



Thornton Tomasetti takes 102,440 s/f at Silverstein Properties' 120 Broadway

February 04, 2020 - Front Section

Manhattan, NY According to Silverstein Properties, Thornton Tomasetti, an international engineering and consulting firm, has signed a 15-year, 102,440 s/f lease at 120 Broadway.

Currently located at 40 Wall St. and 51 Madison Ave., the firm is slated to occupy 120 Broadway's entire 15th and 16th floors in early 2021. With the expiration of its Madison Ave. lease, it decided to unite its employees in a single location. Thornton Tomasetti has been operating in New York from the two locations since its 2015 merger with Weidlinger Associates.

Silverstein Properties was represented in-house by Joseph Artusa, senior vice president of leasing. Thornton Tomasetti was represented by Mary Ann Tighe, Tim Dempsey, Steve Eynon, Brendan Herlihy and Marlee Teplitzky of CBRE.

"I'm delighted to welcome the incredibly talented firm of Thornton Tomasetti to 120 Broadway," said Larry Silverstein, chairman, Silverstein Properties. "We've taken a lot of care with this building to create a collaborative and fun environment for some of the world's most creative professionals in every industry."

"This newly renovated space is a great platform to unite our 400-plus New York staff in a single location," said Thomas Scarangelo, Thornton Tomasetti's executive chairman. "Collaboration is woven into everything we do, from our co-CEOs, Pete DiMaggio and Mike Squarzini, to our latest university recruits. Bringing everyone together will further foster this key part of our culture."

Founded in 1949, Thornton Tomasetti optimizes the design and performance of structures, materials and systems for projects of every size and level of complexity. Its 1,500-plus engineers, scientists, architects and professionals collaborate from more than 50 offices worldwide. The firm is recognized in New York for its contributions to structures including Yankee Stadium, the Barclays Center, the renovation of the Ford Foundation Center for Social Justice, and the Platform, Vessel, Shed, Observation Deck, retail and several office towers at Hudson Yards.

120 Broadway features vaulted ceilings, gold leaf accents, marble floors and architectural detailing throughout. The building underwent a \$50 million-dollar renovation to provide new tenant amenities, including fitness classes, upgraded interior and exterior features and a revitalized rooftop amenity space, once home to the Bankers Club, one of the largest outdoor spaces in an office building Downtown. Current tenants of 120 Broadway include Mediaocean, Beyer Blinder Belle, Macmillan

Publishers, Handel Architects and New York Life.

Joseph Artusa, senior vice president of leasing at Silverstein Properties said, “Our recent capital improvements not only celebrate the building’s rich history and ornate architecture, but have also introduced lifestyle-driven amenities that inspire and energize today’s workforce. The result has significantly improved our tenant experience, creating a 21st-century workplace with a distinct New York character. Thornton Tomasetti’s decision to relocate their HQ to 120 Broadway is a great testament to the success of the building’s transformational restoration plan.”

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