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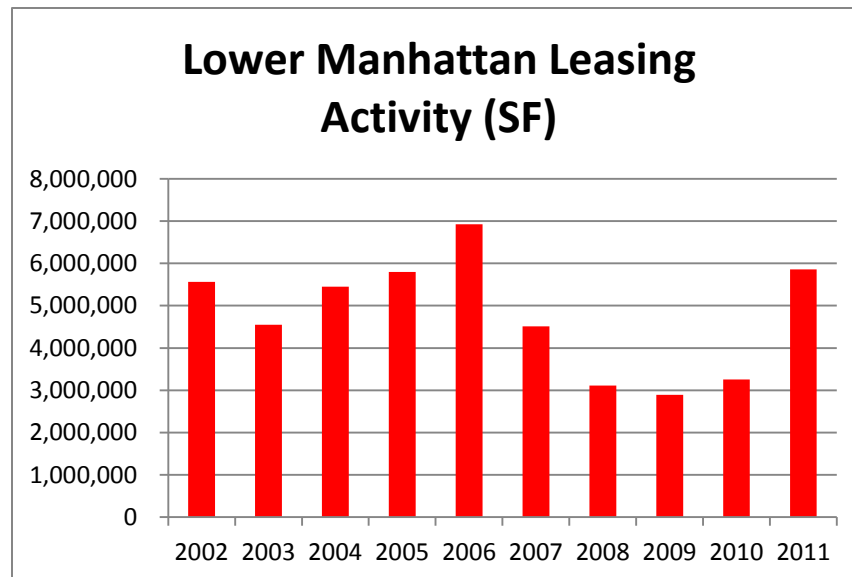
Downtown Alliance *Year in Review* Reports Blockbuster Year of Leasing in Lower Manhattan

- New Market Data Shows 80 percent Increase Over 2010 Leasing Activity -

New York, NY (February 15, 2012) – Reflecting a growing interest in all of the amenities Lower Manhattan has to offer, the Alliance for Downtown New York today announced a surge in 2011 leasing activity in Lower Manhattan – with nearly 5.86 million square feet of leases in 2011.

The year-end leasing total was the market’s second highest in the past decade. In addition to strong leasing trends, the local economy continues to diversify and vacancy rates dropped as more businesses relocate or renew leases in Lower Manhattan.

“With these robust 2011 leasing trends, there is no question that Lower Manhattan is the place to be,” said Elizabeth H. Berger, President of the Downtown Alliance. “While financial services and professional services remain signature industries in Lower Manhattan, there has been a remarkable rise in professional services, creative services, non-profits, and hospitality.”



Source: CBRE

The Downtown Alliance’s year-end review – which can be accessed here: <http://bit.ly/x8JEHe>, reported that 13 of the year’s top 20 leases were over 100,000 square feet, with the World

Trade Center at the center of the market's strong performance. In May, 1 World Trade saw the city's largest deal of the year when Condé Nast signed on for one million square feet.

Media is one of the area's growing industries, with publisher American Media and popular wedding planning site, The Knot, signing leases and relocating to Lower Manhattan in 2011. These media companies join more than 60 others already located in Lower Manhattan, occupying 1.3 million square feet, according to CBRE.

