



Q2 2025

**LOWER MANHATTAN
REAL ESTATE MARKET
REPORT**

THE ALLIANCE FOR DOWNTOWN NEW YORK 

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LOWER MANHATTAN REAL ESTATE MARKET REPORT

Lower Manhattan's office market enjoyed two strong consecutive quarters of leasing. The most robust since the beginning of the COVID-19 pandemic with 87% more activity than the comparable period in 2024. Leasing in Q2 was buoyed by several large leases in diverse industries. Net absorption remained positive and the district's overall vacancy rate decreased as leasing picked up and underperforming offices have moved toward residential conversion. Residential leasing and sales remained strong as the market continued to absorb newly constructed units. Several new restaurants and bars offering a variety of cuisines opened in Q2 and Lower Manhattan's hotels enjoyed another quarter of record setting room rates and occupancy.

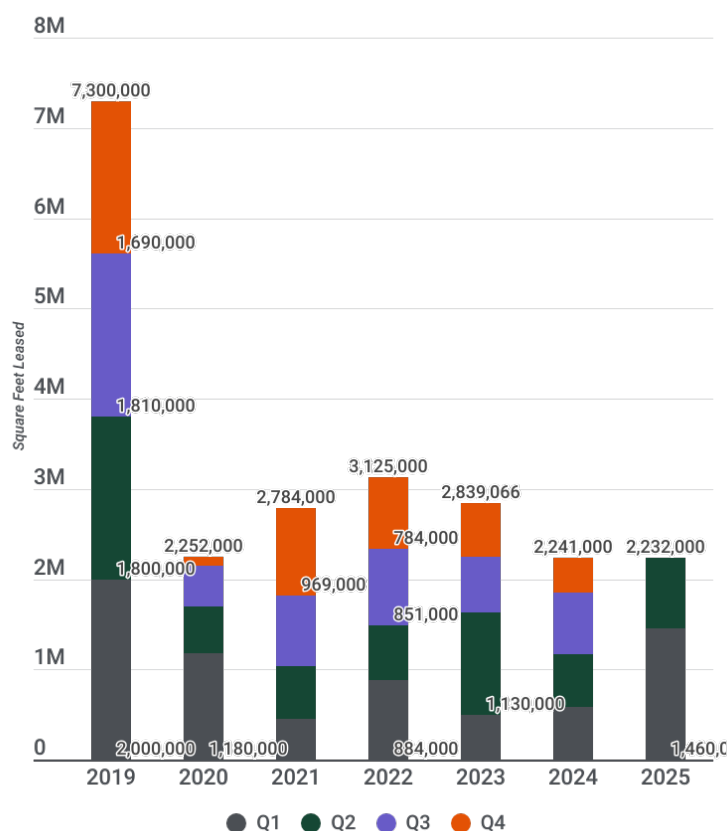
Lower Manhattan Leasing Remains Strong in Q2, Records Sixth Consecutive Quarter of Positive Absorption

Lower Manhattan's office market recorded a second straight quarter of positive leasing totals. The district finished Q2 with a 772,000 sq. ft. leasing total, translating to a year-over-year increase of 31%. Leasing in Q2 was also 12% higher than the five-year quarterly average despite falling 46% below Q1's unusually strong performance. Year to date leasing is now 2.23 million sq. ft., which is 87% greater than what were two historically weak quarters of 2024 at the beginning of last year.

Additionally, 89,000 sq. ft. of space was subtracted from the commercial office market, making it the neighborhood's sixth straight quarter of positive absorption. This trend mirrors the district's vacancy rate trend, which has also improved at the margins for six straight quarters. While positive absorption over the last year has been driven largely by residential conversion projects, the significant leasing activity of the first half of 2025 has certainly also contributed to positive absorption.

Lower Manhattan Annual New Leasing Activity, 2017-2025

Source: CBRE



772,000

Square Feet Of New Leasing In The Second Quarter

Large leases included a 192,915 sq. ft. deal at **One World Trade Center**, signed by an unnamed financial services tenant. This deal alone made up 25% of total leasing. Two other leases exceeded the 50,000 sq. ft. mark, with **Jaros, Baum & Bolles** – an engineering consulting firm – taking up 67,963 sq. ft. at **55 Water St.** The other lease came from video production company **Atlantic Pictures**, which inked a 66,012 sq. ft. deal at **100 Church St.** The three largest deals made up 42% of the quarter's total leasing activity, illustrating how most of the transactions were smaller deals less than 50,000 sq. ft.

Midtown South recorded its second highest quarterly leasing total since 2011, posting a 2.42 million sq. ft. leasing figure, mainly driven by a 1 million sq. ft. deal signed by **New York University** at **770 Broadway**. This leasing total put it 50 percentage points above its Q1 figure and 11.2% over its five-year quarterly average. Midtown, on the other hand, saw leasing fall over the quarter to 3.8 million sq. ft. – a 22% decline as well as a negative year-over-year change.

Relocation Activity Improves over the Quarter, Outperforms 2024 YTD Figures by Meaningful Margin

Relocation activity improved by 36% over the quarter with 104,862 sq. ft. – the highest quarterly figure since Q4 2023. The largest deal came from **Atlantic Pictures** at **100 Church St.**, which signed a 66,000 sq. ft. deal. Despite being only halfway through the year, relocation activity has already surpassed the 2024 total by 54%.

FIRE Sector Responsible for over Half of Q2 Leasing Total

Finance, Insurance and Real Estate (FIRE) companies spearheaded leasing activity in the second quarter. The financial services sector was the primary leader in this respect, mainly due to the 193,000 sq. ft. lease taken up by the aforementioned unnamed tenant at **One World Trade Center**. **Clear Street Management**, another financial services firm, signed a 45,000 sq. ft. lease at **4 World Trade Center**. Coworking and real estate company **Industrious** inked a 24,500 sq. ft. deal at **107 Greenwich St.**

Technology, Advertising, Media and Information (TAMI) made up 18% of second quarter leasing. As mentioned above, the media company **Atlantic Pictures** signed a

66,000 sq. ft. lease at **100 Church Street**. **Cloudfare**, an IT Services firm, inked a 34,000 sq. ft. deal at **One World Trade Center**.

The Professional Services sector accounted for 17% of leasing. The majority of this sector's activity came from a single, 68,000 sq. ft. lease at **55 Water St.**, signed by the aforementioned engineering consultant **Jaros, Baum & Bolles**.

