

NO 160 VARICK



Hines **CBRE**
hudsonsquareproperties.com


HUDSON SQUARE
PROPERTIES

PROPERTY OPPORTUNITY
& PORTFOLIO OVERVIEW

ART DECO DARLING

With Art Deco details, huge loft windows, and open floors scattered with columns, 160 Varick is a grand example of printing district architecture. A newly renovated lobby by Studios Architecture prioritizes convenience and security through touchless entry, modernized elevators, and in-building bike storage. Situated at the heart of Hudson Square, the building offers contiguous multi-floor potential and a branded signage opportunity.

TOTAL FLOORS	12
TOTAL AREA	343,020 SF
YR BUILT	1928 (RENOVATED 2018)
FLOOR PLATES	3,388 - 29,096 SF
CEILING HTS	12'-4"



HIGHLIGHTS

- Contiguous multi-floor potential up to 87,288 SF
- Open floors with columns, large windows, and high ceilings
- Renovated lobby with rotating art exhibit and bike storage

MAJOR TENANTS

- New York Public Radio
- Maven Clinic



BUILDING AMENITIES

* **Added Benefits**

THE GREENE SPACE

New York Public Radio venue where visitors can watch a variety of live broadcasts.

BIKE ROOM

24-hour secured bike room for an easy and active commute option.



PRIVATE EVENT SPACE

A rentable white box event space with monumental columns and extraordinary panoramic views.

NEW LOBBY

A new lobby designed by Studios Architecture offers a pleasant gathering place for your workforce.

WEWORK COWORK SPACE

On-demand workspace in the building ready to support your growth ambitions and flexible staffing solutions.

Stunning Views

EMPIRE STATE BUILDING

MIDTOWN

DOWNTOWN

ONE WORLD TRADE CENTER



ESSEN FAST SLOW FOOD

An international delicatessen just in the building with buffet hot food, cold cuts, smoothie bar, salad bar, and pastries.

PRE-BUILT WORKSPACE

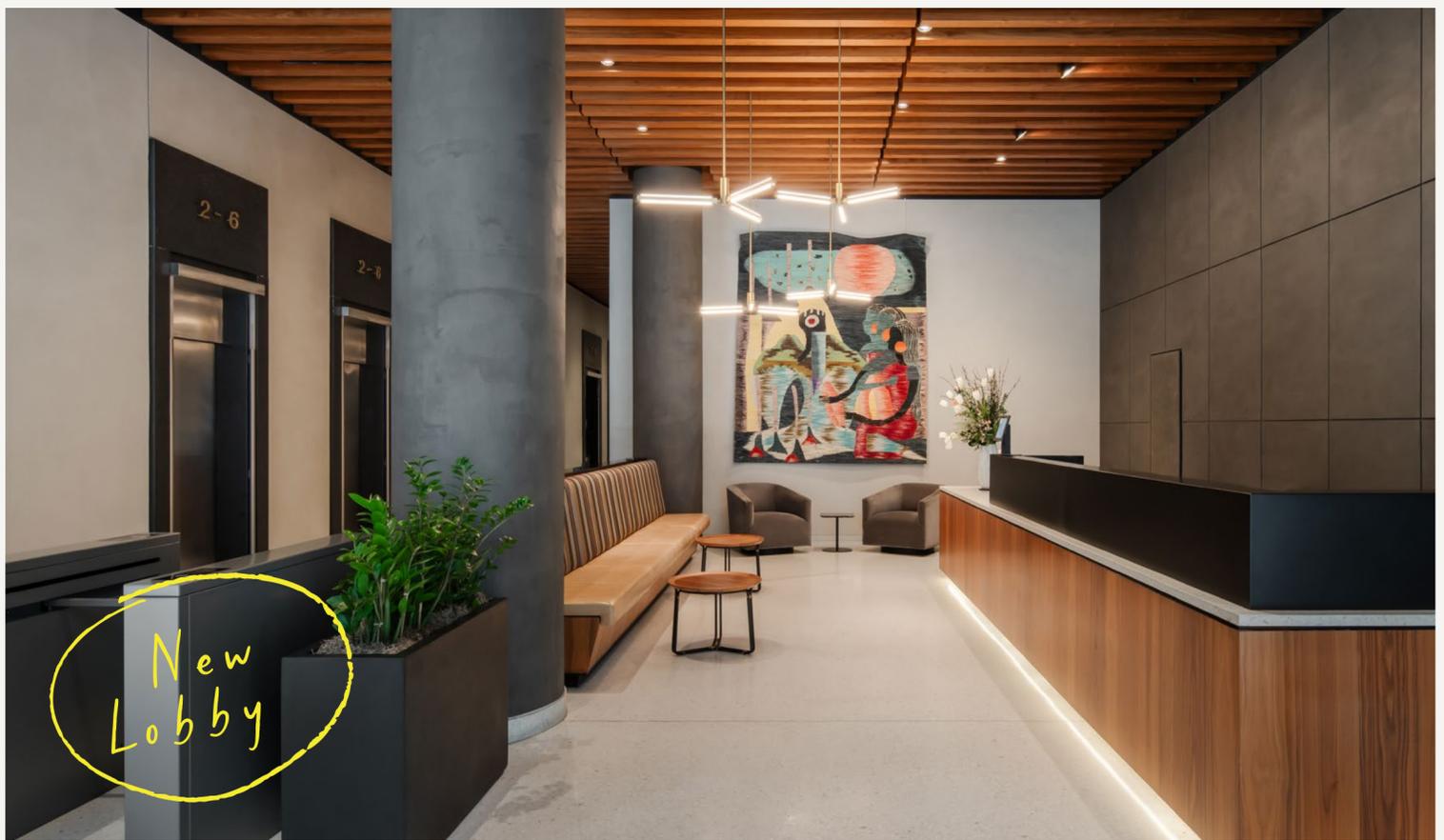
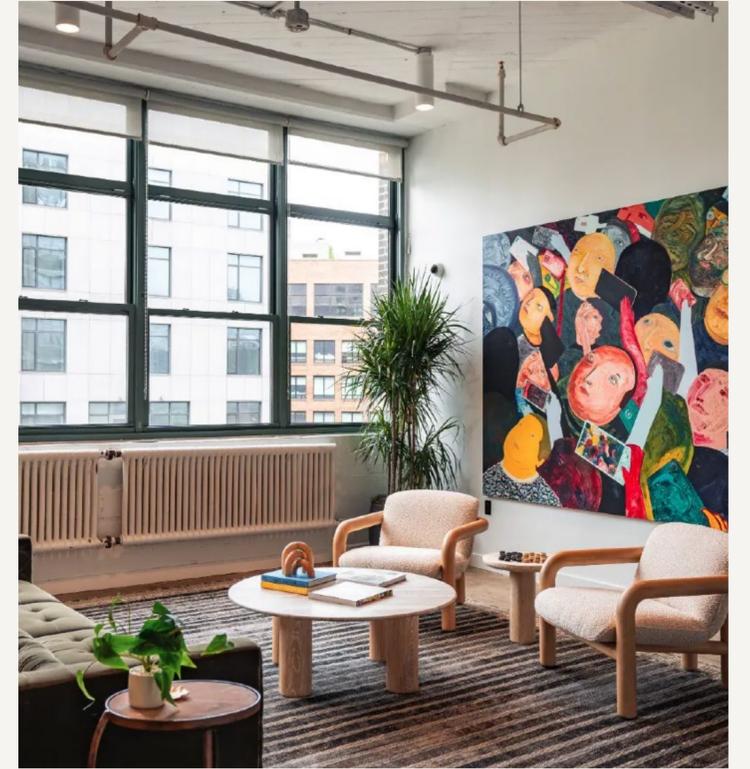
Get in a building office right away with a turnkey experience offering premium finishes and captivating city views.

