

# WHERE INNOVATION MEETS HUDSON SQ

Newly reimagined workspaces  
designed for collaboration and creativity.



3 2 5  
H U D  
S O N

**CBRE**





# HERE, VISIONARIES BUILD WHAT'S POSSIBLE

Located in the heart of Hudson Square, **325 Hudson Street** sits among some of the most innovative companies and offers easy access to transit, dining, and neighborhood amenities.







**NEWLY RENOVATED LOBBY**



## EXCLUSIVE TENANT AMENITIES



Tenant lounge, reservable conferencing space, and exclusive bar offering coffee and cocktail service

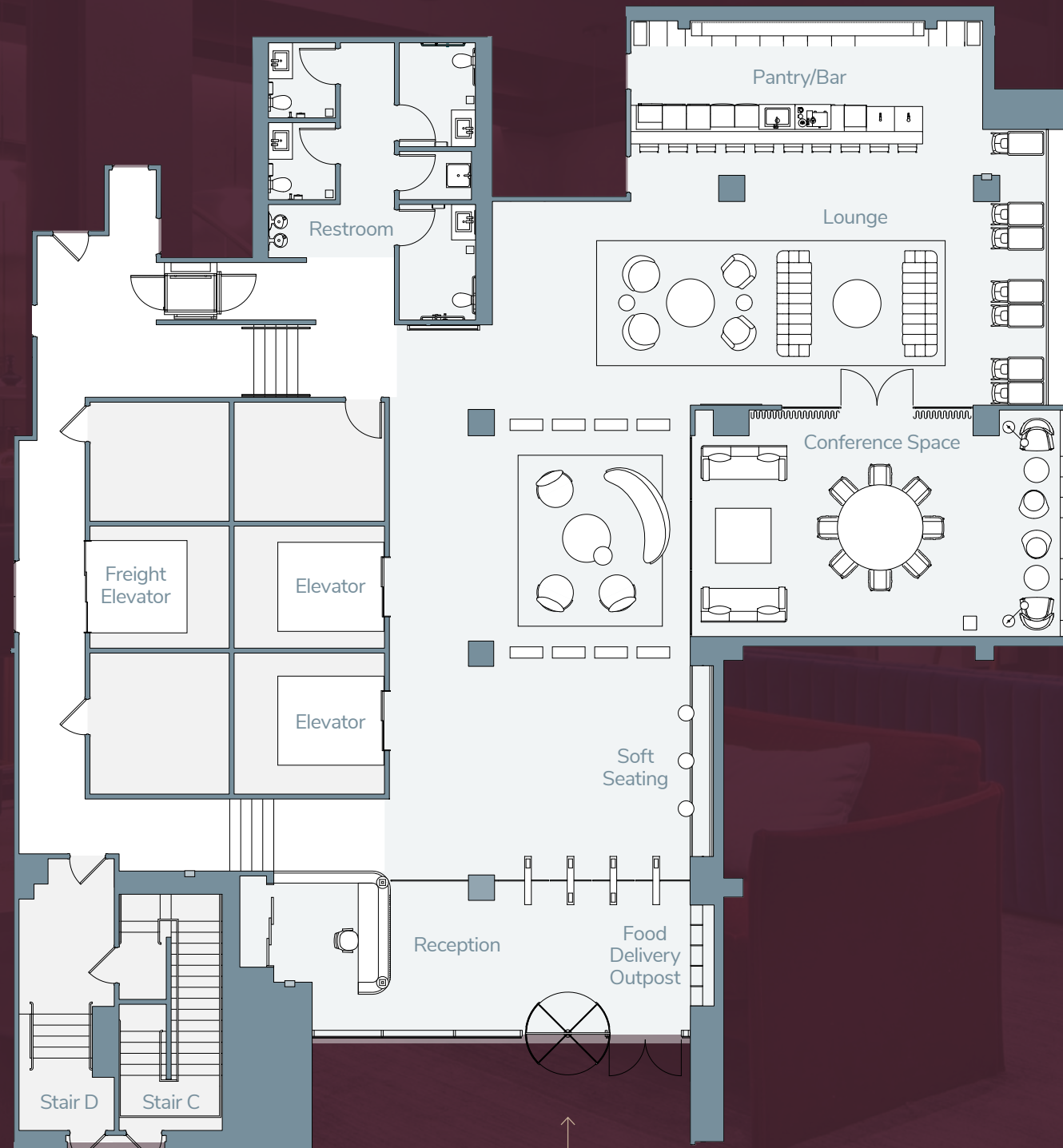


# EXCLUSIVE TENANT AMENITIES

## LOWER FLOOR



## GROUND FLOOR



VANDAM STREET  
ENTRANCE



Bike storage with  
showers and lockers



Bar with coffee  
and cocktail  
service



Exclusive tenant  
lounge and reservable  
conference space



Dedicated hospitality  
team and tenant  
experience app



# THE DATA CENTER

325 Hudson is home to a unique and trusted **WORLD-CLASS DATA CENTER, MANAGED BY H5**, delivering robust, redundant infrastructure, **FASTER INTERNET SPEEDS**, lower latency, and access to **MORE THAN 40 CARRIERS** and service providers to all tenants.



Tenants have the option to secure colocation space for servers and other computing hardware, freeing up valuable workspace and benefiting from the facilities:

## RELIABILITY

- 100% uptime since 2012
- N+1 emergency backup generators

## SECURITY

- 24/7 on-site security and surveillance
- Key card and biometric authentication

## FULL-SERVICE APPROACH

Remote hands available for build-outs, equipment relocation or replacement, and more.