Lower Manhattan Relocation Employee Assistance Program (LM-REAP) Renews in Latest State Budget

In June, the State Legislature passed legislation introduced by Assembly Member Grace Lee which renewed the Lower Manhattan Relocation Employment Assistance Program (LM-REAP), an economic development program that offers companies that relocate to Lower Manhattan from outside the city or under limited circumstances from within the five boroughs a tax credit of up to \$3,000 per employee. The Downtown Alliance was a key advocate for the program's renewal, leveraging data-driven analysis to demonstrate the need for a strong incentive aimed at attracting a wide range of incoming office tenants. For more information about LM-REAP and other programs unique to Lower Manhattan please visit the Downtown Alliance's website here: <https://downtownnyc.com/business/business-resources/office-tenants/>

Lower Manhattan Top Leases, Q2 2025

Source: CBRE, Costar, Colliers, Downtown Alliance

	Tenant Name <i>Location</i>	SF Leased <i>Transaction</i>	Sector
1	Invesco 225 Liberty Street	204,424 Renewal	FIRE, Financial Services
2	Unnamed Tenant 1 World Trade Center	192,915 New Lease	FIRE, Financial Services
3	Jaros, Baum & Bolles 55 Water Street	67,963 New Lease	Professional Services, Consulting
4	Atlantic Pictures 100 Church Street	66,012 New Lease	TAMI, Media
5	Clear Street Management, LLC 4 World Trade Center	44,716 Expansion	FIRE, Financial Services
6	Office of General Services 1 New York Plaza	44,009 New Lease	Government
7	New York State Court of Claims 26 Broadway	43,700 Renewal	Government
8	Empire Education 25 Broadway	42,424 Renewal	Education
9	Seaport Entertainment Group 199 Water Street	36,985 Renewal	FIRE, Real Estate
10	Cloudflare 1 World Trade Center	34,382 New Lease	TAMI, Technology

Zucotti Park



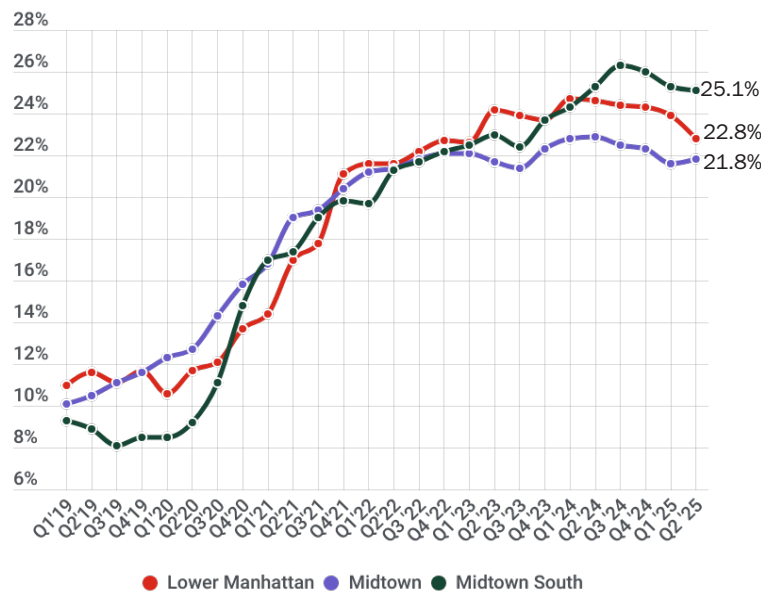
Vacancy Rate Declines for Sixth Consecutive Quarter

The Lower Manhattan overall vacancy rate has now fallen for the sixth quarter in a row, ending Q2 at 22.8%. Though the rate remains high compared to prepandemic figures, it is important to note that its 1.1% decline over the quarter makes it the greatest quarterly improvement since Q4 2020. Even more significant is the year over year improvement of 1.8% – the districts’ greatest annual decrease since 2015. Lower Manhattan’s Class A properties continue to perform well. The Class A vacancy rate fell to 22.1%, a 1.8% decrease over the year and relatively similar performance compared to last quarter.

Midtown South and Midtown saw less dramatic signs of improvement with respect to vacancy. Midtown South’s vacancy rate declined over the year and quarter, but only by 20 basis points. Its 25.1% rate remains the highest among the Manhattan submarkets. Midtown’s office market experienced a solid yearly decline of 1.1% and ended Q2 with a 21.8% vacancy rate. Both districts performed relatively well in regards to their Class A space: Midtown saw a year-over-year decline of 1.9% while Midtown South’s rate remained virtually unchanged.

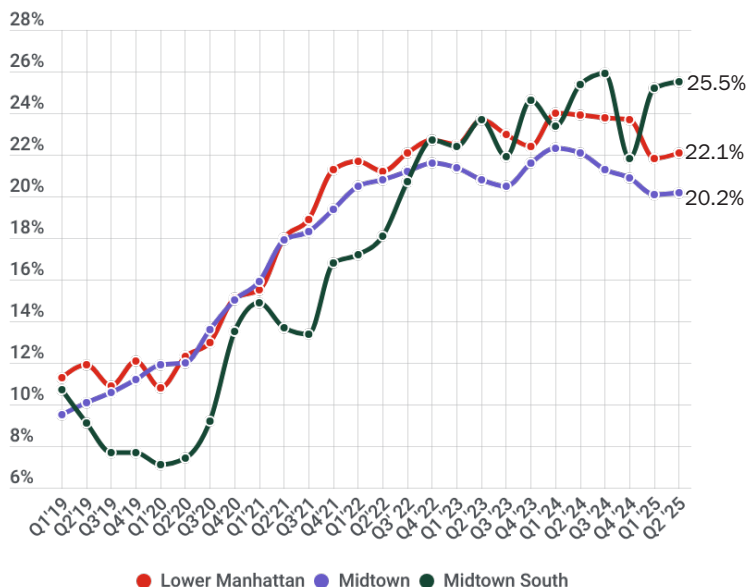
Overall Vacancy Rates by Submarket

Source: Cushman & Wakefield



Class A Vacancy Rates by Submarket

Source: Cushman & Wakefield



One World Trade



Overall and Class A Office Rents Experience Largest Percentage Increase Since 2018

Over the past quarter, the Lower Manhattan overall office rent increased by 2.1%, a growth rate not seen since 2018. Its current rental rate of \$56.18 is the highest it has been since Q2 2023, too. Its year-over-year growth was also significant, rising by a full percentage point — marking the first time since 2019 that this figure is positive.

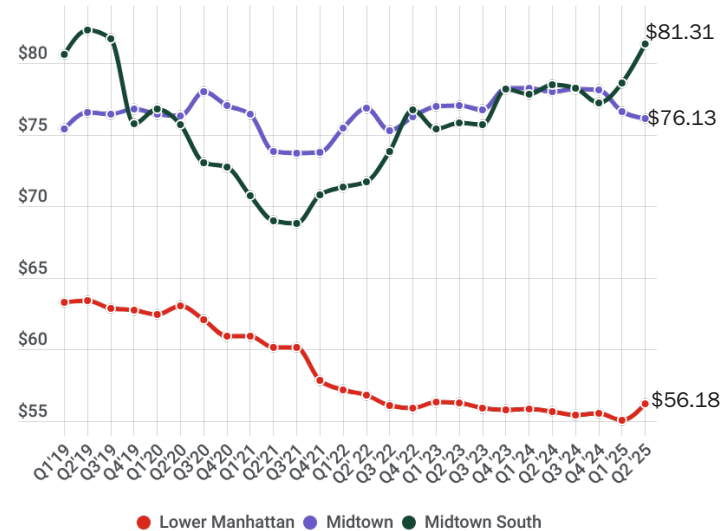
Moreover, the district's Class A rate — which finished at \$60.54 — saw significant growth as well. Year-over-year and quarterly changes accelerated by 2.4% and 2.3%, respectively. This makes it the highest yearly and quarterly price change since 2019.

Midtown South also fared very well by ending the quarter at an overall rental rate of \$81.31 per sq. ft., the highest it has been since 2019. It increased considerably over the year and quarter, posting an approximate 3.5% growth rate for both time intervals.

