



**2025**

**LOWER MANHATTAN  
REAL ESTATE Q4 AND  
YEAR IN REVIEW REPORT**

# 2025

## THE ALLIANCE FOR DOWNTOWN NEW YORK LOWER MANHATTAN REAL ESTATE YEAR IN REVIEW

### EXECUTIVE SUMMARY

For the first time since the Covid-19 pandemic, all sectors of Lower Manhattan's economy prospered in 2025. Office leasing roared back from a dismal 2024 as the downtown market enjoyed its most active year since 2019. The 4.75 million sq. ft. of transaction activity last year was more than double 2024's activity and was by far the best leasing year since the pandemic. In 2025, Lower Manhattan welcomed many new residents, with the district's population estimated to exceed 70,000 for the first time. This milestone reflects ongoing interest in converting under-performing office space to residential use, a trend likely to continue into the future with 12 new conversion projects announced last year. Lower Manhattan's retail scene continued to expand, providing many exciting new eating, drinking and shopping venues for the neighborhood. The district's hotels boasted record-setting room rates and record or near-record occupancy in every quarter.

#### Office Market Has its Best Year Since the Onset of the Pandemic

A strong Q4 pushed Lower Manhattan's yearly leasing total to 4.75 million sq. ft., twice the amount of activity recorded in 2024 and by far the market's strongest year since 2019. Many longtime and well-known Lower Manhattan businesses, including Moody's, BNY Mellon and Jane Street Capital signed major new

leases in the district. More firms are moving to Lower Manhattan as well, with relocation activity increasing fivefold compared to 2024. Businesses in the finance, insurance and real estate (FIRE) sector accounted for half of all leasing in 2025, while government leasing fell to its smallest share of total activity since the beginning of the pandemic. Lower Manhattan's strong performance mirrors the other Manhattan submarkets. The borough on the whole saw more than 32 million sq. ft. of leasing activity, a 32% increase over 2024 and the third highest total on record.

Despite modest improvements overall, vacancy rates downtown remained close to historic highs. This likely reflects an ongoing preference for high-quality, amenity-rich buildings close to major transit lines. Residential conversion projects are expected to continue bringing office supply closer in line with demand in the coming years.

#### Residential Conversion Projects Power a Growing Residential Pipeline as Lower Manhattan's Population Tops 70,000

Lower Manhattan's ongoing transformation into a truly mixed-use district reached a new milestone in 2025 as the neighborhood's estimated residential population hit 70,000 for the first time. Office-to-residential conversions have played a major role in

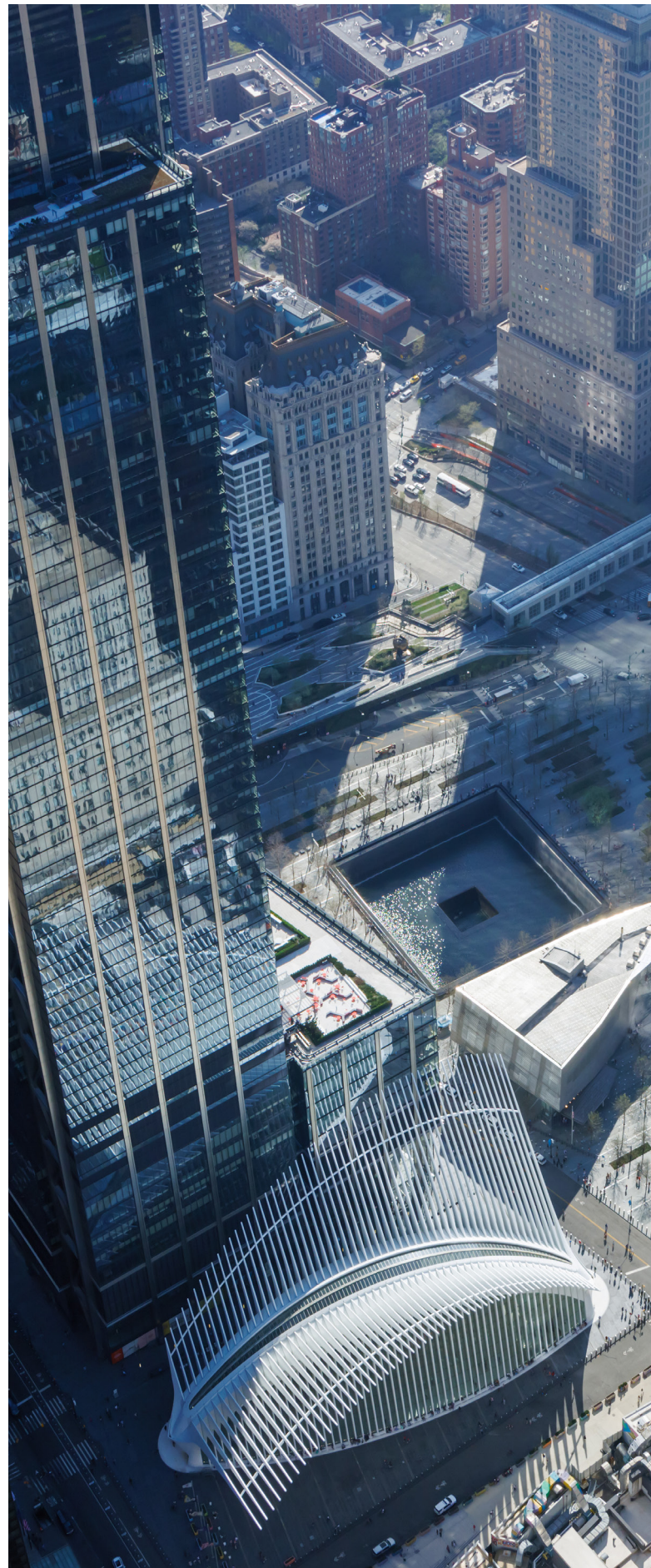
fueling the district's post-pandemic population growth. Last year, more than 1,800 units in conversion projects came online downtown. Of the 8,987 planned or under-construction units in Lower Manhattan, 68% are in conversion projects.

### **Retail Continues to Grow and Diversify**

Lower Manhattan's retail offerings continued to grow in 2025 as more residents moved into the neighborhood and offices continued to fill with workers. The 90 new openings this year reflect a 38% improvement over 2024. Several long-expected new retailers and eateries opened in 2025, including French luxury shopping experience Printemps, hip-Tulum based eatery Gitano and Brazilian steakhouse chain Fogo de Chão. At 28 Liberty, Soccerooft, a new all ages soccer facility, joins a growing number of sports and fitness businesses that have opened in repurposed office space.

### **Hotel Market Continues to Reach Record Highs in Occupancy and Room Rates**

Downtown hotels continued to hit record and near-record room and occupancy rates in 2025. Average daily room rates (ADRs) in Lower Manhattan set records in every quarter last year. Occupancy rates hit a record high in Q4 and tied records in Q2 and Q3. The neighborhood's diverse offering of hotel products across a range of price points should position the market well for this summer's FIFA World Cup and America 250 celebrations.



# COMMERCIAL LEASING

## Lower Manhattan Leasing Surges to Pre-pandemic Levels

Lower Manhattan's office market enjoyed its best year since the beginning of the Covid-19 pandemic. In Q4, 1.57 million sq. ft. in new leasing helped push the annual total to 4.75 million sq. ft. That is more than two times the 2024 leasing total and by far the most active year since 2019.

The year got off to a hot start in Q1 when **Jane Street Capital** signed a 625,000 sq. ft. expansion deal at **250 Vesey St.** (with 358,000 sq. ft. of renewal space). The lease total was 1.42 million sq. ft. that quarter. Q2 followed, buoyed by a 192,915 sq. ft. **BNY Mellon** lease at **One World Trade Center**. Progress continued into the third quarter, with almost 1 million sq. ft. leased.

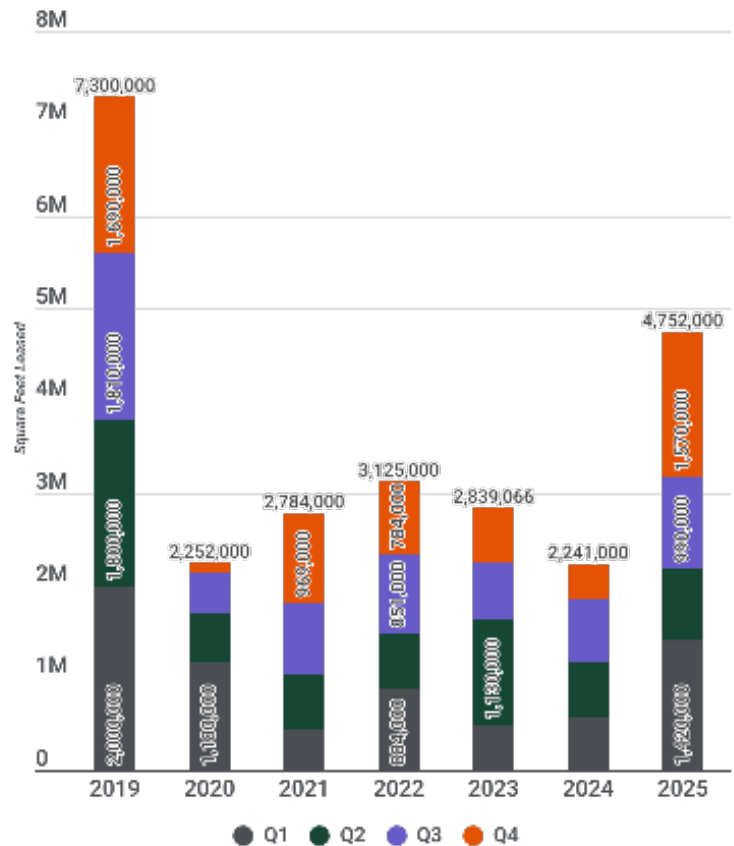
This past year of leasing has been dramatic given the depressed leasing totals following 2020. Four of the previous five years did not eclipse 3 million sq. ft. of activity; the district saw its lowest leasing total on record in 2024. 2025 delivered a pleasant surprise to the district — so much so that leasing has risen to pre-pandemic levels.