# AVAILABILITY

ROOF

10

9

8

7

6

5

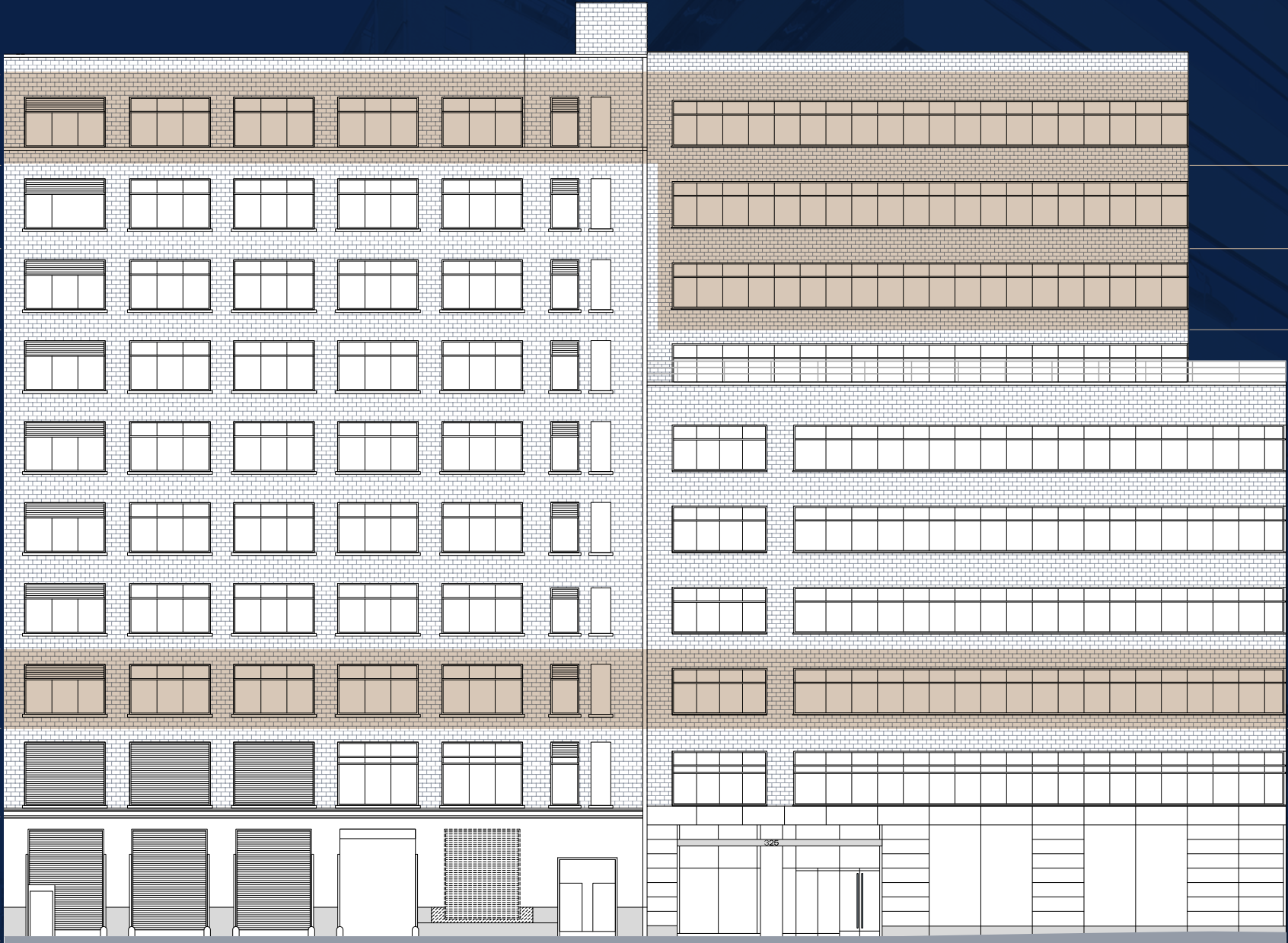
4

3

2

1

LOWER



19,430 RSF

8,067 RSF

7,972 RSF

23,828 RSF

BUILT AND FURNISHED

WHITE BOXED

PENDING PRE-BUILT

WHITE BOXED

Hudson Street

Vandam Street







Bright and open workspaces planned for the 8th floor pending prebuilt



# 3RD FLOOR

Test Fit  
**23,760 RSF**  
Available Immediately

## Headcount Summary

|                 |     |
|-----------------|-----|
| Workstations    | 106 |
| Private Offices | 4   |
| Reception       | 1   |
| Total           | 111 |

## Meeting Summary

|                          |     |
|--------------------------|-----|
| Conference Room 16P (1)  | 16  |
| Conference Room 12P (4)  | 48  |
| Phone Booths             | 5   |
| Open Collaboration Seats | 45  |
| Café                     | 30  |
| Total                    | 144 |



Hudson Street

Vandam Street

Private Office  
Conference Room  
Building Core





# 8TH FLOOR

Pending Pre-Built  
**7,972 RSF**  
Available EOY 2026

### Headcount Summary

|                 |    |
|-----------------|----|
| Workstations    | 36 |
| Private Offices | 2  |
| Reception       | 1  |
| Total           | 39 |

### Meeting Summary

|                         |    |
|-------------------------|----|
