

OFFICE COOP | FULL FLOOR PENTHOUSE &
PRIVATE ROOF FOR SALE:

121 VARICK HUDSON SQ.

SOUTHWEST CORNER
OF DOMINICK STREET

- Two levels: Full 12th Floor Penthouse plus Private Roof
- Turnkey office or showroom space
- Original 1923 concrete floors, exposed ceilings
- Fully restored state-of-the-art common areas
- Potential for private lobby and elevator from Dominick St.
- Building tenants include Herno, Zafferano, The Nanz Company, DL 1961, Raymond Meir Studios, Brand New School

Sale of the roof or Terrace as provided above, may be purchased separately or together with the 12th floor. The shares for the Roof purchase and sales subject to approval/acceptance of the NYS Office of the Attorney General for a No Action Letter with respect to same and further will require that as part of a Roof purchase contract Purchaser shall agree to furnish and install a new elevator extended to service the roof.

**This image is a rendering and is for illustrative purposes only and does not reflect current conditions of the roof at 121 Varick. Any final design or finishes or exact dimensions are subject to change and approvals of the relevant NYC departments. All information is subject to change and should be verified before making any purchase decisions.*

*RENDERING

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THE UNIT | 12TH FLOOR PENTHOUSE + ROOF FOR SALE

The 12th Floor: 12,450 RSF | Ceiling: 13' | Possession: Immediate | Sale Price: Upon Request | Monthly Maintenance for The 12th Floor: \$22,336
The Roof: 6,000 USF | Sale Price: Upon Request | Monthly Maintenance for The Roof: Pending AG Review

*RENDERING



INTERIOR PRIVATE STAIRS TO ROOF

DREAM THEN BUY | OFFICE COOP IN THE SKY

6,000 USABLE SQUARE FEET OF PRIVATE ROOF POTENTIAL

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*RENDERING

COMMON AREA ROOF

PRIVATE ROOF FOR SALE

75'

80'

40'

THE ROOF | FACING WEST

HUDSON RIVER VIEWS

*RENDERING



THE ROOF | **FACING NORTH**
DISNEY / ABC HQ & THE EMPIRE STATE BUILDING

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*RENDERING



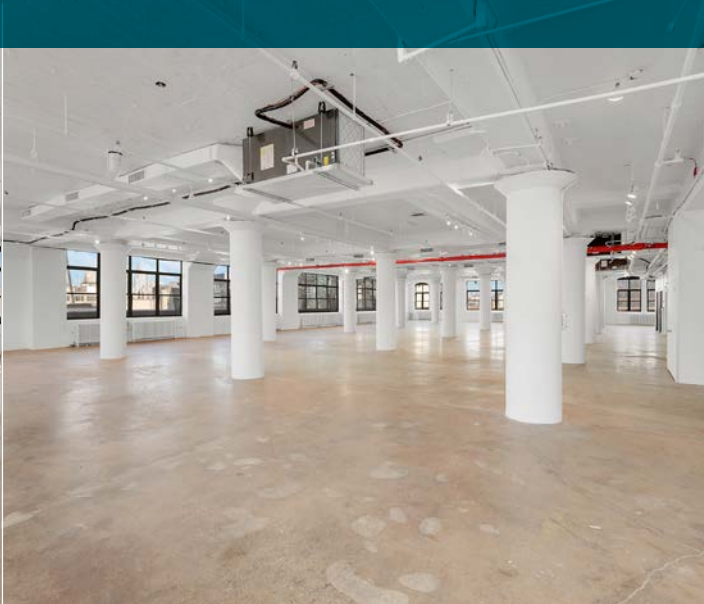
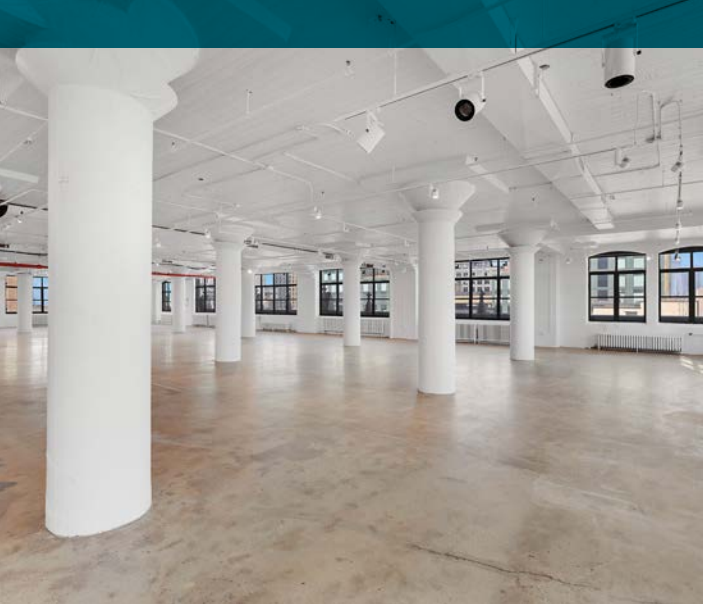
THE ROOF | FACING EAST
ACROSS SOHO

