

AVAILABILITIES

160 Varick's impressive footprint creates an exceptional opportunity to claim contiguous multi-floor spaces. **Floors 10,11 and 12 combine to a total of 85,356 square feet.**

A flagship tenant has the added opportunity for branded building signage, a second contiguous multi-floor space is also possible by combining **floors 4, 5, and 6, creating 87,288 square feet.**

FLOOR 10, 11 & 12
CONTIGUOUS FULL FLOORS
TOTAL RENTABLE AREA: 85,356 SF
FLOOR 10: 29,108 SF
FLOOR 11: 28,662 SF
FLOOR 12: 27,586 SF

FLOOR 4, 5 & 6
CONTIGUOUS FULL FLOORS
TOTAL RENTABLE AREA: 87,288 SF
FLOOR 10: 29,096 SF
FLOOR 11: 29,096 SF
FLOOR 12: 29,096 SF



AVAILABILITIES

160 Varick presents two grand opportunities, **multiple contiguous 80,000+ square foot blocks** across multiple levels including **penthouse possibilities**. A dedicated elevator bank and the potential for building signage **create a space for even the biggest vision.**



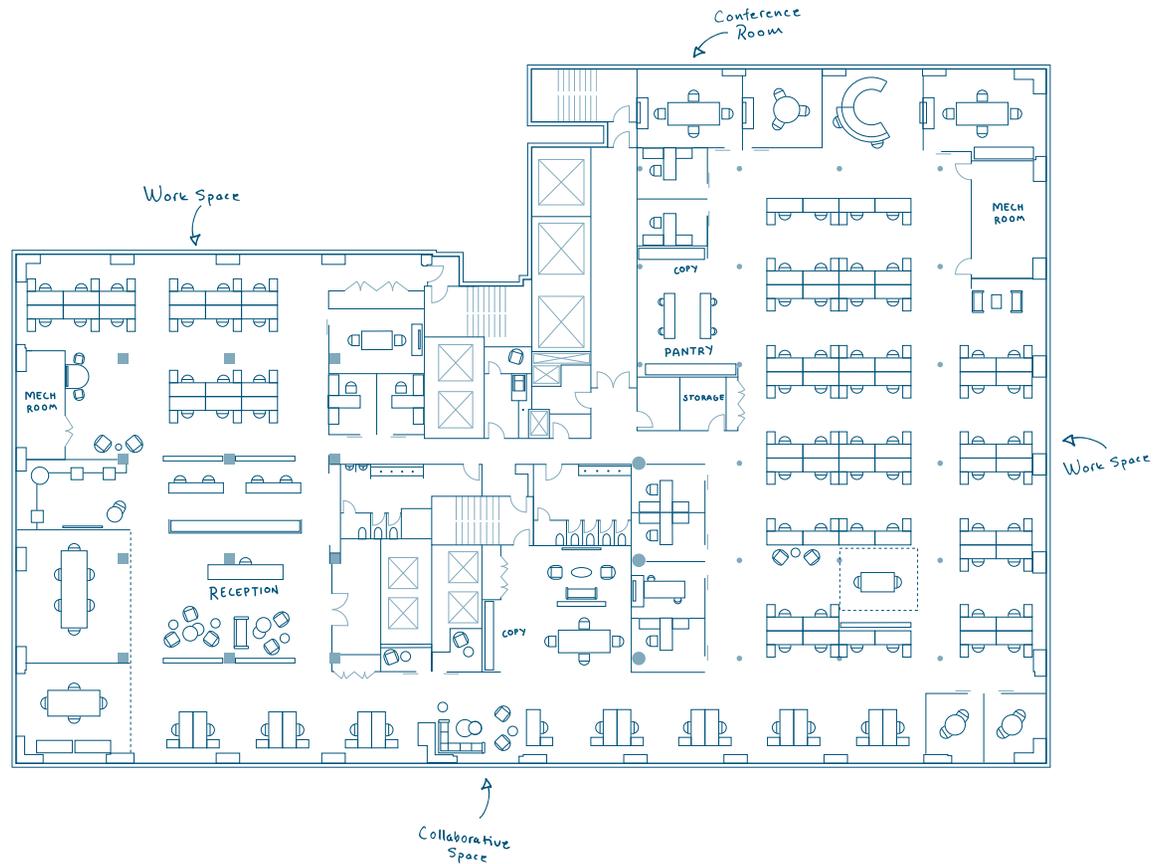
AVAILABILITIES

From the truly expansive, to the airy-and-efficient. Here, **offices become custom environments** where organizations of all kinds and sizes can express their unique identity and empower their people.



AVAILABILITIES: FLOORS 10, 11 & 12 TEST FIT - LOW DENSITY

WORKSPACE	
PRIVATE OFFICE	7
BENCHING	87
RECEPTION	1
COLLAB SPACE	
BOARDROOM	1
CONFERENCE ROOM	5
MEETING ROOM	3
PHONE ROOM	2
OPEN MEETING AREA	6
SUPPORT	
CAFE	1
PANTRY	1
COAT CLOSET	2
COPY AREA	2
IT ROOM	1
MAIL ROOM	1
WELLNESS ROOM	1
STORAGE ROOM	3
TOTAL HEADCOUNT	95



