

RFR

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FOR IMMEDIATE RELEASE

RFR Announces 80,680 Square Feet of New and Renewed Leases at 17 State Street Office Tower in Downtown Manhattan

Deals Include Alphadyne Asset Management's 43,872-Square-Foot Renewal as RFR Reveals Plans for New Amenity Center and Plaza Upgrades

NEW YORK, NY – July 29, 2025 – RFR today announced several large-scale renewals at 17 State Street as the firm reinforces its commitment to the asset with plans for a new amenity center and updates to the popular public plaza in a nod to the nearby green spaces of Battery Park. As RFR began planning for the new amenity space, alternative investment management firm, **Alphadyne Asset Management**, signed on for an early renewal of its 43,872-square-foot, three-floor lease – the firm has been at 17 State since 2005. Alphadyne was represented by Silvio Petriello of CBRE and RFR was represented in-house by AJ Camhi, Paul Milunec & Ryan Silverman. In total, RFR has recently inked 80,680 square feet of new and renewed leases at 17 State Street.



“This building is a prominent landmark in the downtown New York skyline,” said AJ Camhi, director of leasing for RFR. “With its proximity to Battery Park and sweeping views of New York Harbor, 17 State Street is one of the most sought-after addresses in Manhattan. Our plans to introduce a new lounge and conference center in the building has further elevated the allure of the building for new and existing tenants while fortifying its reputation as one of New York’s premier office buildings.”

The new amenity space – designed by Studios Architecture and dubbed Liberty Lounge & Conference Center – will include hospitality and flexible space that transforms from social/collaborative lounge



seating to a town hall configuration with bleacher seating to accommodate company receptions and events. The amenity space will feature four distinct functions: social/collaborative seating that can transform into a Town Hall-Screening Room, a well-appointed café, a library lounge and a 32-person boardroom. The interior design will celebrate the character of the flourishing neighborhood with warm-toned modern fixtures and accents and natural green foliage. For practical and healthy commuting, an “End of Trip” facility has been incorporated offering a changing room, shower and space to freshen up. On the public plaza, RFR is enhancing the landscaping and providing updated seating.

Additionally, several tenants have re-committed to long-term leases while four tenants signed on for 12,000 square feet of new leases. An in-house team of AJ Camhi, Paul Milunec and Ryan Silverman represented RFR Realty in these transactions while RFR has also hired a JLL team consisting of Mitchell Konsker, John Wheeler, Andrew Coe and Margaux Kelleher to assist in leasing:

- Law firm **Bressler, Amery & Ross**, a tenant since 1995, will renew and relocate its 8,243-square-foot commitment. Robert Goodman of Cresa represented the tenant.
- **Atlantic Specialty Coffee**, a commodity services group specializing in coffee, cocoa and cotton, renewed its 6,167-square-foot space and has been a tenant since 1994. Michael Rizzo & Richard Levine of CBRE represented the tenant.
- Asset management firm **Friendly Capital** has been a tenant since 2003 and renewed its 3,899-square-foot commitment.
- **Samson Funding**, which provides capital to small and mid-size businesses, renewed its 6,181-square-foot commitment and has been a tenant since 2021.
- AI powered life insurance tech firm **Optifino** joined the tenant roster with a 5,138-square-foot lease. Derrick Ades and Lewis Gottlieb of CBRE represented the tenant and Mitchell Konsker, John Wheeler, Andrew Coe & Margaux Kelleher of JLL along with the RFR leasing team represented the landlord.
- Law firm **Pierkarski Law** signed a new 3,917-square-foot lease. Jimmy Ishay of Gotham Realty represented the tenant.
- Medical technology firm **Aspargo Laboratories** signed a new 3,263-square foot lease coming out of a sub-tenancy at 17 State.

Located at the corner of State and Pearl streets, 17 State Street boasts a distinctive curvilinear design and offers permanently protected views of New York Harbor and beyond from the second to 42nd floors. The location also provides convenient access to the 1, 4, 5, N and R trains; multiple ferries to Brooklyn, Queens and New Jersey, the Staten Island Ferry; and, the downtown heliports.

About RFR

RFR is a fully integrated real estate investment firm based in New York City with a core focus on select urban markets in the United States and Germany. Founded by Aby Rosen and Michael Fuchs in the early 1990's, the firm has been an active force in the New York City and German real estate market for much of the past three decades. RFR's portfolio has grown to include more than 100 commercial, residential, hotel, and retail properties located in select domestic and international markets.