



Silverstein leases 14,000 s/f to RPA at 120 Broadway

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Manhattan, NY According to Silverstein Properties, Rockefeller Philanthropy Advisors (RPA) is relocating its New York headquarters from Midtown to 120 Broadway, the landmarked “Equitable Building” in Lower Manhattan. The global nonprofit has signed a 10-year, 14,000 s/f lease and is slated to occupy part of the 34th floor in the second quarter of 2023.

RPA manages more than \$500 million in annual giving across dozens of countries. Its new headquarters will have class A office space, amenities, a rich architectural heritage and a transit-oriented location.

Harlan Stradar of Silverstein Properties represented the landlord in the deal. Ellen Herman and KJ Lee of JLL represented RPA.

“We are proud to welcome Rockefeller Philanthropy Advisors to 120 Broadway,” said Strader. “This year we have seen growing interest in Lower Manhattan as one of the city’s key live-work-play destinations. The building has benefited from the ongoing migration of people and companies moving downtown—leading all pre-war vintage office stock in 2022 leasing activity thanks to a combination of transformative capital investment, hotel-quality amenities, and its central location near major transit hubs.”

Silverstein Properties has completed a series of major capital improvements that have updated and amenitized 120 Broadway from ground floor to rooftop, restoring it back to its original beauty while creating a superior experience for tenants. A premier amenity available to employees in the building is The Bankers Club, a tenant-exclusive rooftop terrace, lounge, café and food hall.

With soaring vaulted ceilings, gold leaf accents, marble floors, and hand-carved architectural detail, 120 Broadway has been an icon of classic style for over a century. The building spans a full city block and is located steps from two major transit hubs, The Oculus and Fulton Center.

“We are committed to providing a healthy, vibrant environment where our talented staff can flourish as they carry out our mission,” said Renee Karibi-Whyte, Senior Vice President of Communications at Rockefeller Philanthropy Advisors. “This new location at 120 Broadway met all of our criteria: inspiring views and design, accessibility for staff throughout the New York metro region, flexible space for both individual and collaborative work, wonderful amenities and more.”

RPA is the 10th tenant to sign a lease at 120 Broadway in 2022, bringing the total of new space

leased this year to 264,000 s/f. The philanthropic nonprofit will join new tenants including the New York City Housing Development Corporation (NYCHDC), The Original BARK Company, The Domain Companies, Kasirer, MBF Trading, and Rothesay Asset Management US. The building is also home to an impressive group of longer standing tenants including the Alliance for Downtown New York, Macmillan Publishers, Handel Architects, The Brennan Center for Justice, and The Capital Grille.

Across Silverstein Properties' portfolio, tenants have access to a new hospitality program, INSPIRE, offering premier hotel-quality amenities, community events, fitness classes, and access to every amenity space and flexible co-working space in the Silverstein portfolio, allowing customers to choose the best work environment for their needs.

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