



315 HUDSON

From Industry to Ideation



## From Classic to Contemporary

A RICH HERITAGE.  
A TRANSFORMATIVE FUTURE.

The original home of the Henry Heide Candy Company, purveyors of Jujubes and Red Hot Dollars, has been owned and operated by Jack Resnick & Sons for almost six decades. Numerous renovations to this neo-classical property mirror the growth and desirability of the Hudson Square area. Today, 315 Hudson is preparing for its boldest transformation.




## From Street to Skyline

A MAJOR CAPITAL  
IMPROVEMENT PROGRAM.

FXFOWLE Architects has designed a comprehensive improvement masterplan, with an emphasis on tenant comfort, amenities and security as well as maximized energy efficiency.

- New glass entry and landscaped canopy
- Modernized, expanded lobby with LED artwork
- New 6,000 SF penthouse green roof including 4,000 SF of interior meeting space
- New bike room with locker room and showers
- New windows
- New mechanicals and modernized elevators

A wide-angle photograph of a modern lobby. The ceiling is made of horizontal wood slats with recessed linear lighting. Several large, dark, cylindrical concrete pillars support the ceiling. On the left, a concierge desk with a wooden top and dark base is visible, with a person standing behind it. In the background, there is a colorful, perforated metal wall. On the right, a long, low bench with a yellow cushion is positioned against a wall of large, light-colored concrete panels. A large, abstract painting with warm, golden-yellow tones is mounted on the wall above the bench. A person is sitting on the bench. The floor is made of large, light-colored stone tiles. A glass door is visible on the far right.

MODERNIZED LOBBY WITH  
CUSTOMIZED ARTWORK AND  
NEW CONCIERGE DESK



NEW GLASS TURNSTILES AND  
MODERNIZED DESTINATION  
DISPATCH ELEVATORS



## From Green to Grandeur

A LANDSCAPED ROOF.  
A NEW VIEW OF PRODUCTIVITY.

Sure to be a highlight of 315 Hudson, the exclusive 6,000 SF penthouse roof deck with its flowering trees, tall grasses and vibrant annuals will provide memorable Hudson River and city views. The adjoining 4,000 SF of interior space will be a light-filled lounge that can be reserved for meetings and private events.

Everything about 315 Hudson will feel fresh, down to the convenient bike storage area with locker rooms and showers.