Transit

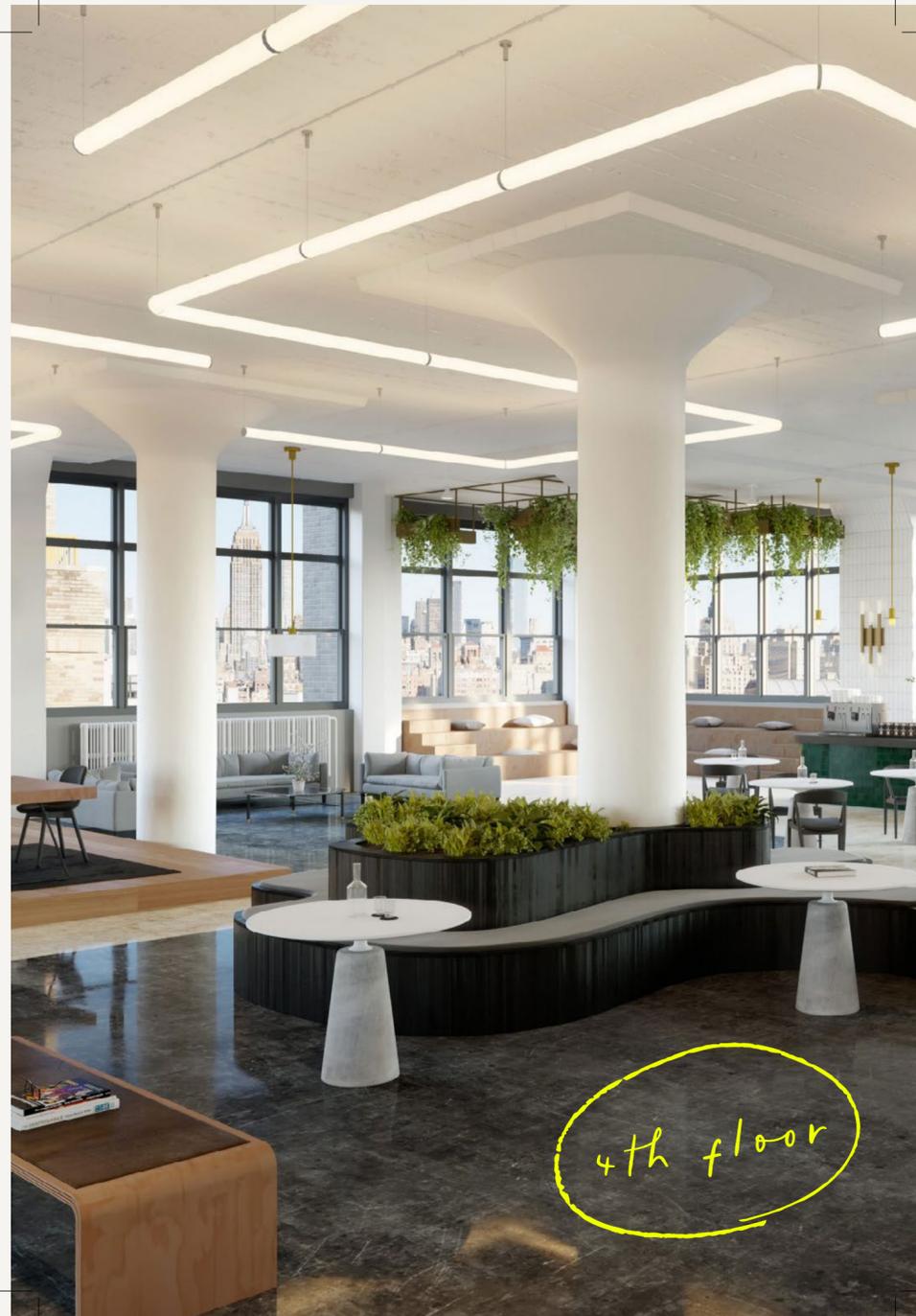
1 block to Spring Street and Houston subway stations



