

## Specifications

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| <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<br>Floors 2-14: 27,780 SF<br>Penthouse: 7,223 SF  |
| <b>MAJOR TENANTS</b>                      | Daniel J. Edelman, Loeff Cabraser Heinmann & Bernstein, Mekanism, Bed Bath & Beyond and Knotel   |
| <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.<br>Three (3) passenger elevators: Lobby, 5th, 9th floor - Penthouse - 3,000 lbs. cap.<br>One (1) freight elevator: Basement, Loading Dock - Penthouse - 3,000 lbs. cap.<br>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/<br/>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. 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.  |
| <b>BUILDING MANAGEMENT SYSTEM</b>         | Automated Logic BMS installed in 2009.   |
| <b>LIFE SAFETY</b>                        | Class-E Fire Alarm System. Building is fully sprinklered.  |
| <b>TELECOM</b>                            | WiredScore Platinum Certified - Crown Castle, OCG, Towerstream, Spectrum Business, Verizon, XO Communications (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>                     | LEED Gold Certified with the U.S. Green Building Council.  |



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