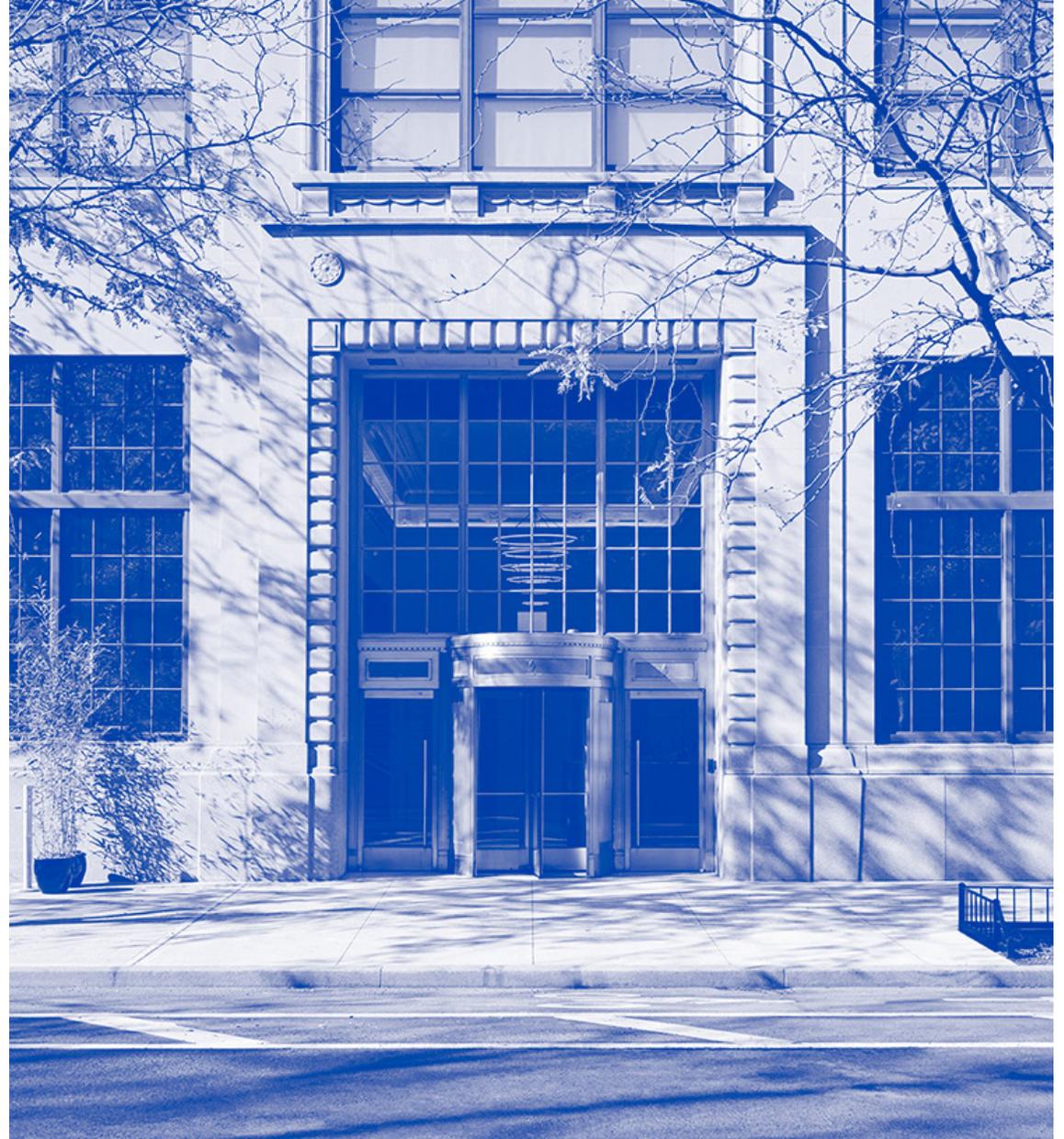


ABOUT

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 visionaires to imagine the possibilities. **This is 435 Hudson.**