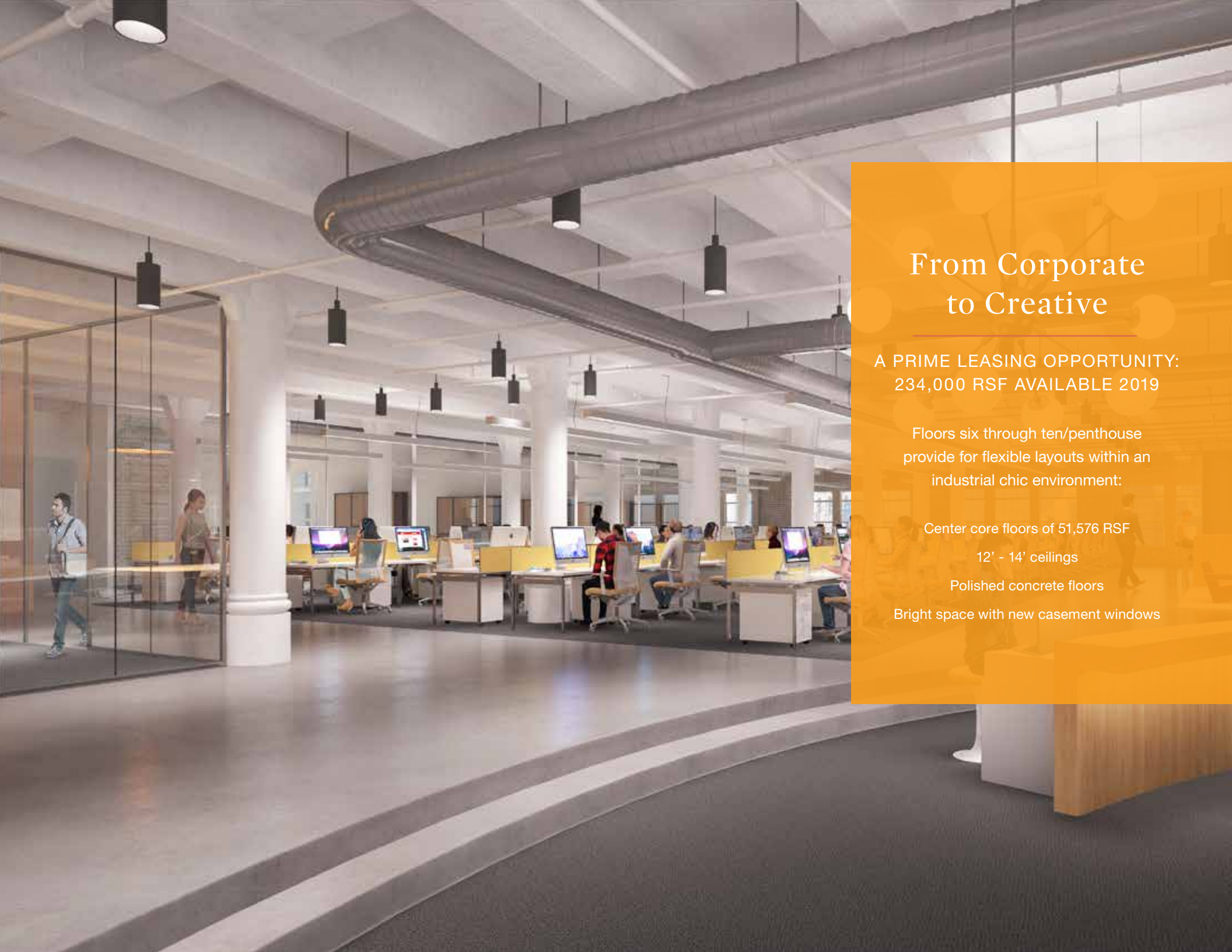
EXCLUSIVE PENTHOUSE  
ROOF DECK





ADJOINING COLLABORATIVE  
MEETING SPACE





## From Corporate to Creative

A PRIME LEASING OPPORTUNITY:  
234,000 RSF AVAILABLE 2019

Floors six through ten/penthouse  
provide for flexible layouts within an  
industrial chic environment:

Center core floors of 51,576 RSF

12' - 14' ceilings

Polished concrete floors

Bright space with new casement windows

FLEXIBLE AND EFFICIENT  
FLOORS OF 51,576 RSF





## From Dawn to Dusk

THE ENERGY AND CREATIVITY  
OF HUDSON SQUARE.

Hudson Square is Manhattan's vibrant creative hub, home to more than 40,000 people working in advertising, design, technology and media. There's no shortage of dining and entertainment options. The shopping scene is highly original. Boutique hotels are adding their own unique cachet. And convenience is unbeatable whether it's steps to the West Village, Tribeca and SoHo, or a quick walk to major subway lines and Hudson River Park.





HUDSON RIVER PARK

DYNAMIC HUDSON SQUARE

**STAY**

- Arlo Hudson Square
- Hotel Hugo
- The James New York
- Courtyard New York Manhattan/Soho

**BUSINESS LUNCH**

- Parlor
- Giorgione
- Mae Mae Cafe
- Union Bar & Kitchen

**COFFEE BREAK**

- La Colombe
- Gregorys Coffee
- Starbucks
- Joe Coffee

**DINNER**

- Harold's Meat + Three
- Café Altro Paradiso
- Westville
- Adoro Lei
- La Sirène
- Aquagrill

