



121 VARICK HUDSON SQ.

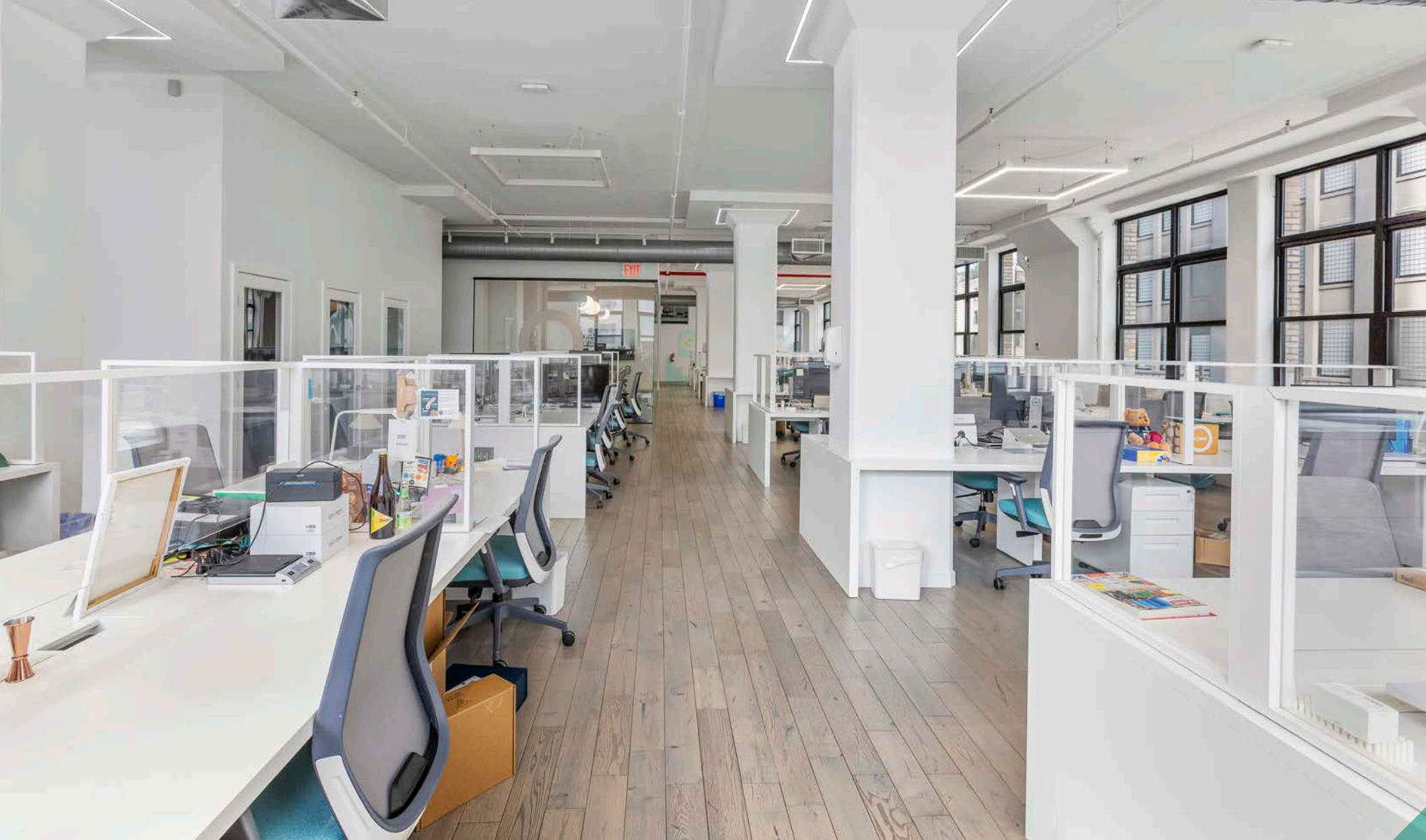
SOUTHWEST CORNER
OF DOMINICK STREET

INVESTMENT HIGHLIGHTS

- ▶ Full floor industrial loft with high, exposed ceilings
- ▶ Large operable windows on three sides facing east, west, and north
- ▶ High-end creative office installation with a mix of open workspace, glass offices and conference rooms, all hands stadium seating area, wet pantry, and modern restrooms
- ▶ Owner-controlled central A/C
- ▶ Located in the heart of Hudson Square, one of Manhattan's strongest office submarkets and a hub for media, technology, and creative industries
- ▶ Prominent building directory including Herno, Zafferano, The Nanz Company, DL 1961, Raymond Meir Studios, Brand New School, Studio Mellone