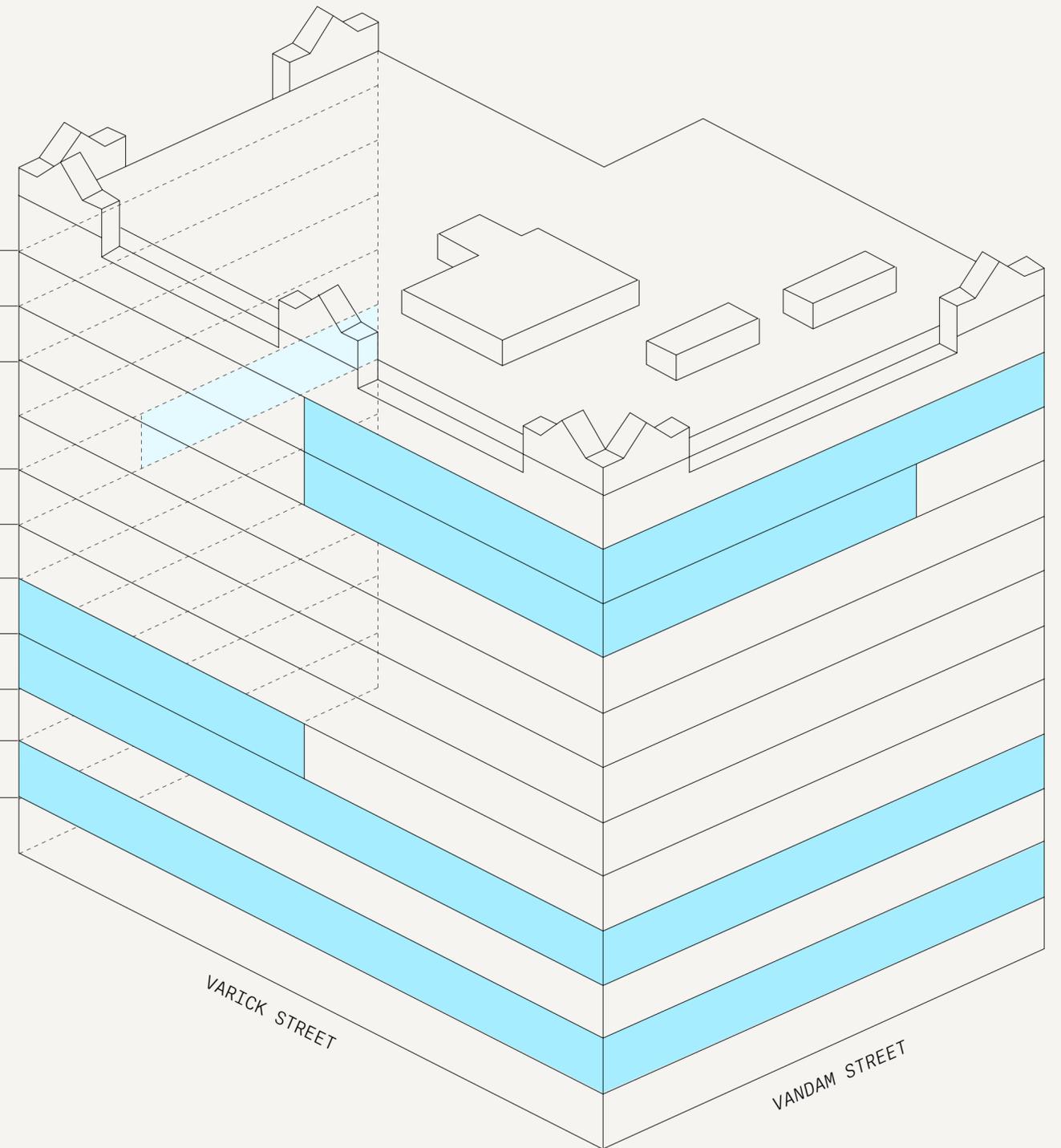
BUILDING AMENITIES



AVAILABILITY



FL 11	PARTIAL FLOOR PRE-BUILT	18,026 SF
FL 10	PARTIAL FLOOR READY-TO-BUILD	13,062 SF
FL 7	PARTIAL FLOOR AS-BUILT	6,252 SF
FL 5	PARTIAL FLOOR AS-BUILT	11,905 SF
FL 4	FULL FLOOR READY-TO-BUILD	29,096 SF
FL 2	FULL FLOOR READY-TO-BUILD	29,096 SF



FLOOR 11

**PARTIAL FLOOR
(PRE-BUILT)**

SQ FT: 18,026

WORKSPACE

PRIVATE OFFICES	4
EXECUTIVE OFFICES	1
WORK STATIONS	84

COLLAB SPACE

CONF. HUDDLE SEATS	66
CONF. HUDDLE ROOMS	8
PHONE ROOM	4
OPEN COLLAB SEATS	30

SUPPORT

PANTRY	1
PANTRY SEATS	1
RECEPTION	1
WELCOME LOUNGE SEATS	10
COAT CLOSET	4
COPY/PRINT	1
IT ROOM	1
WELLNESS ROOM	1
STORAGE	2

TOTAL HEADCOUNT **90**



FLOOR 10

PARTIAL FLOOR
(READY-TO-BUILD)
SQ FT: 13,062



FLOOR 7

PARTIAL FLOOR
(READY-TO-BUILD)