Lower Manhattan's 1.57 million sq. ft. leasing total in Q4 marks a near 60% increase over the quarter and a fourfold spike compared to last year. Additionally, it is double the five-year quarterly average. A number of large leases led the charge, including **Moody's** deal at **200 Liberty St.** that accounted for 457,773 sq. ft. and **Stripe's** 139,497 sq. ft. at **28 Liberty St.**

Office leasing was strong across Manhattan with Midtown and Midtown South recording markedly increased activity compared to 2024. Midtown, which ended Q4 with 5.19 million sq. ft. leased, finished the year with 19.47 million sq. ft. for all of 2025. This makes it the district's highest leasing total since 2018 and the second highest total on record. Moreover, Midtown South recorded its highest leasing total on record, finishing the year with 8.06 million sq. ft. of office space leased. Overall leasing in Manhattan increased 37.6% compared to 2024, which translates to a total of 32.28 million sq. ft. of leasing, the third highest year total on record.

## Lower Manhattan Annual New Leasing Activity, 2019-2025

Source: CBRE



## Positive Net Absorption for Eight Consecutive Quarters, Conversion Plans Take Off in 2025

Besides healthy leasing activity, Q4 2025 marks the eighth consecutive quarter of positive net absorption, finishing the quarter with a net 821,000 sq. ft. exiting the market. This brings the year-end absorption total to 2.02 million sq. ft., which also makes it the first time in 25 years that absorption has exceeded 2 million sq. ft.

This is largely due to the residential conversion boom in the neighborhood. Over the past two years, 14 new conversion projects have been announced, accounting for at least 3,200 units. But even though conversions are responsible for much of the absorption streak, the doubling of leasing

over the year illustrates that market activity has played an increasingly prominent role in taking space off the market.

## Relocations Increase Substantially Compared to 2024

New movers to Lower Manhattan accounted for 592,000 sq. ft. of the year-end leasing total, a fivefold increase compared to last year. In Q4 alone, relocation activity increased to 270,000 sq. ft., a 92% increase compared to the previous quarter and more than double the 2024 year-end total.

Not only are there more newcomers to the district, but the share of relocation leasing activity to total leasing activity increased as well. In 2024, only 5% of all leases were relocations to the district. In 2025, this figure increased to 12%, illustrating the heightened attractiveness of the district and the competitive advantage Lower Manhattan offers when it comes to rents, a diverse industry mix and transit access.

Major relocations this year included the **Department of Aging's** 110,156 sq. ft. lease at **14 Wall St.** in Q3, **Scale AI's** 79,118 sq. ft. move to **One World Trade Center** during Q4, and a 73,548 sq. ft. relocation to **199 Water St.** by **Arch Labs** in Q4. **Atlantic Pictures** also signed a considerable lease at **100 Church St.** for 66,012 sq. ft.

## FIRE Sector Leads Leasing in 2025, Followed by TAMI and Professional Services

Approximately 50% of all leases in 2025 came from the finance, insurance and real estate (FIRE) sector. The largest leases in this sector included **Jane Street Capital**, a quantitative trading firm, with a 625,000 sq. ft. expansion at **250 Vesey St.**, as well as **Moody's** (credit ratings and analytics) 457,773 sq. ft. relocation to **200 Liberty St.**. **BNY Mellon**, a global banking and asset management firm, signed a 192,915 sq. ft. lease at **One World Trade Center**. Besides **Moody's**, major FIRE leases during Q4 included **Arch Labs** (digital asset investment firm) with a 73,548 sq. ft. lease at **199 Water St.**, **GFI Group**, a financial brokerage firm, with its 65,000 sq. ft. expansion deal at **55 Water St.**, and a 60,000 sq. ft. move by **WeWork** (flexible office provider) to **250 Broadway**.

The technology, advertising, media and information (TAMI) sector accounted for the next largest share of this year's leasing at 25%. **Stripe**, an online payments platform, signed the largest deal at **28 Liberty St.** with 140,000 sq. ft.,

## Lower Manhattan Top Leases, 2025

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

	Tenant Name <i>Location</i>	Sq. Ft. Leased <i>Transaction</i>	Sector
1	<b>Jane Street Group, LLC</b> 250 Vesey Street	<b>984,000</b> Expansion/ Renewal	<b>FIRE, Finance</b>
2	<b>Moody's Investors Service</b> 200 Liberty Street	<b>457,773</b> New Lease	<b>FIRE, Finance</b>
3	<b>BNY Mellon</b> 1 World Trade Center	<b>192,915</b> New Lease	<b>FIRE, Finance</b>
4	<b>Stripe</b> 28 Liberty Street	<b>139,497</b> Expansion	<b>TAMI, Technology</b>
5	<b>GFI Group</b> 55 Water Street	<b>128,749</b> Expansion/Re- newal	<b>FIRE, Finance</b>
6	<b>NYC Department of Aging</b> 14 Wall Street	<b>110,156</b> New Lease	<b>Government</b>
7	<b>Arup Services</b> 140 Broadway	<b>99,418</b> New Lease	<b>Professional Services, Consulting</b>
8	<b>Axsome Therapeutics</b> 1 World Trade Center	<b>96,29</b> New Lease	<b>TAMI, Technology</b>
9	<b>Scale AI</b> 1 World Trade Center	<b>79,118</b> New Lease	<b>TAMI, Technology</b>
10	<b>Lewis Brisbois Bisgaard &amp; Smith</b> 140 Broadway	<b>77,655</b> New Lease	<b>Professional Services, Legal</b>

followed by **Axsome Therapeutics** (biopharmaceutical company) and its 96,000 sq. ft. lease at **One World Trade Center. Scale AI**, an artificial intelligence data company, inked a 79,000 sq. ft. deal at **One World Trade** as well.

Professional services — which includes consulting, law, medical and architecture — accounted for 15% of all leases downtown. The largest contributor was **Arup** with a 99,000 sq. ft. lease at **140 Broadway**. The law firm **Lewis Brisbois Bisgaard & Smith** followed with a 78,000 sq. ft. deal at **140 Broadway**; both firms relocated from 77 Water St. after plans to convert the building were announced. **Jaros Baum & Bolles**, an engineering and consulting firm, accounted for another 68,000 sq. ft. of new leasing activity at **55 Water St.**

Government made up a much smaller portion of the 2025 leasing total, accounting for only 6%. This is in sharp contrast to post-pandemic trends. Government leasing has accounted for between 12% and 15% of total leasing activity every year since 2020. Average yearly public sector leasing activity from 2020–2024 was approximately 354,000 sq. ft., almost double the 2025 total. Notable leases included the **Department of Aging's** 110,000 sq. ft. lease at **14 Wall St.** and another 44,000 sq. ft. deal by the **Office of General Services** at **1 New York Plaza**.

## Lower Manhattan Top Relocations, 2025

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

	Tenant Name <i>Location</i>	SF Leased <i>Transaction</i>	Sector
1	<b>NYC Department of Aging</b> 14 Wall Street	<b>110,156</b> Relocation	Government
2	<b>Scale AI</b> 1 World Trade Center	<b>79,118</b> Relocation	TAMI, Technology
3	<b>Arch Labs</b> 199 Water Street	<b>73,548</b> Relocation	FIRE, Finance
4	<b>Atlantic Pictures</b> 100 Church Street	<b>66,012</b> Relocation	TAMI, Media
5	<b>Verra Mobility</b> 55 Water Street	<b>57,149</b> Relocation	TAMI, Technology

## Lower Manhattan Top Leases, Q4 2025

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

	Tenant Name <i>Location</i>	Sq. Ft. Leased <i>Transaction</i>	Sector
1	<b>Moody's Investors Service</b> 200 Liberty Street	<b>457,773</b> New Lease	FIRE, Finance
2	<b>Stripe</b> 28 Liberty Street	<b>139,497</b> Expansion	TAMI, Technology
3	<b>Scale AI</b> 1 World Trade Center	<b>79,118</b> New Lease	TAMI, Technology
4	<b>Lewis Brisbois Bisgaard &amp; Smith</b> 140 Broadway	<b>77,655</b> New Lease	Professional Services, Legal
5	<b>Arch Labs</b> 199 Water Street	<b>73,581</b> New Lease	FIRE, Finance
6	<b>GFI Group</b> 55 Water Street	<b>64,993</b> New Lease	FIRE, Finance
7	<b>Verra Mobility</b> 55 Water Street	<b>57,149</b> New Lease	TAMI, Technology
8	<b>Syneos Health</b> 225 Liberty Street	<b>42,741</b> New Lease	TAMI, Technology
9	<b>The Office of the New York State Attorney General</b> 28 Liberty Street	<b>34,955</b> New Lease	Government
10	<b>Velocity Clearing</b> 199 Water Street	<b>35,454</b> New Lease	FIRE, Finance

## Seven Quarters of Declining Vacancy as Conversions Continue to Shrink Office Inventory

Lower Manhattan's overall vacancy rate continued to improve, declining for the seventh consecutive quarter. The vacancy rate finished the year at 22.2%, down 2.1% from Q4 2024. The rate also fell by 0.3% over the previous quarter.

Declining vacancy has been in lock step with the streak of positive net absorption. This suggests that office buildings that are converting to residential have also contributed to the continued improvement in vacancy rates, insofar as the converting office buildings generally have very high vacancy rates. This is also reflected in the market's declining office inventory, where Q4 2025 saw the second largest year-over-year reduction in office square footage on record (nearly 3 million sq. ft. of office space left the market this year).

