

Where curious

325
HUD
SON

Meets creative

The Building

BUILDING

AMENITIES

OFFICE

NEIGHBORHOOD

TEAM

Located in *flourishing Hudson Square* among some of the world's most innovative companies, 325 Hudson is a *place for connection and convergence*, a meeting of minds for next world solutions.

4

This 10-story, 220,000 SF *mixed-use building* is being re-imagined to address the complex and varied needs of today's top talent, with access to one of *New York's key data centers* and brand new, *experiential amenities* within the building, as well as *white boxed* and *pre-built options* that allow you to focus on your most groundbreaking work sooner.



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325 HUDSON

325



Expanded, inviting entrance and lobby on Vandam Street.



6

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The Amenities

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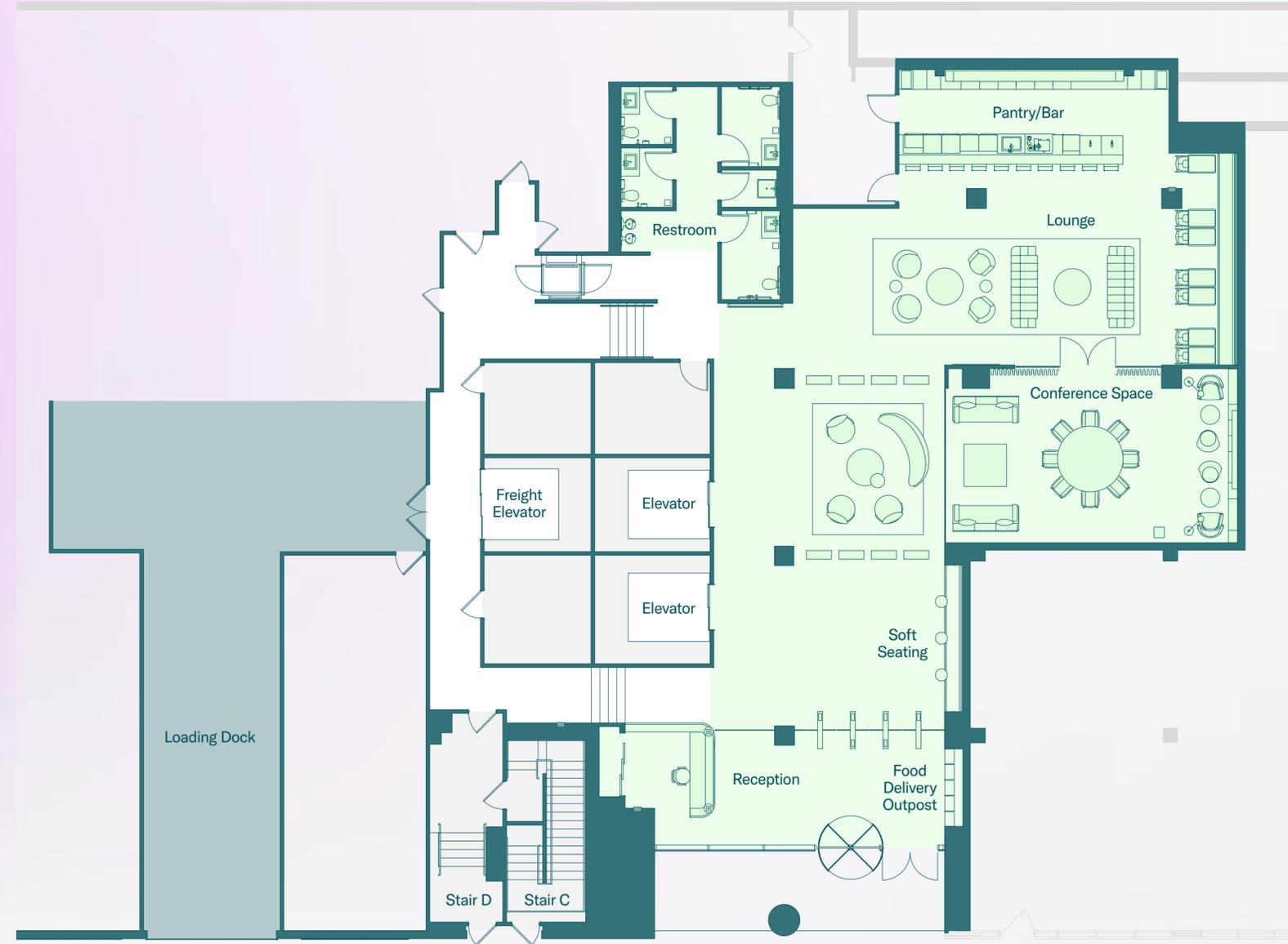
TEAM

Amenity Floors

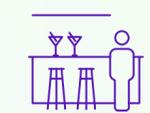
Lower Floor



Ground Floor



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.