SQ FT: 6,252

*EXISTING INSTALLATION



FLOOR 5

**PARTIAL FLOOR
(READY-TO-BUILD)**

SQ FT: 11,905

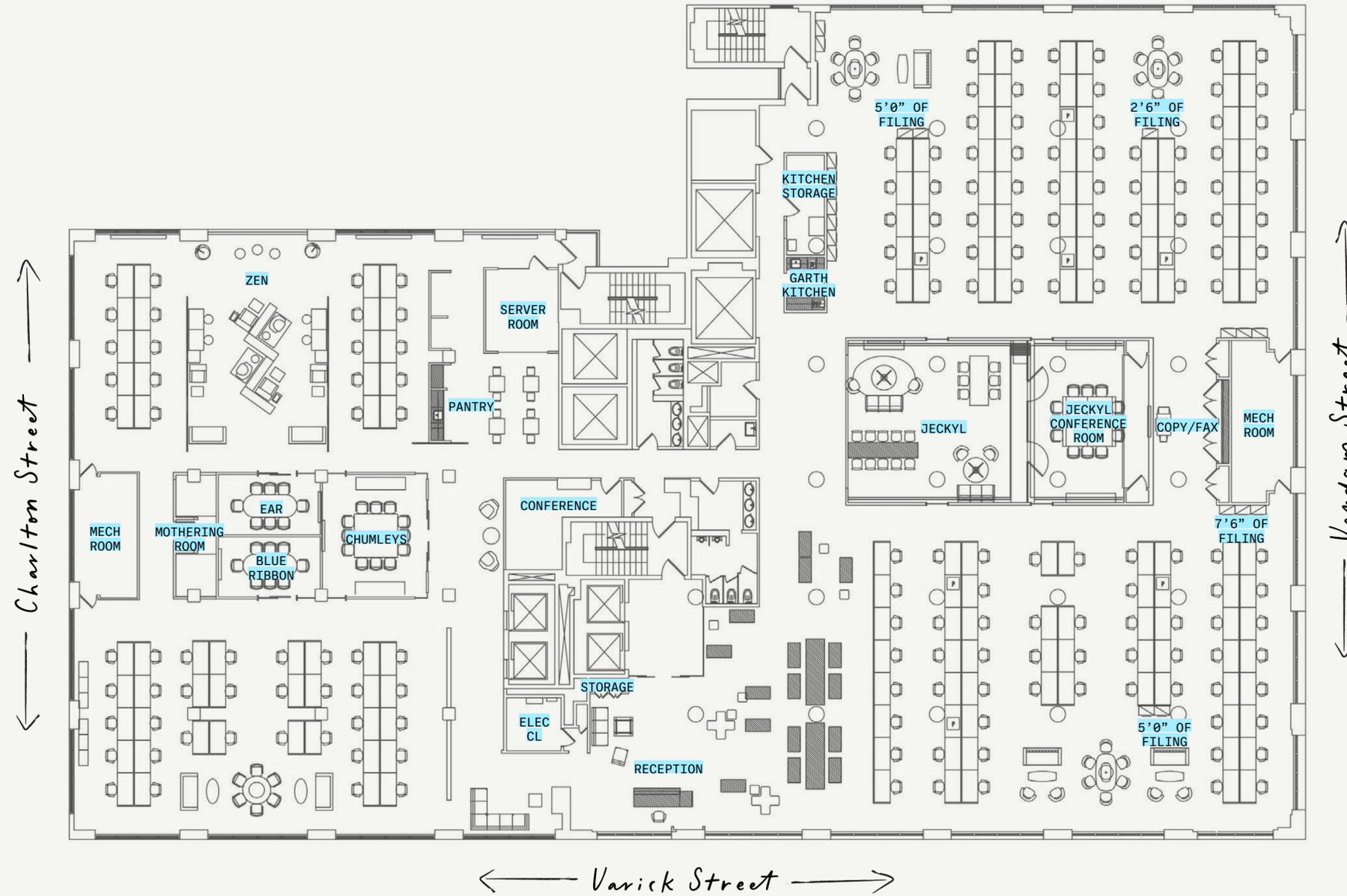
*PARTIALLY FURNISHED



FLOOR 2 & 4

FULL FLOOR
(TEST FIT)

SQ FT: 29,096



SPECIFICATIONS

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 renovated lobby designed by Studios Architecture with rotating art exhibit
 • 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 • MERV13 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

New York Public Radio
Maven Clinic

RETAIL TENANTS

Essen

NEIGHBORHOOD TENANTS

Google • Disney • Downtown Music
Havas • Publicis Groupe • Two Sigma
Ai Institute At NYU • L'Oréal

DESIGN

Victor Mayper
(Original Architect)
Studios Architecture
(Lobby)

DIMENSIONS

Ceiling Heights: 12' 4" (Floor 01-12)

Window Module Bay: 8'-6" X 14'-10"

Column Spacing: 18 feet on center (all floors)

MECHANICAL

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

*Printing District
architecture at
its finest*

ELECTRICITY

Sub-Metered 6 watts per RSF

Service: 4,000 AMP service at 170 Varick (North) side

3,500 AMP service at 160 Varick (South) side

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

COMMUNICATION

Telephone Providers:
Verizon • AT&T

Internet Providers:
Verizon • RCN • Optical
Communication • XO • Level 3
• Pilot Fiber

