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Commercial Real Estate

Hudson Square office building nearly full as developer signs deals across multiple floors

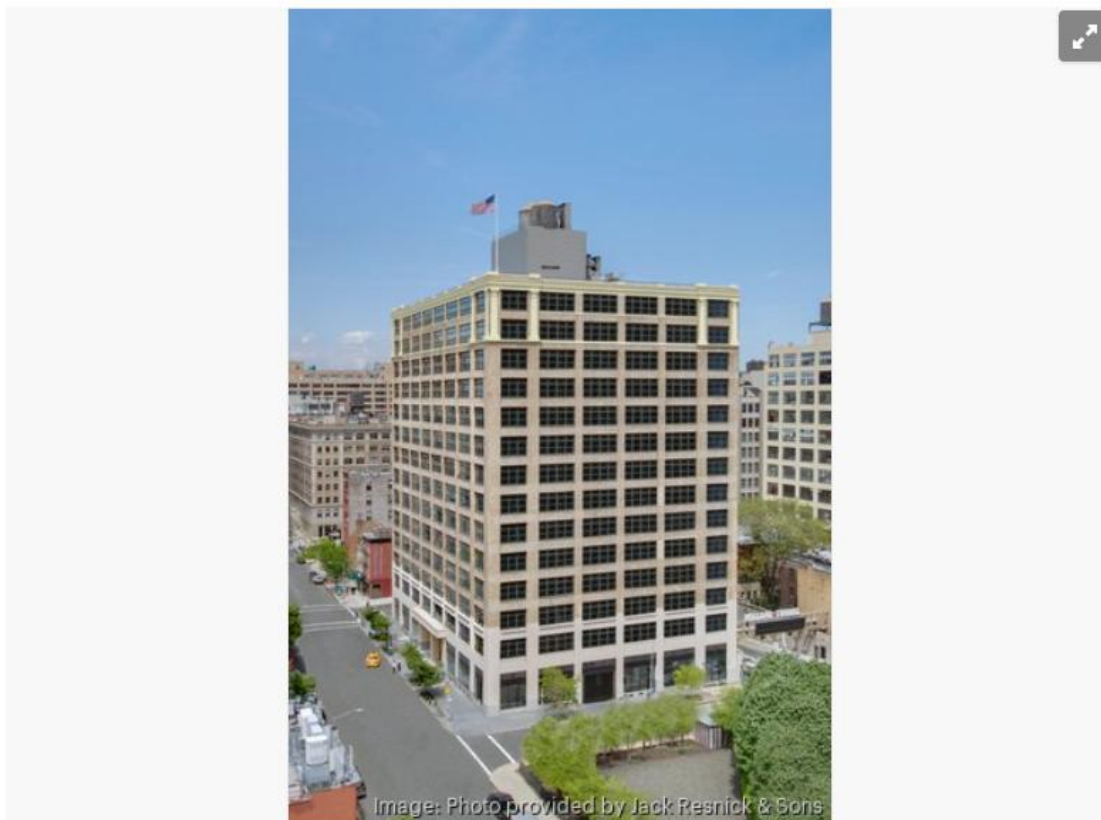


Image: Photo provided by Jack Resnick & Sons

Jack Resnick & Sons has inked six leases totaling 119,000 square feet at 250 Hudson St.

PHOTO PROVIDED BY JACK RESNICK & SONS

By [Kevin Smith](#)

A mixed-use office building in Manhattan's Hudson Square neighborhood is now 99% leased after six new deals.

Jack Resnick & Sons finalized the leases totaling 119,000 square feet at 250 Hudson St.

Croud International signed a 16-year lease for 28,000 square feet across the building's entire ninth floor. The marketing agency will relocate from 101 Sixth Ave. [JLL](#)'s Frank Coco and Owen Hane represented the tenant on the deal.

Pro Media signed a 15-year lease for 28,000 square feet across the entire fifth floor. Jack Resnick & Sons expects the production company to move in this summer. Bradford Allen's Gordon Ogden represented Pro Media.

Earlier in the year, Greenlite signed a three-year lease for 28,000 square feet across the fourth floor. [Cushman & Wakefield](#)'s Nick Zarnin represented the construction permitting firm.

Galareana Holdings signed an 11-year lease and plans to occupy 28,000 square feet across the third floor by the end of 2026. JLL's Shannon Rzeznikiewicz represented the tenant on the deal.

MBH Architects relocated from its Tribeca office at 50 Hudson St., signing a six-year lease for a 5,500-square-foot space on the seventh floor. Lee & Associates' Dennis Someck and Justin Myers represented the architecture firm.

"These new tenants represent a wide range of industries and reflect the broad appeal both of this building and Hudson Square," said Jonathan Resnick, president of Jack Resnick & Sons, in a statement. "Since the 1960s, we have seen this neighborhood go from a printing and publishing district to a home for the city's leading [technology, advertising, media and information] tenants, and today it remains a premier destination for New York City's prominent growth industries."

The developer also landed a five-year retail lease with wellness studio Body Observability, which will occupy a 2,300-square-foot unit at the building. [CBRE](#)'s Robert Bonicoro represented Body Observability.

Brett Greenberg and Adam Rappaport represented Jack Resnick & Sons in-house on all lease signings.

Other office tenants at 250 Hudson St. include the Writers Guild of America, Edelman, TMRW Life Sciences and Lieff Cabraser Heimann & Bernstein.

The asking rents were not disclosed. In Hudson Square, office landlords are seeking an average of \$99.79 per square foot, according to [Avison Young](#).