Newly-designed lobby with improved access and modernized elevators.



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Warm and welcoming reception area with soft seating.



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Lounge and reservable conference space.



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Exclusive tenant bar with coffee and cocktail service.



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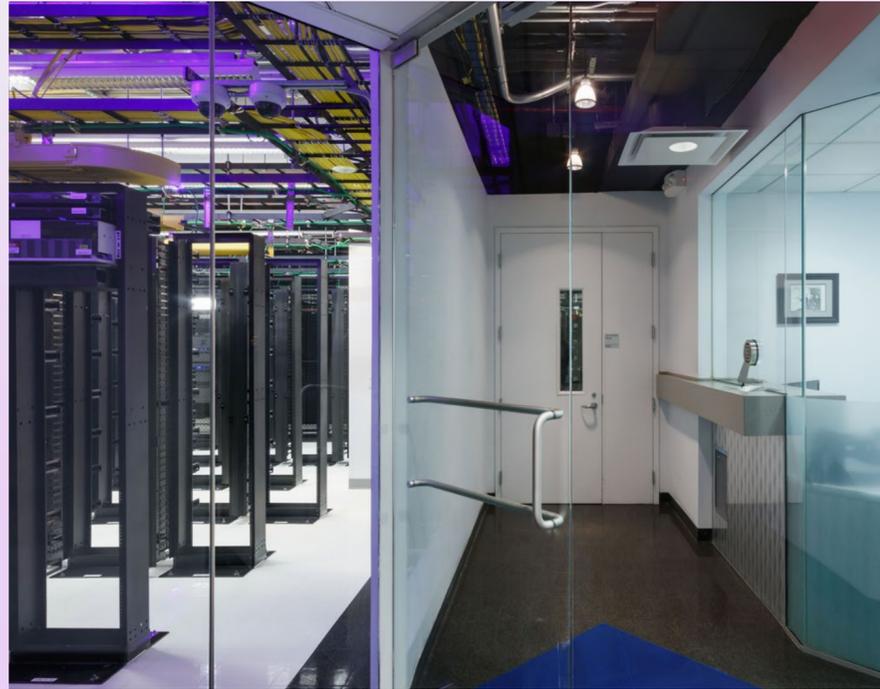
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The Data Center



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 facility's:

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.



Office Space

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Office Availability



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Eighth Floor

Pre-Built
7,972 RSF
Available June 2023

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	14
Total	32

Private Office ■
Conference Room ■
Building Core ■



Vandam Street

Hudson Street



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Ninth Floor

Creative Office Test Fit
8,067 RSF

Headcount Summary

Workstations	36
Reception	1
Total	37

Meeting Summary

Conference Room 12P (1)	12
Conference Rooms 6P (2)	12
Huddle Rooms 4P (2)	8
Phone Room 2P (1)	2
Phone Rooms 1P (2)	2
Open Collaboration Seats	12
Total	48

- Private Office
- Conference Room
- Building Core



Hudson Street

Vandam Street



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Ninth 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

- Private Office
- Conference Room
- Building Core



Vandam Street

Hudson Street



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Tenth 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

Private Office
Conference Room
Building Core



Vandam Street

Hudson Street



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Light-filled reception area on the pre-built eighth floor.



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20

Open modern workspaces on the pre-built eighth floor.



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Dedicated space for meetings and focused work on the pre-built eighth floor.



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Our Neighborhood

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Hudson Square is surrounded by plenty of public art brightening up the streets adding to the layers of culture in this buzzing area.

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*.



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Surrounded by colorful street art by New York artists

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



325 Hudson is the perfect location for keeping fit and taking some time out by either running or walking along the Hudson River front with stunning views of Lower Manhattan.



