



Rudin Family's One Battery Park plaza signs four leases totaling 93,676 s/f

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New York, NY The Rudin Family, together with their partner, Allianz Real Estate, has signed four leases totaling 93,676 s/f at One Battery Park Plaza, a 35-story, 870,000 s/f office tower in Lower Manhattan.

In the largest of the transactions, Nationwide Mutual Insurance Company will occupy a total of 38,187 s/f at the building through a 9,880 s/f direct lease with Rudin for a portion of the 29th floor and a 28,307 s/f sublease with Liberty Mutual insurance company spanning the entire 30th floor. Nationwide's sublease will convert into a direct lease with Rudin at the time of its expiration in November 2025, and run concurrently with its 7.5-year lease on the floor below. Relocating from 7 World Trade Center, Nationwide was represented by Paul Myers and Michael Rizzo at CBRE. The sublandlord, Liberty Mutual, was represented by Cresa's Mike McKenna.

Additionally, Rudin signed a new 28,307 s/f, 16-year lease with renowned law firm Cullen and Dykman, founded in 1850, for the building's entire 34th floor. Relocating their headquarters from 44 Wall St., Cullen and Dykman was represented by Ken Rapp, David Hollander and Andrew Sussman of CBRE.

Rudin has also completed an expansion and extension with the International Refugee Assistance Project (IRAP) for 19,407 s/f on part of the 33rd floor – more than doubling the organization's footprint at the tower. IRAP has been a tenant since 2019 and is relocating from its current 7,408 s/f office on the fourth floor. Stephan Steiner of Savills represented IRAP in the 10-year leasing transaction.

Lastly, distinguished law firm Abrams Gorelick, Friedman & Jacobson, a tenant since 2012, signed a 7,775 s/f, 10-year lease renewal for its fourth floor office. Robert Gallucci from Colliers International represented the law firm in the deal.

"We are thrilled to welcome Cullen and Dykman and Nationwide Insurance and to continue our relationship with the International Refugee Assistance Project and Abrams Gorelick, Friedman & Jacobson at One Battery," said Michael Rudin, executive vice president of Rudin Management Company, the operating arm of the Rudin family's holdings. "These four transactions showcase the building's appeal as a premier office property and are indicative of the positive leasing momentum we're seeing Downtown. As we emerge from the pandemic, companies are planning for their long-term growth in New York City, and are confident in the vitality of its unparalleled business

community.”

Kevin Daly, vice president along with Tom Keating, senior vice president at Rudin Management Company, represented building ownership in all four transactions.

Originally constructed by the Rudins in 1971 and owned in a joint venture partnership with Allianz since 2016, One Battery Park Plaza features original architecture by Emery Roth & Sons and a renovated Italian marble lobby by Specter DeSouza Architects. Floor plates in the building range from 27,000 to 29,000 s/f and offer sweeping views of New York Harbor, the Statue of Liberty, Ellis Island, Governors Island, and Battery Park.

The building has achieved the WELL Health-Safety Rating, is WiredScore Platinum certified and utilizes the Nantum operating system, a smart building platform developed by Rudin’s start-up technology company, Prescriptive Data that among other efforts dramatically increases energy efficiency and improves tenant comfort.

Major tenants at the property include Hughes Hubbard & Reed, Seward & Kissel, Meridian Capital, The Partnership for New York City, the New York City Fire Pension Fund and CetraRuddy.

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