



ALLIANCE FOR DOWNTOWN NEW YORK

LOWER MANHATTAN REAL ESTATE MARKET REVIEW

Q1 2019

Private-Sector Employment Exceeds Levels Not Seen Since September 2001

Almost eighteen years after September 11, 2001, private-sector employment in Lower Manhattan has rebounded past immediate pre-9/11 levels, fulfilling the promise to rebuild the neighborhood and reanimate its role as a vibrant and essential commercial district for the city, the state and the nation. According to the latest data from the New York State Department of Labor, Lower Manhattan has reached its highest level of private-sector employment since before September 11th. Strong leasing across industry sectors and in a diverse set of buildings helped push private-sector employment to 251,334, a figure not seen since the third quarter of 2001. Relocations, particularly from Midtown South, continue to drive leasing in Lower Manhattan. Two million square feet of deals helped Lower Manhattan outperform Manhattan's other submarkets during one of the busiest quarters in seven years. The district's retail and hospitality markets continued to thrive with new restaurants and hotels opening.

Vigorous First Quarter Leasing Activity

Two million square feet of new deals were inked in the first quarter. Leasing represented the second highest quarterly total in more than seven years and was 52% above the five-year quarterly average. The strong leasing trend continues the momentum from the end of 2018 when 2.1 million square feet were leased.

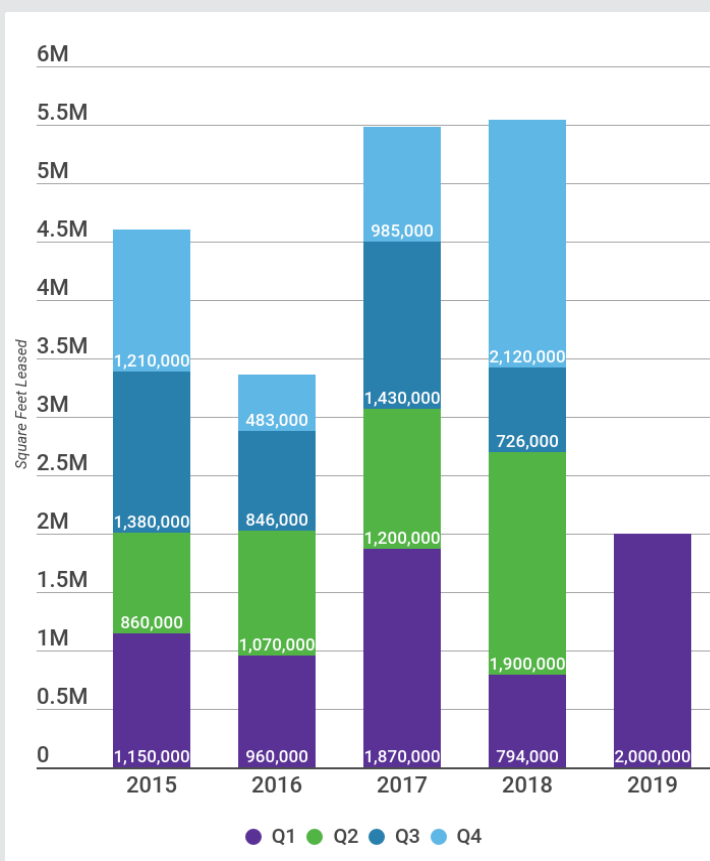
Lower Manhattan was the only submarket in New York City to register an increase in leasing activity above the five-year quarterly average. Midtown Manhattan saw below average leasing with activity 11% behind the five-year quarterly average. Midtown South also recorded lackluster leasing, with activity trailing the five-year quarterly average by 25%. Positive momentum still exists for all markets, as several large-block tenants are expected to close transactions soon. The addition of new office space is expected to continue driving deals later in the year.

Relocations represented about 10% of quarterly leasing activity in Lower Manhattan. Many of the largest relocations were from Midtown South, driven by limited supply and record-setting rents. Renewal activity was also high, indicating tenants are recommitting to Lower Manhattan - either through moving or expanding within the market.

Leasing activity was strong across a variety of building types in different parts of the neighborhood. Several deals along Water Street included the largest of the quarter at 50 Water Street (7 Hanover Square), 88 Pine Street and three deals at 199 Water Street. Strong leasing (particularly among TAMI tenants) at the World Trade Center campus and a flurry of mid-sized deals at 28 Liberty and 44 Wall Street round out the quarter's leasing.

Lower Manhattan Year to Date Leasing Activity, 2015 - 2018

Source: CBRE



251,334

highest private-sector
employment since before
September 11, 2001

Tech Expansion Driving Lower Manhattan Leasing

Recent CBRE reporting has shown the expansion of the technology sector has continued to propel leasing in the downtown office market. Tech firms have been searching for office location alternatives as space options in Midtown South are dwindling and asking rents reach record prices. Lower Manhattan's greater office density creates large block options for mature firms to expand and grow. Additionally, according to CBRE, the average age of a downtown office building is 69 years, while the average age in Midtown South is 97 years. New, modern office buildings are critical for growing companies, as they are dependent on the latest technology and infrastructure.