Take your lunch outside with many green areas or just relax under the sun.

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Walk or run there's plenty of space to take some time out for yourself and your well-being.

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Little Island is a new public park, where you can experience nature and art in a unique urban oasis on the Hudson River.



Intimate eatery offering Emilia-Romagna dishes, outdoor seating & private dining in a wine cellar at Nonna Beppa.



Shuka is place for contemporary Eastern Mediterranean food, wine & cocktails in a stylish setting.



Dante, a legendary circa-1915 cafe serving small plates & cocktails in an updated historic setting.

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.



27 Walk to Pier 25 at Hudson River Park where you will find popular spots with many restaurants, miniature golf, seasonal food options, sand volleyball & play spots.



Grand Banks at Pier 15. This seasonal oyster bar on the deck of a historic fishing boat serves seafood entrées & drinks.



Maman, a rustic storefront showcasing classic French & American baked goods, plus soups, sandwiches & salads.



Stroll along Hudson Street and you will find many outdoor dining experiences including Osteria Carlina, a quaint Italian restaurant serving pasta, meat dishes & desserts, plus weekend brunch & wine.



Three of cups simultaneously embraces European heritage and creates a NYC home for seeking good food and wine.

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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



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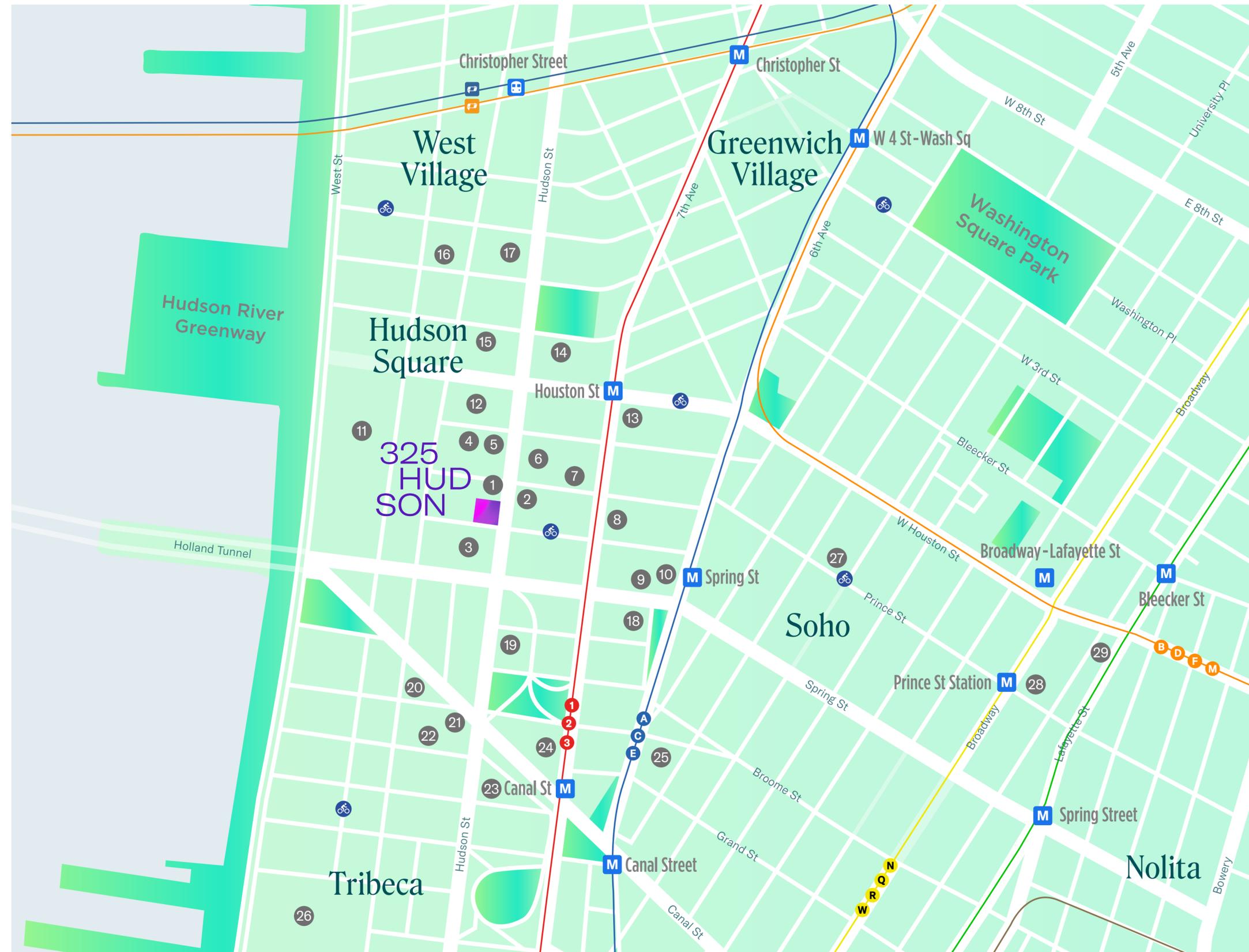
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Corporate Neighbors

