

## ABOUT

It's an emblematic example of the creative potential that continues to call **THE MOST FORWARD THINKING IN THEIR FIELDS**. At this **DYNAMIC DOWNTOWN LOCATION**, a legacy of inspiration invites a new generation of visionaries to imagine the possibilities. **THIS IS 350 HUDSON.**

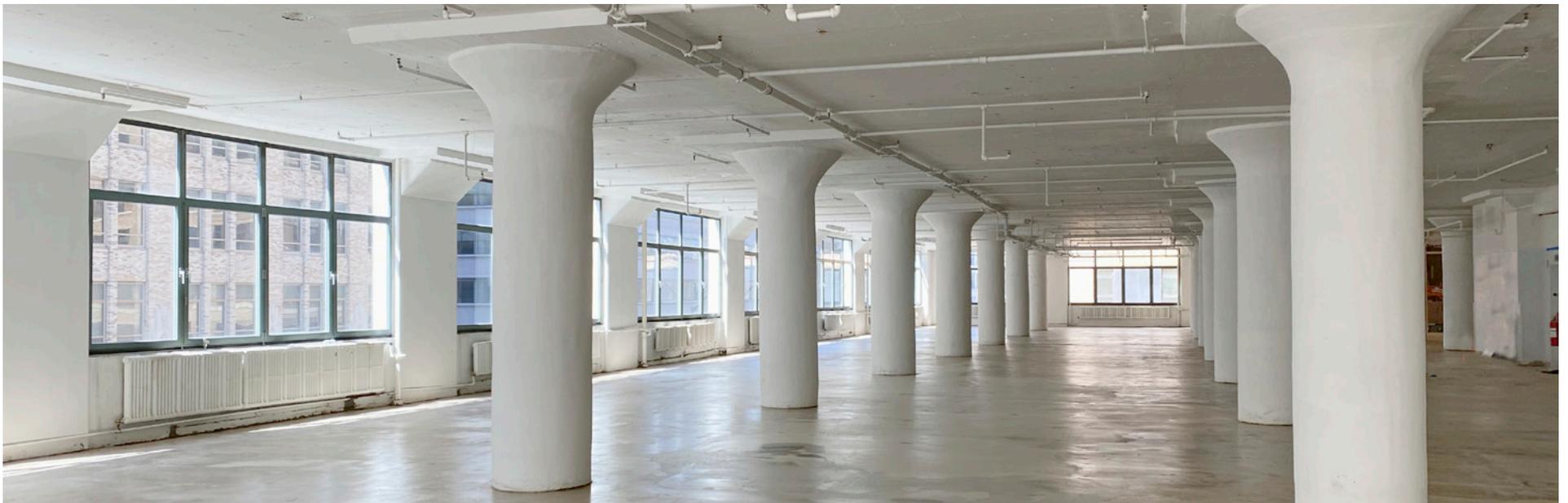


## ABOUT

**350 HUDSON STREET** occupies the entire block between Charlton and King Streets. Tenants can enjoy a **MODERN OFFICE ENVIRONMENT** coupled with the charm found only in pre-war buildings.

Popular fast-casual establishments including **MAKI MAKI** and **FORAGERS MARKET** among others, are quickly accessed via the **NEWLY RENOVATED LOBBY**. Spacious and bright, the reception area warmly welcomes tenants and visitors through its premiere presence on **HUDSON STREET**.





EXISTING WHITEBOX CONDITION



PROPOSED RENDERING

## AVAILABILITY: FULL FLOOR 3 FULL FLOOR 4

## WINDOWED OFFICES TEST FIT

**LEGEND**

WORKSPACE	SEATS
EXECUTIVE OFFICE	2
PRIVATE OFFICE	14
WORKSTATION (6'X6')	152
RECEPTION	1
<b>TOTAL HEADCOUNT</b>	<b>169</b>