According to CBRE, downtown's overall tech footprint has grown to more than 5.3 million square feet, of which 1.5 million square feet have been relocations from Midtown South and Midtown since 2011. The World Trade Center complex alone is home to 25% of Lower Manhattan's tech companies. **Better.com**, a fintech startup, signed a 44,032-square-foot deal at 3 World Trade Center. In the past year, the company moved from Soho to 7 World Trade Center, before expanding into 3 World Trade Center. **Asana**, a work-management software startup, also signed a deal to relocate from Midtown South to 17,000 square feet at 3 World Trade Center. **Zola**, an online wedding-registry company, announced plans to relocate and expand to 40,442 square feet at 7 World Trade Center (after a 12,500-square-foot relocation to 150 Broadway from Midtown South in late 2016).

Leasing Activity Energizes Water Street

50 Water Street

In early January, the **New York Health + Hospitals Corporation (HHC)**, the city's operator for public hospitals and health care facilities, finalized plans to move into 526,552 square feet at 50 Water Street (formerly known as 7 Hanover Square). The tower's original occupant, Guardian Life Insurance moved to Hudson Yards. This was the largest deal of the quarter and the largest in Lower Manhattan since 2016, when McGraw Hill renewed their 900,000-square-foot lease. HHC will be relocating and consolidating 2,600 employees from throughout Manhattan (including locations at 160 Water Street, 199 Water Street and 33 Maiden Lane), Brooklyn and Queens in this new location. HHC will continue to occupy space directly across the street at 55 Water Street.

Building owners GFP Real Estate and the Northwind Group are planning a \$250 million modernization for the one million-square-foot property, which includes splitting the property into two new buildings. NYC Health + Hospitals will be the first major tenant to occupy the base of the tower, which will be rebranded as 50 Water Street. The top portion of the tower will be rebranded

Lower Manhattan Top Leases, Q1 2019

Source: Downtown Alliance, CBRE, JLL, CoStar, Colliers International

	Tenant Name <i>Location</i>	SF Leased <i>Transaction Type</i>	Sector
1	NYC Health + Hospitals 50 Water Street	526,552 Expanding & Moving Within LM	Healthcare
2	WeWork 199 Water Street	201,231 New LM Location	Prof. Services, Flexible Office Space Provider
3	Convene 225 Liberty Street	76,359 New LM Location	Prof. Services, Flexible Office Space Provider
4	Scor 28 Liberty Street	74,741 Moving Within LM	FIRE
5	Knotel 61 Broadway	60,323 New LM Location	Prof. Services, Flexible Office Space Provider
6	W20 Group 199 Water Street	58,852 Renewal & Expansion	Prof. Services, Management Consulting
7	Ambac Financial One World Trade Center	46,927 Moving Within LM	FIRE
8	Better.com 3 World Trade Center	44,352 Moving Within LM	FIRE
9	Fortune 40 Fulton Street	43,352 Moving Within LM	TAMI, Media
10	Knotel 88 Pine Street	43,250 New LM Location	Prof. Services, Flexible Office Space Provider
11	HelloFresh 28 Liberty Street	43,000 Relocation	Other Services, Wholesale Trade
12	ResCare 65 Broadway	40,578 Moving Within LM	Nonprofit
13	Zola 7 World Trade Center	40,442 Moving Within LM	Retail Trade
14	Fidelity Information Services 1 New York Plaza	35,000 Moving Within LM	TAMI, Technology
15	Maesa Group 225 Liberty Street	34,119 Relocation	Retail Trade

as 100 Pearl Street. GFP plans to construct two new penthouse floors and combine two lower floors into double height floors. In addition, plans are also in the works to add new enclosed retail at the base, including a potential food hall. Newmark Knight Frank now has 406,386 square feet of availability to lease.

55 Water Street

Justworks, an fast-growing HR technology platform, announced in late March it was in negotiations to take 275,000 square feet at 55 Water Street. A sizeable chunk of space remains as McGraw Hill, Liberty Mutual and Emblem Health have given up space in the 3.6 million square foot building.

199 Water Street

Further north at 199 Water Street, Jack Resnick & Sons filled significant space after insurance firm Aon moved to 1 Liberty Plaza. Three tenants signed in the first quarter at the tower for a total of 285,000 square feet. **WeWork's** 201,231-square-foot lease will occupy the top six floors, while marketing firm **W20 Group** renewed and expanded at 58,852 square feet. The **American Foundation for Suicide Prevention**, took 24,595 square feet.

Water Street Streetscape Project

In addition to the robust leasing activity, the physical realm along Water Street is also undergoing a transformation. In fall 2019, the New York City Economic Development Corporation will begin work on a long awaited streetscape and public realm enhancement project along the Water Street corridor. The project will transform two temporary public plazas at Coenties Slip and Whitehall Street into permanent public spaces featuring new landscaping, seating and concessions. The project will also plant new street trees, rebuild sidewalks and enhance pedestrian safety from Whitehall Street to Old Slip. The \$22.8 million project is expected to take around 24 months to complete.