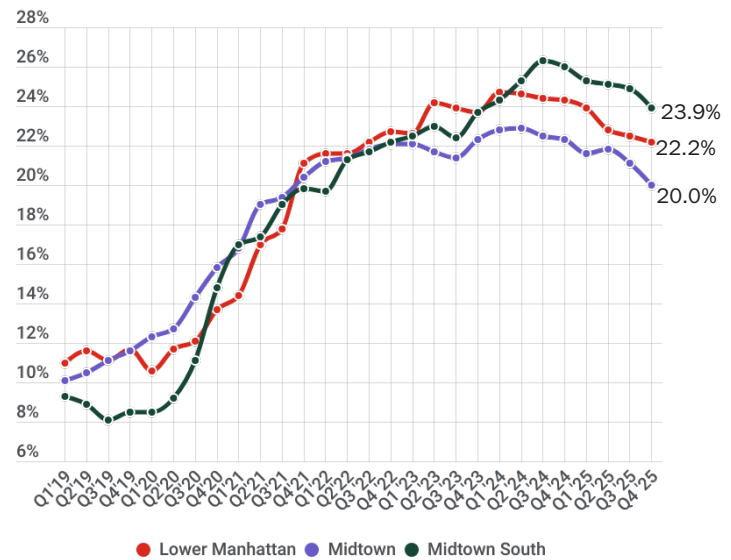
The class A rate, although still high, declined to 21.1% in Q4 — a 0.2% decline over the quarter and a 2.6% decline over the year. This also makes it the lowest class A vacancy rate since 2021. Some of these improvements can be attributed to the class A inventory having decreased by 1.3 million sq. ft. since late 2024.

The Midtown vacancy rate, which is currently sitting at 20%, is the lowest among all the Manhattan submarkets. The last time any Manhattan submarket had a rate lower than this was Midtown South during Q2 2022. Midtown's class A vacancy rate also fell, this time to 18.3% — the lowest since 2021. The improved vacancy rates can largely be attributed to Midtown's near-record-setting year of leasing.

Midtown South, which ended the year at a 23.9% overall vacancy rate, saw a year-over-year decline of 2.1% and a quarterly decrease of 1%. Despite these improvements, the submarket has had the highest total and class A vacancy rate for the past year. Its class A rate fell only marginally to 24.9%, which is notably higher than its overall vacancy rate.

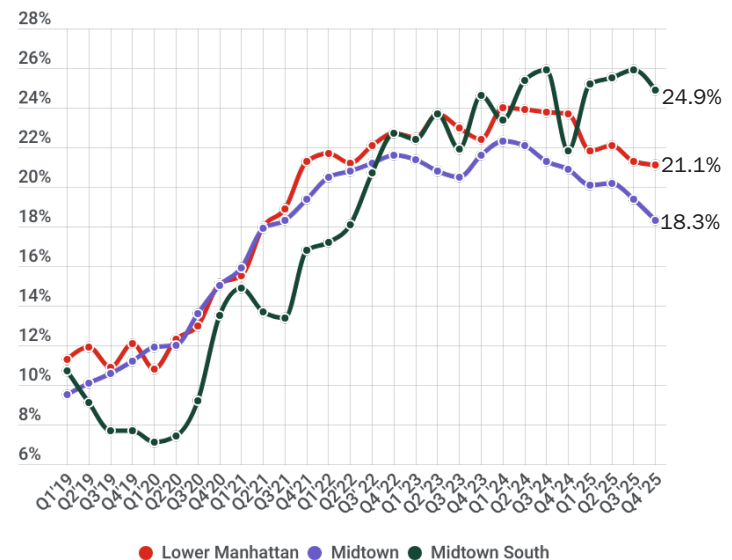
## Overall Vacancy Rates By Submarket

Source: Cushman & Wakefield



## Overall Class A Vacancy Rates By Submarket

Source: Cushman & Wakefield



## Lower Manhattan Maintains Its Pricing Advantage as Rents Stabilize by 2025's End

Overall asking rents in Lower Manhattan improved slightly over the course of 2025. Rates increased slightly for two quarters in row — Q2 and Q3 — suggesting that one of the more stubborn metrics of the market's health had begun responding to improved market activity. Despite falling by 0.3% to \$56.23 per sq. ft. in Q4, overall asking rents have remained above \$56 for three straight quarters this year (Q2–Q4), the first time that has occurred since 2022.

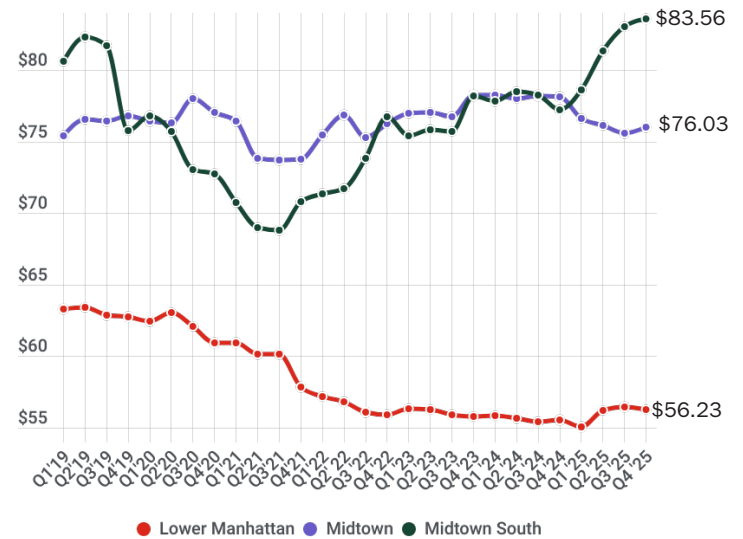
The district's class A asking rents ended Q4 at \$61.24, having increased 3.4% over the year and remaining virtually the same compared to Q3. For three quarters in a row now, class A rents have now exceeded the \$60 mark, which has also not happened since 2022.

Even with the increase in demand for Lower Manhattan office space, and the slight uptick in asking rents, the neighborhood still firmly maintained its pricing advantage over other NYC business districts — and will continue to do so into the future.

After a 2024 marked by modest improvement, Midtown asking rents dipped in 2025 and ended the year at \$76.03 — down 2.7% over the year. Overall asking rents in Midtown South surged in 2025 and reached record levels in two out of the four quarters. The submarket ended the year at a record high of \$83.58 in Q4. Class A rents trended similarly, eclipsing the rent record in three out of four quarters and ending Q4 at a record high of \$105.64. Midtown South rent figures consistently surpassed Midtown rates by a wide margin throughout 2025.

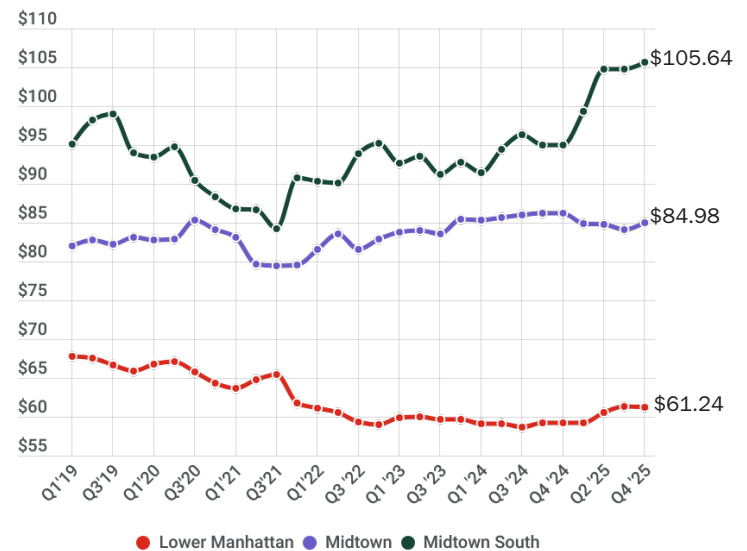
## Overall Asking Rents By Submarket

Source: Cushman & Wakefield



## Overall Class A Asking Rents By Submarket

Source: Cushman & Wakefield



## The Brain Gain 2025: Shifting Demographics and the Strengthening Talent Pipeline in Lower Manhattan

The Alliance's latest analysis of census data confirms that Lower Manhattan's competitive advantage as a global business hub has strengthened significantly over the last decade. Based on 2022 ACS five-year estimates, Lower Manhattan is uniquely positioned to access a massive pool of 970,000 college graduates aged 18–44 who live within a mere 30-minute commute via public transit. This talent pool has grown by 182,000 individuals since 2012, outpacing every other region in the metropolitan area. This robust "brain gain" has helped fuel a diverse downtown economy that now supports more than 235,000 private sector employees and generates more than \$62 billion in annual city tax revenue.

As we look toward the future, Lower Manhattan's access to talent is set to expand even further through a significant surge in residential development. Currently, 45% of all housing units under construction in New York City — more than 88,000 units — are located within our 30-minute commute zone, even though this area represents only 29% of the city's geography. This growth is particularly visible in the creative and professional sectors, where we have seen a 22% increase in workers specializing in fields like professional services, FIRE (finance, insurance and real estate) and information.