Meanwhile, Midtown — which ended Q2 with a \$76.13 overall rental rate — saw a 2.4% yearly decline. The last time its yearly change decreased this much was in 2021.

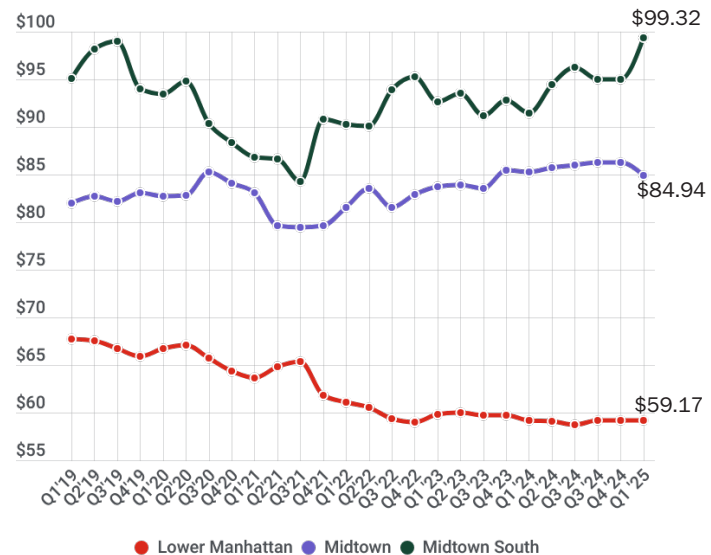
Overall Asking Rents by Submarket

Source: Cushman & Wakefield



Class A Asking Rents by Submarket

Source: Cushman & Wakefield



First Quarter Property Sales

Office Building Sales:

- **5 Hanover Square:** David Werner is in contract to buy 5 Hanover Square from CIM Group. The contract price is somewhere between \$50 million and \$60 million – about half the decade-old original cost of \$104 million. The developer is rumored to be eyeing a potential office-residential conversion.
- **30 Broad Street:** Intervest Capital put up the only bid of \$1,000 at a foreclosure auction of the 48-story Art Deco tower at 30 Broad St., also known as the Continental Bank Building.

Refinancing

- **180 Maiden Lane:** Picchio International refinanced its office property at 180 Maiden Lane by obtaining a \$193.1 million refinancing loan.
- **32 Old Slip:** The owners of the long-term land lease (ground lease) for the office building at 32 Old Slip in Manhattan, Safehold and Melohn Capital, have secured a new \$167 million loan from Goldman Sachs to refinance their existing debt on the land.

Residential Sales:

- **72 Nassau Street:** The three-story building at 72 Nassau St., a low-rise commercial property near John Street, has been sold for \$18.4 million. The seller, Hidrock Properties, offloaded the site to the Malachite Group, a Long Island-based real estate firm with holdings in 20 states. Malachite, which already owns nearby properties like 20 John St., 53 Nassau St. and 253 Broadway, secured \$12.1 million in acquisition financing from Flushing Bank, per public records.

Residential Financing:

- **111 Wall Street:** Developers are seeking a construction loan of about \$850 million to convert Manhattan's 111 Wall St. into more than 1,500 apartments.

Residential Refinancing:

- **125 Greenwich Street:** A joint venture between Fortress Investment Group, Bizzi & Partners and Bilgili Holding has secured a \$350 million loan to refinance a nearly completed 125 Greenwich St. Starwood Property Trust provided the loan.
- **180 Water Street:** Metro Loft is nearing a \$335 million recapitalization of 180 Water Street. 60 Guilders and Sentry Realty are joining the deal as new equity partners, acquiring approximately a 50 percent stake. New debt will also be

placed on the building. The deal, which values the building at \$335 million, is expected to close within 45 days.

Other:

- **80 West Broadway:** Plans have been filed with the Department of Buildings to demolish 80 West Broadway, a five-story multifamily building. Including the empty lot on Warren Street, the real estate was sold to development firm Astral Weeks in January 2025 for \$27 million.

Retail:

- **170 Broadway:** Crown Acquisitions and PPF Retail, a Morgan Stanley real estate adviser fund, are facing foreclosure at the 16,000 sq. ft. retail condo at 170 Broadway after allegedly defaulting on a \$70 million loan for the property.



RETAIL

Lower Manhattan welcomed 23 new retail establishments to the neighborhood during the second quarter of 2025. Approximately two thirds of the openings consisted of F&B establishments. Five personal and business services locations opened and three shopping locations opened as well. Some notable openings include:

- **Fogo de Chão**, the Brazilian steak house, opened at **40 Cortlandt Way**.
- **Silky Kitchen**, a fast-casual Chinese restaurant, opened at **12 John St.**
- **Quick Eternity**, a Moby Dick-inspired cocktail bar, opened at **22 Peck Slip**.
- **Mexi**, a high end Mexican restaurant, opened at **57 Stone St.**
- **Palm Street**, a Thai restaurant serving salads and noodles, opened a location at **41 John St.**
- **Āne Restaurant and Bar**, an upscale Indian restaurant, opened at **20 Maiden Ln.**
- **Lucky Tiger**, a tiger-themed pan-asian eatery, opened at **66 Pearl St.**
- **No Plates Coffee**, a minimalist coffee and pastry shop, opened at **12 John St.**
- **Yips**, a Chinese restaurant that closed during the height of the pandemic, reopened at **18 Beaver St.**
- **Sweet Lu**, a brand selling deserts inside of Yips, also opened at **18 Beaver St.**
- **Printemps Wine Shop** opened within Printemps at **1 Wall St.**

Sadly, four retailers and one entertainment venue closed in the first quarter:

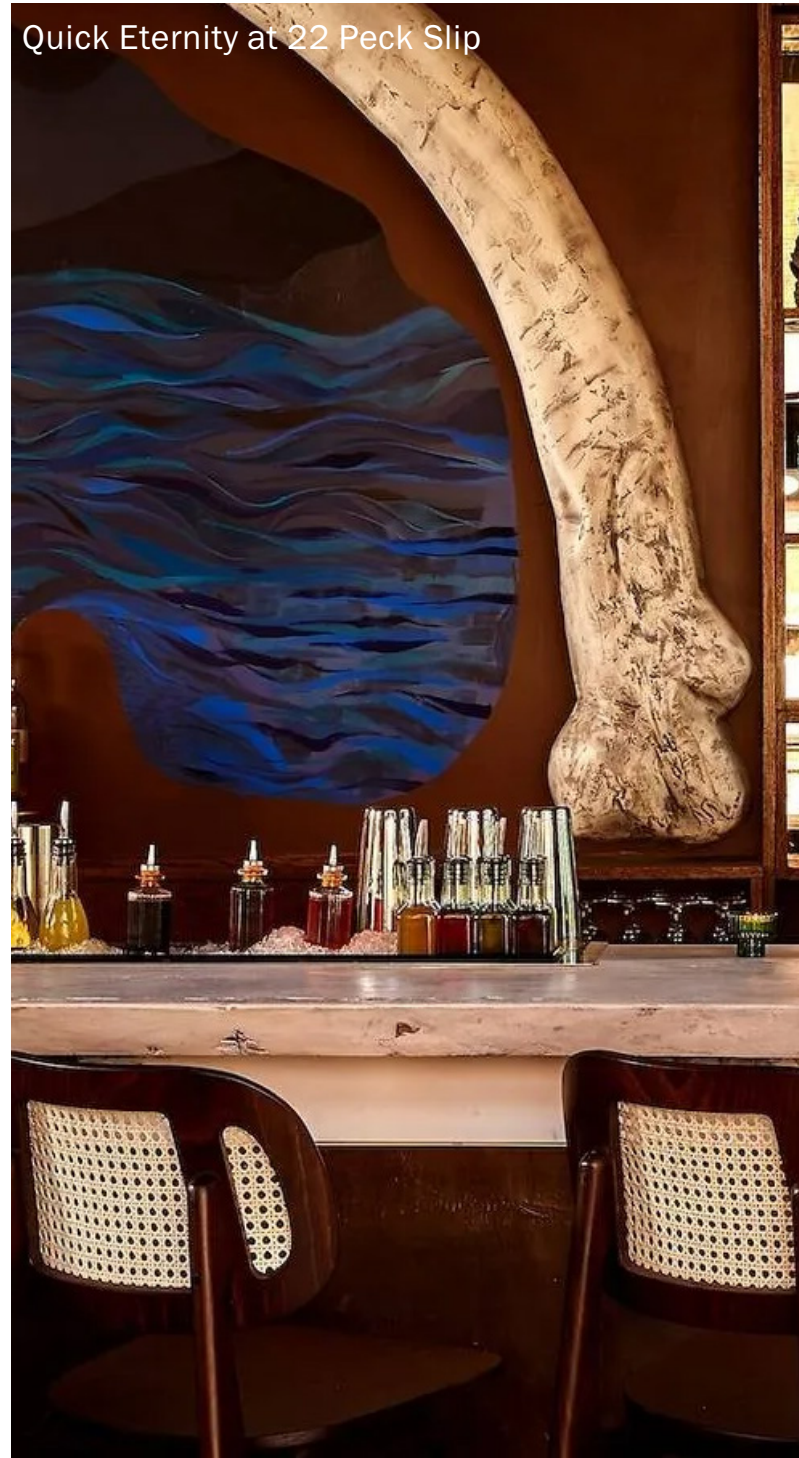
- **Mongolian Gallery** closed up shop at the **Oculus**.
- **9 to 5 Fashion Outlet** closed at **76 Nassau St.**
- **URVet** closed at **200 Chambers St.**
- **Di Fara Pizza** closed at **108 South St.**

The immersive theatrical production **Life & Trust** closed at **20 Exchange Place**.

Looking ahead, 26 new retail locations are coming soon. Notable additions include:

- **Sammiwago**, which will serve authentic Taiwanese dumplings, plans to open at **62 William St.**
- **The Golden Mall**, a Chinese food emporium, plans to open at **47 Broadway**.
- **Barcade** is set to debut its downtown location at **10 Cortlandt St.**

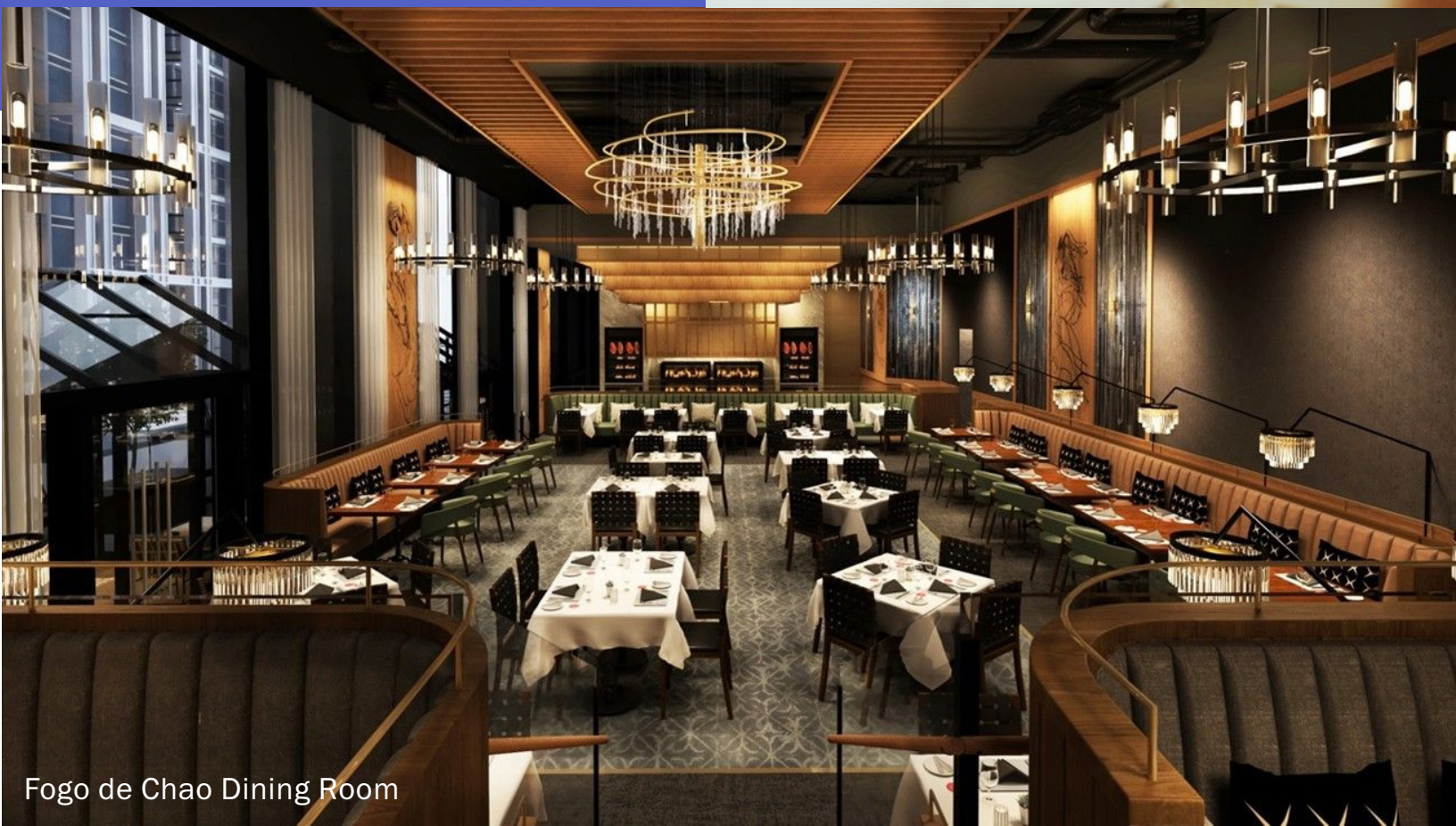
Quick Eternity at 22 Peck Slip



Lower Manhattan Adds to Legacy of Steakhouses by Welcoming Fogo de Chao

During Q2, Lower Manhattan added to its rich collection of steakhouses by welcoming Fogo de Chao to 3 World Trade Center. The new restaurant features an open churrasco grill where gaucho chefs perform their work in front of steak-loving patrons by preparing and grilling meats over an open flame. The centerpiece of the main dining area is a white Carrara Market Table, complemented by a unique bas-relief inspired by Antonio Carigni's O Lacador statue, symbolizing traditional gaucho heritage. The space also includes dramatic wine displays, on-site dry-aging meat lockers, and a vibrant indoor bar that's perfect for enjoying happy hour throughout the day.