“Lower Manhattan is probably where we see the strongest demand and growth from enterprise companies. In the Flatiron District and Chelsea, there are a lot of tech companies. But in the Financial District, we’re seeing demand from all kinds of companies. It is an area of focus for us.”

- WeWork spokesman

Flexible Space Providers Continue to Grow

Flexible space providers continued to be Lower Manhattan's strongest dealmakers in the first quarter, accounting for 20% of all new activity and four of the top ten deals. Over 400,000 square feet have been leased so far this year by flexible space providers, more than was leased to similar tenants in all of 2018 and all of 2017.

- **WeWork** signed the second largest deal of the quarter after committing to 201,231-square-feet at 199 Water Street. This location will be WeWork's eighth location in Lower Manhattan. WeWork is also reported to be in talks for large spaces at other Lower Manhattan buildings.
- **Knotel** inked four deals in the first quarter, totaling over 128,000 square feet - growing to nine total locations in Lower Manhattan. The deals included a 60,323-square-foot space at 61 Broadway, a 43,250-square-foot space at 88 Pine Street and a 9,876-square-foot space at 1 Whitehall Street. Knotel also signed a 14,793-square-foot expansion at 1 State Street Plaza, bringing the total Knotel-occupied space at that building to around 61,000 square feet.
- **Convene** signed a 76,359-square-foot deal at 225 Liberty Street in Brookfield Place. The new deal will replace the Saks Fifth Avenue women's department store, which closed in early January. The venue will be used for conferences and meetings. This will be Convene's fourth Lower Manhattan location and sixth within Brookfield Properties' portfolio.



7 Hanover Square, now known as 50 Water Street and 100 Pearl Street, is undergoing a \$250M renovation, including adding a penthouse floor and retail space for a food hall & restaurant, among many other upgrades.

Average Office Asking Rents

Lower Manhattan's overall average asking rent decreased modestly to \$63.27 per square foot. This can largely be attributed to the leasing of higher priced Class A space at Three World Trade Center and 28 Liberty Street. Class A asking rent remained near historical highs at \$67.74 per square foot, up 8.8% year-over-year. Similarly, the average Class B asking rent reached a high at \$56.46 per square foot, growing 2.3% over the past year.

\$63.27
overall average
asking rent in
Lower Manhattan

In Midtown, overall average asking rents were \$75.42, decreasing about 2% year-over-year. Class A average asking rents were \$82.04. Midtown South saw increases in overall asking rents at \$80.62 per square foot - growing nearly 17% year-over-year. This is the third consecutive quarter where overall rents in Midtown South have exceeded rents in Midtown. Midtown South's class A average asking rent remained over \$95 due to the completion of several new Class A office buildings in the Meatpacking/Chelsea area.

Lower Manhattan maintains a substantial pricing advantage compared to other Manhattan submarkets. Lower Manhattan's average Class A asking rent is around \$14 below Midtown's average and \$27 below Midtown South's average. The expansion of the technology sector in Midtown South has left that market with less options for space and record-setting pricing. While Class A rents have been increasing in Lower Manhattan, many growing tech tenants in Midtown South have taken note of the district's sizable rent differential and newer office product.

Vacancy Rate

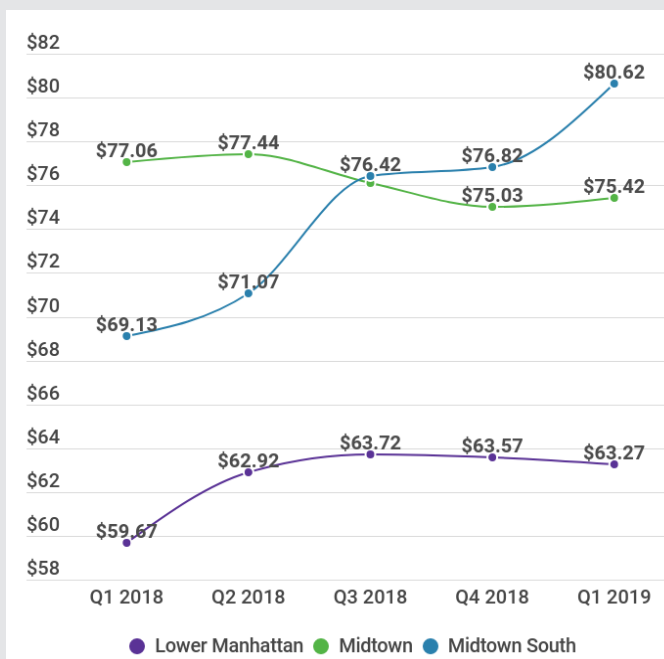
Lower Manhattan's vacancy rate increased slightly to 11% in the first quarter according to Cushman & Wakefield. The quarterly uptick in vacancy is due to a 280,000-square-foot space becoming available at 110 William Street. The majority of the largest blocks of office space remain in the World Trade Center and in the Financial East submarkets, which account for about two-thirds of all available space. Across office class types in Lower Manhattan, class A vacancy decreased slightly and class B office vacancy increased. Both now stand at 11.3%. Class C office vacancy was 8.6%

11%
overall
vacancy rate in
Lower Manhattan

Meanwhile, overall vacancy rates in Midtown and Midtown South are up year-over-year. Midtown's overall vacancy rate is up one percentage point from this time last year to 10.1%. Midtown South is up three percentage points at 9.3%, as a result of lackluster leasing and tenants leaving space to move to larger offices.

