

# 250 HUDSON STREET

## Specifications

# HUDSON SQUARE DISTRICT

<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, Lieff 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

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[arappaport@resnicknyc.com](mailto:arappaport@resnicknyc.com)

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