ELEVATORS

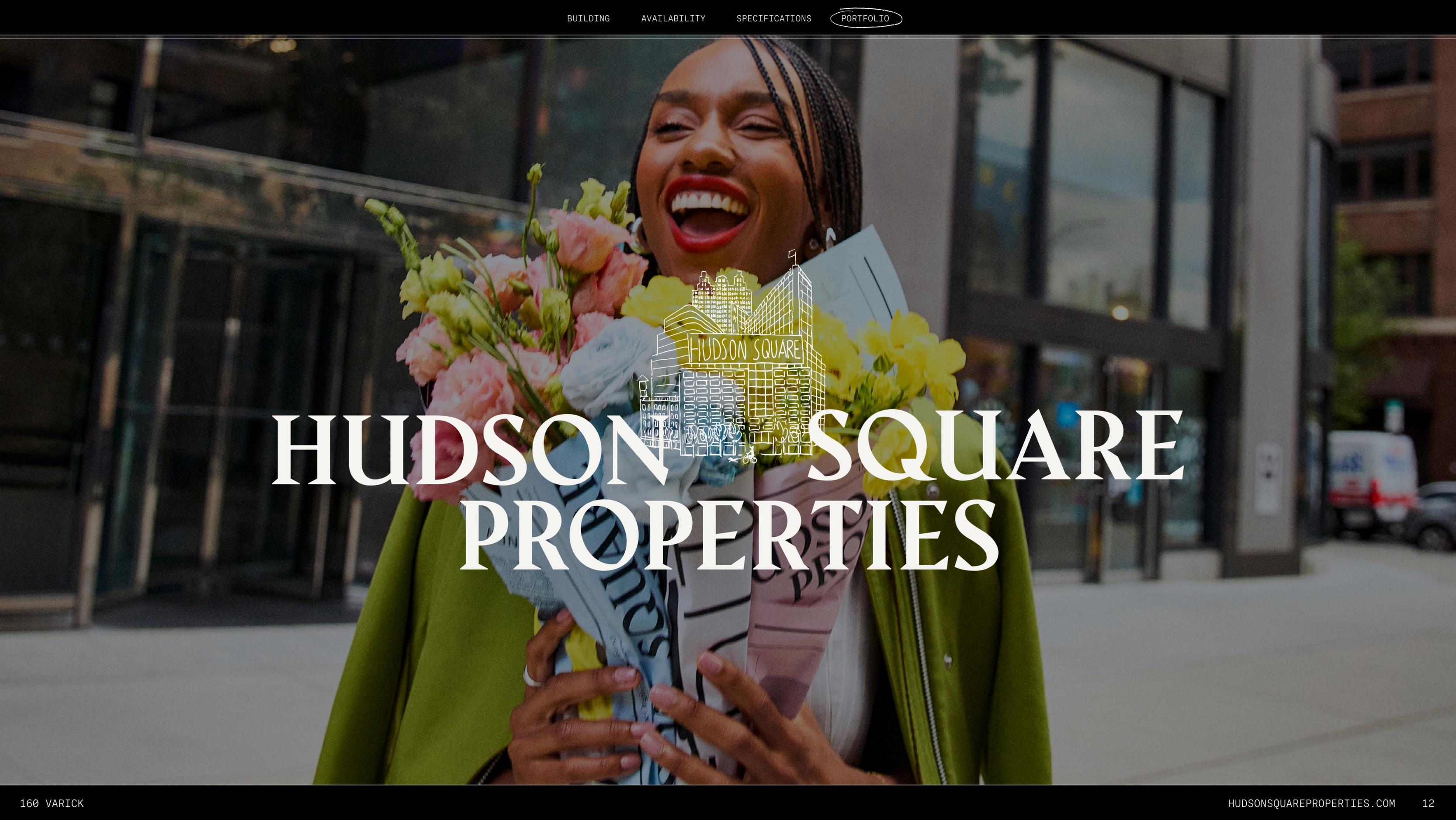
6 passenger elevators
2 freight elevators (1 with operator freight) elevators available 8 am to 6 pm Mon. thru Fri., 6,000 & 4,000 lbs. capacity

SECURITY

Lobby turnstiles for access control • Proxyclick Visitor Management System • Security personnel at lobby and loading dock • CCTV in elevators, loading dock, and building perimeter

LIFE SAFETY

Fully sprinklered with combo-sprinkler standpipe system
Full Class E fire alarm system-EST 3



HUDSON SQUARE PROPERTIES

HUDSON SQUARE PROPERTIES

MAKE YOUR *Mark* IN NEW YORK'S
ORIGINAL PRINTING DISTRICT

From its printing district beginnings to today's global communication and technology hub, Hudson Square Properties' commercial leasing opportunity offers something rare—the beckoning call to share your voice, and the space and freedom to make your mark.