## Lower Manhattan's 30 Largest Private Sector Tenants in 2025

Source: Downtown Alliance, CBRE, CoStar

	Tenant Name	SF Occupied	Sector
1	<b>Goldman Sachs</b>	2,100,000	FIRE
2	<b>Morgan Stanley</b>	1,253,589	FIRE
3	<b>The Bank of New York</b>	1,145,000	FIRE
4	<b>American Express</b>	1,044,501	FIRE
5	<b>Jane Street Capital</b>	984,000	FIRE
6	<b>WeWork</b>	772,083	Professional Svcs., Other
7	<b>Conde Nast</b>	726,900	FIRE
8	<b>WPP Group PLC</b>	702,843	TAMI, Media
9	<b>Sullivan &amp; Cromwell</b>	676,212	Professional Svcs., Law
10	<b>Spotify</b>	481,839	TAMI, Technology
11	<b>Moody's</b>	457,773	FIRE
12	<b>Cleary Gottlieb</b>	445,914	Professional Svcs., Law
13	<b>Royal Bank of Canada</b>	405,947	FIRE
14	<b>Fried Frank</b>	380,439	Professional Svcs., Law
15	<b>HealthFirst, Inc.</b>	375,800	FIRE
16	<b>United Federation of Teachers</b>	367,216	Nonprofit
17	<b>Cadwalader, Wickersham &amp; Taft</b>	340,807	Professional Svcs., Law
18	<b>J. Crew Group, Inc.</b>	333,974	Retail Trade
19	<b>Uber Technologies, Inc.</b>	307,970	TAMI, Technology
20	<b>Jones Day</b>	286,185	Professional Svcs., Law
21	<b>Legal Aid Society</b>	271,991	Professional Svcs., Law
22	<b>Justworks</b>	270,400	Professional Svcs., Other
23	<b>Oppenheimer</b>	267,651	FIRE
24	<b>AON</b>	225,000	FIRE
25	<b>Pace University</b>	219,662	Education
26	<b>Cahill Gordon &amp; Reindel</b>	212,845	Professional Svcs., Law
27	<b>Hudson River Trading</b>	211,128	TAMI, Technology
28	<b>Droga5</b>	202,375	TAMI, Advertising
29	<b>MDC Partners Inc.</b>	199,277	TAMI, Advertising
30	<b>Hudson's Bay Company</b>	193,397	Retail Trade

## Large Blocks of Available Office Space Increase Over the Year

The footprint of large office blocks increased over the year. Large blocks of office space — those that surpass 100,000 sq. ft. — increased by 1.5 million sq. ft., a 25% uptick over the year.

Most of the remaining large available spaces are concentrated in the Financial East submarket — near Water and Wall Streets — containing 3.13 million sq. ft., or 41% of all large office blocks.

60 Wall St. has 1.6 million sq. ft. available as longtime anchor tenant Deutsche Bank completed a move to Columbus Circle in summer 2021. The building is undergoing a full \$250 million renovation, which includes a reimagined lobby and public space.

Besides 60 Wall St., other notable office blocks include:

- **150 William St.** has 504,000 sq. ft. across the entire building.
- **One New York Plaza** has 369,000 sq. ft. across eight floors.
- **225 Liberty St.** has 332,000 sq. ft. across three floors.
- **200 Vesey St.** has 331,000 sq. ft. across five floors.



**60 Wall Street Renovation  
Rendering**

## 2025 Property Sales

### Office

**101 Greenwich St.:** London-based investor Quantum has purchased the 26-story 101 Greenwich St. from BentallGreenOak for more than \$100 million. Sources indicate that Quantum, in partnership with Metro Loft Management, is considering converting part of the building into residential units.

**70 Broad St.:** Wilmington Trust acquired the historic American Bank Note Company Building at 70 Broad St. in the Financial District. The firm won the property through an auction, purchasing it from Winta Asset Management for \$20 million.

**5 Hanover Sq.:** David Werner Real Estate Investments and developer Sam Fisch Development have secured \$61 million of acquisition financing for 5 Hanover Sq. The building is slated for a residential conversion. The financing came from 99c and Deutsche Bank.

**1 Broadway:** Rockwood Capital has put 1 Broadway up for sale, a 230,000 sq. ft. office building. The private equity firm is looking to sell the property for \$180 million. Currently, the building is fully leased, with the financial technology company FiServ occupying 92% of the space.

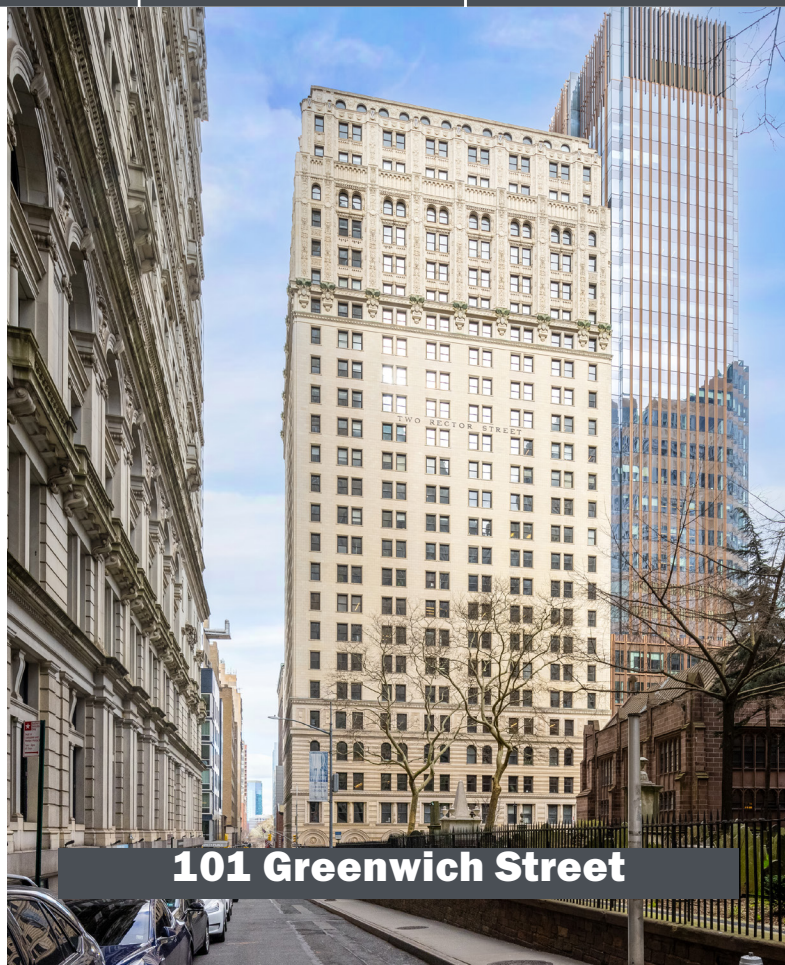
**291 Broadway:** William Macklowe Company has secured \$33 million to purchase 291 Broadway, a historic 19-story office building that spans 127,000 sq. ft..

### Residential

**80 West Broadway:** The property at 80 West Broadway, a brick building situated at the corner of Warren Street, has been acquired by Astral Weeks, a Long Island-based real estate firm, for approximately \$27 million.

**55 Broad St.:** Silverstein Properties and Metro Loft Management have put 55 Broad St. on the market, a 344,000 sq. ft. multifamily building that is approximately 75% leased.

**250 Water St.:** Real estate developer Tavros acquired the land at 250 Water St. for \$150.5 million from Seaport Entertainment Group, \$30 million less than what SEG bought it for in 2018.



**101 Greenwich Street**



**55 Broad Street**

### Mixed Use

**72 Nassau St.:** Hidrock Properties sold 72 Nassau St., a mixed-use site on the corner of John Street, for \$18.4 million. The buyer was the Malachite Group, a Long Island firm that owns properties in 20 states and similar mixed-use properties nearby, including 20 John St., 53 Nassau St. and 253 Broadway. Malachite completed the purchase of the three-story building with \$12.1 million in acquisition funding from Flushing Bank.

### Hotel

**51 Nassau St.:** Hawkins Way Capital, a real estate investment firm, acquired the former 492-key Holiday Inn by IHG. Before the firm's acquisition, the property most recently served as temporary housing.

**140 Fulton St.:** Bank Hapoalim paid \$36.9 million to gain control of 140–142 Fulton St.

**85 West Broadway:** Capstone Equities and Republic Investment Company have acquired the Smyth Tribeca hotel in Tribeca for \$39.8 million. The buyers purchased the 100-room hotel from the Vanbarton Group.

**2 West St.:** Silver Creek Development acquired the lease for the Wagner Hotel, which had been abandoned since Covid amid a three-year bankruptcy process.

**52 William St.:** Slate Property Group acquired the Radisson Hotel New York Wall Street for \$94.5 million. Built in 1902, the 289-room hotel has seen multiple owners, including McSam Hotel Group, who recently sold it after operating it as a homeless shelter during the pandemic.

### Other

**60 West St.:** CUNY intends to purchase Metropolitan College of New York's Lower Manhattan real estate for \$40 million. The college has about \$60 million of outstanding debt.

**Fulton Center:** The MTA is auctioning off 350,000 sq. ft. of air rights at the Fulton Center, which is currently underbuilt.



52 William Street



72 Nassau Street

## 2025 Refinances and Secured Loans

### Office

**255 Greenwich St.:** Jack Resnick & Sons has secured a \$147 million, 10-year CMBS loan from Morgan Stanley and Société Générale to refinance its 14-story office building at 255 Greenwich St.

**233 Broadway:** The Witkoff Group and Cammeby's International Group have refinanced the office portion of the historic Woolworth Building in Lower Manhattan. Blackstone Group provided a \$278.9 million loan for the property at 233 Broadway, amounting to \$358 per sq. ft., according to PincusCo. This new loan replaces a \$256 million loan issued in 2015.

**180 Maiden Ln.:** Picchio International refinanced its office property at 180 Maiden Lane by obtaining a \$193.1 million refinancing loan.

**32 Old Slip:** Safehold and Melohn Capital, owners of the long-term land lease (ground lease) for the office building at 32 Old Slip, have secured a new \$167 million loan from Goldman Sachs to refinance their existing debt on the land.

