

# 250 HUDSON STREET

# HUDSON SQUARE DISTRICT

## Specifications

<b>DESCRIPTION AND LOCATION</b>	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.
<b>LOBBY</b>	Two-story lobby featuring limestone walls and columns, terrazzo floor and state of the art concierge desk.
<b>BUILDING AREA</b>	394,424 SF
<b>FLOORS</b>	14 Floors + Penthouse with award winning Roof Deck Floors 2-14: 27,780 SF Penthouse: 7,223 SF
<b>SELECT TENANTS</b>	Daniel J. Edelman, Lief Cabraser Heinmann & Bernstein, Plus Company, Croud Inc., Writers Guild of America
<b>FLOOR LOAD</b>	200 lbs. per SF live load
<b>CEILING HEIGHTS</b>	11'10" slab-to-slab
<b>ELEVATORS</b>	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 - 3,000 lbs. cap. One (1) freight elevator: Loading Dock - 14th floor - 4,000 lbs. cap.
<b>EMERGENCY POWER</b>	A 500-kW diesel generator provides back-up power to all fire, life safety and critical systems.
<b>SECURITY</b>	24/7 attended lobby; electronic access system; web-based visitor pass system. All common areas and exterior of building are monitored by CCTV cameras.
<b>LOADING DOCK/ MESSENGER CENTER</b>	12' high loading dock with direct access to freight service elevators located on Dominick Street.
<b>BASE BUILDING HVAC</b>	Two (2) 650-ton cooling towers (installed 2009) provide condenser water to two (2) water cooled package units on each floor. Merv 13 Filters. Heat is provided by steam to perimeter radiators.
<b>SUPPLEMENTAL HVAC</b>	Condenser water is available for tenant supplemental air conditioning.
<b>ELECTRICAL</b>	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. Participation in New York State & Con Edison Electric Demand Response programs.
<b>BUILDING MANAGEMENT SYSTEM</b>	Automated Logic BMS installed in 2009. Utility real-time monitoring and energy data insights via CPOWER Corp. EMS platform.
<b>LIFE SAFETY</b>	Class-E Fire Alarm System. Building is fully sprinklered.
<b>TELECOM</b>	WiredScore Platinum Certified - Lumen, Crown Castle, OCG, Towerstream, Spectrum Business, Spectrum Enterprise, Verizon (Please see Telecommunications Factsheet for more details)
<b>TRANSPORTATION</b>	Convenient to 1, C & E subway lines, Holland Tunnel, Westside Highway and all surface transit.
<b>GREEN ROOF DECK</b>	10,000 SF Green Roof for all tenants
<b>SUSTAINABILITY</b>	ENERGY STAR, 2025 LEED EB:OM Gold Certification with the U.S. Green Building Council & WELL designation. NRG - Excellence In Energy Award.



Jack Resnick & Sons  
Owners & Builders Since 1928

110 East 59 Street  
New York, NY 10022-1379  
resnicknyc.com

**Adam S. Rappaport**  
646.253.3111  
arappaport@resnicknyc.com

**Brett S. Greenberg**  
646.253.3113  
bgreenberg@resnicknyc.com



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

# 250 HUDSON STREET

# HUDSON SQUARE DISTRICT



Jack Resnick & Sons  
*Owners & Builders Since 1928*



110 East 59 Street  
New York, NY 10022-1379  
resnicknyc.com

**Adam S. Rappaport**  
646.253.3111  
arappaport@resnicknyc.com

**Brett S. Greenberg**  
646.253.3113  
bgreenberg@resnicknyc.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.