Fogo de Chao's entrance into the neighborhood revitalizes one of Lower Manhattan's legacies – traditional New York Steakhouses. The Brazilian steakhouse joins the company of Harry's Steakhouse at 1 Hanover Sq., Carne Mare at Pier 17, Morton's at 130 Cedar St., Capital Grille at 120 Broadway, CUT at 30 Park Place and Delmonico's at 2 South William St.. As the first and only Brazilian steakhouse in the district, the restaurant adds to the neighborhood's reputable steakhouse collection.



Fogo de Chao Dining Room

HOTELS + TOURISM

Average Daily Room Rates (ADR) Hits New Q2 Record, Occupancy Tied for Second-Highest on Record

The hospitality market in Lower Manhattan enjoyed another successful quarter, this time hitting a Q2 record of a \$334 ADR. That makes it the third highest ADR since the Alliance started recording these statistics in 2016. Quarter-over-quarter, the ADR increased by a healthy 45%.

The Midtown submarkets saw growth in their ADRs as well. Midtown West, East and South all set their Q2 records, averaging \$367. Like Lower Manhattan, their quarterly growth rates averaged approximately 40%. Between the four submarkets, growth rates compared to Q2 2019 were outstanding, ranging from 145% to 174%. Even city-wide ADR was 40% above its prepandemic rate.

Occupancy rates in Lower Manhattan remained strong, finishing the quarter at 88%. Though down 1% compared to last year, this figure is up 11% over the quarter and only 1% shy of the nine-year quarterly record. The Midtown markets fared similarly, inasmuch as they continued their strong numbers and remained just shy of their all-time highs.

Tourism Continues to Rebound

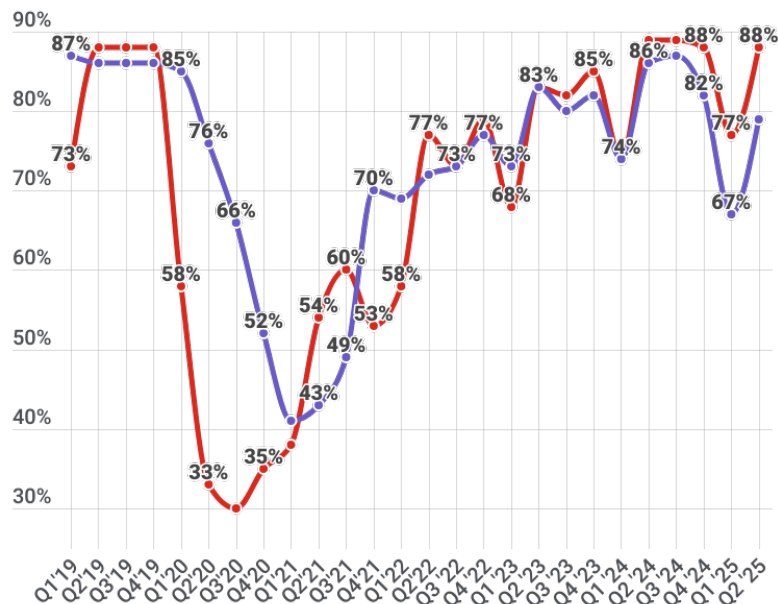
Lower Manhattan visitorship has continued to rebound from the pandemic. The district welcomed 9.3 million tourists (defined as people living outside the NYC metro area) in 2024, a 3.3% increase from 2023 and a 29% improvement from 2022. However, the district welcomed 11.3 million unique visitors (defined as any Lower Manhattan visitor who neither works nor lives downtown) by the end of the year – a 5% decrease from 2023's 11.9 million visitors.

The share of unique visitors coming from NYC shrunk from 17% to 12%, which could be related to the decline in overall visitorship. Conversely, the share of international tourists grew from 54% in 2023 to 59% in 2024 – potentially explaining the increase in tourism. The share of visitors from the NYC suburbs also increased significantly, from 5% to 12%.

International tourists' large share of overall visitation came

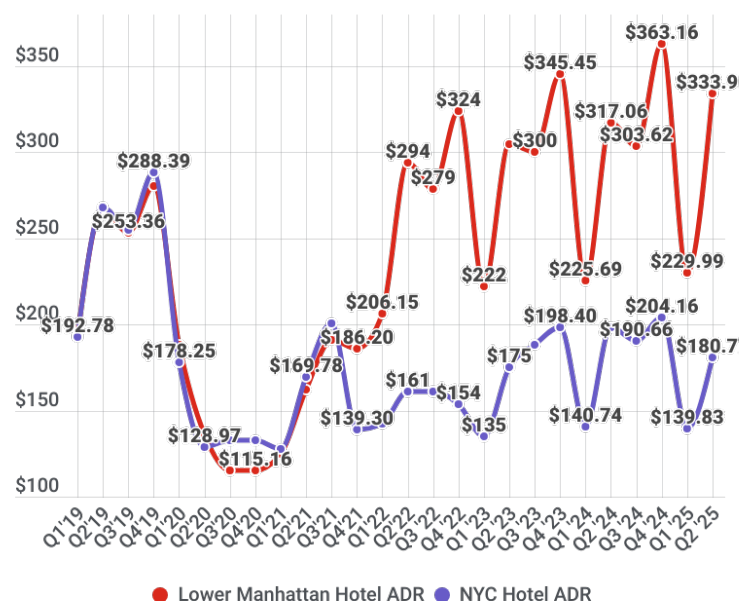
Hotel Occupancy in Lower Manhattan and New York City

Source: CoStar/STR



Hotel Average Daily Room Rate (ADR) in Lower Manhattan and New York City

Source: CoStar/STR



close to mirroring 2019's share of 61%. Countries with the highest visitor share came from Western Europe, such as the United Kingdom, Germany, France and Italy. The only non-European Country within the top five was Canada. All of these countries ranked in the top five for 2023's international visitorship as well.