**QUICK LUNCH**

- Dig Inn
- Le Pain Quotidien
- Essen
- Chipotle

**AFTER WORK DRINKS**

- Bar Hugo
- City Winery
- Houston Hall
- Ear Inn



## AVAILABILITIES



SPRING STREET

HUDSON STREET

10th Fl Penthouse **27,522 RSF**

Entire 9th Fl **51,576 RSF**

Entire 8th Fl **51,576 RSF**

Entire 7th Fl **51,576 RSF**

Entire 6th Fl **51,576 RSF**

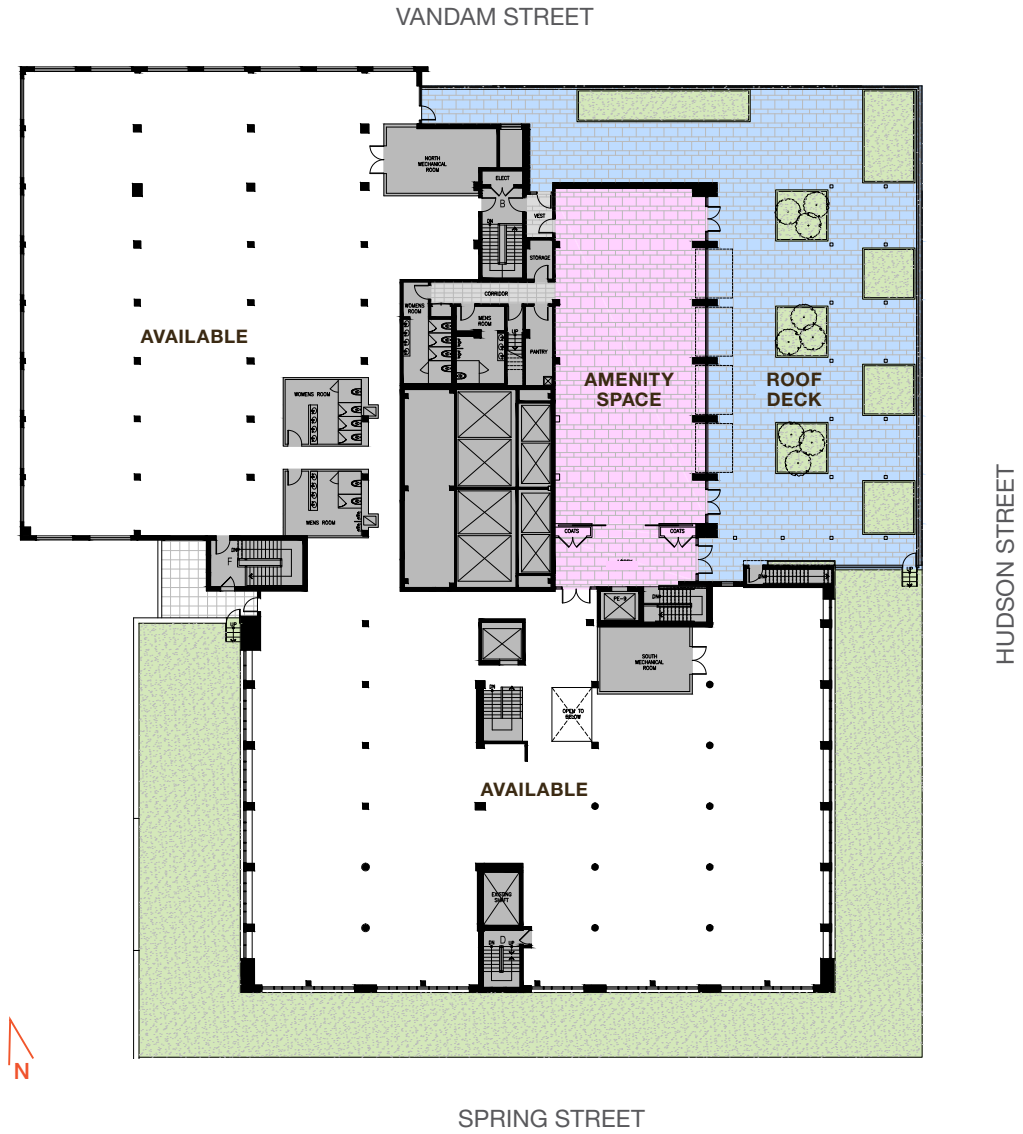
Partial 5th Fl **26,754 RSF**

2019 Block  
**233,826 RSF**

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# FULL FLOOR PENTHOUSE | 27,522 RSF

