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<http://commercialobserver.com/2015/07/gucci-seals-84k-sf-deal-at-ls-195-broadway/>

## Gucci Seals 84K-SF Deal at L&L's 195 Broadway



195 BROADWAY.

BY LAUREN ELKIES SCHRAM

Luxury retailer **Gucci** has finalized a deal for 83,964 square feet at **L&L Holding Company's 195 Broadway** at Fulton Street, Commercial Observer has learned.

At the end of the first quarter in 2016, Gucci will be relocating from its current location at **685 Fifth Avenue** at East 54th Street through a 15-year lease on the 12th and 14th floors (there is no 13th floor) at 195 Broadway, a source with knowledge of the deal told CO. Gucci is taking part of the 400,000 square feet occupied by anchor tenant **Thompson Reuters Markets**, which will be moving out at the end of the year. The asking rent was **\$55 per square foot**, as CO reported in April when it broke the news that Gucci was negotiating at the building.



195 BROADWAY.

**Cushman & Wakefield's Bruce Mosler, Mark Mandell and Ethan Silverstein** represented Gucci in the deal, while **David Berkey** and **Andrew Wiener** represented L&L in-house. A spokesman for C&W said the team declined to comment and a spokesman for L&L didn't immediately respond to a request for comment.

In February, **Nobu**, owned by **Robert DeNiro, Drew Nierporent** and chef **Nobu Matsuhisa**, signed a [15-year lease](#) for the 14,384-square-foot space on the ground floor and lower level at 195 Broadway.

L&L Chairman and Chief **David Levinson** and partners bought the Financial District property for \$206 million in 2005. In November 2013, L&L and **Beacon Capital Partners** [recapitalized the building](#) by selling the majority interest to **JP Morgan** for \$498.5 million. L&L, owner of what was **AT&T's** original world headquarters, spent eight years investing \$50 million in efforts to convert the lobby to retail space, Mr. Berkey previously told CO.