



Basis Investment Group relocates to 180 Maiden Ln.

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Manhattan, NY CRE investment platform Basis Investment Group will relocate its FiDi headquarters from 75 Broad St. to 180 Maiden Ln. Basis will occupy 10,091 s/f on part of the 32nd floor of the waterfront 41-story office tower.

Founded in 2009 by CEO Tammy Jones, Basis has made nearly \$4 billion in CRE debt and equity investments since inception, recently investing \$30 million of equity in Tishman Speyer's 3.1-acre mixed-use development in Santa Monica, CA.

Ownership at 180 Maiden Ln. also signed a new deal with engineering consultant Walter P Moore to relocate from the eighth floor to 11,719 s/f on the 32nd floor. The Houston-based Walter P Moore has been a tenant at the building since 2016, and its new deal will add 2,193 s/f to its footprint.

Small business lender Royal Funding Group has also expanded its footprint by 2,008 s/f in the property to 6,575 s/f on the 10th floor.

Ownership declined to provide the length of the leases at 180 Maiden Ln. Asking rents ranged from \$58 to \$65 per s/f.

"Despite the challenges in the office market, 180 Maiden has emerged as a top destination for the next era of office space," said Joshua Mandelberger, vice president of Clarion Partners. "The building's waterfront location and proximity to Pier 17, along with its new high-end pre-builts and comprehensive amenity upgrades currently underway, make it the perfect place for tenants seeking a more experiential business environment backed by strong institutional ownership."

Cushman & Wakefield (CWK)'s Tara Stacom, Justin Royce, Frank Cento and Connor Daugstrup represented the landlord in all three deals along with JLR Realty's Jesse Rubens.

Shawna Meniffee of Integrative Partners handled it for Basis; C&W's Trey Strake, Rob Lowe and Nicholas Dysenchuk brokered the deal for Walter P Moore; and Travis Egenberg of Norman Bobrow & Company represented Royal Funding.