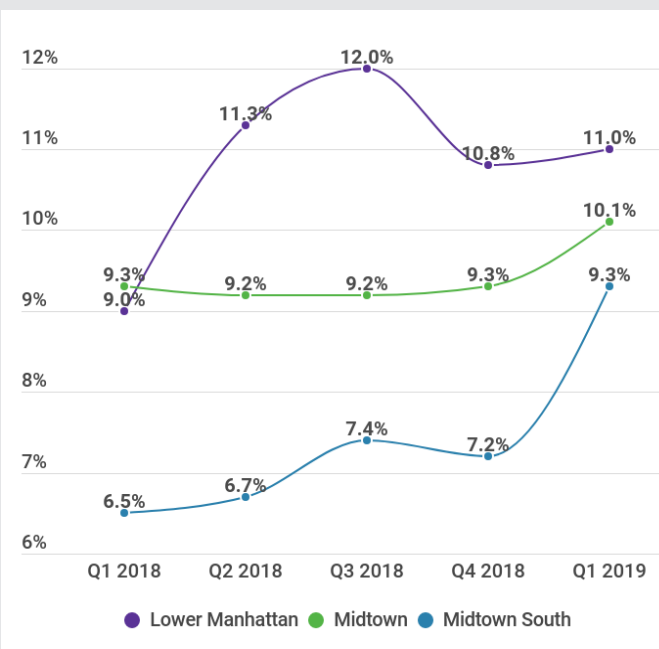
Overall Office Asking Rents by Submarket Q1 2018 - Q1 2019

Source: Cushman & Wakefield



Overall Office Vacancy by Submarket Q1 2018 - Q1 2019

Source: Cushman & Wakefield



RETAIL MARKET

New Openings and Announcements

Westfield World Trade Center welcomed new retailers to the complex, including **Venus ET Fleur**, **Gloveworx** and **Bare Candle**. On the horizon are **Just Baked**, **Doughnut Plant**, **Sweetcatch Poke**, **Innisfree**, **Elysium Health** and **Market Lane**. Additionally, **Smorgasburg** announced it will operate its popular food festival, with over 25 food vendors on Oculus Plaza every Friday through October. Over 50,000 square feet of retail and restaurant space at the base of 3 World Trade Center are expected to open later in 2019.

Later this year, **Clean Market**, a wellness-oriented store and **Sant Ambroeus**, the chic Italian restaurant, will open at **Brookfield Place**. **Convene** also announced it will be replacing the former Saks Fifth Avenue women's department store with a 73,000-square-foot flexible work and meeting space.

In the **Seaport District**, The Rooftop at Pier 17 had a successful winter season, offering ice skating and a number of indoor and outdoor venues, while **Fellow Barber** opened at 18 Fulton Street. **McNally Jackson Books**, **The Fulton by Jean-Georges Vongerichten** and restaurants by **David Chang**, **Andrew Carmellini** and **Malibu Farm** are expected to open throughout the upcoming spring and summer.

Additionally, **28 Liberty** announced that Legends Hospitality was tapped to operate a new 35,000-square-foot food and entertainment venue, called **MarketPlace 28**, that will open in early 2020. The venue will replace the former Chase bank space and incorporate the property's historic Noguchi rock garden. Later this year, a 14-screen **Alamo Drafthouse** will open in the lower levels.

Eighteen new retailers opened in Lower Manhattan in the first quarter, including:

- **Crown Shy**, a neighborhood seasonal restaurant by Chef James Kent and Jeff Katz, on the ground floor of 70 Pine Street. A separate restaurant and bar by the same team will open this fall on the penthouse floors of the residential tower;
- **Wall Street Grill**, a kosher steakhouse, at 128 Pearl Street;
- **Springbone Kitchen**, a fast-casual eatery, at 2 Coenties Slip;
- **Five Iron Golf**, an indoor golf center offering lessons, simulators and bar, at 22 Stone Street; and
- **Life Time Fitness** announced it will open a 74,000-square-foot fitness center, at One Wall Street in 2020. This will be its second fitness center in Manhattan.



Photo by Melissa Horn, Courtesy of Crown Shy



Crown Shy, an elevated neighborhood restaurant, opened at 70 Pine Street.



Courtesy of Fosun



Legends Hospitality will operate a large food venue at 28 Liberty Street, called MarketPlace 28.



Courtesy of Fellow Barber



Fellow Barber opened a new location at 18 Fulton Street in the Seaport District.

TOURISM & HOSPITALITY MARKET

Record Year for Tourism

Lower Manhattan continues to be a growing destination for tourists. In 2018, approximately 14.6 million tourists visited Lower Manhattan, up 7% from 2017.¹

The proportion of international visitors coming to the neighborhood rose from 50% in 2017 to 53% in 2018. The ten best-represented countries visiting Lower Manhattan in 2018 were (in order) the United Kingdom, Germany, France, Italy, Canada, Spain, Brazil, Australia, Netherlands and China.