TOP LEASES SIGNED IN 2011

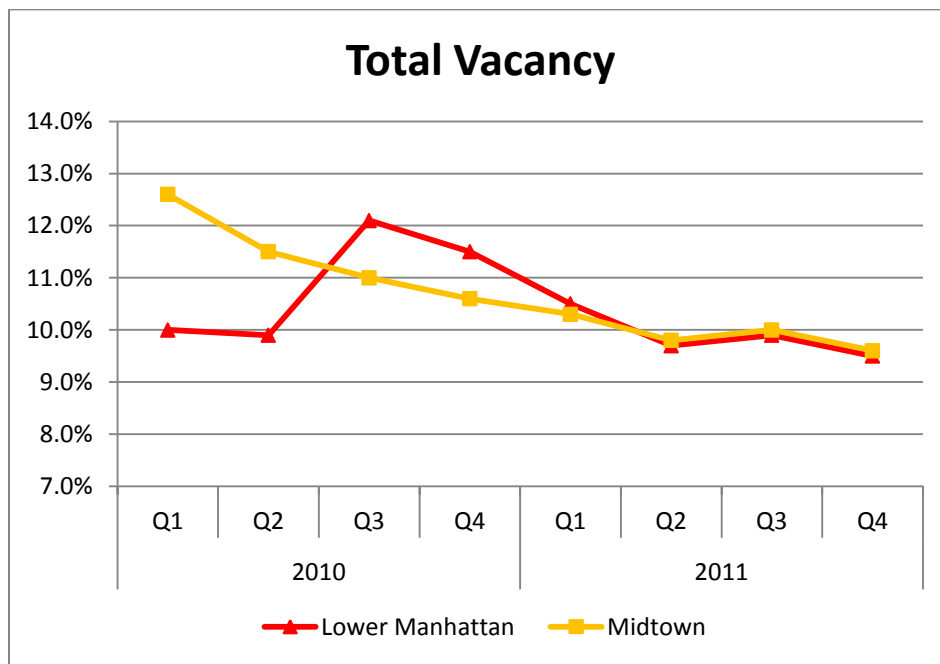
	Tenant Name	Building Address	SF Leased	Quarter Signed	Transaction Type	Industry
1	Condé Nast	1 World Trade Center	1,000,000	Q2	Relocation	Creative Services
2	Bank of America/Merrill Lynch	4 World Financial Center	411,885	Q4	Renewal	FIRE
3	Bank of America/Merrill Lynch	2 World Financial Center	346,022	Q4	Renewal	FIRE
4	Oppenheimer and Co., Inc	85 Broad Street	269,105	Q3	Direct	FIRE
5	Oppenheimer Funds	2 World Financial Center	235,342	Q1	Expansion	FIRE
6	WilmerHale	7 World Trade Center	210,841	Q2	Relocation	Professional Services
7	Financial Services Regulatory Authority	1 World Financial Center	204,067	Q2	Expansion	FIRE
8	Commerzbank	2 World Financial Center	175,737	Q1	Conversion to direct lease	FIRE
9	MSCI Barra, Inc.	7 World Trade Center	125,000	Q3	Direct	FIRE
10	Municipal Credit Union of New York	22 Cortlandt Street	120,296	Q4	Renewal	FIRE
11	Royal Bank of Canada	3 World Financial Center	113,354	Q2	Renewal and Expansion	FIRE
12	Century 21	22 Cortlandt Street	109,000	Q2	Direct	Other
13	Abmac Financial Group, Inc.	1 State Street Plaza	103,484	Q1	Renewal	FIRE
14	American Media, Inc.	4 New York Plaza	99,054	Q1	Relocation	Creative Services
15	ARUP	77 Water Street	97,412	Q3	Relocation	Creative Services
16	Department of Youth and Community Development	156 William Street	95,927	Q1	Renewal	Government
17	New York State Office of Temporary and Disability Assistance	100 Church Street	88,900	Q1	Direct	Government
18	Aegis Communications	80 Broad Street	80,000	Q2	Renewal	Creative Services
19	CNA Insurance	125 Broad Street	74,808	Q2	Relocation	FIRE
20	International Securities Exchange	60 Broad Street	46,360	Q1	Renewal/Expansion	FIRE

Source: CoStar and Alliance for Downtown New York

Although leasing data shows that finance, insurance, government and professional services remain Lower Manhattan’s signature industries, the economy has significantly diversified over the past six years. A total of 338 companies have relocated to Lower Manhattan since 2005 and of those companies:

- 17 percent were creative services firms (including architecture, design, and publishing companies);
- 16 percent were nonprofits; and
- 7 percent were technology companies.

With this notable increase of relocations, Lower Manhattan ended the year at 9.5 percent total vacancy, down from 9.9 percent last quarter and 11.5 percent in 2010. According to Cushman & Wakefield, the area also maintained its ranking as the business district with the third-lowest vacancy rate in the nation. Sublease vacancy was just 0.9 percent, the lowest since 2000. Midtown’s total vacancy stands at 9.6 percent, down from 10 percent in Q3 2011 and 10.6 percent in Q4 2010.



Source: Cushman & Wakefield

The mission of the Alliance for Downtown New York is to provide service, advocacy, research and information to advance Lower Manhattan as a global model of a 21st century Central Business District for businesses, residents and visitors.

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