

# RFR

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**FOR IMMEDIATE RELEASE**

## **RFR Inks Record 250,000+ Square Feet of Leases at 17 State Street in Downtown Manhattan in 2025**

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*The Cochran Firm Takes 13,757-Square-Foot Full Floor with Three Additional Full-Floors, Multiple Partial Floor Leases Executed in the Final Weeks of 2025*

**NEW YORK, NY – January 14, 2026** – RFR today announced The Cochran Firm has signed a 10-year, 13,757-square-foot full-floor lease at 17 State Street. The firm reports a record-breaking year at 17 State Street with 250,000+ square feet of leases signed in 2025. Building on an impressive first half of the year, which saw 132,356 square feet of new and renewed leases, the firm winds down 2025 with more than 118,000 square feet in new and renewed commitments as the new Liberty Lounge and Conference Center amenity nears completion.



“17 State Street has always been a sought-after address,” said AJ Camhi. “The record-breaking year comes as plans for a new amenity center were very well received by the market and the pre-built suites have been filling up at a remarkable clip. It’s a testament to RFR’s commitment to this remarkable asset after a successful recapitalization earlier in the year and our subsequent plans to reinvest in the asset by elevating the workplace experience.”

“We are thrilled to make 17 State Street our firm's new flagship office to best serve our clients and our team,” said Mina Malik, CEO & Executive Partner of The Cochran Firm. “The building has a striking presence in the heart of the Financial District and the stunning views are unlike any other option we considered. This incredible space will serve as an extension of our well-known brand and we’re excited to make use of the new amenity center, which will further enhance the day-to-day experience for our attorneys and our clients.”

With construction nearing completion on the new Liberty Lounge & Conference Center amenity, and updates to the popular public plaza underway, RFR welcomed a spate of new full-floor tenants, signing four tenants to 56,586 square feet of space. In addition to The Cochran Firm, RFR executed three full-floor leases:

- **Bright Power**, a New York-based provider of sustainable energy and water management for commercial building owners and developers, signed a new five-year, **14,900-square-foot** lease and
- **Shaub, Ahmuty, Citrin & Spratt**, a prominent law firm with offices in New York, Westchester, and Long Island, will move its New York offices to a **14,172-square-foot** space with a five-year term at 17 State Street.
- **Mashreq Bank**, a tenant at 17 State Street since 2017, renewed and expanded its footprint with a new 10-year, **13,757-square-foot** lease. Based in Dubai, UAE, this leading financial institution is a pioneer in digital banking, offering retail, corporate and investment services and is known as the oldest privately owned bank in the Emirates.

In addition to the four full floor leases above, the robust leasing activity at 17 State included new and renewed/expanded leases for partial floors totaling more than 61,000 square feet, all signed in the final weeks of 2025.

The planned Liberty Lounge & Conference Center amenity continues to be an important driver in leasing. The space will include hospitality and flexible spaces that transform 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, a gaming area with a billiards table and a 32-person boardroom.

The interior design will celebrate the character of the neighborhood with warm-toned, modern fixtures and accents and natural green foliage. For practical and healthy commuting, an “End of Trip” facility will offer a changing room, shower and space to freshen up . On the public plaza, RFR is enhancing the landscaping and providing updated seating.

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.

RFR was represented in-house by AJ Camhi, Paul Milunec and Ryan Silverman and supported by a JLL team consisting of Mitchell Konsker, John Wheeler, Andrew Coe, and Margaux Kelleher on all 2025 transactions. **The Cochran Group** was represented by Derrick Ades, Jared London, Christopher Hogan and Munish Viralam of CBRE. **Bright Power, Inc.** was represented by Jonathan Fein of Cushman & Wakefield; **Shaub, Ahmuty, Citrin & Spratt LLP** was represented by Ben Shapiro, Bill Levitsky and Matthew Augarten of Newmark. Asking rents at 17 State Street range from \$72-\$85 per square foot.

#### **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. Over the last 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.