| Conference Room 12P (1) | 12 |
| Conference Room 6P (1)  | 6  |
| Conference Room 5P (1)  | 5  |
| Phone Room 1P (1)       | 1  |
| Total                   | 24 |



Hudson Street

Vandam Street

N

Private Office  
Conference Room  
Building Core





# 9TH FLOOR

Office Intensive Test Fit  
8,067 RSF

### Headcount Summary

|                 |    |
|-----------------|----|
| Workstations    | 22 |
| Private Offices | 8  |
| Reception       | 1  |
| Total           | 31 |

### Meeting Summary

|                          |    |
|--------------------------|----|
| Conference Room 12P (1)  | 12 |
| Conference Room 6P (1)   | 6  |
| Open Collaboration Seats | 18 |
| Total                    | 36 |



Hudson Street

Vandam Street

N

Private Office  
Conference Room  
Building Core





10TH FLOOR

As-Built  
19,430 RSF

Headcount Summary

|                 |     |
|-----------------|-----|
| Workstations    | 153 |
| Private Offices | 4   |
| Reception       | 1   |
| Total           | 158 |

Meeting Summary

|                          |    |
|--------------------------|----|
| Conference Rooms 6P (2)  | 12 |
| Huddle Rooms 4P (5)      | 20 |
| Phone Rooms 1P (3)       | 3  |
| Open Collaboration Seats | 57 |
| Total                    | 92 |



