%	6.84%
Brooklyn		151	17.97%	60.49%				
New Building Filings in Q3 2021		TTL Filings	% Change Qtr-over-Qtr / Yr-over-Yr		TTL Proposed Sq. Ft.		% Change Qtr-over-Qtr / Yr-over-Yr	
Citywide		486	36.52% / 10.20%		8.12MM		-8.30% / 12.86%	
Construction Projects 300K-sf Plus		Q3 2021 Filings	TTL Proposed Sq. Ft.		% of Q3 2021 TTL Proposed SF		Qtr-over-Qtr Change of TTL %	
Citywide		2	702,792		8.65%		-60.52%	
Multiple Dweling Residential Q3 2021		Proposed Units	% Change Qtr-over-Qtr / Yr-over-Yr			New Buildings		% Change Qtr-over-Qtr / Yr-over-Yr
Citywide		6,187	-19.50% / 20.20%			156		25.81% / 59.18% (estimate)
Borough Breakout		New Buildings	Proposed Units		Borough	New Buildings	Proposed Units	
Manhattan		16	493		Queens	30	1,492	
Bronx		2	49		S.I.	24	432	
Brooklyn		84	3,721					
Largest Proposed Projects by Borough - Q3 2021								
Borough	Address	Neighborhood	Sq. Ft.	Description				
Manhattan	250 East 83rd Street	Yorkville	307,030	23-story mixed-use development - ground commercial and 106-units				
Bronx	954 Rogers Place	Longwood	39,611	4-story residential development, 11-units proposed				
Brooklyn	11 Ocean Parkway	Windsor Terrace	395,762	14-story mixed-use development with ground retail				
Queens	80-25 126th Street	Kew Gardens	247,314	9-story parking garage with a cellar, and 2-story community facility				
Staten Island	197 Canal Street	Tompkinsville	34,094	5-story mixed-use development - ground retail and 27-units proposed				



Midtown - Hudson Yards

## Office Market – Notable Transactions

### Lease - Manhattan

Address	Submarket	District	Sq. Ftge	Tenant
195 Broadway	Downtown	World Trade Center	107,000	Orchard Technology (relocation)
3 World Trade Center	Downtown	World Trade Center	75,207	Hudson River Trading (expansion)
86 Chambers Street	Downtown	City Hall	72,258	U.S. Dept. of Justice (renewal)
2 Penn Plaza	Midtown	Penn Plaza	428,000	MSG Entertainment (renewal)
1095 Sixth Avenue	Midtown	Penn Plaza/Bryant Pk	241,000	Dechert (renewal)
550 Madison Avenue	Midtown	Plaza	240,000	Chubb (relocation)
919 Third Avenue	Midtown	Plaza	191,207	Bloomberg LP (expansion)
151 West 52nd Street	Midtown	Times Square	157,808	Venable LLP (consolidation)
122 Fifth Avenue	Midtown South	Flatiron	150,000	Microsoft
155 Delancey Street	Midtown South	Lower East Side	143,000	Verizon (relocation)
85 Tenth Avenue	Midtown South	Chelsea	120,000	CLEAR (relocation)
1514-1528 First Avenue	Uptown	Upper East Side	200,000	Hospital for Special Surgery (HSS)

### Lease - Outer Boroughs

Address	Borough	District	Sq. Ftge	Tenant
57 Willoughby Street	Brooklyn	DoBro	68,000	Jewish Child Care Assoc. (relocation)
Dock 72	Brooklyn	Brooklyn Navy Yard	42,000	Food52 (relocation)
162-10 Jamaica Avenue	Queens	Jamaica	25,000	Lifespire (renewal)

### Manhattan Investment Sales

Address	Submarket	District	Sq. Ftge	Sold Price	Purchaser
100 Pearl St/50 Water St	Downtown	FiDi	967,886	\$850,000,000	Commerz Real
86 Trinity Place	Downtown	FiDi	181,725	\$155,000,000	Yucaipa Companies
51 West 52nd Street	Midtown	Plaza	870,000	\$760,000,000	Harbor Group
441 Ninth Avenue	Midtown	Hudson Yards	700,000	\$1,033,000,000	CommonWealth Partners
218 West 18th Street	Midtown South	Chelsea	166,000	\$170,000,000	Meadow Partners





# Retail Market – Notable Transactions

## Lease - Manhattan

Address	Submarket	District	Sq. Ftge	Tenant
252 South Street	Downtown	Lower East Side	25,000	Brooklyn Fare
601 Madison Avenue	Midtown	Plaza	12,354	Ben Soleimani
1 Madison Avenue	Midtown South	NoMad	55,780	Chelsea Piers Fitness
520 West 20th Street	Midtown South	Chelsea	6,700	Kurimanzutto (relocation)
53 Mercer Street	Midtown South	SoHo	6,210	FP Journe (relocation)
520 West 20th Street	Midtown South	Chelsea	5,500	David Kirdansky Gallery
97 Fifth Avenue	Midtown South	Flatiron	5,500	Intimissimi

## Lease - Outer Boroughs

Address	Borough	Neighborhood	Sq. Ftge	Tenant
5100 Kings Plaza	Brooklyn	Mill Basin	90,000	Target
City Point, 445 Albee Sq. W.	Brooklyn	DoBro	70,000	Primark
943 Kings Highway	Brooklyn	Midwood	26,000	Harbor Fitness
215-223 E Fordham Road	Bronx	Fordham Manor	18,702	Target

## Sales

Address	Submarket	District	Sq. Ftge	Sold Price	Purchaser
730 Lexington Avenue	Midtown	Plaza	4,100	\$12,748,186	MCNA Properties IV (Amerant Bank affiliate)
501 Broadway	Midtown South	SoHo	9,305	\$27,500,000	Crane Partners Asset Mgmt (condo)
90 Greene Street	Midtown South	SoHo	3,145	\$33,649,611	Oaktree Capital Mgmt (condo)
943 Kings Highway	Brooklyn	Midwood	37,700	\$14,375,000	943 Kings Highway LLC



For More Information Please Contact:

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