**65 Broadway:** The Chetrit Organization secured a three-year extension on its \$151.5 million CMBS loan for 65 Broadway by adding new subordinate equity, ending nearly two years of restructuring negotiations. The loan had gone to special servicing after tenant losses and falling occupancy, but the deal positions the historic building for a stronger future.

### Residential

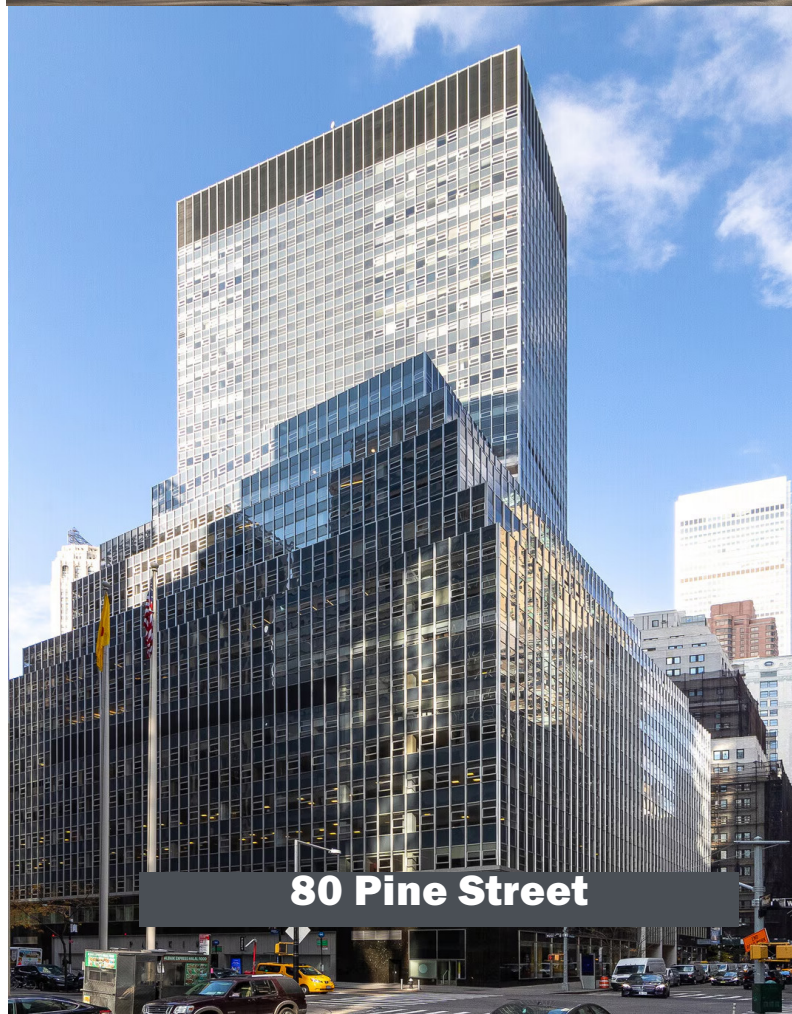
**222 Broadway:** BDT and MSD provided a \$288 million loan for the office-to-residential conversion of 222 Broadway.

**80 Pine St.:** Joseph Hoffman's Bushburg secured a \$320 million construction loan for the partial residential conversion of 80 Pine St. Bridge City Capital and Deutsche Bank provided the financing for Bushburg's efforts. The building is projected to contain 713 rental apartments.

**111 Wall St.:** InterVest Capital Partners and partner Metro Loft Management just sealed a roughly \$867 million construction loan to convert the office tower at 111 Wall St. to residential use. Tyko Capital, J.P. Morgan and



**255 Greenwich Street**



**80 Pine Street**

Apollo Global Management are the lenders. The financing comprises a \$700 million senior loan and a \$167 million mezzanine loan.

**125 Greenwich St.:** A joint venture between Fortress Investment Group, Bizzi & Partners and Bilgili Holding has secured a \$350 million loan to refinance the nearly completed 125 Greenwich St. Starwood Property Trust provided the loan.

**180 Water St.:** Metro Loft Management has completed its \$345 million recapitalization of 180 Water St. This recapitalization includes the sale of a 49% stake in the property to 60 Guilders and Sentry Realty as well as a \$280 million commercial mortgage-backed securities (CMBS) loan from Deutsche Bank.

**25 Water St.:** A joint venture between GFP Real Estate and Metro Loft Management secured an \$835 million refinancing from Apollo and GIC for SoMA, the newly delivered 1,320-unit residential conversion at 25 Water St. The deal closes three years after the partners obtained a \$535.8 million loan to acquire and redevelop the former 1.1 million sq. ft. office building.

**1 Park Row:** Circle F Capital just sealed a recapitalization and refinance for its luxury condominium building One Park Row. As part of the recap, Grand Rapids, Michigan-based investor Eenhoorn is a new equity partner in the property, which comprises 62 residential condos and one 20,000 sq. ft. commercial condo unit spanning three floors, and PCCP also provided a \$77 million loan in the deal.

### Hotel

**The Beekman at 123 Nassau St.:** The Beekman, A Thompson Hotel, has secured \$195 million in refinancing through Access Point Financial.

## 2025 Defaults and Special Servicing

### Office

**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.

**1 Whitehall St.:** The Chetrit Organization is slated to

surrender 1 Whitehall St. as it has failed to pay back its \$156 million mortgage.



# RETAIL

2025 was an exciting year for the Lower Manhattan retail market. 90 stores opened this year, marking a 38% improvement from last year and an 11% improvement from 2023. Fifty-nine new restaurants and bars opened, 20 personal/business service locations opened and 11 shopping establishments entered the district. And while openings increased, closings decreased. We tracked 24 businesses that shuttered their doors over the past year — the same number as 2024 and roughly half of 2023's 42 closings. Notable newcomers from 2025 include:

- **Printemps**, the long awaited French shopping and dining destination, opened at **One Wall St.**
- **Gitano NYC**, a modern Mexican restaurant and lounge, opened at **Pier 17 (89 South St.)**
- **Fogo de Chão**, the Brazilian steak house, opened at **3 World Trade Center**.
- **Quick Eternity**, a Moby Dick-inspired cocktail bar, opened at **22 Peck Slip**.
- **Mexi**, a high end Mexican restaurant, opened at **57 Stone St.**
- **Barcade**, a retro arcade bar, opened at **10 Cortlandt St.**
- **Soccerroof**, a soccer complex converted from an office space, opened at **28 Liberty St.**

## Retail Coming Soon

Looking ahead, several exciting new retailers are expected to open in in 2026, including:

- **Upside Pizza** is expected to open its 8th NYC location at **63 Wall St.** during Q1 2026.
- **Barry's BootCamp** is expected to open at **45 Wall St.** during Q1 2026.
- **The Golden Mall**, a new Chinese market, is expected to open in late February at **47 Broadway**.
- **Carnegie Diner & Delos Greek Restaurant** is expected to open at **200 Chambers St.**, during this summer.
- **Barizi**, a home decor shop, is expected to open up at the Oculus on **Greenwich St.**
- **The Ellis**, the restaurant in the newly reopened Wagner Park, is expected to open at **20 Battery Pl** during the summer of 2026.

**90** Retailers Opened In Lower Manhattan In 2025

**24** Retailers Closed In Lower Manhattan In 2025



Salon Garçonnière at Printemps

2 retailers closed in the fourth quarter, bringing the yearly total up to 24 retail closings. The two closures were:

- **The Irish Punt** closed at **40 Exchange Pl.**
- **Seamore's**, a seafood establishment, closed at **230 Vesey St.**

## Retail Rents Inch Up, Still Below Pre-Pandemic Levels

According to the Real Estate Board of New York (REBNY), asking retail rents along Broadway (Battery Park to Chambers Street) rose to \$248 per sq. ft., a 1% increase compared to the first half of 2025 and a 2% uptick over the year. These increases, however, were not enough to suggest any recovery post-pandemic. From 2017 to early 2021, retail rents along this corridor fluctuated between \$350 and \$400. The asking rent has not surpassed \$300 over the past two years now.

These low rents offer opportunities to budding retailers to set up shop in Lower Manhattan. And with the arrival of Printemps, La Noxe and future tenant Golden Mall, the retail market should continue to improve in 2026.

## Lower Manhattan Hits 70,000 for First Time Ever

Lower Manhattan hit a critical milestone in 2025 by reaching an estimated resident population of 70,000, marking an increase of 14,000 residents since 2010. In 2025 alone, the district's population increased by approximately 3,900 — a remarkable pace that is likely to continue far into the future.

This milestone is indicative of the district's changing character, which for much of the 20th century centered around business and midday–midweek foot traffic. In 2000, the resident count sat at 22,900. Ten years later, that figure had more than doubled to 56,000. The surge of interest in repurposing underperforming office buildings as much-needed new housing since the pandemic has led to renewed growth in the district's residential population. In 2025 alone, the population increased by 3,900 residents, 3,700 of whom live in conversion projects — 55 Broad St. and 25 Water St.

On top of this achievement, the resident population is projected to continue increasing in the coming years as more residential units come online. According to Downtown Alliance data, 3,850 units are currently under construction in Lower Manhattan, which would equate to approximately 7,700 new residents in the near future. Moreover, there are 21 planned residential projects — the vast majority being conversions.

This demographic shift is due in large part to development tax incentives, discounted office stock and the increasing attractiveness of the neighborhood.

Discounted office stock in the wake of the pandemic has prompted renewed interest in conversion projects. With numerous class B and C properties experiencing high vacancy, property owners have faced financial challenges. As a result, many have sold their properties — sometimes for less than half the acquisition price — to developers looking to take advantage of these property discounts.

Moreover, this growing population has established Lower Manhattan as a neighborhood of choice — which in turn will attract more residents. And retailers are taking note of the district's growing population: 90 new stores opened this year, marking a 38% improvement from last year and an 11% improvement from 2023.