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THE UNIT | ENTIRE 3RD FLOOR FOR SALE

Entire 3rd Floor: **12,623 RSF** | Ceiling Height: **12' 3"** | Monthly Maintenance: **\$22,336**

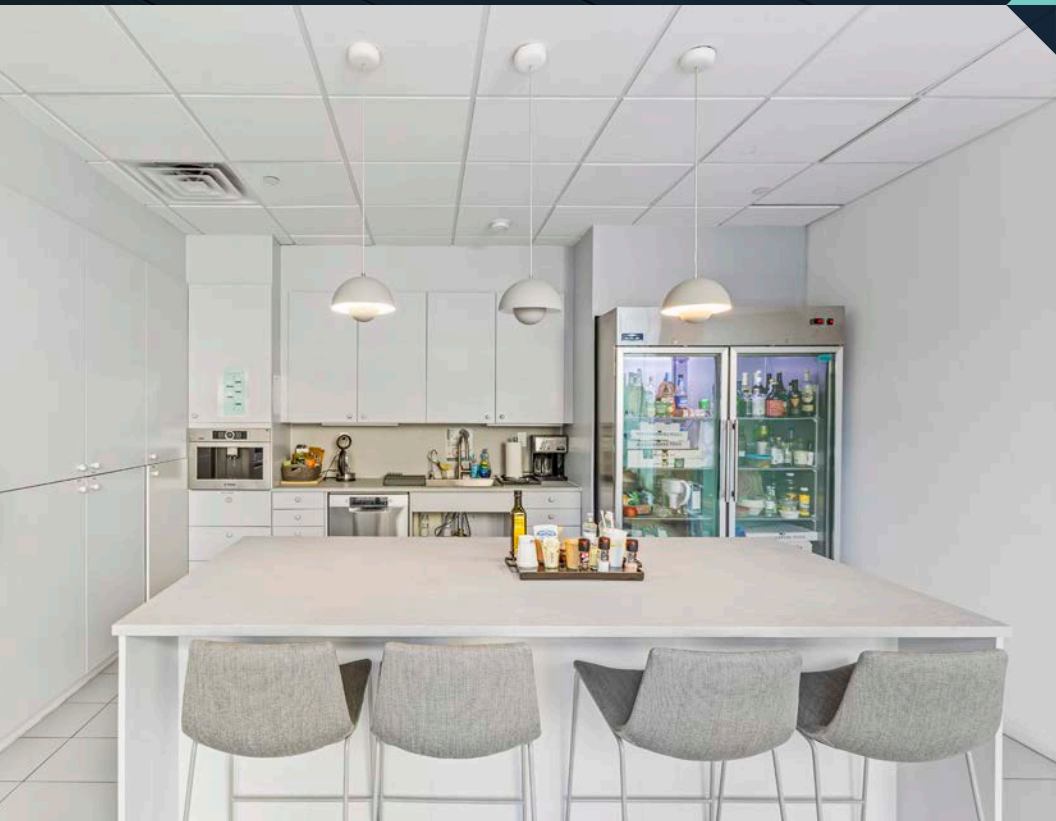
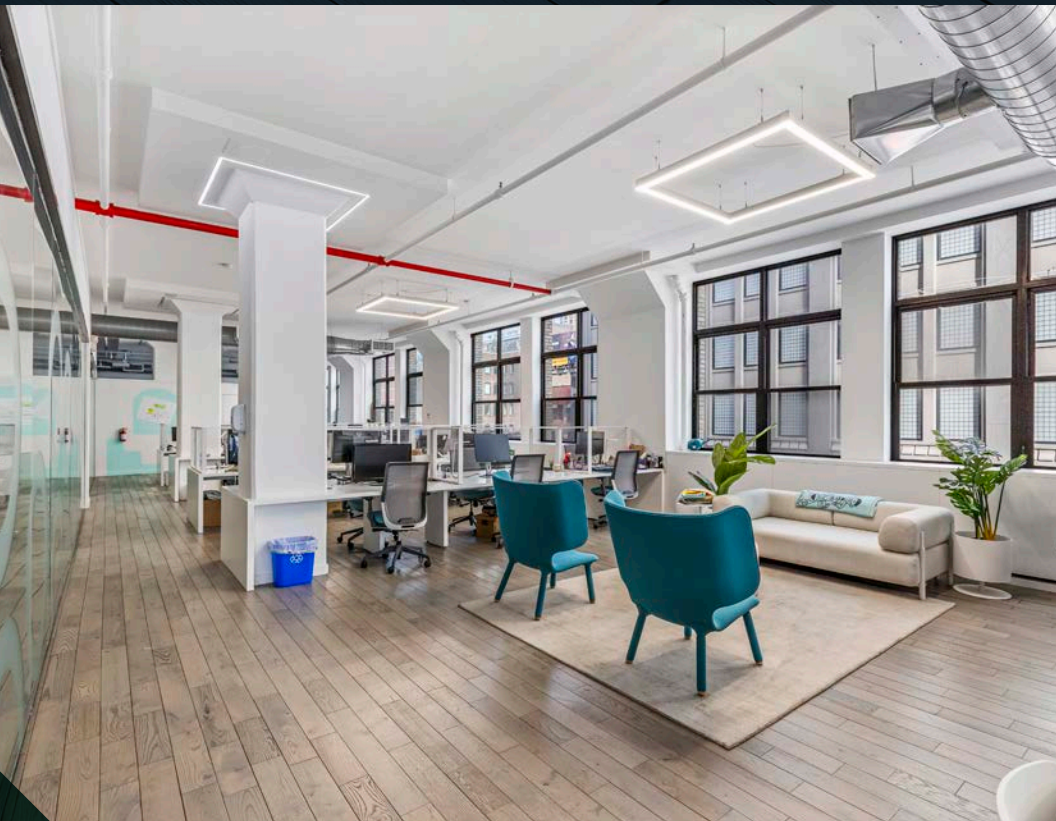
Sale Price: **Upon Request**