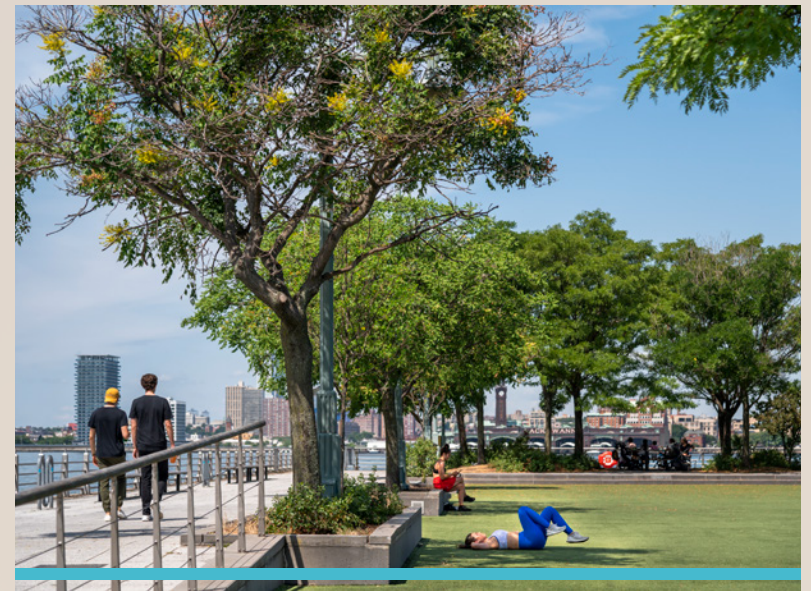
Hudson Street

Vandam Street

Private Office  
Conference Room  
Building Core







## NEIGHBORHOOD AMENITIES

Located at the nexus of Soho, Tribeca and the West Village, Hudson Square is a bustling neighborhood filled with public art and streets full of life.

With one of the best parks of the city, Hudson River Park, there is plenty of open space for fitness, well-being and activity.







Hudson Square is surrounded by some of the best retail and eateries in New York with plenty of outdoor dining, cafés and perfect bars to grab a drink and unwind.





# LOCAL AMENITIES

## RESTAURANTS

- 1 Dante NYC
- 2 Lola Taverna
- 3 Altro Paradiso
- 4 Westville Hudson
- 5 Hudson Clearwater
- 6 Charlie Bird
- 7 Shuka
- 8 City Vineyard
- 9 Sugarfish
- 10 Buvette
- 11 The Little Owl