COLLABORATIVE SPACE	
CONFERENCE ROOM	6
MEETING ROOM	6
OPEN LOUNGE	8

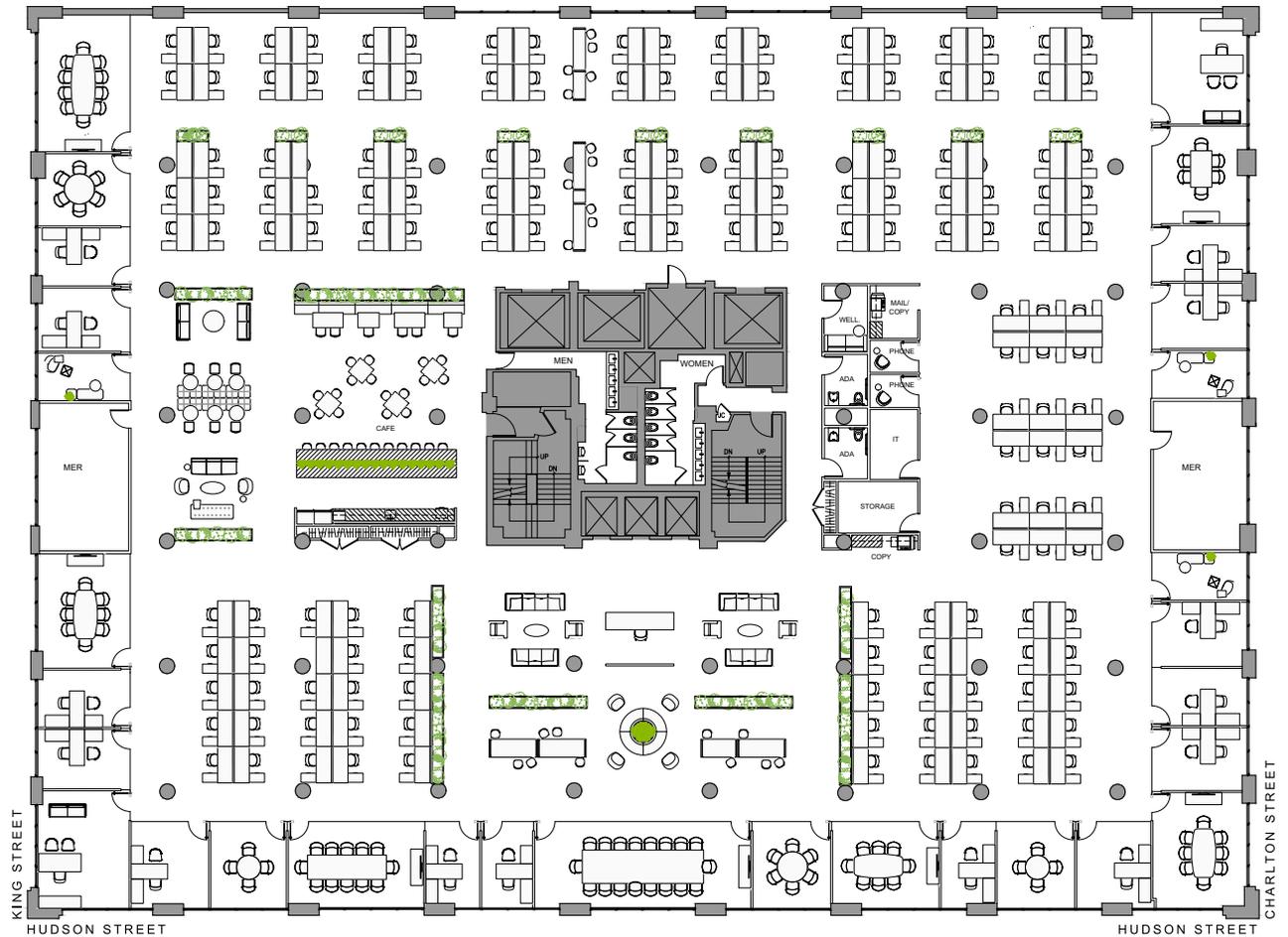
AMENITIES	
CAFE	1

SUPPORT	
PHONE ROOM	2
COAT CLOSET	3
COPY / MAIL	1
COPY	1
STORAGE ROOM	1
IT ROOM	1
WELLNESS ROOM	1



SCALE: 1"=1/8"



## AVAILABILITY: FULL FLOOR 3 FULL FLOOR 4

## OPEN PLAN TEST FIT

### LEGEND

WORKSPACE	SEATS
EXECUTIVE OFFICE	2
PRIVATE OFFICE	10
WORKSTATION (6'X6')	12
BENCHING (6'X30")	170
<b>TOTAL HEADCOUNT</b>	<b>194</b>

