

Two Online Market Platforms Sign on at 123 William Street, Building Nearly Full

BY [TERENCE CULLEN](#) JAN. 19, 2016, 11:37 A.M.



123 WILLIAM STREET.

The 27-story [123 William Street](#) is almost completely leased, according to brokers for the building between John and Fulton Streets.

[American Realty Capital](#) signed leases with two different tenants for a combined 17,213 square feet of the 550,000-square-foot Financial District building last month, according to a [CBRE](#) press release. That has pushed the occupancy almost to 100 percent, less than a year after the landlord bought the property.

“With the signing of these two tenants, we are now 99 percent leased,” **Brad Gerla** of CBRE, who represented American Realty Capital in both deals with colleague **Jonathan Cope**, said in a statement to Commercial Observer. “123 William Street continues to dominate, and is unquestionably the hottest building Downtown.”

Fundera, an online small business lender, signed a deal for 9,467 square feet on part of the 21st floor, according to the brokers. They declined to indicate when the e-financier will move into the space, or from where it’s moving its offices.

Asking rent in the 10-year deal was \$62 per square foot. **Wayne Siegel** of [Coldwell Banker Commercial Alliance](#) represented Fundera. A representative for the brokerage did not immediately return a request for comment.

Online car-selling platform **automotiveMastermind** inked a lease for 7,746 square feet on a portion of the 15th floor, according to the CBRE release. **Joseph DeRosa** of [Transwestern](#) represented the tenant. Mr. DeRosa was not immediately available for comment, per a Transwestern spokeswoman.

Asking rent in that deal was \$58 per square foot, and is also for 10 years.

American Realty Capital announced last February that it was buying the 59-year-old office building for [\\$253 million](#), as CO previously reported. The structure was 81 percent leased at that time.

Since last winter, the landlord has signed reproductive education group **Planned Parenthood** to [65,000 square feet](#) in a relocation from the Far West Side, as CO reported in April 2015. Four months later, the **Rent Stabilization Association**, a landlord's advocacy group, relocated within the building for [17,811 square feet](#) on the 12th floor. The organization had previously occupied a similarly sized space on the 14th floor.