As a whole, New York City welcomed a record 65.2 million tourists in 2018, a 3.8% increase over 2017.² This is the ninth straight year that the city's tourism numbers have gone up. City-wide tourism is expected to grow to at least 67 million visitors in 2019.

Hotels Check-in to Lower Manhattan

At the end of the first quarter, there were 7,945 rooms in 37 hotels throughout Lower Manhattan. Two hotels opened in the beginning of the year.

- In February, **Sonder** opened at 20 Broad Street with 169 rooms. The new brand occupies floors 2-8 at the recently converted residential rental building next to the New York Stock Exchange. The startup specializes in turning apartments into well-designed hotel rooms, offering more space and a full kitchen.
- In early April, **The Artezen Hotel** opened at 24 John Street with 89 rooms. The hotel will also feature a Ground Central coffee shop at the base and a two-story lounge on the top floors.

Over 1,700 hotel rooms in 12 hotels are currently in the development pipeline. In 2019, hotel room inventory in Lower Manhattan is expected to grow by 9%. An additional 460 rooms in three properties will come online throughout the year. If all these projects meet current deadlines, the hotel inventory in Lower Manhattan will reach 8,408 rooms by year-end 2019. Those scheduled for completion later in 2019 include:

- The Fidi Hotel** at 11 Stone Street, 143 rooms;
- Courtyard by Marriott** at 215 Pearl Street (lower floors), 200 rooms; and
- Marriott Residence Inn** at 215 Pearl Street (upper floors), 120 rooms.

Lower Manhattan Hotel Development Pipeline

Source: Downtown Alliance

	Hotel & Address	Owner/Developer	Rooms	Floors	Open Date
1	The Fidi Hotel 11 Stone Street	Premier Emerald LLC	143	27	2019
2	Residence Inn 215 Pearl Street	Lam Group	120 (upper floors)	40	2019
3	Courtyard by Marriott 215 Pearl Street	Lam Group	200 (lower floors)	40	2019
4	Hotel Indigo 120 Water Street	Atlas Hospitality	122	31	2020
5	Aloft Hotel 50 Trinity Place	Fit Investment Group	173	29	2020
6	Hotel Indigo 8-12 Maiden Lane	10-12 MLane Inc.	190	25	2020
7	TBD Hotel Battery Maritime Building	Centaur Properties/Cipriani	41	5	2020
8	TBD Hotel 265 Broadway	Roe Corporation	80	12 (of 42)	2020
9	TBD Hotel American Stock Exchange Building	Clarion Partners/GHC Dev.	174	14	TBD
10	TBD Hotel 212 Pearl Street	Chaon LLC	48	21	TBD
11	TBD Hotel 88 Wall Street	Actium Dev.	181	14	TBD
12	TBD Hotel 112 Liberty Street	Hidrock Realty	230	30	TBD
Total Hotels in the Pipeline			12		
Total Hotel Rooms in the Pipeline			1,702		

Occupancy and Average Daily Room Rate

The first quarter's average occupancy was 76%, down by three percentage points year-over-year. Lower Manhattan's hotel occupancy rate was slightly below citywide trends at 79%.³ Lower Manhattan's average daily room rate (ADR) in the first quarter of 2019 was \$207, on par with last year. New York City's ADR, about \$11 more than Lower Manhattan's ADR, decreased by three percentage points year-over-year at \$219.³

¹ Source of Lower Manhattan tourism estimates: Audience Research & Analysis

² Source of New York City-wide tourism figures: NYC & Company

³ Source of preliminary New York City-wide hotel figures: NYC & Company

RESIDENTIAL MARKET

Inventory and Development Continue to Expand

Lower Manhattan has over 33,243 units in 334 mixed-use and residential buildings. The estimated population increased year-over-year by approximately 2% to 62,000 and is anticipated to continue to grow with large rental buildings still to be absorbed into the local market. There are nearly 2,900 units in 19 buildings under construction or planned for development, with 35% currently planned as rental units and 65% condos.

Smaller residential developments will open throughout the next year. The pipeline of residential development includes nearly 540 units in seven buildings under construction (100% condo) with plans to open in 2019. Among them:

- **One Beekman Street** - Urban Muse's 25-story, 31-unit condo tower adjacent to City Hall Park, is finalizing construction and a mid-2019 completion is expected;
- **30 Warren Street** - Construction continues on Cape Advisors' 12-story, 23-unit boutique condo building and a mid-2019 completion is expected;
- **108 Chambers** - Greystone Development's 10-story, eight-unit boutique condo building is anticipated to be complete in mid-2019;
- **125 Greenwich Street** - Bizzi & Partners' 88-story, Rafael Vinoly-designed building shot up quickly this past year and will soon top out. The tower will have 273 condo units. Closings are slated to begin later this year; and
- **25 Park Row** - The collection of buildings along Park Row, once occupied by J&R Music and Computer World, will soon become a 54-story, 110-unit condo tower. The new residential tower, developed by L&M Development, will also include 52,000 square feet of office at the base of tower. A late 2019 completion is anticipated.

