



## **Sage Realty and Principal Asset Management<sup>SM</sup> sign 8,201 s/f in new leases at 77 Water St.**

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Manhattan, NY Sage Realty (Sage), the leasing and management division of the William Kaufman Organization (WKO), and its real estate partner, Principal Asset Management<sup>SM</sup>, have signed two new leases totaling 8,201 s/f at 77 Water St. located in the Financial District.

New leasing activity at 77 Water St. includes:

- JetFuel Studio, an independent marketing agency that helps brands create and maintain sustainable relationships and brand advocacy, signed a 4,864 s/f lease. David Menaged of Intrepid Real Estate Group represented the tenant in the deal.
- Mason Technologies, a leading low voltage contractor specializing in turnkey solutions, signed a 3,337 s/f lease. Brian Weld and Matthew Ettinger of Cushman & Wakefield represented the tenant in the deal.

Built in 1970 by the William Kaufman Organization, 77 Water Street is a 614,000-square-foot, 26-story office tower that sits at the epicenter of New York's Financial District. Widely considered one of Wall Street's most recognizable buildings, it features an open plaza area, with an array of interesting elements, including honey locust trees, streams, foot bridges and a wood-framed, turn-of-the-century-style candy store. The crowning jewel of 77 Water Street is a sculptured steel replica of a World War I Sopwith Camel fighter plane, which serves as an endless source of delight and fascination for visitors who catch a glimpse of the unusual object adorning the roof.

In August 2022, Sage secured a \$127.5 million loan with plans to redesign 77 Water's Plaza, Arcade, and Lobby. Sage is collaborating with landscape architect, MPFP, to design and renovate the plaza entry of the property.

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