



Newmark secures 119,000 s/f lease at 85 Tenth Ave.

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New York, NY According to Newmark, CLEAR, the secure identity company, signed a 119,000 s/f lease at 85 Tenth Ave. CLEAR will relocate from Midtown to the Vornado/Related-owned asset spanning the 9th and 10th floors.

Newmark's vice chairman Jared Horowitz and head of New York consulting, Jason Perla, represented the tenant while Vornado's Edward Riguardi and Anthony Cugini, with Related's Stephen Winter, represented ownership.

CLEAR will almost triple its footprint from 48,000 s/f at its Midtown locations to 119,000 s/f with its new lease at 85 Tenth Ave. The new office offers natural light with newly installed 12' high bay windows, water views down to the Statue of Liberty, large floorplates with high ceiling heights and amenities. 85 Tenth Ave.'s capital improvement project will feature a new and modernized with CLEAR's biometric technology for enhanced entry security, added elevators, an updated entrance façade on Tenth Ave. and the aforementioned new bay windows.

"CLEAR reaffirmed their commitment to the NYC office market, and their choice to relocate to 85 Tenth Ave. further reinforces the recent trend where tenants in a post-pandemic market are drawn to top-quality assets with great ownership that offers a neighborhood of amenities. In addition, the large floor plates with picturesque views provide them a blank canvass to design their workplace of the future," said Horowitz. "With 85 Tenth's planned renovation, amazing views and neighborhood, CLEAR saw this as an opportunity to build upon their notable brand and culture."

85 Tenth Ave is an 11-story office building that was completed in 1913. The property is 635,000 s/f, including 40,500 s/f of restaurant space. It is located on the border of West Chelsea and The Meatpacking District, offering restaurants and boutique shops at Chelsea Market and the High Line. 85 Tenth Ave. sits amidst one of the city's most expansive cultural centers, surrounded by influencers, such as the Whitney Museum, Little Island, Samsung 837, Apple and Diane von Furstenberg.

"CLEAR is excited to expand our presence here in New York City. New York remains the world's most dynamic city - full of energy, talent and opportunity and CLEAR is proud to call New York home," said Caryn Seidman-Becker. "This new location reaffirms our desire to stay in New York and accommodate CLEAR's growing team. This new, larger space will help us continue to attract top-tier talent and drive our innovative offerings."

Founded in 2010, CLEAR has been headquartered in New York for more than a decade, growing from just a handful of employees to more than 400 corporate employees. This new location will further deepen CLEAR's commitment to New York and serve as their new corporate headquarters, providing the space needed for its accelerated growth.

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