**PARTIAL FLOORS SPACES AVAILABLE
FROM 9,940SF TO 23,247 SF**

**FULL FLOOR AVAILABLE
UP TO 31K+ SF**



ABOUT

The lobby, renovated in 2019 by architect **A+I**, complements the beauty of the building's **original architectural features**, including the ornate bronze entry door and elevators, with **art deco** inspired finishes. Floating chrome chandeliers and bold, geometric art highlight the building's history while modern updates create a serene, and streamlined welcome.

At the top of the building awaits the freshly **reimagined roof deck**, also designed by **A+I**—creating a cohesive sense across the communal spaces at 435 Hudson.

SHARED **ROOF DECK** AMENITY
FOR ALL OFFICE TENANTS

OPPORTUNITY TO BUILD A **UNIQUE**
TWO-LEVEL OFFICE SPACE AT 435 HUDSON

NEW LOBBY AND ROOF DESIGNED BY **A+I**



AVAILABILITIES

The building offers coveted **14' high ceiling spaces**. Boutique tenants will find opportunities for build-outs that cater to their size while maintaining a **generous, loft-like environment**.

AVAILABILITIES ON FLOOR 4
RENTABLE AREAS FROM 31K+ SF



4th Floor White Box Space



4th Floor Potential Tenant Build Out

AVAILABILITIES: FULL FLOOR 4 TEST FIT - LOW DENSITY

with potential to expand into the third floor.

