



34,792 s/f Epsilon Data lease brings 199 Water street to 100% occupancy

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Epsilon Data Management, one of the world's largest consumer data companies, has leased the entire 34, 792 s/f 15th floor at One Seaport Plaza for its new Manhattan headquarters, bringing Jack Resnick & Sons' signature downtown office tower to 100% occupancy.

Epsilon, which is owned by Alliance Data Systems, is headquartered in Dallas and operates throughout North America, Europe, Asia and Australia. It expects to relocate from its present Midtown South offices at 11 West 19th Street to its new facilities by the end of the year. This marks the second new lease at the property this summer to a creative firm relocating from Midtown South. The Weisscomm Group recently leased the entire 14th floor.

"We're delighted that this visionary company, which works with over 2,000 global clients including 15 of the top 20 leading advertisers, has chosen our LEED certified signature property for its New York City headquarters," stated Burt Resnick, Chairman & CEO of Jack Resnick & Sons.

Steven Bellwood and John Boyle of Cassidy Turley represented Epsilon in the 13- year leasing transaction, while a Cushman & Wakefield team of John Cefaly, Robert Constable and Andrew Peretz worked alongside Brett Greenberg and Dennis Brady of Jack Resnick & Sons to represent the building's owner.

Asking rents at 199 Water Street are in the mid to high \$40's per s/f.

Emerging as one of Lower Manhattan's most desirable, amenity-laden corporate addresses, the newly-upgraded Swanke Hayden Connell-designed lobby at 199 Water Street just completed a lobby renovation which is highlighted by a new energy efficient LED lighting scheme, new glass security turnstiles, new concierge and security desks, messenger center, free wi-fi and new exterior and interior signage. Other state-of-the-art building amenities nearing completion include a destination-based dispatch system for elevators and new cab finishes and a bike room with locker room facilities.

Some of the major tenants at 199 Water Street, which is located adjacent to the South Street Seaport and near the new Fulton Transit Center, include AON Service Corp., Allied World Assurance, BGC, SCOR Insurance and Tullet Prebon Americas. The Resnick Organization is currently marketing a block of 275,000 s/f at 199 Water Street, which will be available January, 2015. These virtually column-free floors are 36,000 s/f and offer some of the best water views in the Downtown marketplace.

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