Residential Rental & Sales Market

According to residential statistics published by Miller Samuel/Douglas Elliman, the median rent in Lower Manhattan increased slightly to \$3,665, down 3.4% from this time last year. Meanwhile, Manhattan's overall median rent also trended up 3.2% year-over-year to \$3,400.

The median sales price for co-ops and condos rose to \$1.1 million, an increase of 13% from last quarter and up slightly from the previous year. Lower Manhattan's average price per square foot (PPSF) of \$1,357 saw an increase of 3.7% over the past quarter, the year-over-year decrease was around 2.9%.

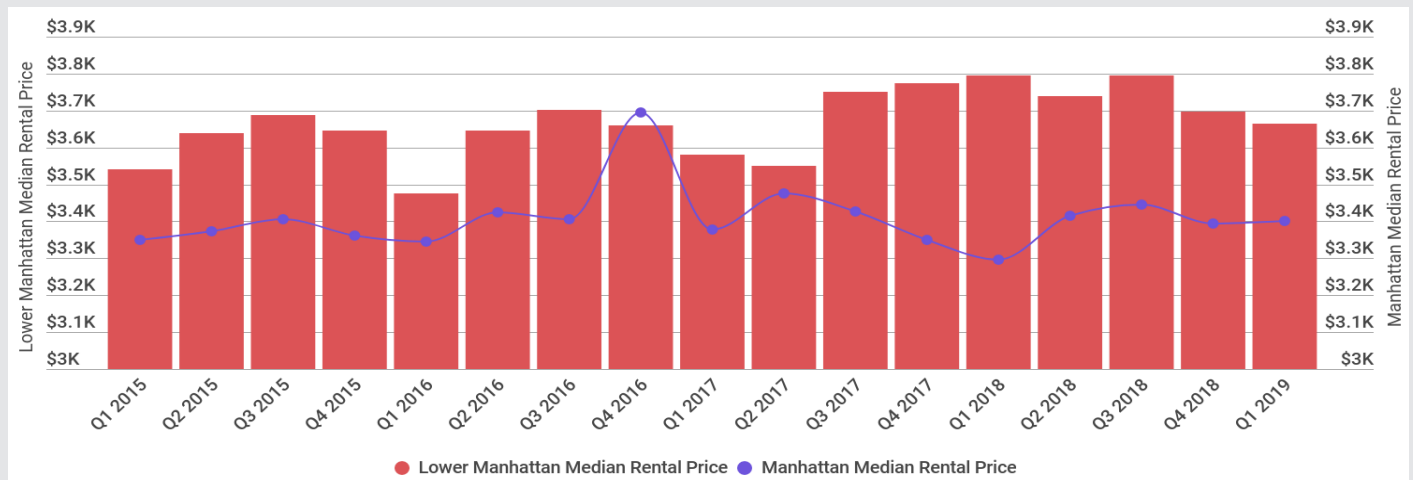
Lower Manhattan Residential Development

Source: Downtown Alliance

	Address & Building Name	Lease & Building Type	Units	Open Date
Condo & Rental Units Under Construction		TOTAL	2,291	
1	1 Beekman Street	Condo New Construction	31	2019
2	30 Warren Street	Condo New Construction	23	2019
3	81 Warren Street	Condo New Construction	12	2019
4	108 Chambers Street	Condo New Construction	8	2019
5	125 Greenwich Street	Condo New Construction	273	2019
6	25 Park Row	Condo New Construction	110	2019
7	161 Maiden Lane 1 Seaport	Condo New Construction	80	2020
8	45 Park Place	Condo New Construction	50	2020
9	69 West Broadway	Condo New Construction	24	2020
10	77 Greenwich Street Former Syms site	Condo New Construction	90	2020
11	One Wall Street	Condo Conversion	566	2020
12	2 Washington Street	Rental New Construction	345	2020
13	130 William Street	Condo New Construction	244	2020
14	45 Broad Street	Condo New Construction	206	2021
15	75-83 Nassau Street	Rental/Condo New Construction	229	2021
Condo & Rental Units In Development		TOTAL	606	
1	265 Broadway	Hotel/Condo New Construction	37	2020
2	185 Broadway	Rental New Construction	279	2021
3	86 Warren Street	Rental New Construction	40	TBD
4	3 Platt Street 102 John Street	Rental New Construction	250	TBD
TOTAL UNITS IN THE PIPELINE			2,897	

