

## Specifications

<b>DESCRIPTION AND LOCATION</b>	Originally developed in 1896 and recently renovated in 2019. 315 Hudson is located at the epicenter of New York City's dynamic creative industry in Hudson Square, more than 65,000 professionals in communications, new media and design companies work in Hudson Square. With a prime location steps from Soho, TriBeCa, and the recently-opened Hudson River Park, 315 Hudson offers proximity to an eclectic mix of restaurants, boutique hotels and shopping, as well as the Hudson River waterfront.
<b>LOBBY</b>	Modernized and expanded lobby (2017) featuring Renaissance Beige limestone walls and flooring, reclaimed wood ceiling, new glass entrance, security turnstiles, concierge desk and floor-to-ceiling LED art installation.
<b>BUILDING AREA</b>	482,633 SF
<b>FLOORS</b>	Floors 2 – 9: 51,576 SF   10: 33,105 SF
<b>SELECT TENANT</b>	Google
<b>FLOOR LOAD</b>	150 lbs per SF live load
<b>CEILING HEIGHTS</b>	Retail: 15' - 18'   Floor 2: 14'   Floors 3-8: 12'   Floors 9-10: 13'
<b>ELEVATORS</b>	Modernized elevator cabs (2019), new cab finishes and destination dispatch system.
<b>EMERGENCY POWER</b>	New 1MW generator provides back-up power for base-building life safety systems.
<b>SECURITY</b>	24/7 manned security desk, CCTV and card access system.
<b>LOADING DOCK/ MESSENGER CENTER</b>	Three (3) bay loading dock located on Spring Street with direct access to freight elevator.
<b>BASE BUILDING HVAC</b>	New 1,300-ton rooftop cooling tower and condenser water risers for connection to tenant-controlled air conditioning systems on floors 2-10 (2019). Three (3) new mechanical rooms on each floor 2,4,5,6,7,8 & 9. Two (2) on 10th, four (4) on floor 3rd floor. Floor specific water-cooled DX units on each floor. Heating is provided by perimeter steam radiators with thermostatic control valves and new enclosures.
<b>SUPPLEMENTAL HVAC</b>	Condenser water is available for tenant supplemental air conditioning. New 250-ton, 24h cooling tower to serve tenant IT needs.
<b>ELECTRICAL</b>	Direct metered from Con Edison delivering 6 watts per SF connected load. Participation in New York State & Con Edison Electric Demand Response programs.
<b>BUILDING MANAGEMENT SYSTEM</b>	Automated Logic WebCTRL. Utility real-time monitoring and energy data insights via David Energy's BMS platform.
<b>LIFE SAFETY</b>	Existing Class-E Fire Alarm System. Building fully sprinklered with new fire pump.
<b>AMENITIES</b>	Bike room with locker rooms and showers on ground level.
<b>TELECOM</b>	WiredScore Gold Certified, Lumen, Crown Castle, Lightpath, M2nGage, Spectrum Business, Verizon
<b>TRANSPORTATION</b>	Convenient to 1, A, C, E subway lines, Holland Tunnel, Westsided Highway and all surface transit
<b>GREEN ROOF DECK</b>	10,000 SF Green Roof Deck
<b>SUSTAINABILITY</b>	LEED EB: OM Silver Certification, ENERGY STAR Designation.



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**315 HUDSON STREET**

**HUDSON SQUARE DISTRICT**



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