



## **CBRE arranges two offices leases totaling 21,500 s/f at 55 Broadway**

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Manhattan, NY CBRE has completed two office leases totaling more than 21,500 s/f at 55 Broadway in the Financial District. Inclusiv, a network of community development credit unions with a mission of financial inclusion, will lease 10,986 s/f on the entire 29th floor of the building. CSA Group NY Architects and Engineers also executed a 10,557 s/f lease, recommitting to 55 Broadway's 14th floor for another 10 years. 55 Broadway is owned by affiliates of Harbor Group International, LLC .

The CBRE team of Brad Gerla, Jonathan Cope, and Hayden Pascal represented the ownership of 55 Broadway and serve as the property's exclusive leasing agents. The asking rent for both leases was \$65 per s/f. Tom Kaufman of Avison Young represented Inclusiv; the CSA transaction was completed directly

"55 Broadway has fast outperformed other comparable properties in the Financial District, attracting a diverse type of tenancy," said Gerla. "The building continues to experience tremendous leasing activity and has set the standard for quality office space in lower Manhattan."

Built in 1982, 55 Broadway is a Class A office tower totaling 358,000 s/f and located in the heart of the Financial District between Exchange Alley and Morris Street. The 32-story building features Energy Star Label, Four-star office space and 24-hour access with a state-of-the-art secured lobby.

"We are thrilled to welcome Inclusiv to 55 Broadway and to continue our relationship with CSA Group. We are proud of the work we have done to attract and retain such quality office tenants over the past year," said Jim Vallos, managing director of Asset Management at HGI. "We look forward to serving their needs as they grow their businesses."

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