FLOOR 10 FULL FLOOR
RENTABLE AREA: 29,108 SF

FLOOR 11 FULL FLOOR
RENTABLE AREA: 28,662 SF

FLOOR 12 FULL FLOOR
RENTABLE AREA: 27,586 SF

AVAILABILITIES: FLOORS 10, 11 & 12 TEST FIT - HIGH DENSITY

WORKSPACE

PRIVATE OFFICE	7
BENCHING	159
RECEPTION	1

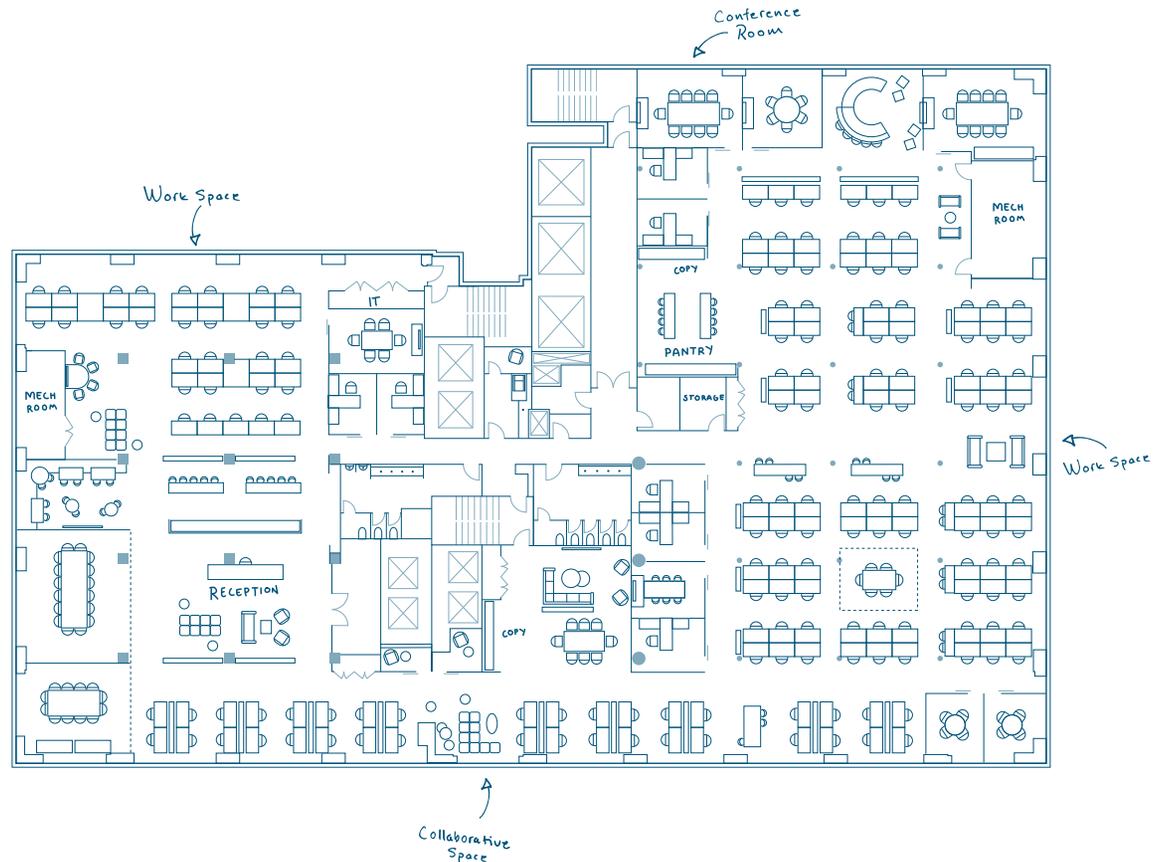
COLLAB SPACE

BOARDROOM	1
CONFERENCE ROOM	5
MEETING ROOM	3
PHONE ROOM	2
OPEN MEETING AREA	6

SUPPORT

