



180 Maiden Lane welcomes two new tenants

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Clarion Partners, LaSalle Investment Management, and Banyan Street Capital announced that City Year, Inc. and One Clipboard Inc. (dba Splash) are relocating to new pre-built units at 180 Maiden Lane, while current tenants Cover Whale and Royal Funding Group signed expansion deals. The new leases mark over 20,000 s/f of transactions this quarter, and over 52,000 s/f over the past 6 months

City Year signed a new 10,807 s/f lease for one of the new pre-built suites on the 25th floor, where they will be joined by Splash, who will occupy the other new 5,215 s/f unit on the same floor.

Cover Whale will expand into an additional 4,042 s/f unit on the 8th floor, while Royal Funding Group also expanded its commitment, having doubled their space from 4,567 s/f to 8,997 s/f over the past 2 years.

City Year was represented by Rory Murphy, Larry Serota, and Stacey Kruger Birndorf of Transwestern, while Michael Pallas, Andrew Coe, and Margaux Kelleher of JLL represented Splash. Cover Whale Insurance was represented by Leo Paytas of Newmark, with Travis Egenberg of Norman Bobrow repping Royal Funding Group on their expansion. Ownership was represented by the Cushman & Wakefield team of Tara Stacom, Rob Lowe, Justin Royce, Frank Cento, and Connor Daugstrup, along with JLR Realty Inc.'s Jesse Rubens.

"We are thrilled to see continued activity at 180 Maiden Lane. Signing two new leases for brand new pre-built units within months of hitting the market is a testament to our strategic upgrades to both tenant and amenity spaces," said Joshua Mandelberger, vice president at Clarion Partners. "As tenants seek buildings that offer a one-of-a-kind work experience, the combination of waterfront location, institutional ownership, and newly-upgraded amenities and pre-builts has helped 180 Maiden emerge as one of the pre-imminent business destinations in Lower Manhattan."

The 1.2 million s/f property, known for its prominent East River location and spectacular views, has undergone a significant series of upgrades to accommodate the needs of modern tenants as part of the flight to quality observed in the office sector. The existing conference room has been reimagined as a flexible, state-of-the-art conferencing and business center, capable of accommodating a wide array of meetings, seminars, and collaborative sessions to meet the evolving needs of today's office users. The building also features a curated rotating food hall featuring new lounge-style seating, new furnishings, and finishes, as well as an upgraded fitness center and locker room area. 180 Maiden Lane now offers new on-site hospitality services, providing tenants with a more hotel-style

experience to further elevate the on-site workplace expectations.

180 Maiden Lane is nearby the Seaport District, including Pier 17, along with the new market The Tin Building, and The Fulton restaurant by Jean-Georges. Current availability at 180 Maiden ranges from move-in-ready units to full floors of up to 32,000 s/f, including the 41st-floor penthouse unit, a 23,000 s/f space with 21-foot ceiling heights and the potential for one-of-a-kind private rooftop terrace.

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