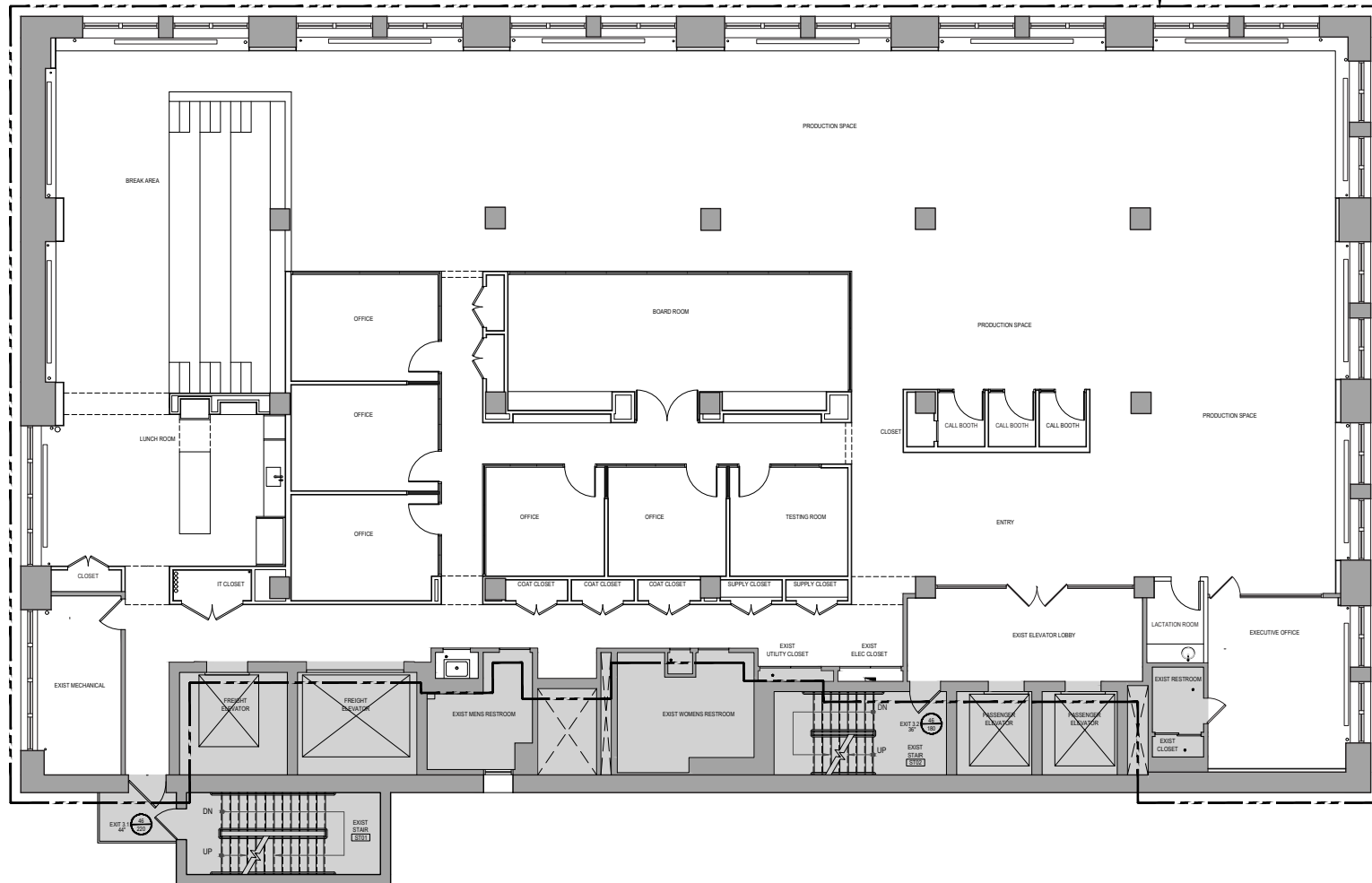
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THE 3RD FLOOR