- Available
- Interior Shared Amenity Space
- Green Roof Deck



# FULL FLOOR | CREATIVE TEST FIT 1 | 51,576 RSF

## WORK SPACE

Offices	9
Workstations	320
Reception	1
<b>TOTAL</b>	<b>330</b>

## MEET

Training Room	1
Large Conference Rooms	1
Meeting Rooms	11
Phone Booths	7

## SOCIAL

Touchdown	1
Lounge	4
Huddle	11
Hub	1



# FULL FLOOR | CREATIVE TEST FIT 2 | 51,576 RSF

## WORK SPACE

Offices	12
Workstations	232
Reception	1
<b>TOTAL</b>	<b>245</b>

## MEET

Training Room	1
Large Conference Rooms	2
Meeting Rooms	8
Phone Booths	17

## SOCIAL

Touchdown	1
Lounge	52
Huddle	10
Hub	1



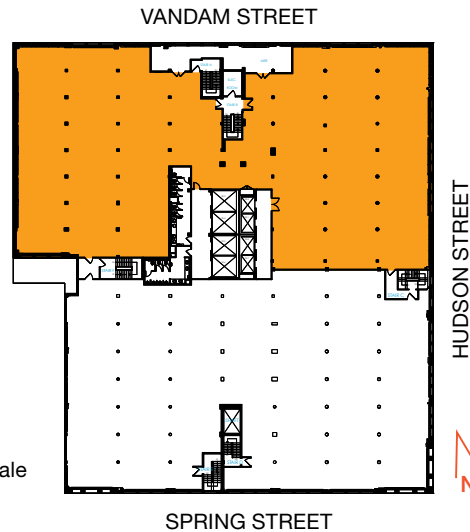


# PARTIAL 5TH FLOOR | PRE-BUILT | 26,754 RSF

WORK SPACE	Rm	Seat
Offices	5	5
Workstations	164	164
Reception	1	1
<b>TOTAL</b>	<b>170</b>	

MEET	Rm	Seat
Large Conference Room	1	14
Phone Booths	15	15

SOCIAL	Rm	Seat
Lounge	2	31
Huddle	9	58
Cafe/Hub	1	36



Key Plan  
not to scale

## SPECIFICATIONS

<b>YEAR BUILT</b>	Built: 1896   Renovated: 1965, 1998 and 2012
<b>NUMBER OF STORIES</b>	9 + Penthouse
<b>BUILDING AREA</b>	484,231 SF
<b>FRONTAGE</b>	Hudson: 215'   Spring: 175'   Vandam: 200'
<b>TYPICAL FLOOR PLATES</b>	Floors 2 – 9: 51,576 SF   Penthouse: 27,522 SF
<b>CEILINGS</b>	Slab-to-slab heights: Retail: 15' - 18' 2nd Floor: 14' 3rd - 8th Floors: 12' 9th and PH: 13'
<b>FLOOR LOAD</b>	150 lbs per SF
<b>LOBBY</b>	Modernized and expanded lobby featuring Renaissance Beige limestone walls and flooring, reclaimed wood ceiling, new glass entrance, security turnstiles, concierge desk and floor-to-ceiling LED art installation. (2017)
<b>PENTHOUSE GREEN ROOFTOP</b>	4,000 SF of interior gathering space and 6,000 SF landscaped common terrace. Tenants may reserve for private functions. (2019)
<b>BIKE &amp; FITNESS</b>	New bike room with locker rooms and showers on ground level. (2019)
<b>WINDOWS</b>	New casement windows. (2019)

<b>HVAC</b>	New 1,000-ton rooftop cooling tower and condenser water risers for connection to tenant-controlled air conditioning systems on floors 6-10. (2019) New 150-ton, secondary, 24-hour cooling tower and condenser water system will be provided to serve tenants' computer room AC units. Four (4) new mechanical rooms on floors 6-10 will each contain one 30-ton water-cooled DX unit at 12,000 CFM. Heating is provided by perimeter steam radiators with thermostatic control valves and new enclosures. New building management system.
<b>TENANT ELECTRIC</b>	Direct metered from Con Edison delivering 6 watts per SF connected load.
<b>EMERGENCY POWER</b>	New 750 kW generator for base-building life safety systems. (2019)
<b>LIFE SAFETY</b>	Existing Class-E fire alarm system to be upgraded. Building fully sprinklered with new fire pump.
<b>LAVATORIES</b>	New ADA compliant lavatories.
<b>TELECOM</b>	Level 3, Lightpath, Lightower, Signal Point, Spectrum, Verizon. Subject to change.
<b>VERTICAL TRANSPORTATION</b>	Elevator modernization: Destination dispatch system with new motors and controls for all seven (7) passenger elevators and new cab finishes. (2017)
<b>SECURITY</b>	24/7 manned security desk, CCTV and card access system.
<b>LOADING DOCK</b>	Three (3) bay loading dock with direct access to freight elevator.
<b>CERTIFICATIONS</b>	LEED Silver Certified 2017, Wired Certified Gold and Energy Star Designation.





Jack Resnick & Sons  
Owners & Builders Since 1928

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