### COLLABORATIVE SPACE

CONFERENCE ROOM	10
OPEN LOUNGE	38

### AMENITIES

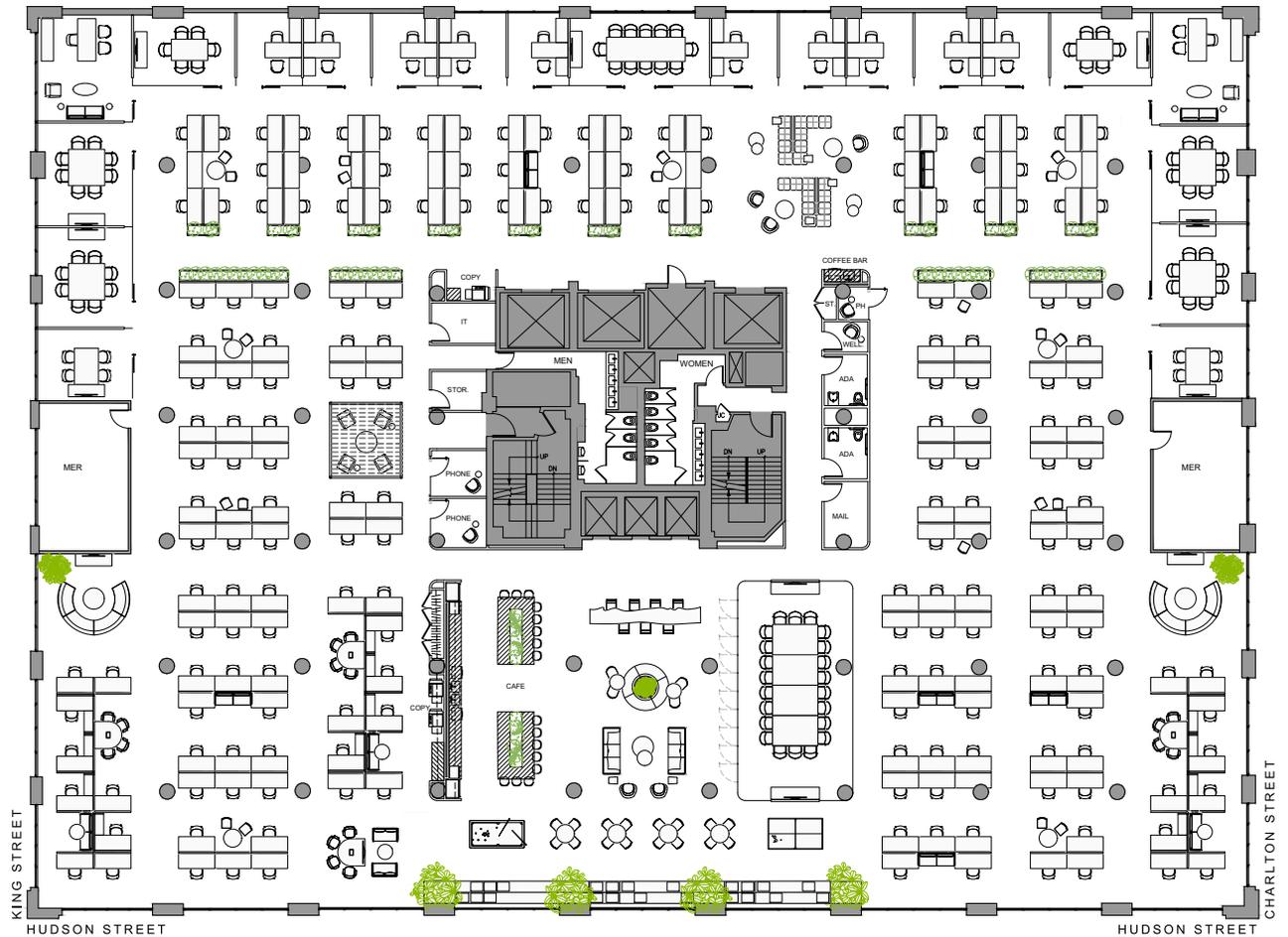
CAFE	1
COFFEE BAR	1

### SUPPORT

PHONE ROOM	3
COAT CLOSET	1
COPY AREA	2
STORAGE ROOM	2
IT ROOM	1
WELLNESS ROOM	1
MAIL ROOM	1



SCALE: 1"=1/8"



## AMENITIES

350 Hudson hosts a variety of retail offerings, including **FORAGERS**, **PURE PAWS**, and **MAKI MAKI**—bringing some of the city’s best “**GRAB AND GO**” offerings in-house.