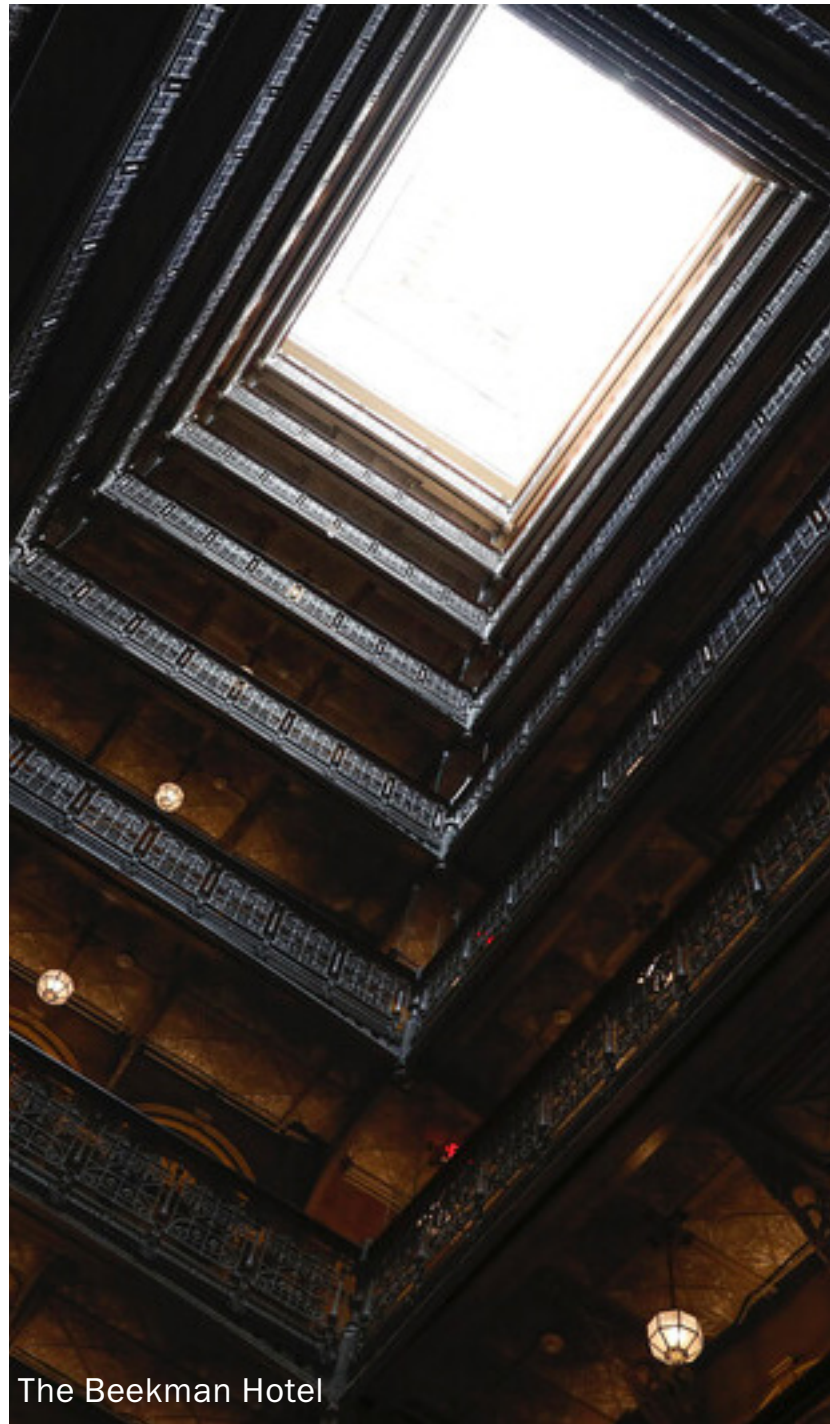
Lower Manhattan Hotel Inventory and Development

The current hotel inventory in Lower Manhattan stands at **8,534** rooms across **44** hotels. No new hotels opened in the first quarter.

Lower Manhattan Hotel Pipeline

Source: Downtown Alliance

	Hotel / Address	Owner/ Developer	Rooms	Open Date
1	Hotel Indigo 8 - 12 Maiden Ln.	W & L Construction	TBD	2025
2	Platt Street Hotel 7 Platt St.	The Moinian Group	172	2025
3	Tempo by Hilton 140-142 Fulton St.	Hidrock Realty	296	TBD
4	The Ned Hotel 123 Greenwich St.	Yucaipa Companies	174	TBD
Total Hotels in the Pipeline			4	
Total Hotel Rooms in the Pipeline			642	



The Beekman Hotel

\$334

Lower Manhattan Hotel Average Daily Room Rate

RESIDENTIAL

Inventory and Development

Lower Manhattan currently has 349 residential buildings and 36,975 existing units. No new developments received their certificates of occupancy in the second quarter. The population total continues to approach the 70,000 milestone. Looking ahead, 19 developments totalling 6,514 units are either planned for development or currently under construction. 80% are planned as rentals and the remaining 20% as condos.

Recently completed projects include:

- **55 Broad St.:** MetroLoft and Silverstein Properties converted the 410,000 sq. ft. building into 571 market-rate apartments along with amenities such as a fitness center, a pool, a rooftop terrace with outdoor entertainment space and a tenants' lounge. The project is the first fully electric office-to-residential development to achieve LEED certification. The 571-unit residential conversion project, developed by Metroloft and Silverstein Properties, has opened a housing lottery for 143 mixed-income apartments.
- **25 Water St.:** A 32-story office-to-residential conversion developed by GFP Real Estate, Metro Loft Management and Rockwood Capital, the building yields 1,300 units, 330 of which are reserved for affordable housing. Amenities include a gym, spa, pool, community center party room and business center.

Later in 2025, one additional residential development is expected to wrap construction and open:

- **1 Park Row:** Facade installation is closing on 1 Park Row, a 23-story mixed-use residential building. Designed by Fogarty Finger Architects and developed by Circle F Capital, the 305-foot-tall structure will span 103,000 sq. ft. and yield 62 condos. The building will also contain 19,000 sq. ft. of office and retail space on the lower levels.

New Construction:

- **7 Platt St.:** Moinian Group is building a new 250-unit tower that will also contain a hotel component. 7 Platt St. is expected to open in 2025.
- **8 Carlisle St.:** Excavation continues at 8 Carlisle St., the site of a 64-story residential skyscraper. Designed by Handel Architects and developed by Carlisle New York Apartments and

Grubb Properties, which recently closed on a \$86 million loan for the project, the 712-foot-tall structure will yield 326,221 sq. ft. with 462 residential units, 7,000 sq. ft. of commercial space, and a 60-foot-long rear yard.

- **250 Water St.:** In late 2021, the Howard Hughes Corporation was approved for its \$850 million development project. It was reported that the firm would convert a parking lot into a 324-foot-tall building with 270 apartments (including 70 affordable units), Class A office space, retail and community space. The project would generate \$50 million in funding for the South Street Seaport Museum, with \$40 million generated from the Howard Hughes project and another \$10 million committed by the City. The project broke ground in 2022, and remediation has since been certified through the New York State Brownfield Cleanup Program. And after extensive litigation concerning the land's landmark designation, it seemed as though the project cleared its final legal hurdle. The Seaport Entertainment Group is now exploring a potential sale of the land.

1 Park Row



Office to Residential Conversions

- 64 Fulton St.:** Flatiron Real Estate Advisors is looking to convert the 125-year old 64 Fulton St. into 49 residential units spanning floors 3-11. The current plan calls for the units to consist of 18 studios, 22 one-bedrooms and eight two-bedrooms with two loft tenants remaining. The project will benefit from the city's 467m tax-abatement program to make 12 of the units affordable.
- 222 Broadway:** A permit application was filed by GFP Real Estate and Texas Pacific Group (TPG) on August 7 to convert a 31-story, 756,138 sq. ft. office building into 798 apartments. The project is estimated to cost \$43.6 million. GFP purchased the property from Deutsche Bank's asset management arm for \$150 million, which is less than a third of the \$500 million the bank paid for the building in 2014.
- 111 Wall St.:** Nathan Berman's Metro Loft Management and InterVest have partnered to transform a 1.2 million sq. ft. tower into 1,300 rental units. Construction is slated to commence in mid-2025, with the first units anticipated to become available in 2026.
- 77 Water St.:** The Vanbarton Group agreed to purchase Sage Realty's property at 77 Water St. for approximately \$95 million. They intend to convert the 26-story office building into up to 600 residential units.
- 80 Pine St.:** Joseph Hoffman's Bushburg has bought 80 Pine St., a 1.2 million sq. ft. office building, for \$160 million. According to permits from the Department of Buildings, the developer plans to convert the 38-story office tower into a partially residential building. The project involves creating 500 housing units on floors 2 through 17, with each floor containing approximately 50 units. The building's exterior windows will also be replaced, and there will be parking for 260 bicycles. The estimated construction cost is around \$40 million.
- 2 Wall St.:** 2 Wall St. is undergoing a significant transformation. The owner, Fieldston Capital, is planning to convert the upper floors of the 21-story building into 121 residential apartments.
- 5 Hanover Square:** Investor David Werner is in contract to purchase 5 Hanover Square, a 25-story office building in Manhattan's Financial District, for between \$50 million and \$60 million—about half of what CIM Group paid in 2013. The property is approximately 50% vacant, and given Werner's recent track record of converting aging office buildings into apartments, a partial residential conversion is likely. 5 Hanover Square is poised to be part of Werner's growing portfolio of discounted office assets being repositioned for residential use.