 **SINVIN**
COMMERCIAL REAL ESTATE & ADVISORY

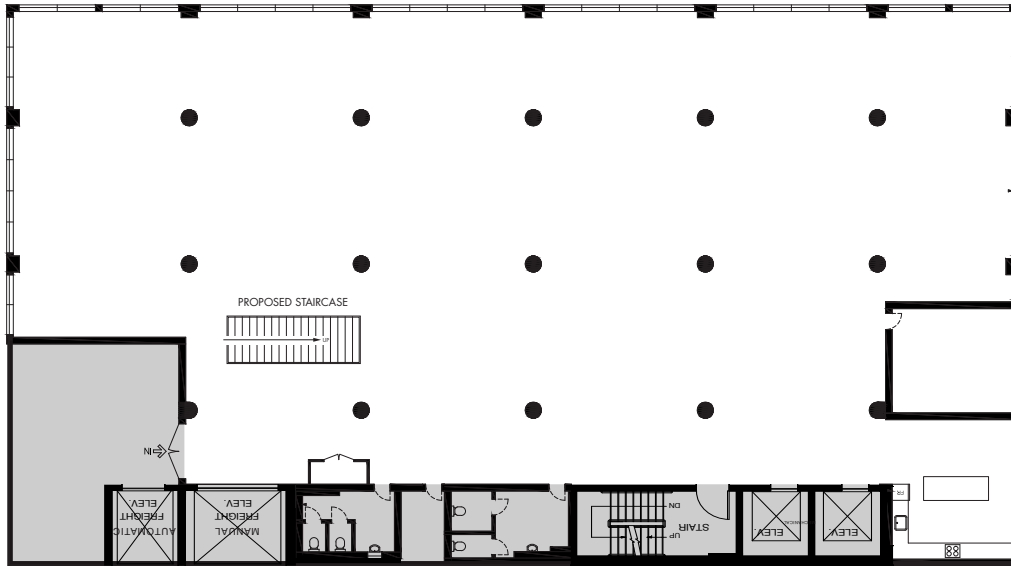
THE BUILDING

- 1928 masterpiece with all brick and ornate terracotta detail preserved
- Modern passenger and automated freight elevators
- Luxury residential caliber lobby by 1100 Architect
- Two blocks from Disney/ABC's newly built full block HQ
- Three blocks from Google's Hudson Square campus
- Superb transportation nearby: 1, A, C, and E subway lines
- Secure bike storage





DOMINICK



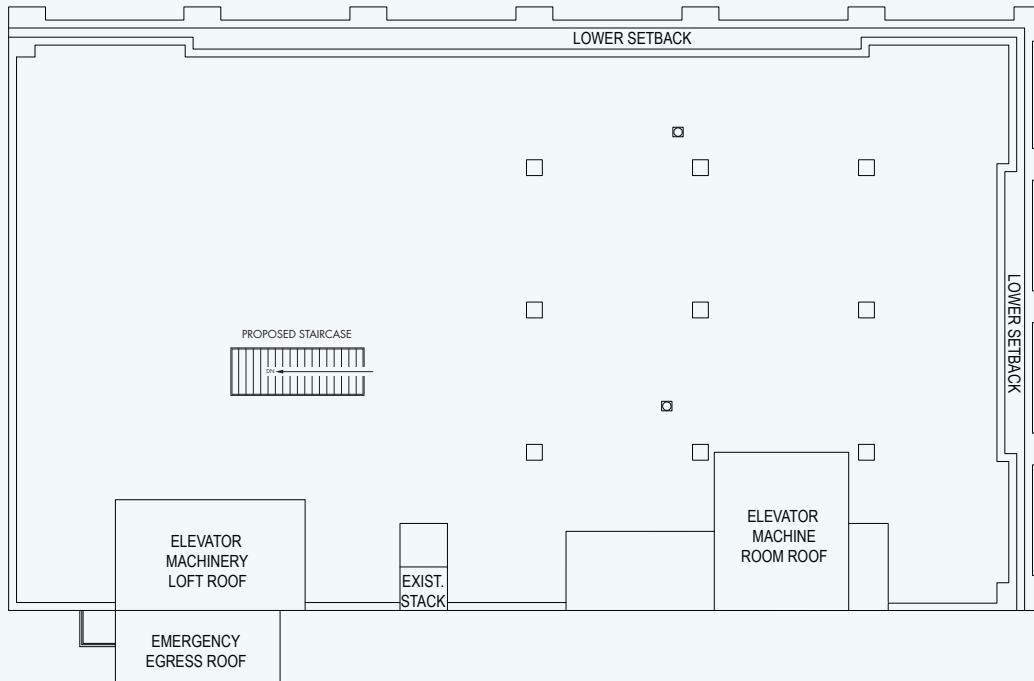
VARRICK



THE 12TH FLOOR

12,450 RSF

The 12th Floor and The Roof are Available Separately
or as a Single Combined Unit



THE ROOF

6,000 USF PRIVATE ROOF



121 VARICK

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