WORKSPACE

EXECUTIVE OFFICE	1
PRIVATE OFFICE	4
SHARED OFFICE	1
BENCHING	84
RECEPTION	1

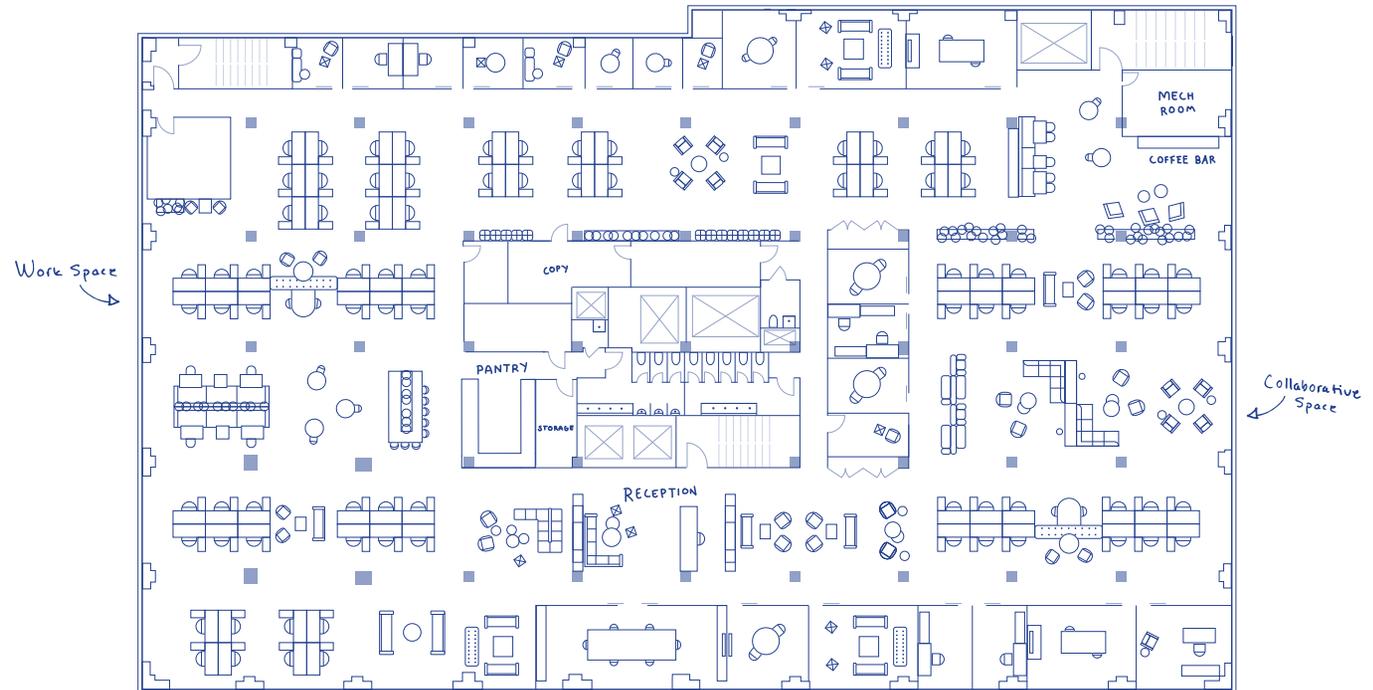
COLLAB SPACE

CONFERENCE ROOM	5
MEETING ROOM	10
OPEN MEETING AREA	19

SUPPORT

CAFE	1
COFFEE BAR	1
PHONE ROOM	1
COAT CLOSET	2
MAIL/COPY	1
STORAGE ROOM	1
IT ROOM	1
WELLNESS ROOM	1

TOTAL HEADCOUNT 91



AVAILABILITIES ON FLOOR 4
RENTABLE AREAS FROM 31K+ SF

AVAILABILITIES: FULL FLOOR 4 TEST FIT - HIGH DENSITY

with potential to expand into the third floor.

