



## **Olshan Properties leases 72,906 s/f total at 99 Hudson St.; NKF acts as broker**

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Manhattan, NY Olshan Properties has completed four leases at 99 Hudson St. This wave of new lease signings—which includes one renewal—encompasses more than 72,906 s/f located on six separate floors of the building. A team of Newmark Knight Frank brokers led by David Falk, Eric Cagner, Jonathan Franzel and Michael Shenfeld represented the landlord, Olshan Properties.

On the 6th floor, Clarify Health Solutions leased 12,159 s/f of pre-built space. Clarify, a leading player in the healthcare analytics field, plans to occupy the space beginning this fall. Cushman & Wakefield brokers Sebastian Infante and Jamie Katcher represented Clarify on the lease.

On the 7th floor, the Museum of Ice Cream leased 12,159 s/f, which will serve as the company's headquarters. The Museum of Ice Cream arranges pop-up interactive art exhibits focused on ice cream and candy-focused themes. Adam Henick of Current Real Estate Advisors represented the tenant.

On floors nine through 11, Daily Harvest – a plant-based direct-to-consumer meal-delivery service – leased 36,477 s/f. The space will serve as the company's corporate headquarters. Daily Harvest will take occupancy of the 9th floor immediately; the tenant also plans to expand into space on the 10th and 11th floors this fall. Daily Harvest was represented by CBRE brokers Sinclair Li and Daniel Wilpon.

In addition, existing tenant HR & A renewed their 12,111 s/f lease on the 3rd floor. The professional services firm's original lease expired earlier this spring. Mike Mathias of Savills represented HR & A on the deal.

Olshan Properties' CEO Andrea Olshan said, "The ongoing success of our leasing program at 99 Hudson is no surprise given the building's prime location and the quality of the space. These recent deals are a testament to our vision to transform the space by creating attractive and practical pre-built space on several of these floors as designed by our architects, Design Republic. Olshan Properties has raised the bar for quality and usability in the Tribeca office market, which has stimulated demand for our space. We are actively reviewing several new proposals for the remaining office space that we own in the building and look forward to leasing those soon."

Josh Birns, senior director of leasing for Olshan Properties, said, "We are pleased to welcome a range of discerning and sophisticated tenants who demand higher-quality design and innovative work environments. We set a new standard for space in the area, and tenants are clearly gravitating

towards our re-imagined floors at 99 Hudson.”

Cagner said, “We are thrilled to see the mix of tenants that have validated the vision we and Olshan Properties put forth a year ago: to deliver high quality, design forward prebuilt space that resonates with today’s tenants. Design Republic’s layout and finishes coupled with ownerships’ commitment to executing on the plan has turned the building into a destination for tenants that seek a progressive, modern environment for their operation.”

Earlier this year, Design Republic began work on additional lobby renovations that will make the space more modern and similar in feel to the building’s pre-built floors. This newest wave of lobby renovations, which will also feature updated elevator cabs, should be completed by the fall.

Located at the northwest corner of Franklin St. and Hudson St., 99 Hudson St. rises 17 stories and contains 175,000 s/f of office space with light, air and views of the Hudson River. The property is close to restaurants, casual eateries and amenities and is near the 1/2/3 and the A/C/E subway lines.

Originally constructed 99 years ago for industrial use, Olshan Properties acquired and converted 99 Hudson St. into office and retail condominiums 30 years ago. Olshan subsequently renovated the building’s lobby, façade, elevators, mechanical and electrical systems, and sidewalks, while converting several floors of the building to open plan loft office suites.

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