

250 HUDSON MIDTOWN SOUTH

Hudson Square



SPECIFICATIONS

DESCRIPTION AND LOCATION	Built in 1932, designed by William Higginson Architect and acquired by Jack Resnick & Son in 1968. 250 Hudson Street is located in the dynamic Hudson Square area on the south-eastern corner of Hudson Street and Dominick Street. This former printing trades building was transformed into a modern Class A office tower through a \$40 million renovation completed in 2008.
LOBBY	Two-story lobby featuring limestone walls and columns, terrazzo floor and state of the art concierge desk.
BUILDING AREA	394,424 SF
FLOORS	14 Floors + Penthouse with Roof Deck Floors 2-14: 27,780 SF Penthouse: 7,222 SF Roof Deck: 10,000 SF
MAJOR TENANTS	Daniel J. Edelman, Interpublic Group of Companies, Inc., Gluckman Tang Architects, Sopexa, Lief Cabraser Heinmann & Bernstein and Writers Guild of America East
FLOOR LOAD	200 lbs. per SF live load
CEILING HEIGHTS	11'10" slab-to-slab
ELEVATORS	Three (3) passenger elevators: Lobby - 8th floor - 2,500 lbs. cap. Three (3) passenger elevators: Lobby, 5th, 9th floor - Penthouse - 3,000 lbs. cap. One (1) freight elevator: Basement, Loading Dock - Penthouse - 4,000 lbs. cap. One (1) freight elevator: Loading Dock - 14th floor - 4,000 lbs. cap.
EMERGENCY POWER	A 500-kW diesel generator provides back-up power to all fire, life safety and critical systems.
SECURITY	24/7 attended lobby; electronic access system; web-based visitor pass system. All common areas and exterior of building are monitored by CCTV cameras.
LOADING DOCK	12' high loading dock with direct access to freight service elevators located on Dominick St.
BASE BUILDING HVAC	Two (2) 650-ton cooling towers (installed 2009) provide condenser water to two (2) water cooled package units on each floor. Heat is provided by steam to perimeter radiators.
SUPPLEMENTAL HVAC	Condenser water is available for tenant supplemental air conditioning.
ELECTRICAL	9,500-amp service at 208 volts. Six (6) watts per usable SF connected load is available for tenant use. Tenant consumption measured by sub-meter.
BUILDING MGMT. SYSTEM	Automated Logic BMS installed in 2009.
LIFE SAFETY	Class-E Fire Alarm System. Building is fully sprinklered.
TELECOM	WiredScore Platinum Certified - Crown Castle, OCG, Towerstream, Spectrum Business, Verizon, XO Communications (Please see Telecommunications Factsheet for more details)
GREEN ROOF DECK	10,000 SF landscaped green roof designed by FX Fowle Architects.
BICYCLE PARKING	Bicycle parking space for all tenants on loading dock.
TRANSPORTATION	Convenient to 1, C & E subway lines, Holland Tunnel, Westside Highway and all surface transit.
SUSTAINABILITY	LEED Gold Certified with the U.S. Green Building Council.



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