

Media Release

**For Immediate Release
March 4, 2019**

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**Avison Young arranges over 57,000-square-foot lease
for W2O Group at 199 Water Street**

Integration to Support Digital Consulting Firm's Explosive Growth

New York City – The New York office for Avison Young arranged a 10-year lease renewal and expansion consisting of over **57,000 square feet of space across the full 14th floor and more than half of the 12th floor at One Seaport Plaza/199 Water Street for W2O Group**, an innovative, analytics-driven, digital-first marketing and communications firm.

The space, located in Lower Manhattan, serves as the company's New York branch office.

An Avison Young New York team comprised of **Michael Gottlieb, Principal, Martin Cottingham, Principal, and Matthew Pynn, Associate, along with Justin Dziama, Senior Vice President in Avison Young's Boston office**, represented the tenant in the negotiations. Avison Young works with W2O Group across multiple markets. The building's owner, Jack Resnick & Sons, was represented in-house by Executive Managing Director Brett Greenberg and Managing Director Adam Rappaport, along with an agency team from Cushman & Wakefield led by John Cefaly, Robert Constable, Ethan Silverstein, Stephen Bellwood and Myles Fennon.

"We're pleased that we were able to secure additional space in the same building for W2O Group. Due to their explosive growth over the last several years, we know how important it is for them to provide a comfortable working environment for their employees and clients without having to move to a new location," said Gottlieb. "This transaction is a reflection of the ongoing interest of top digital consulting firms like W2O in the Downtown market."

"We are excited to extend our relationship with W2O Group at 199 Water Street," said Jonathan Resnick, President of Jack Resnick & Sons. "It speaks to the quality of our building, its desirable waterfront location and its highly efficient floorplates, modern infrastructure and responsive, hands-on ownership."

Of the tenants relocating to office spaces over 25,000 square feet Downtown in the last two years, TAMI tenants accounted for 25 percent of the total relocations in 2018 and 67 percent in 2017, according to the Downtown Alliance.

Rising 35 stories along the East River waterfront, 199 Water Street sits at the gateway to the Seaport District and is ideally situated near all neighborhood shopping, cultural institutions and

restaurants, including the brand-new 40,000 square-foot iPic Fulton Market movie theater, the forthcoming world-class food market curated by legendary chef Jean-Georges Vongerichten, and the TKTS theater downtown ticket booth. The 1.1 million square-foot property also benefits from close proximity to the Fulton Transit Center, the World Trade Center Transportation Hub, NY Waterway ferries and water taxis, Citi Bike terminals, and the free Downtown Connection Bus.

Following a major renovation and repositioning by Jack Resnick & Sons in 2014, 199 Water Street has played a major role in the transformation of the Lower Manhattan commercial market. The building's Swanke Hayden Connell designed lobby, which features three paintings from the renowned artist Frank Stella, includes new glass security turnstiles, a destination-based elevator system and a full service messenger center.

The property has also benefited from upgraded signage and lighting and features an executive in-building parking garage, tenant dedicated bike and locker rooms. In addition, critical building systems are located on upper floors, and a detachable floodgate system has been installed at key building entrances for flood protection.

Built in 1984, 199 Water Street is LEED certified from the U.S. Green Building Council (USGBC) and Wired Certified Platinum for excellence in internet connectivity.

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For additional information/comment/photos:

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