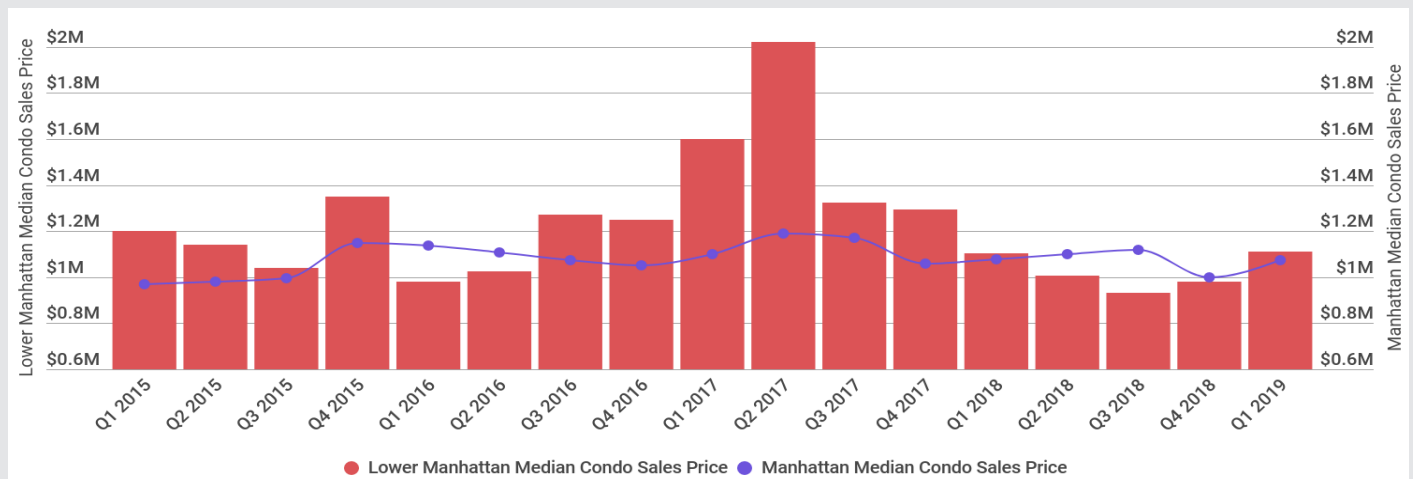
Lower Manhattan Median Residential Rent, 1Q 2015 - 1Q 2019

Source: Miller Samuel/Douglas Elliman



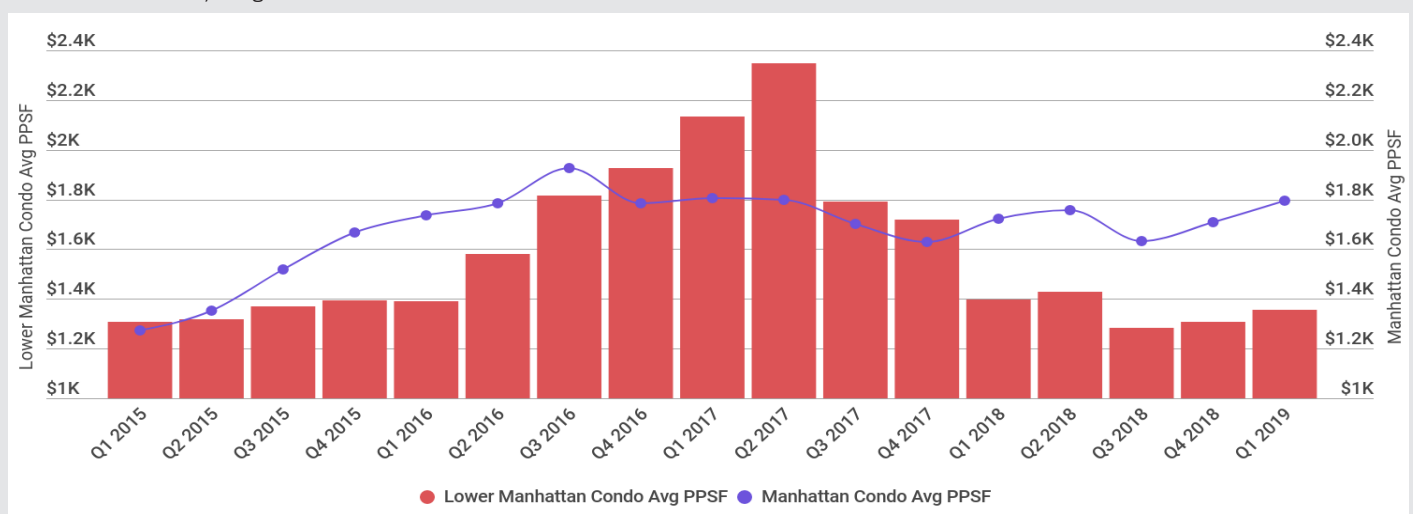
Lower Manhattan Median Condo Sales Price, 1Q 2015 - 1Q 2019

Source: Miller Samuel/Douglas Elliman



Lower Manhattan Average Price Per Square Foot (PPSF), 1Q 2015 - 1Q 2019

Source: Miller Samuel/Douglas Elliman



MAJOR PROJECTS UPDATE

Resiliency

In March, Mayor de Blasio announced a long awaited resiliency plan to protect Lower Manhattan from climate change. The recommendations include developing a plan to extend the Manhattan shoreline into the East River to protect the low-lying and highly constrained Seaport and Financial District area. The shoreline may be extended by a maximum of 500 feet (or two city blocks), creating new land with high points at or above 20 feet from current sea level.