13

HEIRLOOM
QUALITY
BUILDINGS

6M

RSF CLASS A COMMERCIAL
SPACE

22K

WORKFORCE
TENANTS

110K

SF SHARED
AMENITY SPACE

90K

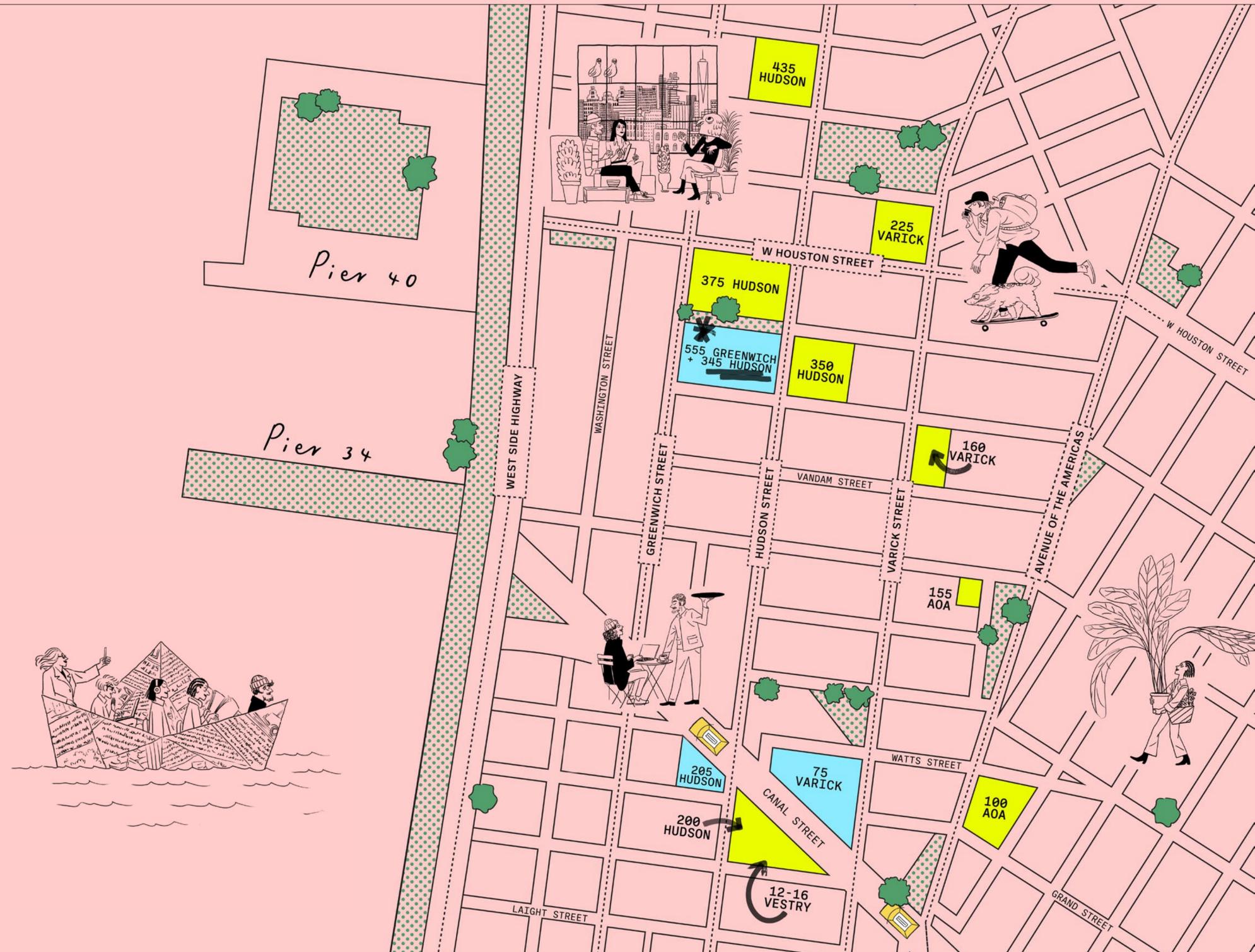
RSF FULL-FLOOR
POTENTIAL

LONG-TERM PROPERTY PARTNER

As a long-term steward of the community, Hudson Square Properties oversees a permanent real estate portfolio while shaping the neighborhood as a pioneering force in global communication and technology.

Benefits

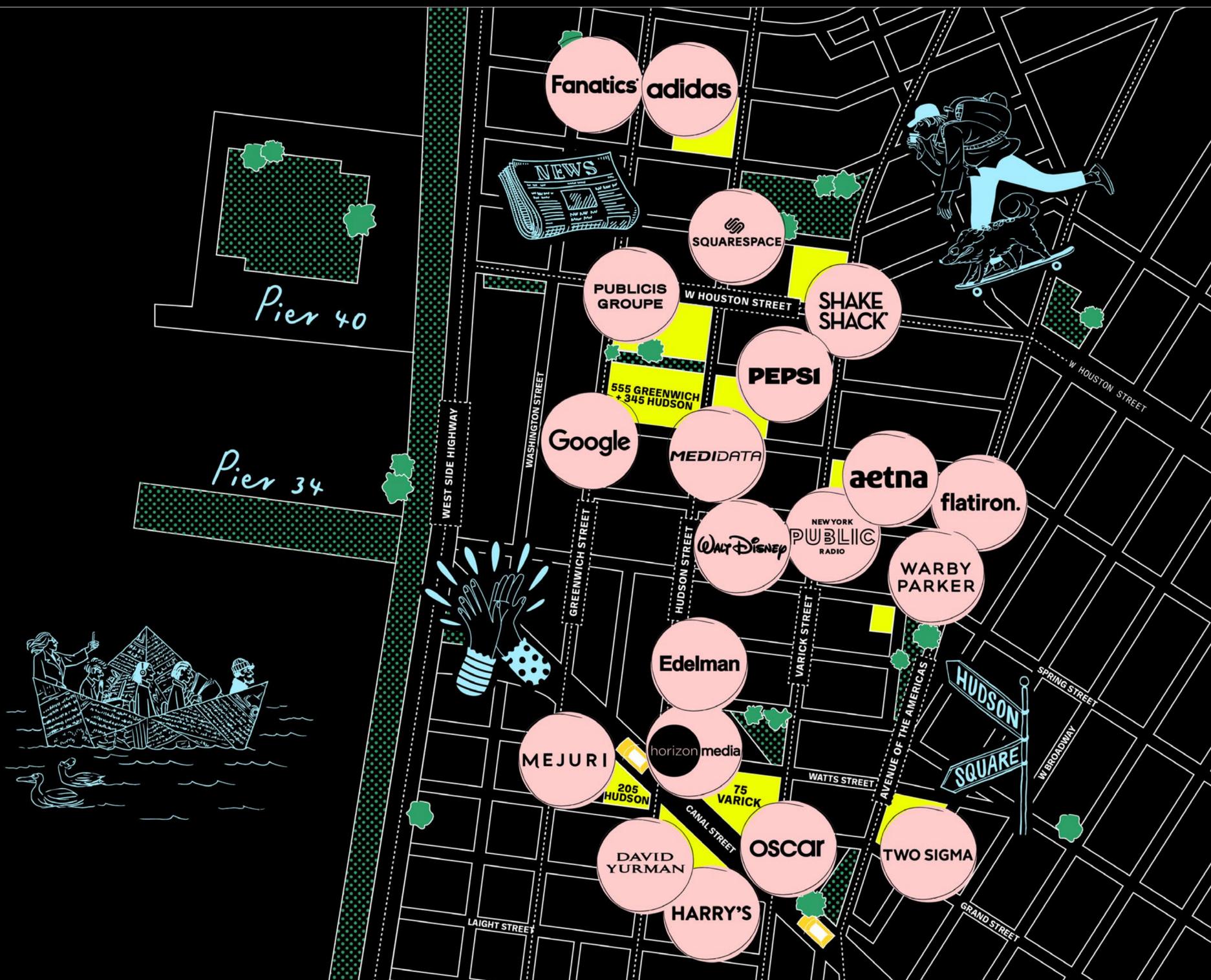
- Work Environments Supporting Wellbeing
- Buildings Inspiring Happiness & Productivity
- Dynamic Neighborhood for Live, Work & Play
- Spaces for Collaboration, Focus & Celebration
- Weekly Programming for Employee Growth
- Ground-Breaking Sustainability Efforts
- Next-Level Commute Options