WORKSPACE

EXECUTIVE OFFICE	1
PRIVATE OFFICE	2
SHARED OFFICE	2
BENCHING	174
RECEPTION	1

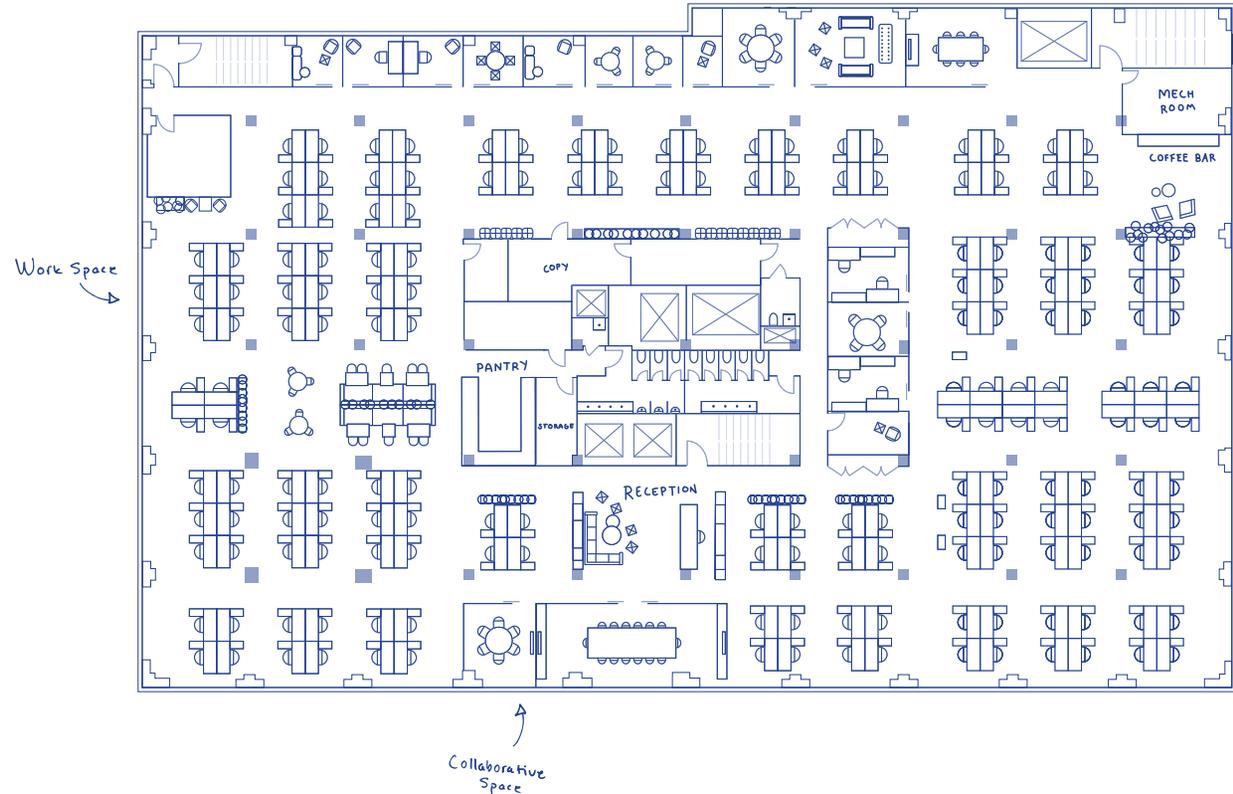
COLLAB SPACE

CONFERENCE ROOM	4
MEETING ROOM	7
OPEN MEETING AREA	13

SUPPORT

CAFE	1
COFFEE BAR	1
PHONE ROOM	1
COAT CLOSET	2
MAIL/COPY	1
STORAGE ROOM	1
IT ROOM	1
WELLNESS ROOM	1

TOTAL HEADCOUNT 180



AVAILABILITIES ON FLOOR 4
RENTABLE AREAS FROM 31K+ SF

AMENITIES

A newly renovated lobby and freshly reimagined roof-deck designed by A+I make use of 435 Hudson's exceptional architecture to create elegant and inviting communal spaces.



AMENITIES

435 Hudson hosts a high-profile roster of retail offerings, including the renowned **En Japanese restaurant** and the elite fitness studio **S10 training** and other boutique services—bringing some of the city’s finest offerings in-house.



