

Specifications

DESCRIPTION AND LOCATION	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.
LOBBY	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.
BUILDING AREA	482,633 SF
FLOORS	Floors 2 – 9: 51,576 SF 10: 33,105 SF
SELECT TENANT	Google
FLOOR LOAD	150 lbs per SF live load
CEILING HEIGHTS	Retail: 15' - 18' Floor 2: 14' Floors 3-8: 12' Floors 9-10: 13'
ELEVATORS	Modernized elevator cabs (2019), new cab finishes and destination dispatch system.
EMERGENCY POWER	New 1MW generator provides back-up power for base-building life safety systems.
SECURITY	24/7 manned security desk, CCTV and card access system.
LOADING DOCK/ MESSENGER CENTER	Three (3) bay loading dock located on Spring Street with direct access to freight elevator.
BASE BUILDING HVAC	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.
SUPPLEMENTAL HVAC	Condenser water is available for tenant supplemental air conditioning. New 250-ton, 24h cooling tower to serve tenant IT needs.
ELECTRICAL	Direct metered from Con Edison delivering 6 watts per SF connected load. Participation in New York State & Con Edison Electric Demand Response programs.
BUILDING MANAGEMENT SYSTEM	Automated Logic WebCTRL. Utility real-time monitoring and energy data insights via David Energy's BMS platform.
LIFE SAFETY	Existing Class-E Fire Alarm System. Building fully sprinklered with new fire pump.
AMENITIES	Bike room with locker rooms and showers on ground level.
TELECOM	WiredScore Gold Certified, Lumen, Crown Castle, Lightpath, M2nGage, Spectrum Business, Verizon
TRANSPORTATION	Convenient to 1, A, C, E subway lines, Holland Tunnel, Westsided Highway and all surface transit
GREEN ROOF DECK	10,000 SF Green Roof Deck
SUSTAINABILITY	ENERGY STAR, 2024 LEED EB:OM Gold Certification with the U.S Green Building Council.



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315 HUDSON STREET

HUDSON SQUARE DISTRICT



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