

COMMERCIAL OBSERVER

October 8, 2026

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Law Firm Morgan & Morgan Signs 71K-SF Lease at One Seaport Plaza



JONATHAN RESNICK AND 199 WATER STREET.

PHOTOS: COURTESY JACK RESNICK & SONS; JIM SEWASTYNOWICZ/FOR COMMERCIAL OBSERVER

BY **AMANDA SCHIAVO**

Personal injury law firm **Morgan & Morgan** has signed a 70,602-square-foot lease at **199 Water Street**, also known as **One Seaport Plaza**, according to third-quarter Manhattan office reports from **Colliers** and **CBRE**.

Morgan & Morgan will move from a sublease to a long-term direct lease as part of the new deal, according to a source. The law firm moved into the building as a subtenant during the third quarter of 2023, relocating from Midtown and originally taking 34,792 square feet, according to [a report issued at the time](#) from the **Downtown Alliance**.

This new lease gives the law firm a more permanent home at **Jack Resnick & Sons'** One Seaport Plaza and expands its office footprint.

Cushman & Wakefield brokered the deal for both the tenant and the landlord. C&W and Morgan & Morgan did not immediately respond to Commercial Observer's requests for comment.

The length of the lease was unclear, but asking rents at the building range between \$65 and \$70 per square foot, according to a source.

Built in 1984 on Water Street between John and Fulton streets, One Seaport Plaza spans over 1 million square feet, offering amenities that include a cafe and lounge area. Other tenants in the building include [fintech firm VCT Holdings](#), [insurance firm Seneca](#) and [law firm Foster Garvey](#).