# HOTEL + TOURISM

## Lower Manhattan Sets ADR Record in Q4, Sees Return to Pre-Pandemic Occupancy in 2025

Lower Manhattan's hotel market boomed in 2025, with respect to both average daily room rates (ADRs) and occupancy rates. The district finished the year with a Q4 ADR of \$384.93, the highest on record (which dates back to 2016) and 6% greater than its second highest figure (Q4 2024). Hotel inventory also sits at 41, containing 7,928 rooms.

Throughout 2025, Lower Manhattan set new quarterly records for ADR in every quarter. Each quarter — Q1 through Q4 — surpassed the previous record for that period, demonstrating consistent and sustained growth. While the district's hotel market had begun to bounce back before any other sector, progress in ADR is only continuing to improve.

The Midtown submarkets also experienced the rising ADR trend. Midtown West, East and South all hit their record in Q4, with the total average reaching \$461. Like Lower Manhattan, 2024 saw every single Midtown submarket reach its Q1, Q2, Q3 and Q4 record.

City-wide, however, ADR has been down. Finishing Q4 at \$299.18, it is down 11% over the year and an even lower 28% over 2019.

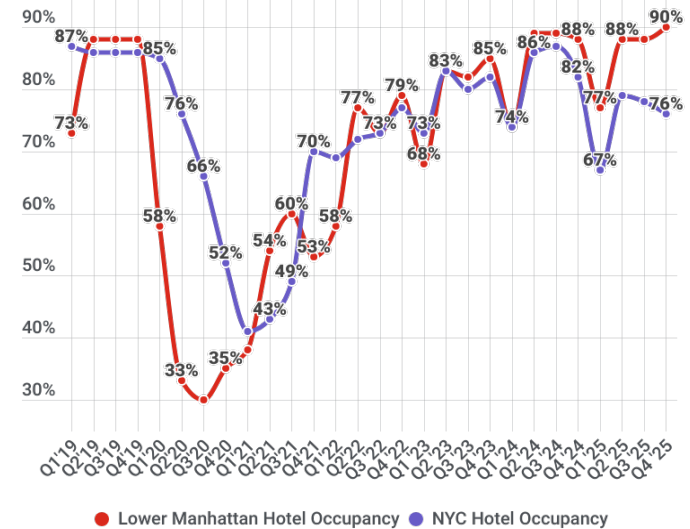
Occupancy in Lower Manhattan also reached a new record this past quarter, 90%. This makes it 2% greater than last year's Q4 and 2019's Q4. Occupancy remained high throughout the year. Both Q2 and Q3 occupancy rates tied the previous record, while the Q1 figure nearly surpassed the Q1 record (first-quarter occupancy and ADR are generally lower than the following periods).

The Midtown submarkets also fared well in 2025, ending Q4 with an average occupancy rate of 88%. This is the same rate as last year and 1% less than the record.

On the other hand, city-wide occupancy rates were the lowest they have been since 2022.

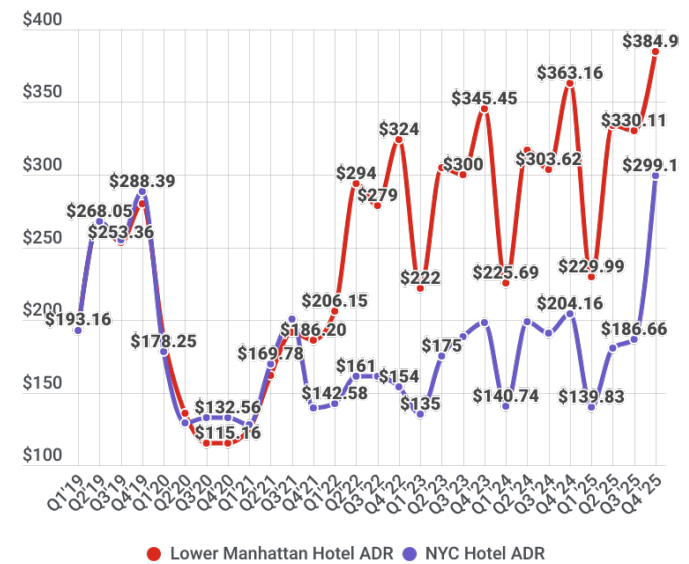
## Hotel Occupancy in Lower Manhattan and New York City

Source: CoStar/STR



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

Source: CoStar/STR



## Lower Manhattan Hotel Pipeline

Source: Downtown Alliance

	Hotel / Address	Owner/ Developer	Rooms	Open Date
1	<b>Hotel Indigo</b> 8 - 12 Maiden Lane	W & L Construction	TBD	2026
2	<b>Platt Street Hotel</b> 7 Platt Street	The Moinian Group	172	2026
3	<b>Tempo by Hilton</b> 140-142 Fulton Street	Hidrock Realty	296	TBD
<b>Total Hotels in the Pipeline</b>			<b>3</b>	
<b>Total Hotel Rooms in the Pipeline</b>			<b>468</b>	

## The Beekman Hotel



# \$384.93 ADR

Highest on Record

# 90%

Occupancy  
Highest on Record

# RESIDENTIAL

## Inventory And Development

Lower Manhattan has 37,033 units in 350 residential buildings. There are 8,987 units in 32 buildings under construction or planned for development, with about 71% slated to be rental units while 29% will be condos. Office-to-residential conversions account for 68% of planned or under-construction residential units. One new development received its certificate of occupancy in the fourth quarter — One Park Row, which contains 58 condos.

Three projects were completed in 2025: 55 Broad St., with 571 units, 25 Water St., which contains 1,300 units, and One Park Row, with 58 units. Below lists additional details on new and upcoming projects:

Recently completed projects:

- 55 Broad St.:** Metro Loft Management 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 building, which has a total of 571 units, recently opened a housing lottery for 143 mixed-income apartments. During Q3, it was reported that Silverstein Properties and Metro Loft Management put the building on the market, which is approximately 75% leased.
- 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 and business center.
- One 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 spans 103,000 sq. ft. and yields 62 condos. The building also contains 19,000 sq. ft. of office and retail space on the lower levels. The building recently received its certificate of occupancy.

### New Construction:

- 7 Platt St.:** Moinian Group is building a new 250-unit tower that will also contain a hotel component. The latest update came in September, when the reflective glass curtain wall was completed. Only the main entrance

## Construction Pipeline

	Address	Lease / Building Type	Units	Open Date
1	<b>7 Platt Street</b>	Rental New Construction	250	2026
2	<b>8 Carlisle Street</b>	Rental New Construction	400	2026
3	<b>250 Water Street</b>	Rental New Construction	270	TBD
4	<b>161 Maiden Lane</b>	Condo New Construction	80	TBD
5	<b>45 Park Place</b>	Condo New Construction	50	TBD
6	<b>222 Broadway</b>	TBD Conversion	700	TBD
7	<b>111 Wall Street</b>	TBD Conversion	1500	TBD
8	<b>77 Water Street</b>	TBD Conversion	600	TBD
<b>Condo + Rental Units Under Construction</b>		<b>Total</b>	<b>3,850</b>	

# \$5,000

## Highest Rent Figure on Record

# 8,987

## Units In 29 Residential Buildings Under Construction Or In Development

and the gap in the northern elevation where the hoist is anchored remain to be completed.

- **8 Carlisle St.:** After excavation of 8 Carlisle St. was paused for almost a year, the site of the 64-story residential skyscraper has begun its ascent. Carlisle New York Apartments and Grubb Properties (which closed on an \$86 million loan to finance the project) are the developers. Handel Architects was hired to design the building. 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 an \$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. During Q3, real estate developer Tavros acquired the land at 250 Water St. for \$150.5 million from Seaport Entertainment Group, \$30 million less than what SEG bought it for in 2018.

- **21 Park Pl.:** Plans were filed for a new high-rise residential building at 21 Park Place, the former Tent & Trails building that collapsed in 2018.

### Conversions:

Several major new office-to-residential conversion projects were announced in 2025 as property owners look to take advantage of Manhattan's hot residential market and a favorable public policy environment. Over the course of the year, 12 new projects were announced that will, if completed, add at least 2,671 new units to the market (a handful of projects do not have reported unit counts yet):

- **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 467-m tax abatement program to make 12 of the units affordable.

- **222 Broadway:** GFP Real Estate and Texas Pacific Group (TPG) are converting the 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



**222 Broadway**

for \$150 million, which is less than a third of the \$500 million the bank paid for the building in 2014. As of Q2, the project is now under construction. It will house 798 rental apartments and 40,000 sq. ft. of commercial space. A sidewalk shed has been assembled along the first story as crews begin work on the façade from suspended scaffolding rigs.

- **111 Wall St.:** Nathan Berman's Metro Loft Management and InterVest have sealed a roughly \$867 million construction loan to convert the office tower at 111 Wall St. to residential use. The 1.2 million sq. ft. building will be transformed into 1,500 rental units. Construction on the building has commenced, 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 partial residential building. 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. Bushburg secured a \$320 million construction loan for the project. Bridge City Capital and Deutsche Bank provided the financing for Bushburg's efforts. The building is projected to contain 713 rental apartments.

- **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 169 residential apartments with a pool and golf simulator.

- **40 Exchange Place:** GFP is expected to convert 40 Exchange Place. A permit application has been filed to convert 240,000 sq. ft. to mixed use, carving out 382 residential units and space for retail in the 20-story building.

- **5 Hanover Sq.:** David Werner Real Estate Investments and developer Sam Fisch Development secured \$61 million of acquisition financing coming from 99c to purchase 5 Hanover Sq. Given Werner's recent track record of converting aging office buildings into apartments, a partial residential conversion is likely. 5 Hanover Sq. is poised to be part of Werner's growing portfolio of discounted office assets being repositioned for residential use.