### FORAGERS

- Specialty market offering a wide variety of carefully curated groceries, local produce and prepared foods made daily
- Farm to table sit-down restaurant
- Wine shop that specializes in natural, biodynamic and organic wines

### MAKIMAKI

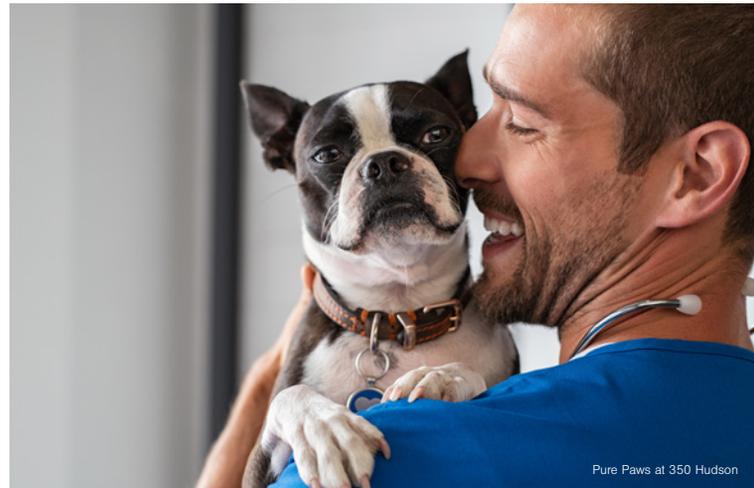
- Premium sushi made with state-of-the-art robotics — pioneering a delicious and convenient new fast-casual model
- An affordable and speedy option for quality sushi rolls

### PURE PAWS

- Highest level of veterinary care
- Compassionate, knowledgeable and professional staff utilizes the latest technological advances and implements the foremost medical practices
- Offer clients more options, better resources and educational involvement to develop a lifetime health care plan for your special companion