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

TOTAL HEADCOUNT 167



FLOOR 10 FULL FLOOR
RENTABLE AREA: 29,108 SF

FLOOR 11 FULL FLOOR
RENTABLE AREA: 28,662 SF

FLOOR 12 FULL FLOOR
RENTABLE AREA: 27,586 SF

AVAILABILITIES: FLOORS 4, 5 & 6 TEST FIT - LOW DENSITY

WORKSPACE

PRIVATE OFFICE	7
BENCHING	66
RECEPTION	1

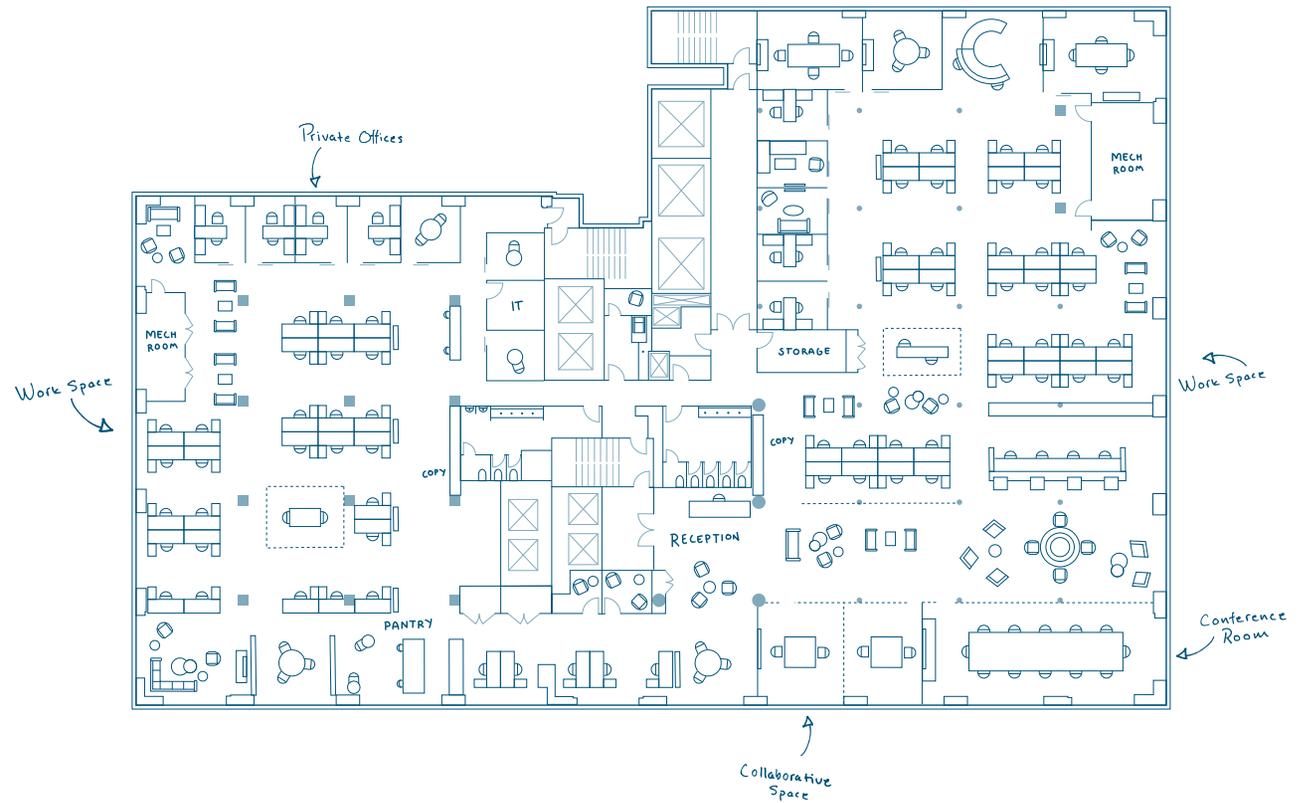
COLLAB SPACE

BOARDROOM	2
CONFERENCE ROOM	3