SQUARE OF INFLUENCE

Evolving New York's Original Printing District into a global creative hotbed, Hudson Square Properties draws together the world's tech, media, and fashion titans.

Google 1.8M SF 550 WASHINGTON 345 HUDSON 315 HUDSON	SHAKE SHACK 32,000 SF	aetna 106,000 SF	 SQUARESPACE 156,000 SF
adidas 43,000 SF	MEJURI 8,500 SF	PUBLICIS GROUPE 75,000 SF	PEPSI 52,000 SF
 PUBLIC RADIO 38,000 SF	OSCAR 161,000 SF	 WALT DISNEY 1.2M SF	 horizon media 375,000 SF
 TWO SIGMA 375,000 SF	 MEDIDATA 215,000 SF	 Edelman 173,000 SF	 Fanatics 75,000 SF
WARBY PARKER 52,000 SF	 flatiron. 253,000 SF	DAVID YURMAN 150,000 SF	HARRY'S 60,000 SF



EXPAND YOUR OFFICE WITH NEX

With complete access to 13 buildings worth of diverse spaces and enriching events and experiences, the NEX Amenity Network is on a mission to draw your workforce to the office while attracting top talent—a home away from home ready to inspire your employees with a more conscious, collaborative, and creative workplace.



NEX SOCIAL CLUB

A penthouse social club with sweeping terraces that brings our workplace community together.



NEX HALL

A street-level auditorium that nourishes connection and supports all-hands meetings.



NEX CONFERENCE CENTERS

Impressive multi-room centers for collaboration with reservable break-out rooms.



THE SQUARE COWORKING

The Square offers on-demand workspaces for overflow offices and flexible space planning.



RENOVATED LOBBIES

Our lobbies act as casual meeting places and make an impactful client first impression.



ROOFTOP TERRACES

From sky-high terraces to a streetside parklet, employees can easily access nature.



BIKE STORAGE

Freshen up in an end-of-trip facility or use secure bike storage throughout the portfolio.



GLOBAL WORKSPACE NETWORK

Access Hines office, coworking, and amenity spaces around the world with The SQ Collection.

NEX PROGRAMMING CURATED FOR GROWTH

Through an empowering weekly schedule of enrichment, community, and wellness programming, NEX elevates employee personal and professional growth while bringing your team closer together.



Cultural Experiences

Community Celebrations



COMMUTE-FRIENDLY DESTINATION

Sited directly at the metropolitan area's center, Hudson Square Properties provides your workforce with the quickest and easiest commute destination from New Jersey to Long Island and all areas of Brooklyn and Manhattan.

BY PUBLIC TRANSPORT

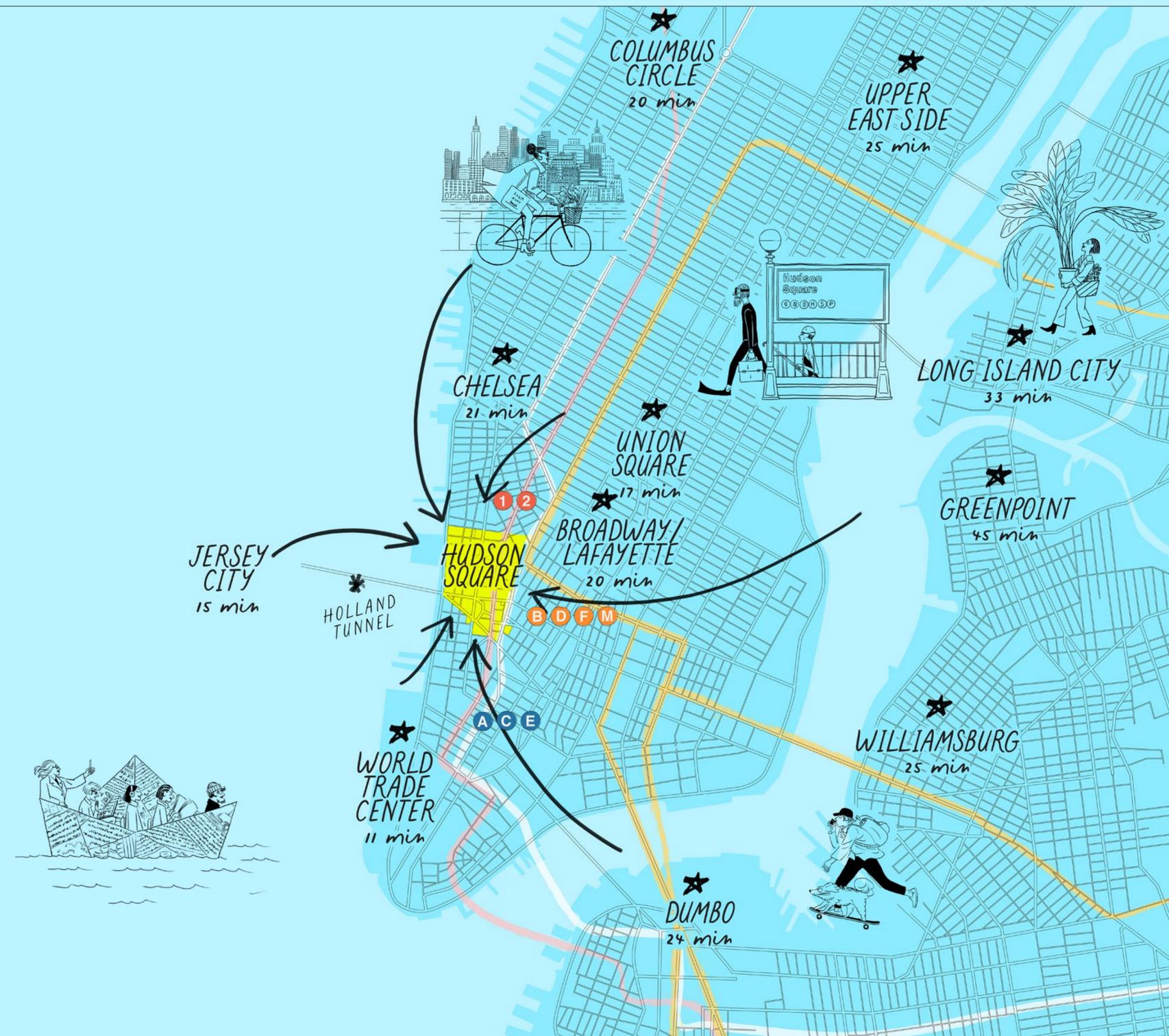
03 MIN	PATH STATION
15 MIN	PENN STATION
20 MIN	GRAND CENTRAL
25 MIN	DOWNTOWN BROOKLYN