In addition, the city will advance \$500 million for four capital projects to reinforce key neighborhoods in Lower Manhattan:

- In the **South Street Seaport** area, parts of the **Financial District** and **Two Bridges** neighborhoods, the Office of Emergency Management (OEM) will spend \$3.5 million to deploy a combination of just-in-time Tiger Dams and pre-deployed HESCO barriers by the 2019 hurricane season as temporary measures in advance of a permanent solution;
- In **Battery Park City**, the Battery Park City Authority (BPCA), with \$134 million in bonds, will reconstruct its esplanade and open space to adapt to new climate conditions. BPCA kicked off design in 2018 and will start construction in 2020;
- In **The Battery**, the New York City Economic Development Corporation (NYCEDC), in partnership with NYC Parks, BPCA and the Battery Conservancy, will invest \$165 million to elevate the wharf and esplanade and integrate a protective barrier, such as a berm, at the back of the park. This design will preserve the look and feel of the existing park while strengthening the shoreline. Construction will begin in 2021; and
- In the **Two Bridges** neighborhood, NYCEDC is designing an integrated flood protection system comprised of permanent barriers and deployable or 'flip up' protections that will protect view corridors and public access. The Department of Design and Construction (DDC) will manage construction of the \$200 million investment, which will begin in 2021.

76 Trinity Place

Trinity Real Estate's 76 Trinity Place, a new 26-story, 310,000-square-foot office building, continues construction. The bottom five floors will be for community use, floors six through eight will be used for Trinity Church's offices and the remaining 17 floors will be rentable office space. The existing pedestrian bridge across Trinity Place will remain and eventually be reconnected to Trinity Church. The \$350-million-tower anticipates a late 2019 completion.

World Trade Center

The Ronald O. Perelman Performing Arts Center (The Perelman Center)

Construction continues on the Ronald O. Perelman Center for Performing Arts at the World Trade Center, known as The Perelman Center. The Center has raised 84% of its expected \$390 million construction cost.

Last year, the Perelman Center announced the appointment of Bill Rauch of the Oregon Shakespeare Festival as its first artistic director.

The approximately 110,000-square-foot cube-shaped building will feature three theaters of varying sizes which can be combined in different seating configurations and formats for an array of unique performance environments. The Perelman Center will be located at the site of the now demolished PATH entrance at Greenwich and Vesey streets, which closed when the World Trade Center Transportation Hub opened in summer 2016. The project began construction in fall 2017 and anticipates completion in 2021.

Infrastructure

Warren & John Streets Reconstruction

Reconstruction of Warren Street (from Broadway to West Street) and John Street (from Broadway to William Street) are both scheduled to be finished in the summer of 2019. These projects will replace all underground infrastructure, including water mains, sewers, electric, gas and other utilities, as well as construct new streets and curbs.

Water Street Streetscape Project

In fall 2019, the New York City Economic Development Corporation will begin work on a long awaited streetscape and public realm enhancement project along the Water Street corridor. The project will transform two temporary public plazas at Coenties Slip and Whitehall Street into permanent public spaces featuring new landscaping, seating and concessions. The project will also plant new street trees, rebuild sidewalks and enhance pedestrian safety from Whitehall Street to Old Slip. The \$22.8 million project is expected to take around 24 months to complete.

Robert R. Douglass Pedestrian Bridge

Construction on the Robert R. Douglass pedestrian bridge (formerly known as the West Thames Street pedestrian bridge) began in 2017. Spanning West Street, the bridge will bring pedestrians to a new, privately-owned, public plaza at 50 West Street. According to the New York City Economic Development Corporation, completion is anticipated in late 2019. The new structure will replace the Rector Street pedestrian bridge.

Visit www.downtownny.com/research-statistics for additional publications on the Lower Manhattan real estate market and economy. Documents include a complete list of residential and hotel developments, available retail spaces, a summary of leasing incentives and other research reports, including:

Lower Manhattan Real Estate 2018 Year in Review, an annual real estate report providing a review of commercial office, retail, residential, hospitality and development projects happening in 2018.

Lower Manhattan: New York City's Premier Transit Hub, a report demonstrating the strength of Lower Manhattan as one NYC's premier multimodal hubs and needs/opportunities for future improvements.

An Untapped Market: Lower Manhattan's Young Professionals, a residential survey highlighting Lower Manhattan as a neighborhood of choice for young professionals in New York City, as well as ways to capture residents' robust appetite for dining out and entertainment.

Surging Ahead: Lower Manhattan's Economic Revival and What It Means For New York, a report on the major advances in Lower Manhattan's economy expected over the next five years as a result of post-September 11th investments and the area's status as a burgeoning center for some of New York City's highest value, most dynamic industries.

The Brain Gain, a report on how the region's shifting demographics continue to favor the Lower Manhattan Business District.

If you have questions or require additional information,
please contact research@downtownny.com



Alliance for Downtown New York
120 Broadway Suite 3340
New York, NY 10271
212.566.6700
DowntownNY.com
Telephone: 212-835-2787
Email: Research@DowntownNY.com