



## **Daly and Keating of Rudin lease 59,550 s/f to Vibrant at 80 Pine St.**

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New York, NY Rudin, a full-service real estate organization, will be relocating nonprofit mental health provider Vibrant Emotional Health (Vibrant) to 80 Pine St., its 1.2 million s/f financial district office tower, with a 15-year lease totaling 59,550 s/f.

Vibrant Emotional Health's footprint will span the entire 18th and 19th floors of the 38-story building. The company has been at the forefront of promoting emotional well-being for all people for over 50 years. Vibrant is the administrator of the national 988 Suicide & Crisis Lifeline, the national Disaster Distress Hotline, the Veterans Crisis Line, the NFL Life Line, and NYC Well, as well as community-based mental health programs across the country. Vibrant plans to relocate from its current 31,000 s/f space at 50 Bdwy. in mid-2023.

Vibrant's headquarters relocation marks roughly 200,000 s/f of new leases, expansions, and renewals signed by Rudin over the past year at 80 Pine St., which is in the final stages of a major modernization and repositioning.

Working with Fogarty Finger Architecture, Rudin has renovated 80 Pine's ground floor spaces with white terrazzo flooring, white oak paneled walls, energy efficient LED lighting and new elevator cabs. Rudin is also nearing completion on an interconnected amenity center located on the 22nd and 23rd floors. This space will feature a café, lounge, conference facility and a 4,600 s/f outdoor terrace. The renovation program emphasizes occupant health and wellness with such features as touch-free access points and advanced air filtration technology.

This is the eighth leasing commitment secured by Rudin at 80 Pine over the last year. Rudin's previous leases and expansions total 136,000 s/f with The Global Alliance for TB Drug Development, Inc., Elefterakis, Elefterakis & Panek LLP, New York Property Insurance Underwriting Association, AccuWeather, Inc., CureMD, January Digital and The National Urban League.

Vibrant was represented by CBRE's Chris Mansfield, Gerry Miovski, Masha Dudelzak and Ali Gordon. Rudin was represented in-house by Kevin Daly and Tom Keating.

Designed by Emery Roth & Sons and constructed by the Rudin family in 1960, 80 Pine occupies a full block between Pearl and Water St.'s, just steps from the Seaport District along the East River waterfront. Its tower floors offer 360-degree views of the East River bridges, Brooklyn, Governors Island and New York Harbor. The JLL team of Frank Doyle, Alexander Chudnoff, John Wheeler, Kyle Young and Eliza Gordon are actively marketing 80 Pine. Diverse floorplates are available ranging from 13,000 s/f to 60,000 s/f are available and select floors feature large private terraces.

The neighborhood features a wide variety of shops and restaurants, and a new concert venue at Pier 17. The building, which features an onsite bike valet and parking garage, is in close proximity to the 2, 3, 4, 5, J and Z subway lines, the Staten Island Ferry and the NYC Ferry.

"Vibrant is excited to begin the next chapter of our organization's story at the beautiful 80 Pine St. location," said Lesleigh Irish-Underwood, chief external affairs officer & head of brand for Vibrant Emotional Health. "At a time when so many across the country are experiencing obstacles to their mental health, empowering people to achieve emotional well-being is more important than ever before. To have Vibrant housed within these facilities will bolster the impact we are able to make with our work."

"Vibrant's commitment is further validation of our ongoing efforts to maintain a best-in-class work environment at 80 Pine and a testament to Lower Manhattan's continued allure as a business district," said Michael Rudin, executive vice president at Rudin. "We are proud that 80 Pine continues to attract companies like Vibrant, which understand that workspaces that foster collaboration and creativity are vital to cultivating a successful company culture."

80 Pine has received WiredScore Platinum certification in recognition of its best-in-class connectivity

and was also awarded SmartScore Gold certification, identifying it as a leading smart building, defined by an exceptional user experience and high standards of sustainability. The building also utilizes Nantum OS, the world's most advanced building operating system. Nantum OS is the flagship product of Prescriptive Data, a privately held smart building automation company focused on using artificial intelligence to improve efficiency, decrease carbon emissions and optimize tenant comfort.

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