BY BIKE

07 MIN	BROOKFIELD PLACE FERRY
13 MIN	LOWER EAST SIDE
22 MIN	WILLIAMSBURG
30 MIN	UPPER WEST SIDE

BY CAR

11 MIN	NEW JERSEY
30 MIN	NEWARK AIRPORT
50 MIN	JFK AIRPORT



CENTER OF CONNECTION

It's no more than a few blocks from any Hudson Square Properties workspace to multiple subway stations that service three different lines, an extensive bike network, and the Holland Tunnel.

-  CITI BIKE
-  PARKING
-  SUBWAY STATION



WORLD-CLASS NEIGHBORHOOD

Bound by Tribeca, Soho, and West Village, Hudson Square is a storied creative district shaded by trees and dotted with parks and cafes. New residences, global headquarters, and amazing transit make Hudson Square an enviable regional center—Hudson River Park makes it unmatched.



Captivating greenspace



THE ULTIMATE WORKFORCE AMENITY

Hudson Square isn't just where people work—it's where your workforce wants to be. Located in Lower Manhattan's premier neighborhood for work, live, and play, Hudson Square Properties offers the ultimate workplace amenity extending the employee experience far beyond the office.

- | | | |
|---|---|---|
| ● CLIENT LUNCH | ● PITCH CELEBRATIONS | ● TEAM-BUILDING |
| 1 MAKIMAKI | 1 PORT SA'ID | 1 COLOR FACTORY NEW YORK |
| 2 SUGARFISH | 2 LOLA TAVERNA | |
| 3 CAFÉ ALTRO PARADISO | 3 VESTRY | ● BRAINSTORMING SESSIONS |
| 4 KING | 4 BLACK TAP CRAFT BURGERS & BEER | 1 KING STREET POCKET PARK |
| 5 EN JAPANESE BRASSERIE | 5 CITY VINEYARD | 2 HOUSTON GREEN SPACE |
| 6 MEZZANINE | | 3 PIER 40 SOCCER PORT |
| 7 DANTE | | 4 JAMES WALKER PARK |
| ● QUICK EATS | ● OVERNIGHTS | 5 HUDSON RIVER GREENWAY |
| 1 GLAZE | 1 HUGO HOTEL | 6 WILLIAM F. PASSANNANTE |
| 2 CAVA | 2 ARLO HOTEL | 7 CANAL PARK |
| 3 WESTVILLE HUDSON | 3 HOTEL BARERIERE | 8 FATHER FAGEN PARK |
| 4 JUST SALAD | 3 FOQUET'S NEW YORK | 9 SPRING STREET PARK |
| ● HAPPY HOUR | ● COFFEE BREAK | 10 FREEMAN PLAZA EAST |
| 1 EAR INN | 1 MAMAN AT 375 HUDSON | 11 DUARTE PARK |
| 2 AZUL ON THE ROOFTOP | 2 LA COLOMBE | ● PRE-WORK GAINS |
| 3 TORCH & CROWN | 3 JUICE PRESS | 1 SOLIDCORE |
| 4 ART SOHO | 4 SEVEN GRAMS CAFFÉ | 2 EQUINOX PRINTING HOUSE |
| 5 LELABAR | 5 MERRIWEATHER | 3 S10 TRAINING |
| 6 GRAND BANKS | 6 BLUE BOTTLE | 4 DOGPOUND |
| | 7 WASHINGTON COFFEE SUPPLIES | |



Contact

OFFICE LEASING

Paul Amrich

PAUL.AMRICH@CBRE.COM
(212) 984-8122

Zachary Price

ZACHARY.PRICE@CBRE.COM
(212) 618-7080

Howard Fiddle

HOWARD.FIDDLE@CBRE.COM
(212) 984-6525

Benjamin Joseph

BENJAMIN.JOSEPH@CBRE.COM
(212) 984-8206

Neil King

NEIL.KING@CBRE.COM
(212) 984-8352