

# CRAIN'S NEW YORK BUSINESS

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## One Seaport Plaza lands two new tenants totaling 92K square feet



Jack Resnick & Sons

199 Water St., Manhattan.

By [Julianne Cuba](#)

A Lower Manhattan office tower has landed two new tenants that together total more than 92,000 square feet of space, the building owners announced Wednesday.

Midtown-based developer Jack Resnick & Sons signed leases with fintech firm Arch and the law firm Cohen Milstein Sellers & Toll, which will both relocate their existing offices into 199 Water St., known as One Seaport Plaza.

Arch, which is currently located at 111 E. 18th St. in Gramercy Park, will venture downtown soon after the new year. It will occupy 73,581 square feet of space, across the entire 30th and 31st floors of the 35-story property, between John and Fulton streets.

The other tenant, Cohen Milstein Sellers & Toll, is already situated within the Financial District at 88 Pine St. and will move just a few blocks during the second quarter of 2026. The law firm, which currently occupies about 6.5 square feet, will take 18,457 square feet on a portion of One Seaport Plaza's 21st floor.

The duration and cost of each of the leases is unclear; a representative for the landlord declined to provide that information, but the estimated rent for office space in the building is between \$50 and \$61 per square foot, according to data from CoStar.

Brett Greenberg and Adam Rappaport of Jack Resnick & Sons represented the landlord in-house, along with John Cefaly, Ethan Silverstein, Stephen Bellwood and Rachel Rosenfeld of Cushman & Wakefield. Evan Algier and Eric Hazen of Cushman & Wakefield represented Arch, while Chase Gordon of Transwestern Real Estate represented Cohen Milstein.

Built by Jack Resnick & Sons in 1984, One Seaport Plaza spans a total 1.1 million square feet. Other notable tenants include Allied World Insurance, Seaport Entertainment Group and WeWork. Resnick also recently announced plans to renovate the building's lobby.