Foragers Market at 350 Hudson



Pure Paws at 350 Hudson



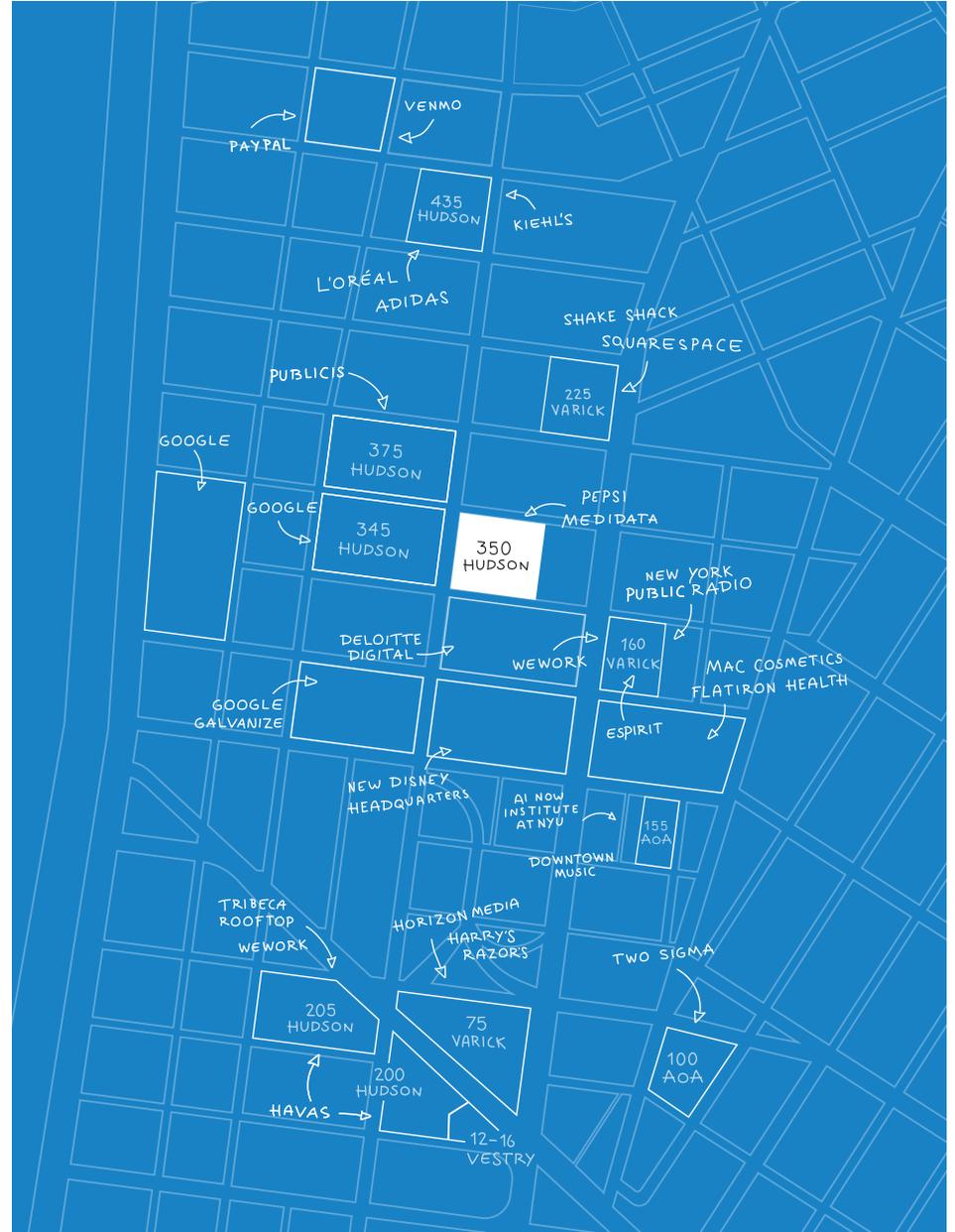
MakiMaki at 350 Hudson



FORAGERS MARKET AT 350 HUDSON

## AN ICONOCLASTIC SPIRIT THAT'S TIMELESSLY NEW YORK

Dreamers and disruptors thrive in the community surrounding the building, making it **A BEACON FOR THE WORLD'S MOST INNOVATIVE BRANDS**. From big names to upstarts, creativity is the common thread with neighbors including Google, SquareSpace, Adidas, L'Oreal Paris, Publicis, Disney, and more.



## ACCESSIBILITY

350 Hudson boasts excellent accessibility, **THANKS TO NEARBY STOPS FOR THE 1, A, B, C, D, E, F AND M METRO LINES** and two PATH train lines. Multiple CitiBike stations offer a smart and sustainable option for commuters and joyriders alike.



## SPECIFICATIONS

**YEAR CONSTRUCTED:** 1927  
**NUMBER OF FLOORS:** 9  
**TOTAL BUILDING AREA:** 324,109 SF  
**FLOORPLATES:** UP TO 39,000 RSF

### OWNER:

**Trinity Hudson Holdings, LLC.:**  
A joint venture of Trinity Church Wall Street, Norges Bank Investment Management and Hines, the operating partner.

### CONSTRUCTION TYPE:

Reinforced Concrete

### DIMENSIONS:

**Ceiling Heights:** 12' typical  
**Column Spacing:** 22 feet on center

### AMENITIES:

Contactless Visitor Entry via Splan / Touchless Access Card Turnstile Entry / Modernized Elevator Controls and Cabs Equipped with Captivate Media Screens / Secure in Building Bike Storage / 24 hours/7-day security / Modernized HVAC System / MERV-13 filters in all base building equipment

### MAJOR TENANTS:

**Office:** Medidata, Pepsico  
**Retail:** Pure Paws, Foragers Market, Maki Maki

### NEIGHBORHOOD TENANTS:

Google, Disney, Squarespace, Havas, Publicis Groupe, Two Sigma, L'Oréal.

### ACCESSIBILITY

One block away from the number 1 subway (Houston & Varick), 7 minute walk from or C, E train to Spring Street and multiple Citibike Stations

### MECHANICAL SYSTEM:

**Heating:** Both steam and/or hot water heating available 8 am to 6pm Mon. thru Fri. (steam only)

**Water Cooled Air Conditioning:** Not available at this time

**Condenser Water Charged:** Not available at this time

**2021 rate for OT Heat:** \$175/hr.

**2021 rate for OT AC:** NA

### HVAC:

Individual air-cooled package units

### ELECTRICITY:

**Sub-Metered.** 12 watts per sq. foot available.

### EMERGENCY POWER:

None

### TELEPHONE:

**Providers:** Verizon, AT&T and Sidera (Dark Fiber Only)

### ELEVATOR SYSTEM:

3 elevators serving floors: 1-9 / 1 freight/passenger elevator serving floors: B-9 / 2 freight elevators serving floors: B-8 / Freight elevator available 8 am to 6 pm daily, 5,000 lbs capacity each

### BUILDING SECURITY SYSTEM:

Security ID system in place / Security Personnel at Lobby / CCTV in elevators, loading dock and around the perimeter of the building

### OTHER LIFE SAFETY:

Fully Sprinklered, Sprinkler & Standpipe System / Full Class E Fire Alarm System

**CONTACTS:  
OFFICE LEASING**

**PAUL AMRICH**

212.984.8122  
paul.amrich@cbre.com

**HOWARD FIDDLE**

212.984.6525  
howard.fiddle@cbre.com

**NEIL KING**

212.984.8352  
neil.king@cbre.com

**ZACHARY PRICE**

212.618.7080  
zachary.price@cbre.com

**BENJAMIN JOSEPH**

212.984.8206  
benjamin.joseph@cbre.com