



JLL arranges sublease for Evergreen Trading at One Soho Sq.

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Manhattan, NY According to JLL, Evergreen Trading, a leading financial solutions and media trade firm, has signed a sublease for 20,309 s/f at One Soho Sq., a two-building class A office development owned by Stellar Management at 233 Spring St. in SoHo.

Evergreen Trading will relocate from 99 Hudson St. in the first quarter of 2025, nearly doubling its real estate footprint, as part of a strategic plan to accelerate the development of its innovative client solutions.

Gordon Zellner CEO and founder of Evergreen Trading said “We are pleased to announce our move to One Soho Square, a premier office property that supports Evergreen’s commitment to strategic growth and operational excellence. This relocation reflects our focus on fostering a dynamic and collaborative work environment for our team while aligning with our long-term business objectives. At Evergreen, our mission is to deliver innovative and impactful solutions for our clients, and this new space positions us to continue driving success together.”

Situated on the corner of 6th Ave. at the Spring St. MTA station, One Soho Sq. is a 768,000 s/f, 19-story office property topped by modern glass penthouse floors. Amenities include a 20,000 s/f tenant-exclusive rooftop deck, 24/7 concierge, messenger center, secure bike facilities and private outdoor terraces on some of the floors overlooking the Hudson River, the Empire State Building and the World Trade Center.

Leading tenants of the property include e-commerce platform Yotpo, Warby Parker eyeglass company, MAC Cosmetics and healthcare insurer Aetna. Evergreen Trading will sublease its space from Flatiron Health, Inc.

JLL managing director Michael Berman represented Evergreen Trading in the transaction. The sublessor was represented by Vice Chairman Zev Holzman from Savills. The new tenant signed a seven-year sublease.

Said Berman, “As vacancy among the city’s best properties continues to tighten, One Soho Square provides Evergreen with best-in-class space with exceptional amenities and services reflecting their desire to create a superior work environment that attracts and retains top talent. The new office space will support both immediate needs and future expansion and we are pleased to have been able to apply our expertise to help Evergreen utilize workspace as a powerful driver of organizational success.”

