



## **CBRE arranges 23,623 s/f office lease for Sprinklr**

September 12, 2023 - Front Section

Manhattan, NY CBRE negotiated a 23,623 s/f office lease at Hudson Commons, the 697,960 s/f 25-story trophy tower at 441 Ninth Ave. owned by CommonWealth Partners (CWP). Sprinklr inked a lease for the entire 12th floor.

The CBRE team of Evan Haskell, Ben Joseph, James Ackerson and Howard Fiddle spearhead leasing at Hudson Commons on behalf of CWP and worked with Ian Gaffney and Taber Brown of CWP to negotiate the long-term office lease. Nick Farmakis and David Goldstein of Savills represented Sprinklr.

“We are thrilled to select Hudson Commons in NYC as Sprinklr’s new headquarters. At Sprinklr, we’re committed to creating meaningful experiences for all employees, wherever they choose to work. We proudly support remote and hybrid work, and also believe that purposeful, in-person interactions are essential for deepening connections and fostering creativity,” said Tony Vargas, director Global Workplace, Sprinklr. “Hudson Commons stood out to us with its breathtaking design that meets the needs of today’s top talent – providing opportunities for collaboration and community building while offering panoramic views of NYC’s history through its iconic landmarks. We look forward to calling this space our home as we continue to innovate for our customers’ evolving needs.”

“Hudson Commons is one of the city’s newest and most advanced boutique office buildings with tower floors featuring breathtaking views, high ceilings and exclusive terraces, making it attractive to a diverse mix of tenants and industries,” said Haskell. “Ownership plans to pre-build an entire tower floor to further augment the unique offerings at 441 Ninth.”

Located adjacent to Manhattan West and Hudson Yards on the full block-front of Ninth Ave. from 34th to 35th Sts., Hudson Commons pairs the adaptive reuse of an existing brick factory building with a modern glass overbuild. The class A office tower offers an amenity-rich environment that evokes a luxury boutique hotel while also delivering efficient, flexible space with 14'+ ceilings, natural light, and technology. In addition, Hudson Commons achieves the highest sustainability benchmarks, synthesizing brand new infrastructure with enhanced air quality and 14 separate outdoor terraces to meet LEED Platinum standards.

“Sprinklr’s long-term commitment to Hudson Commons is indicative of allure of the property to high-profile tenants across various industries. Furthermore, this deal shows the continued demand for premier office space in properties that create a unique environment for workers by providing an

extensive amenity package and focusing on wellness and sustainability initiatives,” notes Mr. Gaffney. “This transaction also speaks to Hudson Commons’ position at the forefront of the ‘flight to quality’ trend in the office world.”

In addition to Sprinklr, fitness giant Peloton and rideshare innovator Lyft house their operations at Hudson Commons. Global financial service firm FNZ Group signed a lease for two floors earlier this year. Other tenants include Brevet Capital, Ovid Therapeutics, True Talent, and Fireblocks. The property is richly amenitized, offering tenant lounges, a bike room, outdoor space totaling nearly 30,000 s/f., meeting rooms and conferencing facilities.

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