



Lower Manhattan's 30 Largest Private Sector Tenants in 2021

Source: Downtown Alliance, CBRE

	Private	Sq. Ft. Occupied	Sector
1	Goldman Sachs	2,100,000	FIRE
2	Morgan Stanley	1,253,589	FIRE
3	American Express	1,190,419	FIRE
4	WeWork	1,073,617	Prof. Services, Flex. Office Space Provider
5	Bank of New York Mellon	969,100	FIRE
6	Condé Nast	932,723	TAMI, Media
7	Sullivan & Cromwell	774,789	Professional Services, Law
8	Moody's Corporation	716,258	FIRE
9	Meredith Corporation (fka Time Inc.)	713,184	TAMI, Media
10	Group M	702,843	TAMI, Advertising
11	Bank of America	654,240	FIRE
12	S&P Global Inc.	648,450	FIRE
13	Spotify	567,505	TAMI, Technology
14	Verizon Communications	561,164	TAMI, Technology
15	Cleary Gottlieb	501,413	Professional Services, Law
16	EmblemHealth	474,832	FIRE
17	Holtzbrinck Publishing Group (aka MacMillan)	436,957	TAMI, Media
18	Royal Bank of Canada	405,947	FIRE
19	Fried, Frank, Harris, Shriver & Jacobson LLP	399,724	Professional Services, Law
20	United Federation of Teachers	365,203	Other
21	Cadwalader, Wickersham & Taft LLP	348,987	Professional Services, Law
22	Omnicom Group, Inc.	335,956	TAMI, Advertising
23	Jones Day	330,210	Professional Services, Law
24	J.Crew	324,658	Retail Trade
25	Pace University	315,014	Education
26	Uber	307,970	TAMI, Technology
27	Convenga	306,515	Prof. Services, Flex. Office Space Provider
28	JPMorgan Chase & Co.	302,199	FIRE
29	Leman Preparatory School	301,170	Education
30	Oppenheimer	291,120	FIRE
31	Hudson's Bay Company	288,415	Retail Trade
32	JustWorks	270,400	TAMI, Technology
33	Stroock & Stroock & Lavan	265,358	Professional Services, Law
34	American International Group (AIG)	217,638	FIRE
35	Brown Brothers Harriman & Co.	188,059	FIRE

* By 2021, financial services firms continued decreasing their presence in Lower Manhattan. Deutsche Bank left entirely for Columbus Circle. Bank of America, AIG, JPMorgan Chase, and Brown Brothers Harriman significantly downsized their Lower Manhattan footprint. Knotel's declared bankruptcy in 2020, giving up several Lower Manhattan leases, while WeWork reorganized and cut a few leases.

Lower Manhattan's Largest Public Sector Tenants in 2021

	Public	Sq. Ft. Occupied
1	City of New York	8,632,234
2	United States Federal Government	4,324,554
3	New York State Government	2,241,588
4	Metropolitan Transportation Authority	1,474,981
5	Port Authority of New York & New Jersey	724,284
6	City University of New York (CUNY)	380,005

BOLD = new to LM in past 10 years