## SPAS

- 1 Chillhouse Soho Flagship

## HOTELS

- 1 Arlo Hotel
- 2 Hugo Hotel
- 3 Four Points by Sheraton
- 4 The Dominick

## CAFÉS

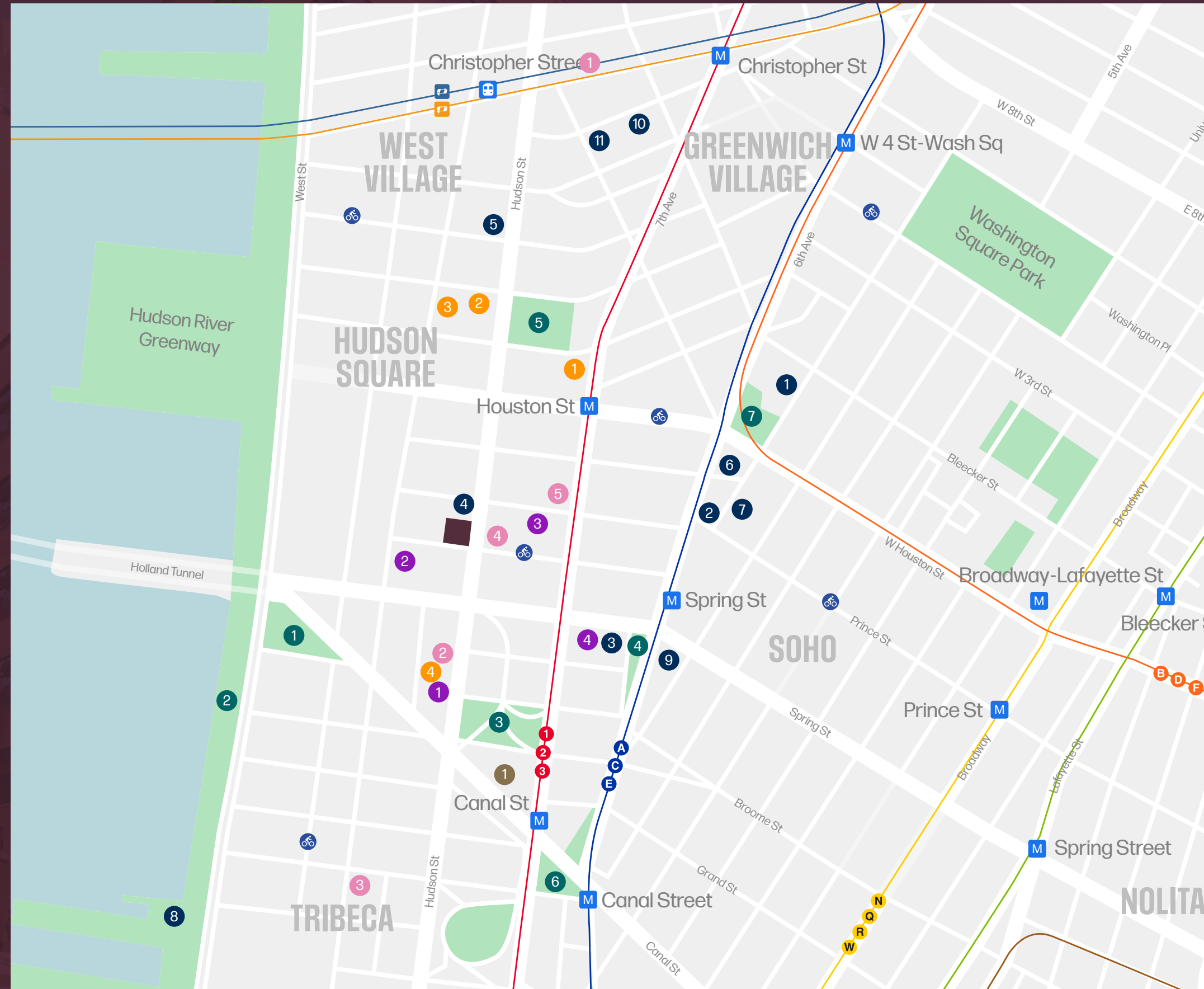
- 1 McNulty's Tea & Coffee Co
- 2 Maman
- 3 Juice Press
- 4 La Colombe
- 5 Seven Grams Caffé

## FITNESS

- 1 NY Sports Club
- 2 Equinox Printing House
- 3 Soul Cycle
- 4 Solidcore

## PARKS

- 1 Canal Park
- 2 Hudson River Park
- 3 Freeman Plaza
- 4 Spring Street Park
- 5 James Walker Park
- 6 Albert Capsouto Park
- 7 Houston St Park





# CORPORATE NEIGHBORS

## TECHNOLOGY / SAAS / AI

- 1 Google
- 2 Microsoft
- 3 Squarespace
- 4 PayPal
- 5 Two Sigma
- 6 Source of Future Technology
- 7 Hubspire
- 8 IC Technologies
- 9 Blockchain Technologies Corp.