Companies:

- | | |
|-------------------------------|---------------------------------|
| ① Source of Future Technology | ⑭ Squarespace |
| ② Deloitte | ⑮ WebMD |
| ③ Google | ⑯ PayPal |
| ④ Google | ⑰ Adidas |
| CBS Radio | RadicalMedia |
| ⑤ Saatchi & Saatchi | ⑱ Downtown Music |
| ⑥ Pepsi | ⑲ Edelman |
| Medidata | ⑳ IC Technologies |
| ⑦ Hubspire | ㉑ WeWork |
| ⑧ New York Public Radio | ㉒ Tribeca Rooftop + 360° |
| WeWork | ㉓ Havas |
| ⑨ Flatiron Health | ㉔ Horizon Media |
| Warby Parker | Oscar Health |
| ⑩ Estée Lauder | ㉕ Two Sigma |
| Aetna | ㉖ Citi |
| ⑪ Google | ㉗ Blockchain Technologies Corp. |
| ⑫ Publicis Media | ㉘ Group Nine |
| ⑬ Omnicom Health Group | ㉙ Microsoft |



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Meet the team

The Team

Founded in 1993 by Stuart Shiff, DivcoWest, a DivCore Capital company, is a vertically integrated, real estate investment firm headquartered in San Francisco, with offices in Cambridge, Los Angeles, Menlo Park, Washington DC, New York City, and Austin.

Known for long-standing relationships and experience across the risk-spectrum in innovation markets, DivcoWest combines entrepreneurial spirit with an institutional approach to commercial real estate. DivcoWest aims to create environments that inspire ingenuity, promote growth, and enhance health and well-being.

Since inception, DivcoWest and its predecessor have acquired approximately 60 million square feet of commercial space - primarily throughout the United States.

DivcoWest's real estate portfolio currently includes existing and development properties in the office, R&D, lab, industrial, retail, and multifamily spaces. www.divcowest.com

Started in 1987 with five employees, Vocon since then has grown to more than 200 employees nationwide with an international reputation and a portfolio of award-winning work.

Vocon is a woman-owned firm certified with WBENC (Women's Business Enterprise National Council). Vocon is working with their clients to design spaces that authentically reflect their company, their personality, and their goals.

For more than 30 years Vocon has been building unforgettable spaces that help their clients thrive, no matter how they use their space.

Perkins&Will was founded in Chicago in 1935 and has grown to over 2,700 dedicated and skilled employees in twenty-six offices worldwide. The firm includes a community of studios that create design solutions to elevate our clients' business practices.

Perkins&Will is passionate about human-centered design, and committed to creating a positive impact in people's lives through sustainability, resilience, well-being, diversity, inclusion, and research. In fact, they are recognized as one of the foremost design leaders in the world for sustainable architecture, and Fast Company named them one of the World's Most Innovative Companies in Architecture.

MdeAS is a New York based Architecture firm known for modern design focusing on the quality of natural materials, intelligent programming, and the redefining of Class A buildings, interiors, and public spaces.

MdeAS is led by a collective group of diverse individuals with a common goal of creating architecture that connects people and place. Coming from different cultural and educational backgrounds, each leader brings a unique perspective and skill set to the office. They are advocates for social action, mentors for young designers and architects of the future.

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