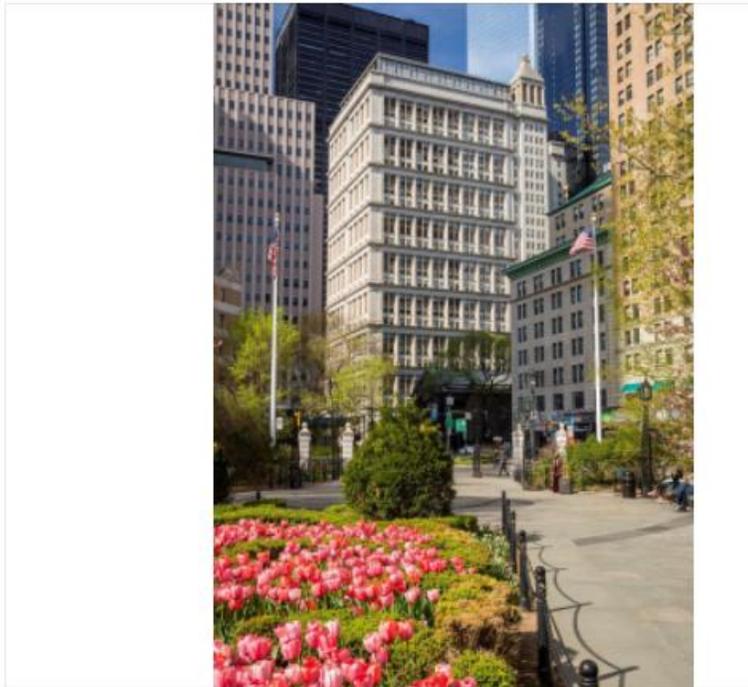


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Software company Code Climate takes full floor for new Manhattan HQ



Code Climate will move to 195 Broadway in lower Manhattan.

By [Liz Young](#)

Software company Code Climate has inked a deal to relocate its Manhattan headquarters.

The company signed a 10-year lease for nearly 42,000 square feet of pre-built space, taking the full 20th floor at 195 Broadway in lower Manhattan. It plans to move from its current space at 54 W. 21st St. in the Flatiron District.

Code Climate was founded in 2011 and is backed by more than \$50 million in venture capital funding. Its goal is to empower software engineering organizations to achieve excellence using data-driven insights.

[Michael Thomas](#) of Colliers represented Code Climate in the deal.

[Andrew Wiener](#) represented the building owner, L&L Holding Co., in-house.

195 Broadway is located between Fulton and Dey streets, sitting across Broadway from the Fulton Transit Center and across Fulton Street from St. Paul's Chapel. It was built as the world headquarters of AT&T. The building is a Class A, landmarked office building that spans about 1.1 million square feet across 29 stories.

L&L completed a big renovation and redevelopment of the property in 2017 that included turning the lobby into a retail galleria. Restaurant Nobu Downtown and retailer Anthropologie now occupy that space.

Real estate technology company Orchard [in October snatched up more than 107,000 square feet at the building](#), taking the full 25th and 26th floors and part of the 24th floor. Other office tenants at the building include marketing and communications firm Omnicom, publishing house HarperCollins, and luxury fashion brand Gucci. The building is now north of 90% leased.

Across Manhattan, less office space was leased last month than in December, [according to the latest report by Colliers](#), though a researcher noted it's not unusual for there to be a drop-off in office leasing at the start of a new year.

January's leasing activity, at 2.3 million square feet, was still above the average monthly volume of the past two years.