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Law Firm Renews 53,000 SF Lease at Silverstein's 120 Broadway

The law firm, which was founded in 1805, has been a tenant at the property owned by Silverstein Properties since 1991.

By John Jordan | September 14, 2018



(<https://images.globest.com/contrib/content/uploads/sites/306/2018/09/120Broadway-resized.jpg>) 120 Broadway is undergoing a \$50-million capital improvement program.

NEW YORK CITY—Storied law firm Emmet, Marvin & Martin, LLP has signed a long-term lease renewal for 53,000-square-feet at 120 Broadway.

The law firm, which was founded in 1805, has been a tenant at the property owned by Silverstein Properties since 1991. The lease renewal deal was announced by Cushman & Wakefield. The brokerage firm's team of executive vice chairman Robert Lowe, executive managing director Michael Norris and director Nicholas Dysenchuk represented Emmet, Marvin & Martin in the transaction. Roger Silverstein, EVP, and Joseph Artusa, SVP, of Silverstein Properties, represented the landlord in the deal.

Norris says that the law firm's space will undergo a full renovation that will modernize its office operations on the entire 32nd floor. At more than 100 years old, 120 Broadway is undergoing a **substantial capital improvement program** (<https://www.globest.com/sites/betsykim/2017/10/17/silverstein-properties-to-renovate-the-equitable-building/?channel=sectors§ion=office>) to reinvigorate these features, returning them to their original 1915 design. Upgrades include the addition of a tenant exclusive rooftop terrace, tenant lounge and café, bike storage with locker room and showers, and additional renovations.

Silverstein Properties acquired 120 Broadway in 1981. Last year, the firm deployed the \$50-million capital improvements campaign and retained architecture firm Beyer Blinder Belle to oversee the building's interior and exterior renovations.

The property's tenant roster includes: Beyer Blinder Belle, SIFMA, Strategies for Wealth and the Alliance for Downtown New York.

ALM, parent of Globest.com, was a tenant at 120 Broadway

(<https://www.globest.com/sites/betsykim/2018/02/12/alm-media-relocates-to-midtown-across-from-gct/>) until its recent relocation to offices across the street from Grand Central at 150 E. 42nd St.