MEETING ROOM	5
PHONE ROOM	2
OPEN MEETING AREA	5

SUPPORT

CAFE	1
PANTRY	1
COAT CLOSET	2
COPY AREA	2
IT ROOM	1
MAIL ROOM	1
WELLNESS ROOM	1
STORAGE ROOM	2

TOTAL HEADCOUNT 74



FLOOR 4 FULL FLOOR
RENTABLE AREA: 29,096 SF

FLOOR 5 FULL FLOOR
RENTABLE AREA: 29,096 SF

FLOOR 6 FULL FLOOR
RENTABLE AREA: 29,096 SF

AVAILABILITIES: FLOORS 4, 5 & 6 TEST FIT - HIGH DENSITY

WORKSPACE

PRIVATE OFFICE	7
BENCHING	131
RECEPTION	1

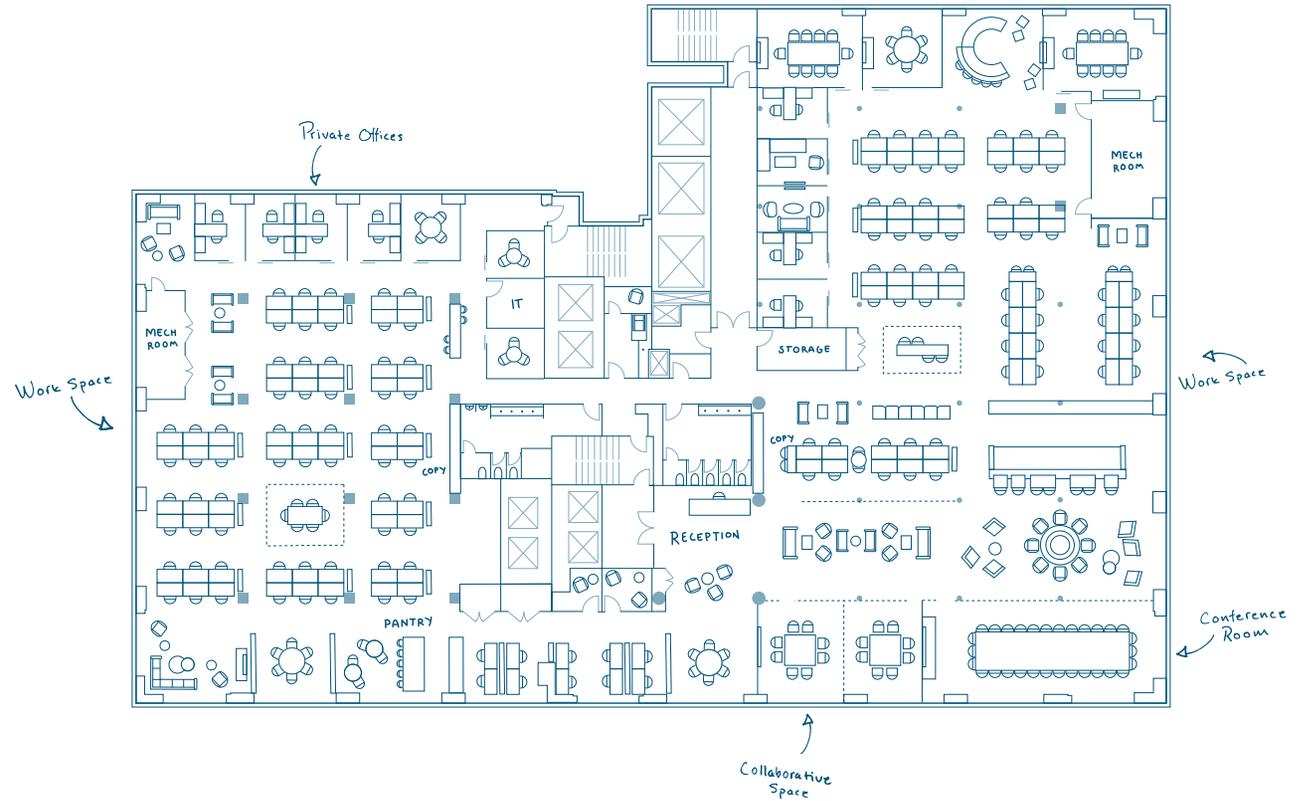
COLLAB SPACE

BOARDROOM	2
CONFERENCE ROOM	3
MEETING ROOM	5
PHONE ROOM	2
OPEN MEETING AREA	5

SUPPORT

CAFE	1
PANTRY	1
COAT CLOSET	2
COPY AREA	2
IT ROOM	1
MAIL ROOM	1
WELLNESS ROOM	1
STORAGE ROOM	2

TOTAL HEADCOUNT 139



FLOOR 4 FULL FLOOR
RENTABLE AREA: 29,096 SF

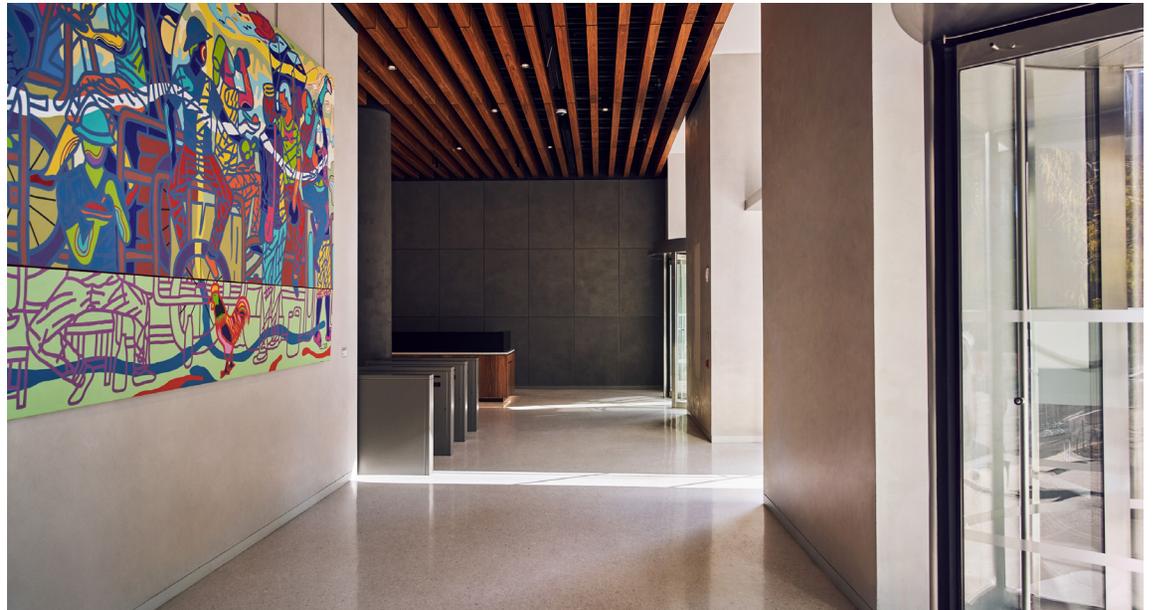
FLOOR 5 FULL FLOOR
RENTABLE AREA: 29,096 SF