## FINANCIAL SERVICES

- 1 Citi
- 2 Aetna
- 3 Oscar Health

## HEALTHCARE / LIFE SCIENCES

- 1 Flatiron Health
- 2 Medidata
- 3 WebMD
- 4 Omnicom Health Group

## ADVERTISING / MEDIA / MARKETING

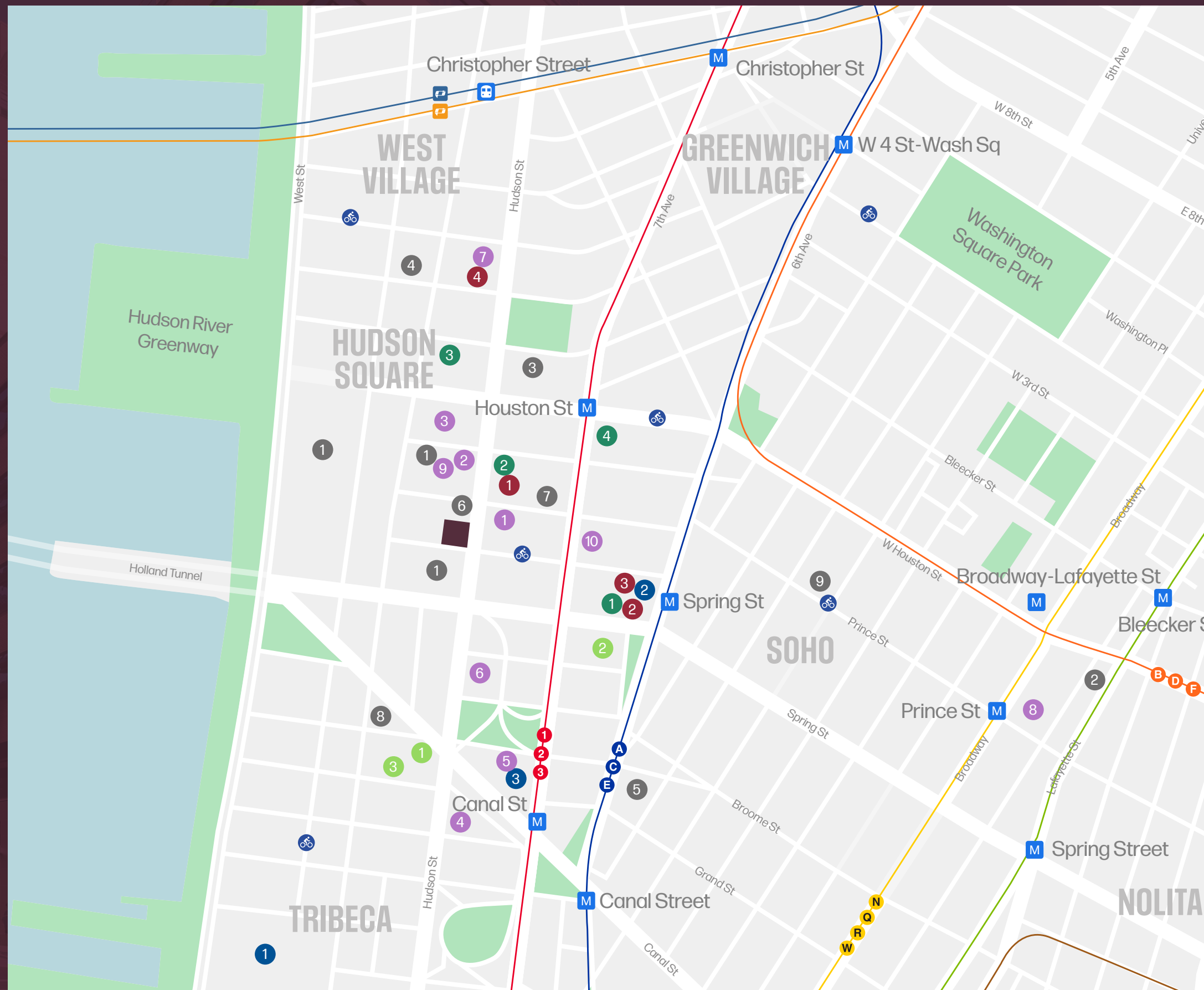
- 1 Deloitte
- 2 Saatchi & Saatchi
- 3 Publicis Media
- 4 Havas
- 5 Horizon Media
- 6 Edelman
- 7 RadicalMedia
- 8 Group Nine
- 9 CBS Radio
- 10 New York Public Radio

## CONSUMER / RETAIL / FASHION

- 1 PepsiCo
- 2 Warby Parker
- 3 Estée Lauder
- 4 Adidas

## ENTERTAINMENT / FLEX / OTHER

- 1 WeWork
- 2 Downtown Music
- 3 Tribeca Rooftop + 360°





# CONTACT US

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