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Tech took Manhattan office leases by storm in January

PayPal, EliseAI, Notion among firms to notch largest NYC leases



By [Lucas McGill](#)

January was a good month for tech companies, going by the number of leases they signed within the five boroughs of New York City. Of the top ten office leases in January, four of them were for tech companies and two of those were for AI platforms. That being said, not even PayPal's massive new 261,000-square-foot Soho lease could quite secure the very top of the list. Read on to find out who did.

1) Office of the New York State Attorney General | 28 Liberty Street | Financial District | 378K sf

The state attorney general's office inked a new renewal and expansion of its massive lease in the Financial District building. The lease spans 11 of the building's 60 total stories. A four-member JLL team including John Wheeler and Peter Riguardi represented both the tenant and the landlord, Fosun International.

2) Gibson Dunn | 200 Park Avenue | Grand Central | 362K sf

The law firm signed an 11-year lease renewal in the MetLife building. The practice has operated out of the iconic New York building since 1982.

3) Starr | 343 Madison Avenue | Grand Central | 275K sf

The insurance company signed a new lease in the under-construction Grand Central building. John Picco, Peter Van Duyne and Alex Lachmund of Cushman & Wakefield represented the tenant, while a four-member CBRE team including Peter Turchin and John Maher represented the landlord, BXP.

4) PayPal | 345 Hudson Street | Soho | 261K sf

The tech giant inked a new lease in the Soho building. Freddie Fackelmayer and Sacha Zarba of CBRE represented the tenant, while Paul Amrich, Howard Fiddle and Neil King of CBRE represented the landlords, Trinity Church NYC, Norges Bank Investment Management and Hines.

5) Natixis | 1633 Broadway | Midtown West | 203K sf

The financial services firm signed a new lease in the Midtown West building, relocating from its current offices at the nearby 1251 Sixth Avenue. Cushman & Wakefield's Robert Lowe negotiated the transaction between Natixis and landlord Rithm Capital.

6) Kroll Bond Rating Agency | 51 West 52nd Street | Plaza District | 121K sf

The agency signed a new lease in the Plaza District building. Brent Ozarowski, Kevin Sullivan and Leo Paytas of Newmark represented the tenant, while a five-member Newmark team including Greg Conen and Scott Klau represented the landlord, Harbor Group International.

7) EliseAI | 401 Fifth Avenue | Garment District | 109K sf

The AI company inked a new 10-year lease in the Garment District building. A five-member JLL team including Evan Margolin and Valentin Stobetsky represented the tenant, while Brian Waterman, David Waterman and Alex Kessler of Newmark represented the landlord, Chetrit Organization.

8) Notion | 75 Varick Street | Soho | 76K sf

The AI productivity app developer renewed and expanded its lease in the Soho building. Sacha Zarba and Joe D'Apice of CBRE represented the tenant, while a six-member CBRE team including Paul Amrich and Howard Fiddle represented the landlord, Hudson Square Properties.

9) Arch Inc. | One Seaport Plaza | Financial District | 74K sf

The fintech firm inked a new lease in the Financial District building. Evan Algier and Eric Hazen of Cushman & Wakefield represented the tenant, while Brett Greenberg and Adam Rappaport of Jack Resnick & Sons represented the landlord in-house alongside a four-member Cushman & Wakefield team including John Cefaly and Ethan Silverstein.

10) Paramount Television Studios | 711 12th Ave | Hell's Kitchen | 70K sf

The television studio signed a new lease in the Hell's Kitchen building.