FLOOR 6 FULL FLOOR
RENTABLE AREA: 29,096 SF

AMENITIES

The building's ideal location offers plentiful access to **public green spaces**, including Hudson River Park, Spring Street Park, and Freeman Plaza.

The entrance serves as both welcome and a moment to set the mood, with a **lobby freshly reimaged by Studios Architecture**. Soft seating and rotating art installations set the tone for creativity.



WELCOME TO ONE OF THE MOST PREMIERE LOCATIONS IN HUDSON SQUARE

The legacy of the neighborhood lives on in a community that continues to **shape all the ways we work and play**. Located at the epicenter of this vibrant hub, 160 Varick is surrounded by a roster of global innovators including **Google, Disney, Publicis, Horizon, and Squarespace**.



SPECIFICATIONS

YEAR CONSTRUCTED: 1928
NUMBER OF FLOORS: 12
TOTAL BUILDING AREA: 343,020 SF
FLOORPLATES: UP TO 29,096K

OWNER:

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

CONSTRUCTION TYPE:

Reinforced Concrete

AMENITIES:

Newly redesigned lobby designed by
Studios Architecture with rotating art
programming / Contactless Visitor
Entry via ProxyClick / 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 place on all base building
equipment./ Close to the 1 subway line
via the Houston Street Station and the
C, and E subway lines via the Spring
Street Station

MAJOR TENANTS:

Disney, New York Public Radio,
WeWork Companies

RETAIL TENANTS:

Essen

NEIGHBORHOOD TENANTS:

Google, Disney, Downtown Music,
Havas, Publicis Groupe, Two Sigma,
Ai Institute At Nyu, L'oréal

DESIGN:

Original Architect:
Victor Mayer

CEILING HEIGHTS:

12' 4"

DIMENSIONS:

Window Module Bay: 8'-6"X 14'-10"
Column Spacing: 18 feet on center
(all floors)

MECHANICAL SYSTEM:

Heating: Steam heating available 8 am
to 6pm Mon. thru Fri.
2020 rate for OT HVAC: \$175/hr.

HVAC:

Tenant controlled air cooled package
units, (4) 15-ton AC units. / Base
Building (3) 5-ton heat pump unit per
floor for common area cooling and
heating. / Perimeter two pipe steam
heating in cast iron radiators provided by
2 in house boilers.

ELECTRICITY:

Sub-Metered 6 watts per RSF
Service: Overall serving is 170 Varick
(North) side 4,000 AMP service and
160 Varick (South) side 3,500 AMP
service / Four locations of the riser
distribution system within the core.

EMERGENCY POWER:

One 450 KW Cummins generator with
a 1,900-gallon fuel tank for Building
Life Safety Availability

TELEPHONE:

Providers: Verizon, AT&T

INTERNET:

Providers: Verizon, RCN, Optical
Communication, XO, Level 3, Pilot
Fiber

ELEVATOR SYSTEM:

6 Passenger elevators, 2 Freight
Elevators, 1 with Operator
Freight: elevators available 8 am to 6
pm Mon. thru Fri., 6,000 & 4,000 lbs.
capacity, respectively

BUILDING SECURITY SYSTEM:

Lobby Turnstiles for Access Control /
Proxyclick Visitor Management System
/ Security Personnel at Lobby and
Loading Dock / CCTV in elevators,
loading dock and around the perimeter
of the building

OTHER LIFE SAFETY:

Fully Sprinklered, Combo-Sprinkler
Standpipe System / Full Class E Fire
Alarm System-EST 3

**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