12,623 RSF

VIRTUAL TOUR

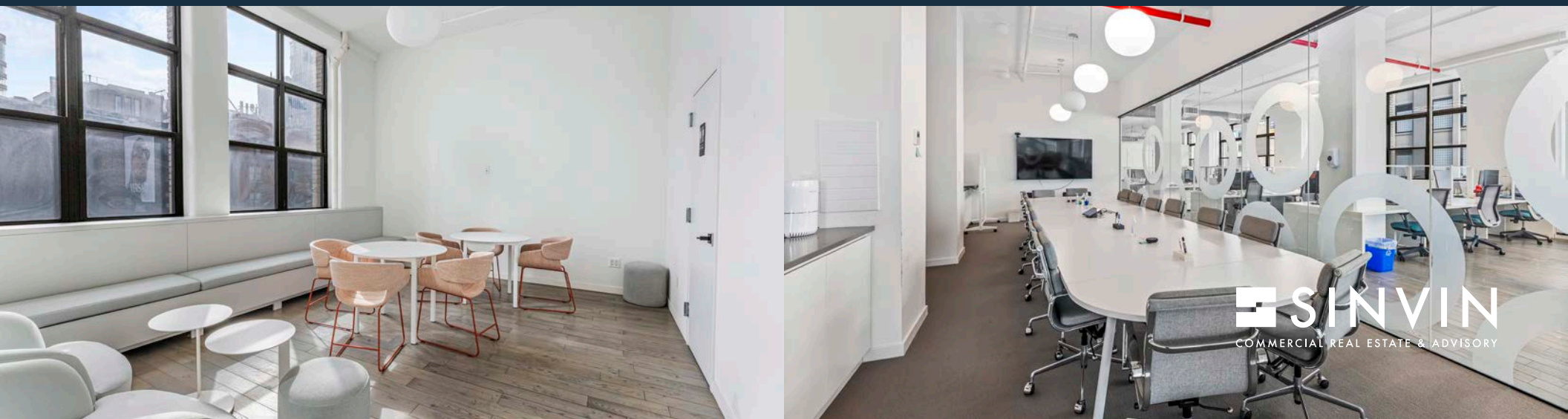




THE BUILDING

- ▶ 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







121 VARICK

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