- **30 Broad St.:** The Continental Bank Building at 30 Broad St. is now set for a residential conversion. The building would contain 521 rental units spanning 405,399 sq. ft. with 4,193 sq. ft. of retail space on the ground floor, occupied by two commercial units.

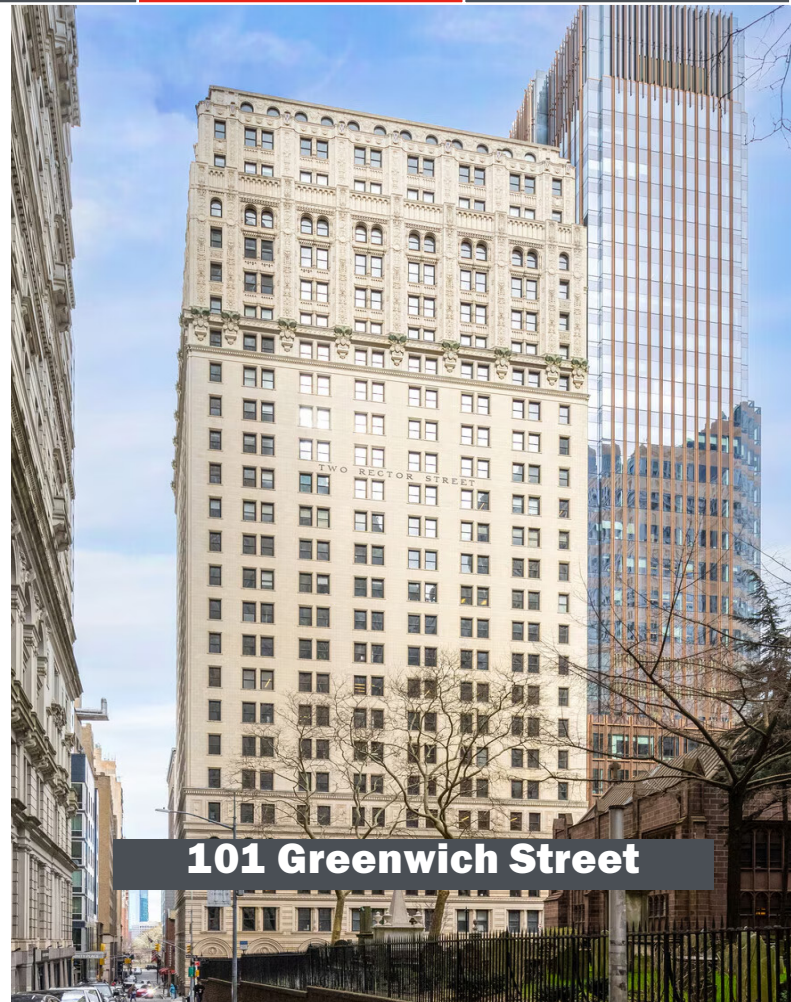


**77 Water Street**

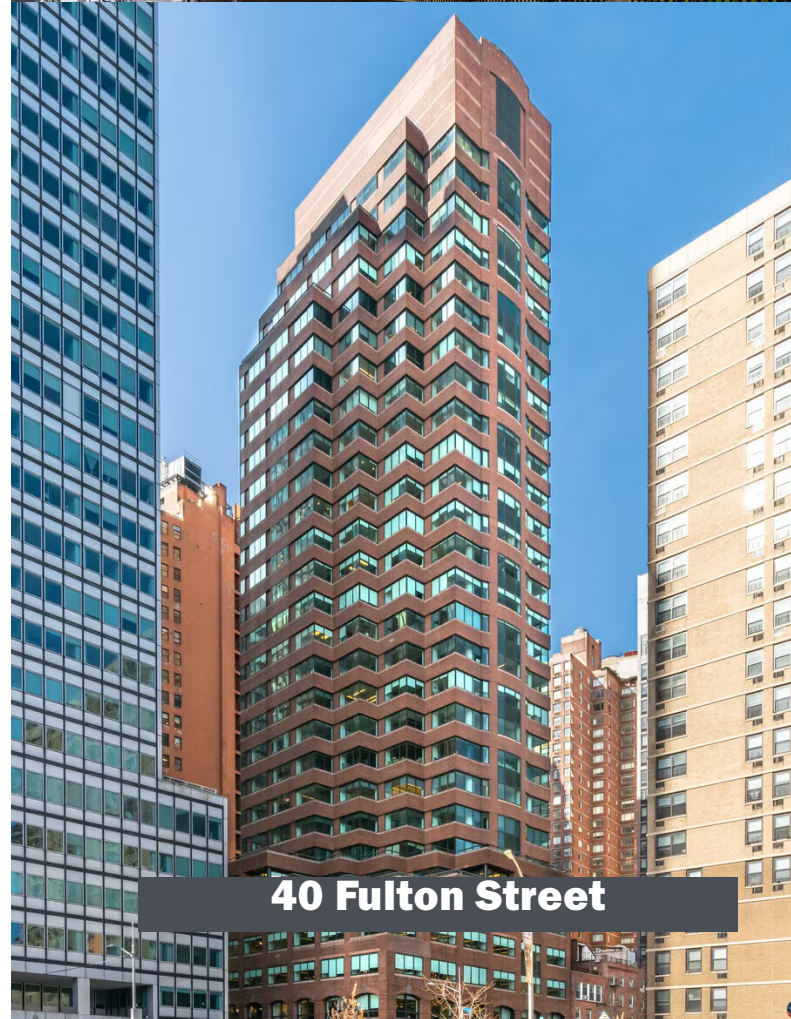


**5 Hanover Sq**

- **100 William St.:** Bushburg is reimagining 100 William St. into approximately 430 residential apartments.
- **1 Maiden Lane:** Jeff Sutton's Wharton Properties is looking to convert The Cushman Building at 1 Maiden Lane into 12 apartment units, according to plans filed with the Department of Buildings.
- **100 Wall St.:** Developers David Werner and Lloyd Goldman's BLDG Management Co. plan to convert part of the 465,000 sq. ft. office building at 100 Wall St. into apartments, according to New York City Department of Buildings filings.
- **75 Maiden Lane:** CSC is planning a partial office-to-residential conversion at 75 Maiden Lane, according to initial plans filed with the New York City Department of Buildings.
- **14 Maiden Lane:** Nine floors of 14 Maiden Lane are being converted to residences and a retail space.
- **61 Broadway:** RXR is eyeing at least a partial residential conversion of 61 Broadway in Lower Manhattan.
- **101 Greenwich St.:** Idan Ofer's Quantum Pacific Group and Nathan Berman's Metro Loft Management acquired the 26-story office tower at 101 Greenwich St. in February and recently filed plans with the New York City Department of Buildings to convert the building into 614 units of housing.
- **40 Fulton St.:** Blue Fin Equities' Samuel Fisch filed conversion plans for the 234,553 sq. ft. building at 40 Fulton St., according to New York City Department of Buildings records. The filing calls for the 28-story, red brick facade building to be converted into a 30-story residential tower with 169 units.
- **99 Washington St.:** Hawkins Way Capital is converting the former 99 Washington St. Holiday Inn into a 650-bed multi-institution student dorm — serving schools like Pace, NYU, Baruch, Hunter and the New York Film Academy. Partial occupancy is already underway as construction continues through fall 2026 following the building's bankruptcy, foreclosure issues and brief use as a migrant shelter.



**101 Greenwich Street**



**40 Fulton Street**

## Median Rents Reach New Record in Lower Manhattan, Condo Prices Remain High Despite Quarterly Adjustments

The median monthly rent in Lower Manhattan increased to \$5,000, making it the highest rent figure on record. It increased 3.1% quarter-over-quarter and 8.7% year-over-year.

The wider Manhattan market also posted a \$4,550 median rent. Rents boroughwide increased both quarterly and year-over-year and are now the highest Manhattan-wide rents on record.

After increasing for four straight quarters, the median condo sales figure in the Lower Manhattan market finished Q4 at \$1,252,500, a 14% quarter-over-quarter decrease. The latest price tag represents a modest cooling of the condo market (sales volume decreased from last quarter as well). While down from Q3, the median condo sales price exceeds the Q4 2024 median price tag by 15%, and remains well above the pre-pandemic median as well.

Manhattan-wide, median condo sales finished Q4 at \$1,125,000 — marking a decrease over the quarter but a slight uptick over the year. No major fluctuations in price occurred across the borough this year.