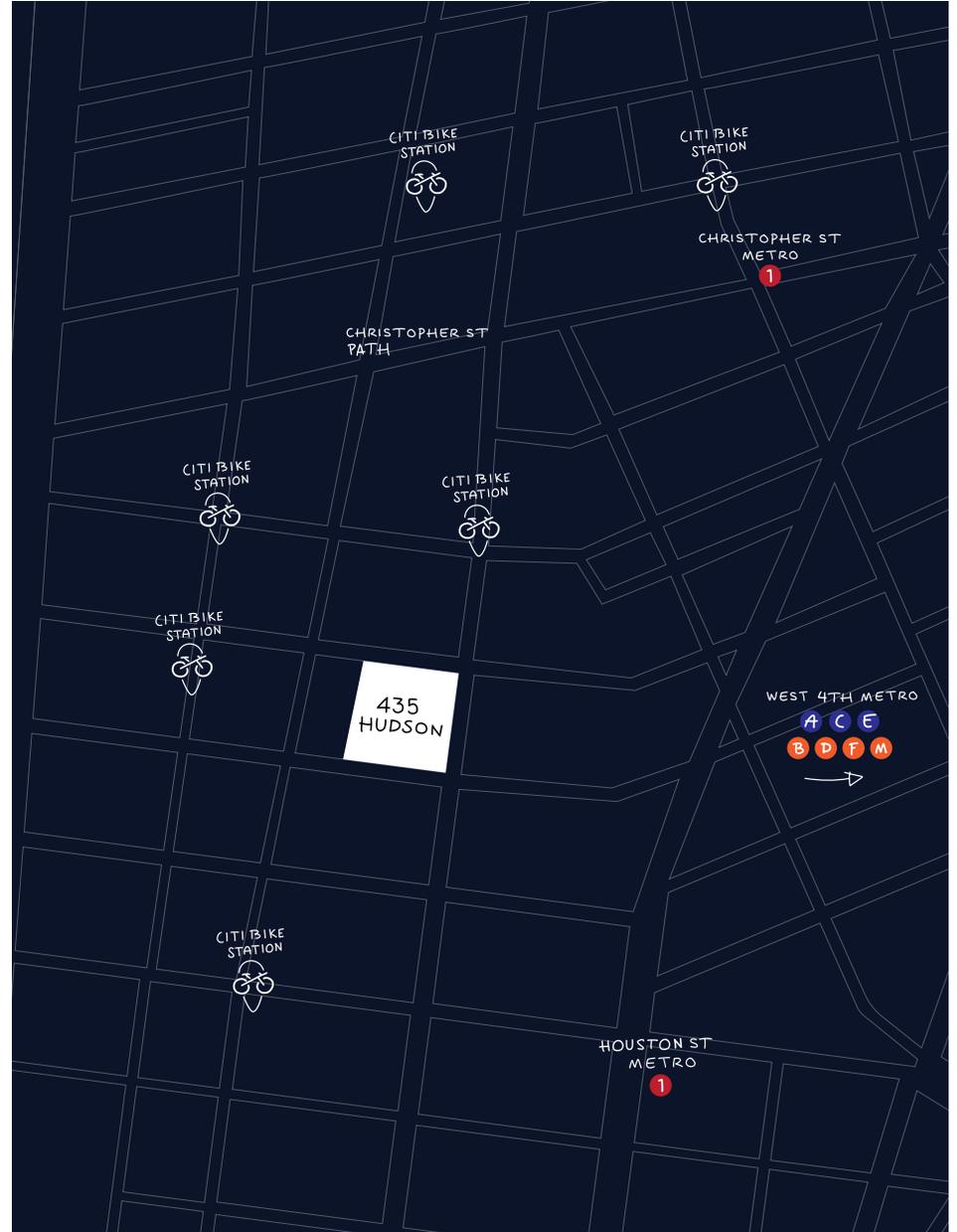
En Japanese Restaurant at 435 Hudson



S10 Training at 435 Hudson

ACCESSIBILITY

435 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: 1931
NUMBER OF FLOORS: 10
TOTAL BUILDING AREA: 287,586 SF
FLOORPLATES: UP TO 31,500K RSF

OWNER:

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

CONSTRUCTION TYPE:

Steel structure

DIMENSIONS:

Ceiling Heights: 15' typical
Column Spacing: 20 feet on center

AMENITIES:

Shared 7,000 SF outdoor roof deck amenity / Complimentary roof deck events & programming / Secure in-building bike storage / Curated art programming in common areas / 24 hours/7 days security

MAJOR TENANTS:

Office: L'Oreal, Adidas, @Radical Media, Baron & Baron, Kiehl's
Retail: S10 Training, En Japanese

NEIGHBORHOOD TENANTS:

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

ACCESSIBILITY

1 Line via West Houston Street Station Subway / A, B, C, D, E, and F Lines via West 4th Washington Square Station Subway / PATH Train via Christopher Street / Numerous Citibike Stations

MECHANICAL SYSTEM:

Heating: Steam heating available 8 am to 6pm Mon. thru Fri.

2020 rate for OT HVAC: \$175/hr.

Heating: Steam heating from 8 a.m. to 6 p.m. Monday thru Friday

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. 6 watts per sq. foot available. **Service:** Two 4,000 AMP services

EMERGENCY POWER:

Generator for Life Safety & Public Areas

TELEPHONE:

Providers: Verizon, AT&T, Lightower (fiber), Level 3, Pilot

ELEVATOR SYSTEM:

1 elevator serving floors: Lobby-10 (Roof Deck Amenity) / 1 elevator serving floors: Lobby-9 / 2 elevators serving floors: Lobby-6 / 1 freight elevator available 8 am to 6 pm daily, 9,000 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, Sprinklers and Standpipe Systems / Full Class E Fire Alarm System-Simplex