

**19**  
**89** | **OVER**  
**TWENTY**  
**FIVE**  
**YEARS**



**Greenberg, Rappaport of Resnick secure 280,000 s/f lease at 315 Hudson; Rapp, Hollander, Lehman & Herlihy of CBRE act for Google**

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Manhattan, NY According to Jack Resnick & Sons, Google, Inc. will locate a portion of its expanding office campus at 315 Hudson St., a neo-classical Hudson Sq. office property in the final stages of a \$65 million redevelopment.

Google's lease at 315 Hudson is part of the company's continued growth and commitment to the city. The global technology leader, which currently employs a workforce of roughly 7,000 people operating in three area locations, also revealed expansion plans at St. John's Terminal and 345 Hudson St.

At 315 Hudson, Google will create an office environment encompassing five full floors (6 through 10), as well as portions of the 5th floor.

Google was represented by Ken Rapp, David Hollander, Doug Lehman and Brendan Herlihy of CBRE, while Jack Resnick & Sons' Brett Greenberg and Adam Rappaport represented building ownership in-house, along with a Newmark Knight Frank leasing team led by David Falk, Peter Shimkin, Jason Greenstein and Danny Levine.

The new lease brings the 500,000 s/f building to 100% occupancy.

Other major tenants at 315 Hudson St. include Galvanize Inc., an innovative teach learning community that established its first East Coast campus in the building in 2017, and Bed Bath & Beyond, which currently houses its creative team at the property.

The Google space will include open workspaces and amenities like a rooftop garden, indoor and outdoor event spaces to host clients and community events, and a café. There will also be a dedicated lobby on the ground floor and a bicycle storage room on the lower level.

"We are thrilled to welcome Google to 315 Hudson St.," said Jonathan Resnick, president of Jack Resnick & Sons. "We recognized about a decade ago that Hudson Sq. was destined to become a hub for New York's growing creative, technology and office users. We've been hard at work transitioning our buildings to serve the needs of today's most innovative companies who are looking for large, highly-collaborative spaces located within the city's most vibrant live-work communities."

Google's commitment to 315 Hudson St. roughly coincides with the conclusion of Resnick's

ambitious capital improvement program. The first phase, which was completed in 2017, incorporated a new and expanded lobby featuring a new glass entry, concierge desk, contemporary art work and new security turnstiles. As part of the second phase, Resnick is installing all new mechanical systems including a cooling tower, modernized elevators with a destination dispatch system and new windows.

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