Lower Manhattan Construction Pipeline

Source: Downtown Alliance

	Address	Lease / Building Type	Units	Open Date
1	1 Park Row	Condo New Construction	58	2025
2	8 Carlisle Street	Rental New Construction	400	2025
3	7 Platt Street	Rental New Construction	250	2025
4	161 Maiden Lane	Condo New Construction	80	TBD
5	45 Park Place	Condo New Construction	50	TBD
6	250 Water Street	Condo/Rental New Construction	270	TBD
Condo + Rental Units Under Construction		Total	1,108	

222 Broadway



Residential Sales Increase for Fourth Straight Quarter, Median Rents are Second Highest on Record

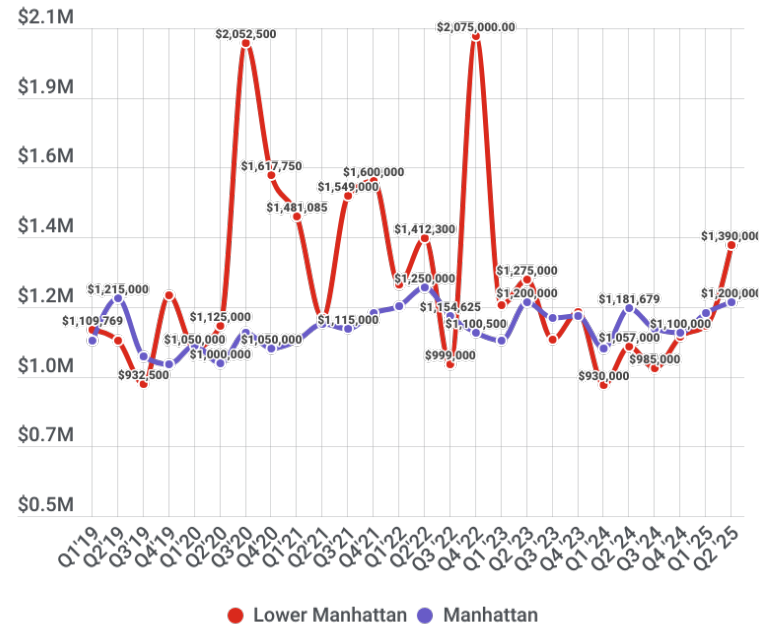
Lower Manhattan condo sales have now increased for four straight quarters. The median sale price increased 23% over last quarter to \$1.39 million, putting the district 31% above the median this time last year. In fact, the last time the district saw its median rent value climb this high was in 2022.

The entire borough of Manhattan saw a more modest price increase, inching up by 1.6% over the year and finishing the quarter at \$1.2 million. This makes it the first time in seven quarters where the Lower Manhattan sales price has exceeded the borough-wide figure.

The district's median apartment rent also remained historically high in the second quarter by finishing at \$4,790, the second highest quarterly value on record. The previous record was set just last quarter with a \$4,795 median. This rent figure is not only up over the year, but also 20% above the prepandemic median. Manhattan as a whole recorded a new record at \$4,500 as the median rent – 7% higher than its previous record and almost 30% greater than the prepandemic figure.

Median Residential Sales Price

Source: Miller Samuel

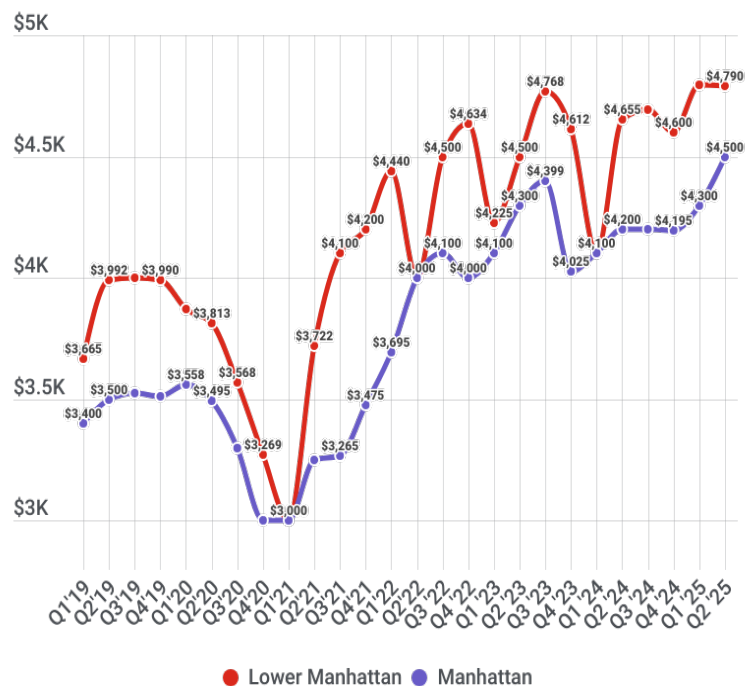


\$4,790

Median Rent Price in the Second Quarter

Median Residential Rental Price

Source: Miller Samuel



MAJOR PROJECTS UPDATE

World Trade Center

Site 5

A partnership between Brookfield and Silverstein Properties received approval from the Port Authority and Lower Manhattan Development Corporation (LMDC) to develop Site 5 at the World Trade Center, also known as 130 Liberty St. The site recently served as a Port Authority police depot and the southernmost area continues to function as a temporary public plaza.

The proposed 1.56 million sq. ft. tower is expected to include approximately 1,300 rental apartments, 30% of which will be affordable. LMDC approved an override to city zoning rules in order to build a tower larger than local regulations allow. 5 WTC will also include roughly 10,000 sq. ft. of nonprofit community space to be occupied by the Educational Alliance, over 190,000 sq. ft. of retail and office space and a connection to Liberty Park.

Pace University

In December 2022, Pace announced plans to renovate One Pace Plaza, adding new academic spaces, a modernized residence hall and a new performing arts center. The renovation will include the reconstruction of the lower floors of One Pace Plaza East and upgrades to the dormitory building at 182 Broadway. Construction is expected to be completed in 2026.

The university recently announced the formation of the Sands College of Performing Arts, as it has just finished construction. It is housed within a new performing arts center at One Pace Plaza containing a 450-seat proscenium theater, a 200-seat flexible theater and a 99-seat black box theater. Rob and Pamela Sands gave a \$25 million donation, which is part of a fundraising campaign that includes private donations and \$30 million from the state and federal governments.

