



Lactalis American Group signs 14,752 s/f lease with Rudin

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Manhattan, NY According to the Rudin Family, Lactalis American Group Inc., the U.S. subsidiary of French-based Lactalis Group, the leader in dairy, has finalized a 16-year lease at 80 Pine St., a 1.2 million s/f downtown office tower that is currently in the final stages of a building-wide transformation, including a new lobby redesign and renovation and a dedicated multipurpose tenant amenity space.

Lactalis signed a 14,752 s/f lease encompassing the building's entire 35th floor. Lactalis is currently located at 77 Water St. and will be moving to 80 Pine St. in the fall of 2021. The space will house Lactalis' NYC corporate offices.

Erik Schmall, Peter Cipriano and Dan Thompson of Savills represented Lactalis in the transaction. Rudin Management's Kevin Daly and Tom Keating, along with an agency team from Jones Lang LaSalle led by Frank Doyle, Alexander Chudnoff, Peter Riguardi, John Wheeler, Eliza Akers and Kyle Young, represented building ownership.

"We are very happy to be moving our NYC team to the 35th floor of 80 Pine St. this fall and establishing a new, long-term relationship with The Rudin Family," said Lactalis American Group CEO, Jean-Luc Bruandet.

"We are pleased to welcome such a prestigious global company like Lactalis to 80 Pine St.," said Michael Rudin, senior vice president of Rudin Management Co., the operating arm of the Rudin Family holdings. "As a multigenerational family company ourselves, we are incredibly proud to add Lactalis, a third generation family-run business, to our tenant roster. We've seen a strong uptick in leasing activity at our building, which is a positive sign for Lower Manhattan's office market and the comeback of New York City."

Lactalis' arrival at 80 Pine St. coincides with Rudin's ongoing capital improvement program at the building. The tower will feature a modernized ground floor lobby and entryways, designed by Fogarty Finger Architecture, including new storefronts, decorative glass curtain walls and state of the art LED lighting. The largest portion of the lobby on the Pearl St. side of the building opened in late 2020, while the Maiden Lane and Pine Street entrances will reopen later this year. The renovation also includes brand new elevator lobbies and elevator cabs.

In addition, the project includes upgraded security elements with touch-free access points and the addition of advanced air filtration technology. A dedicated multipurpose tenant amenity space is being planned for the 22nd floor, with an outdoor space on the 23rd floor.

Situated near the revitalized Seaport District, 80 Pine St. offers 360° views from the tower floors across the East River bridges, Brooklyn, Governors Island and New York Harbor. The area features a wide variety of shops and restaurants, and the brand new concert center at Pier 17. It offers easy access to the 2, 3, 4, 5, J and Z subway lines, the Staten Island Ferry and the NYC Ferry, as well as a bike valet and parking garage in the building.

In addition to its lobby redesign and health & wellness benefits, 80 Pine has received WiredScore Platinum certification in recognition of its best-in-class connectivity and features the Nantum OS building operating system, which is the flagship product of Rudin's technology subsidiary, Prescriptive Data. Tenants of 80 Pine also have access to Nantum's mobile tenant app, allowing each tenant to receive building notifications, access the building via their mobile device, view elevator wait times, and more.

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