



Taconic Partners and Nuveen Real Estate launch 430,763 s/f One Grand

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Manhattan, NY Taconic Partners and Nuveen Real Estate have unveiled One Grand, a new, 28-story office headquarters in Midtown South. The building is at the crossroads of SoHo, Hudson Sq, and TriBeCa. One Grand consists of office space with wellness and sustainability across its 430,763 s/f plus 20,040 s/f of outdoor space. With an entrance at Grand and Varick Sts., One Grand has 14-ft. ceilings designed by SHoP Architects, creating a green environment that is 40% more efficient than comparable commercial buildings and is targeting LEED Gold, WELL, and Wired Score certifications.

Developed by Taconic Partners, One Grand will be built on a ground lease from Trinity Church Wall St. The first leasable floor will be elevated to more than 100 ft. from the ground, allowing access to natural light and views in all directions throughout, enabled by the building's 100 ft. of airspace on all sides. Floors 7 to 26 offer expansive floorplates, and 60% of its floors feature outdoor space, including defining, 30-ft.-tall, two-story, covered open-air loggias, and terraces ranging from 900 s/f

to 4,500 s/f on the top floor roof deck, with river and city views.

One Grand has 13,000 s/f of amenity space, including a town hall multipurpose room, multiple huddle and conference rooms, lounge areas, and private spaces for focused work or small collaborations. The ground floor will offer retail space for lease along with significant branding opportunities, while the inside of the lobby offers an airy, sunlit environment, as well as a full-service coffee bar.

One Grand fosters connection and flexibility for tenants, featuring a side core for versatile space-planning that maximizes views and promotes ready access to natural light, fresh air, and the outdoors throughout the building. The roof deck, accessible to all occupiers, offers space for both respite and events that guests will remember, with 360-degree views, curated landscaping, entertainment space, and a catering pantry. Tenants also have access to ground-floor bike storage and spa-inspired bathrooms. The building is adjacent to Duarte Sq. Park, and blocks away from Hudson River Park.

One Grand's building design is rooted in carbon and energy-use reduction, indoor air quality, and occupant wellness.

Dedicated outdoor air supply systems are enabled throughout the building, while outdoor connectivity improves the daily user experience. Building occupants will feel the benefits of natural light and views, as more than 70% of each floor is within 25 ft. of an exterior wall, while the loggia designs provide shading and cooling by reducing southern solar gain. Energy recovery systems are deployed throughout the spaces to capture waste energy and the fully electrified HVAC system wholly excludes fossil fuels.

"One Grand represents an exclusive opportunity for an anchor tenant to be in a new, ground-up, wellness-rich office environment that keeps occupants connected to the heart of what makes Manhattan great," said Charles Bendit, co-CEO, Taconic Partners. "We are crafting a green commercial office space and wellness-focused talent draw in the midst of the city's best culture, dining, entertainment, retail, and transportation. From the roof deck to the amenities and the surrounding neighborhood, One Grand is a rare opportunity for the right company to align its employee-focused and sustainability-oriented culture with its real estate strategy."

"One Grand is an ideal space in an ideal location, with the rarified capabilities to be a true asset for a headquarter tenant at a time when there is continued demand for trophy space," said Brian Wallick, senior director, workplace, retail & mixed-use, Nuveen. "Designed and built to be a long-term strategic partner for occupiers, One Grand will help firms attract and retain high-performing teams through truly elevated, indoor- outdoor experiences in one of the city's most exciting locations."

"Amid a much-documented flight to quality in Manhattan, One Grand is one of the last opportunities for forward-thinking companies to secure a headquarters presence in this prized area," said Peter Riguardi, chairman and president, JLL. "The building and its location offer a rare combination of

proximity to many of the city's most influential and innovative firms and immersion in the neighborhoods where top talent want to live and play.”

One Grand offers tenants immediate proximity to some of the world's top organizations—such as Google, Citibank, Tribeca Film Institute, Penguin, Disney, Pepsi, and Paypal, among many others—as well as the city's premier dining, entertainment, and lifestyle destinations, including more than 100 restaurants, bars, and cafes, more than 40 gyms, spas, and wellness centers, and more than 30 boutique hotels. The building is also adjacent to major subway lines (1, A/C/E, with N/Q/R/W, J/M/Z and 6 nearby) and is directly accessible to Grand Central Terminal, Penn Station, the PATH, Port Authority, ferries, and Newark Airport.

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