The new building serves as a replacement for Pace's 50-year-old tower at One Pace Plaza East. 15 Beekman St. is the third property SL Green has built for Pace in the neighborhood. The developer previously built dorm

buildings at 33 Beekman St. in 2015 and 180 Broadway in 2013. The building yields 213,084 sq. ft. and stands 338 feet tall. It is alternately addressed as 126–132 Nassau St.

Transportation Infrastructure

Street Reconstruction

Reconstruction of Front Street between Old Slip and John Street, which began in January 2020, was finally completed this Spring. Greenwich Street reconstruction, between Barclay and Chambers streets, began in early 2022 and will be completed in August 2026; the adjacent sidewalks at 240 Greenwich St. will also be redone in tandem. Vesey Street reconstruction, between Church Street and Broadway, began in September 2022 and will be completed in June 2025. Nassau Street reconstruction, between Pine Street and Maiden Lane, will be completed in 2025. 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 Improvements

The city began work on the streetscape and public-realm enhancement project along the Water Street corridor in May 2021. The \$22.8 million 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 also includes new street trees, rebuilt sidewalks and enhanced pedestrian safety from Whitehall Street to Old Slip.

Parks and Open Space

Wagner Park

In July 2022 the Battery Park City Authority (BPCA) closed Wagner Park to begin work on the \$221 million South Battery Park City Resiliency Project. As of July 2025, the project has finally been completed. Plans called for the demolition and reconstruction of Wagner Park and the Wagner Park Pavillion, ultimately elevating the park by 10 feet and installing flood walls, berms and other resiliency infrastructure from the Museum of Jewish Heritage through Wagner Park and Pier A, moving along Battery Place over to Bowling Green Plaza.

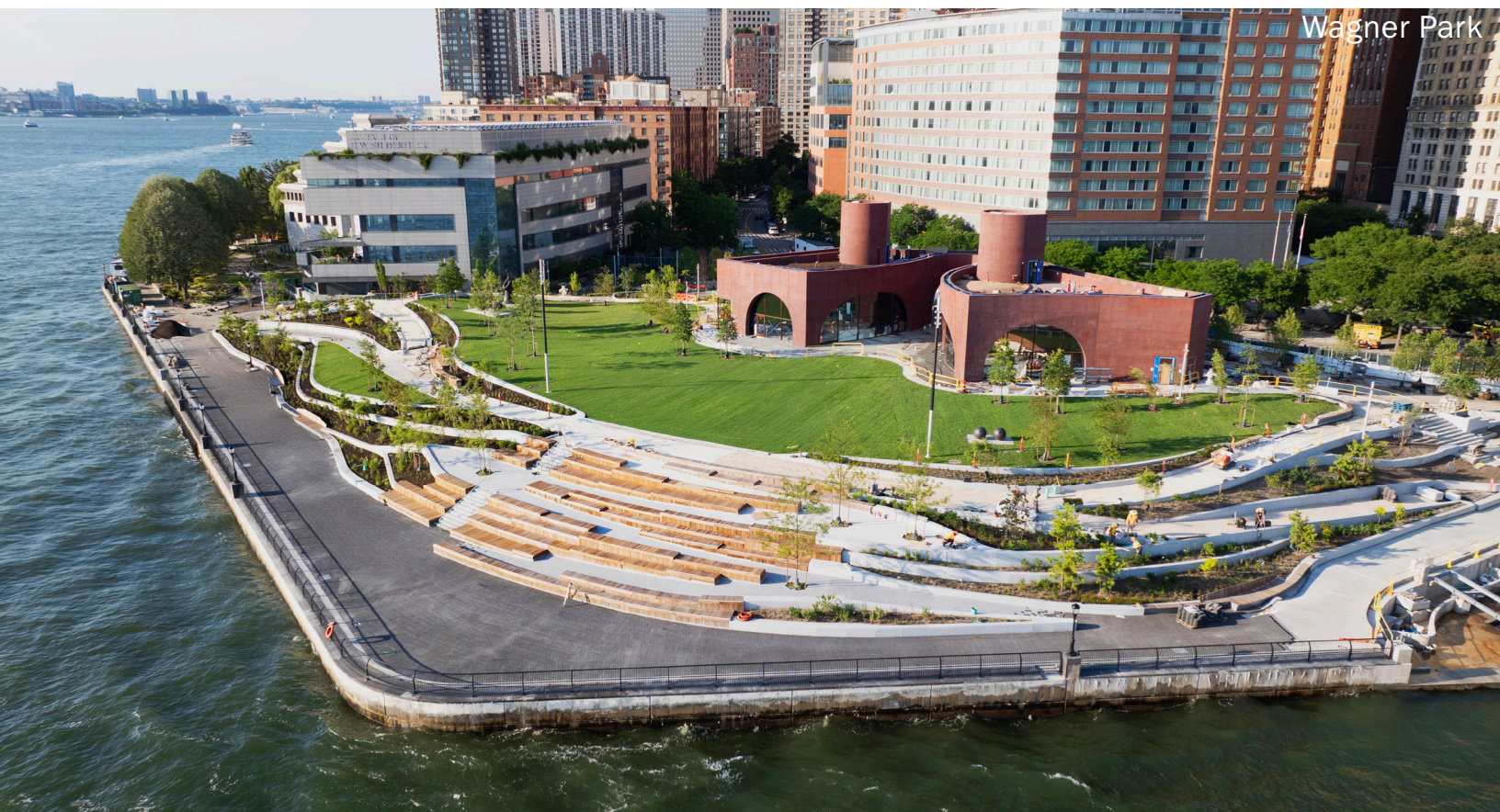
With construction completed, the park is said to protect more than 100,00 residents, 200,000 jobs, 12,000 businesses and will create 400 construction jobs, according to the Office of the Mayor.

Climate Resiliency

Resilient Infrastructure

Work continues on parts of the Financial District and Seaport Climate Resilience Master Plan, a resilient infrastructure plan released in 2021 to protect Lower Manhattan from future flooding. The master plan is part of the larger Lower Manhattan Coastal Resiliency strategy, with active capital projects in Battery Park City, the Battery and Two Bridges. The plan calls for the creation of a two-level waterfront park that extends the shoreline of the East River by up to 200 feet.

The upper level will be elevated by 15 to 18 feet to protect against severe storms, while doubling as public open space. The lower level will be a waterfront esplanade raised three to five feet to protect against sea level rise, while offering access to the East River shoreline.



Wagner Park

Governors Island

New York Climate Exchange

New York City selected a consortium led by Stony Brook University to develop a \$700 million, 400,000 sq. ft. climate research and development campus on Governors Island that will be called the New York Climate Exchange. The campus will include two new classroom and research buildings, student and faculty housing and university hotel rooms. The campus is expected to host 600 college students, 6,000 job trainees and 250 faculty members and researchers. In addition to Stony Brook University, the development consortium includes IBM, Georgia Institute of Technology, Pace University, Pratt Institute and Boston Consulting Group. Governors Island was rezoned in 2021 to allow for the campus. Construction is expected to begin in 2025 and wrap up in 2028. The Trust for Governors Island has expanded ferry service running every 15 minutes, including the addition of New York City's first public, hybrid-electric ferry.

New York Climate Exchange





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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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