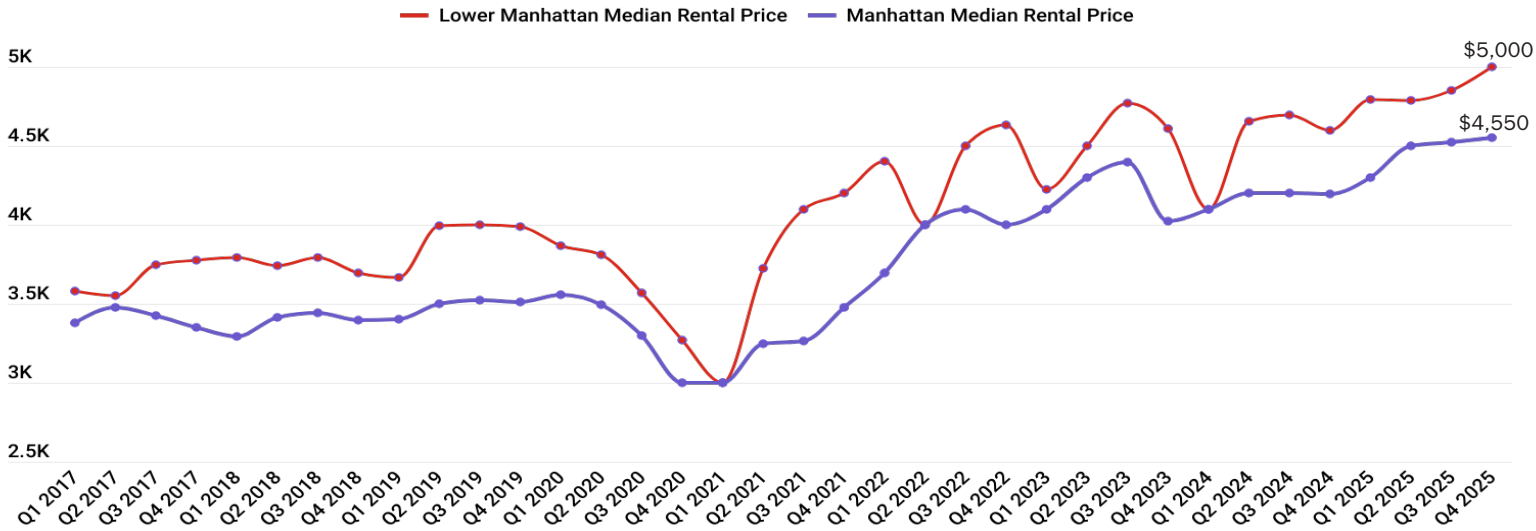
## Planned for Development Pipeline

	Address	Lease / Building Type	Units	Open Date
1	130 Liberty Street	Rental New Construction	1,325	TBD
2	75-83 Nassau Street	Rental New Construction	229	TBD
3	90 John Street	Rental Conversion	115	TBD
4	69 West Broadway	Condo New Construction	24	TBD
5	45 Broad Street	Condo New Construction	206	TBD
6	265 Broadway	Hotel/Condo New Construction	37	TBD
7	85 Broad Street	Conversion	TBD	TBD
8	80 Pine Street	Conversion	713	TBD
9	2 Wall Street	Conversion	121	TBD
10	64 Fulton Street	Conversion	49	TBD
11	5 Hanover Sq	Conversion	TBD	TBD
12	40 Exchange Place	Conversion	382	TBD
13	30 Broad Street	Conversion	521	TBD
14	100 William Street	Conversion	430	TBD
15	1 Maiden Lane	Conversion	12	TBD
16	100 Wall Street	Conversion	169	TBD
17	75 Maiden Lane	Conversion	TBD	TBD
18	14 Maiden Lane	Conversion	TBD	TBD
19	61 Broadway	Conversion	21	TBD
20	101 Greenwich Street	Conversion	614	TBD
21	40 Fulton Street	Conversion	169	TBD

<b>Condo + Rental Units In Development</b>	<b>Total</b>	<b>5,137</b>
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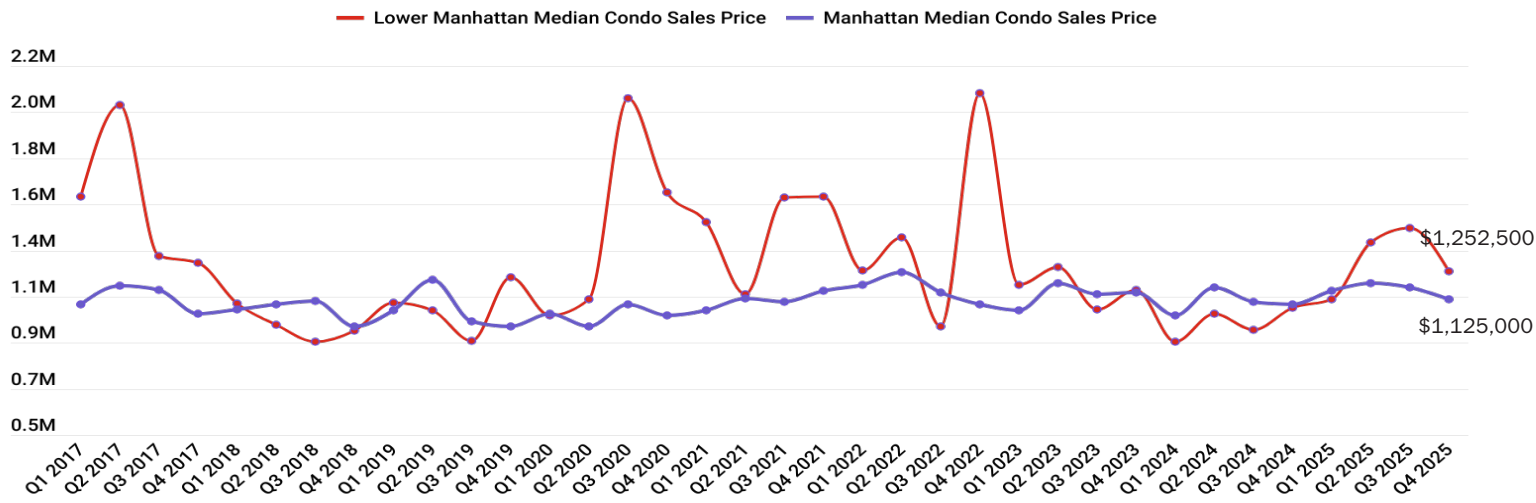
## Lower Manhattan Median Residential Rent, Q1 2017 - Q4 2025

Source: Miller Samuel



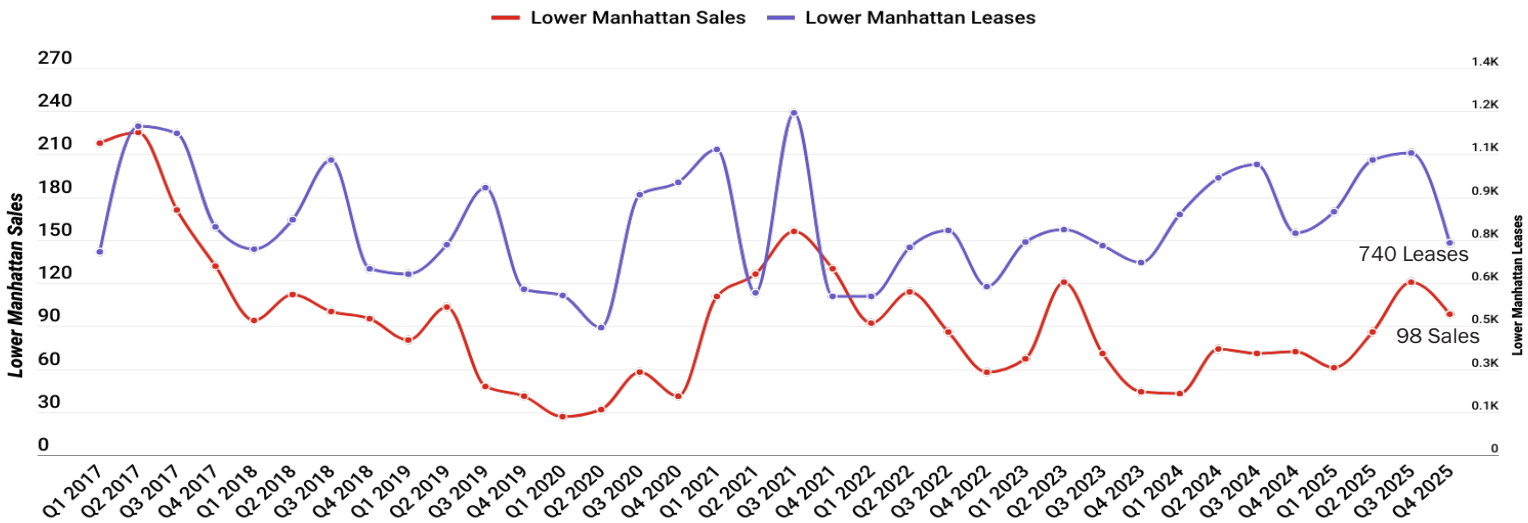
## Lower Manhattan Median Condo Sales Price, Q1 2017 - Q4 2025

Source: Miller Samuel



## Sales and Lease Volume in Lower Manhattan Q1 2016 - Q4 2025

Source: Miller Samuel



# MAJOR PROJECTS UPDATE

## 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, which contains 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 in state and federal funding.

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.

As of June 2025, major milestones included completing excavation and foundation work for the expanded Schimmel Theater, installing its new gridiron system and placing 80% of the building's infrastructure using one of the East Coast's largest cranes. Double-height spaces for the Garden Theater, black box theater and dance studios are now formed, while renovations to Maria's Tower modernize residential spaces.

## 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, more than 190,000 sq. ft. of retail and office space and a connection to Liberty Park.

## Infrastructure

### Street Reconstruction

Reconstruction of Front Street between Old Slip and John Street, which began in January 2020, is planned to be completed in spring 2026. 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 2026. Nassau Street reconstruction, between Pine Street and Maiden Lane, will be completed in 2026. 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 been completed. Plans called for the demolition and reconstruction of Wagner Park and the Wagner Park Pavilion, 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. As of early January 2026, the Wagner Park Pavilion has also opened.



## Governors Island Climate Exchange

Photo Credit: WXY Studio

With construction completed, the park is said to protect more than 100,000 residents, 200,000 jobs, 12,000 businesses and 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 would be elevated by 15 to 18 feet to protect against severe storms, while doubling as public open space. The lower level would be a waterfront esplanade raised three to five feet to protect against sea level rise, while offering access to the East River shoreline.

#### Governors Island

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. The Trust for Governors Island has expanded ferry service, running every 15 minutes, and added New York City's first public hybrid-electric ferry.



# DOWN TOWN ALLIANCE

**Alliance for Downtown New York  
120 Broadway, Suite 3340  
New York, New York 10271**

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 21<sup>st</sup> century central business district for businesses, residents and visitors.

[downtownny.com/research-statistics](http://downtownny.com/research-statistics)