

# Iconic Tribeca Office Condominium For Sale



At The Corner Of Hubert Street

**145 HUDSON**

SUITE 401



## 145 HUDSON | Investment Highlights

Access to stunning roof deck with panoramic city views

Rare opportunity to purchase a trophy property

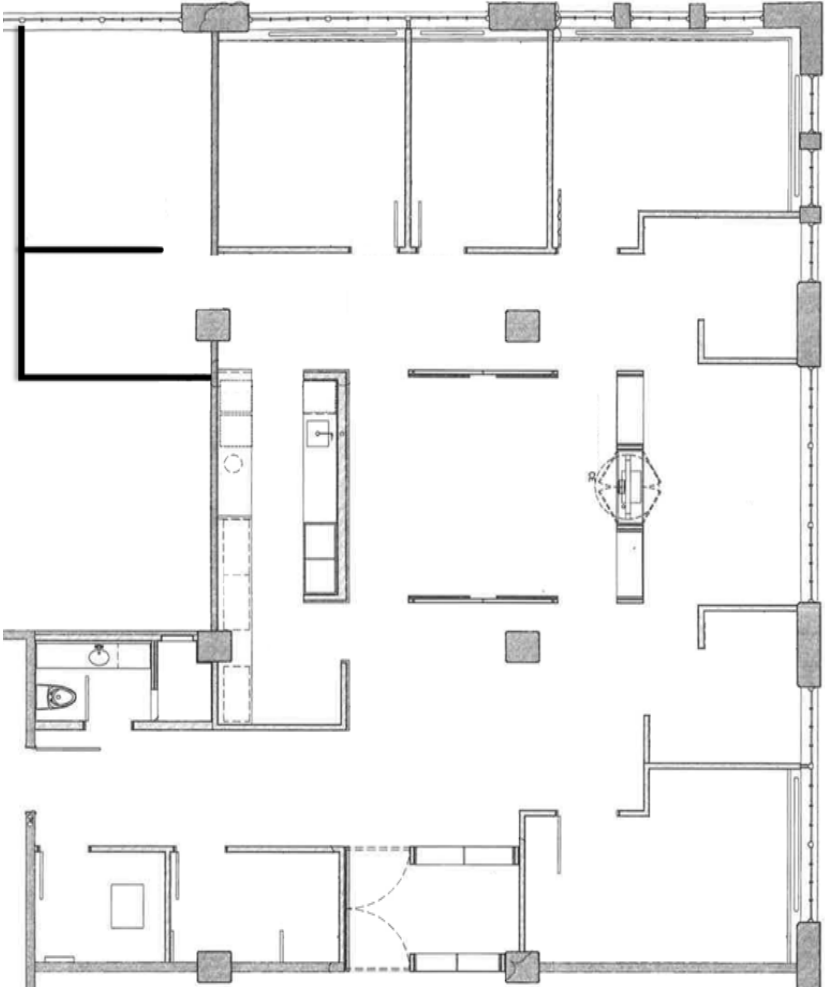
Prime Tribeca location with excellent transit access

Highly desirable loft with multiple configurations possible

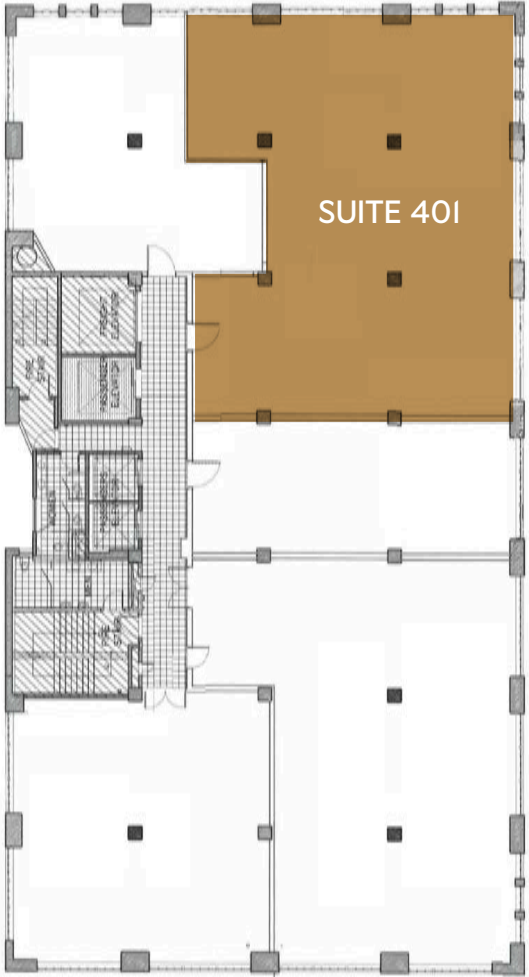


**SINVIN**  
COMMERCIAL REAL ESTATE & ADVISORY

## SUITE 401



## 4TH FLOOR





# 145 HUDSON | Property Overview

SUITE 401

## ASKING PRICE

\$4,175,000

## EXPENSES

Common Charges

\$70,440/Year | \$5,870/Month

Property Tax

\$39,848/Year

Total Expenses

\$110,288/Year

Building Name \_\_\_\_\_ Sky Lofts  
Property Address \_\_\_\_\_ 145 Hudson Street  
Alternate address(es) \_\_\_\_\_ 1 Hubert Street | 139-149 Hudson Street

Zip Code \_\_\_\_\_ 10013  
Neighborhood \_\_\_\_\_ Tribeca  
Borough \_\_\_\_\_ Manhattan  
Block & Lot \_\_\_\_\_ 00214-7502  
Condo Complex \_\_\_\_\_ 10132

Former Block & Lot \_\_\_\_\_ 00214-0018  
Active \_\_\_\_\_ No

Lot Sq Ft \_\_\_\_\_ 10,849  
Lot Dimensions \_\_\_\_\_ 142.75' x 76'  
Corner Lot \_\_\_\_\_ SW  
Lot Shape \_\_\_\_\_ Regular

Zoning Districts \_\_\_\_\_ C6-2A / R8A equiv.  
Special District \_\_\_\_\_ Tribeca Mixed Use District (TMU)

Zoning Map \_\_\_\_\_ 12a  
Historic District \_\_\_\_\_ Tribeca West

# 145 HUDSON | Tribeca



Situated in the heart of Tribeca, 145 Hudson Street is surrounded by one of Manhattan's most refined and desirable neighborhoods, celebrated for its blend of historic charm, architectural beauty, and modern luxury. Characterized by cobblestone streets, cast-iron buildings, and expansive loft residences, Tribeca offers a distinctly residential feel while maintaining its position as a premier commercial and cultural destination.

The neighborhood is anchored by exceptional green space, including the nearby Hudson River Park, which provides miles of waterfront paths, recreation, and open views along the Hudson River, as

well as Washington Market Park, a beloved local park offering landscaped grounds and a tranquil retreat within the city. These amenities contribute to Tribeca's rare balance of urban energy and livability.

Tribeca is also home to some of New York City's most highly regarded schools, including P.S. 234 Independence School and Stuyvesant High School, reinforcing the neighborhood's strong residential appeal and long-term stability. This established community presence supports a vibrant daytime population alongside its professional and creative workforce.

The area's cultural and hospitality landscape is equally compelling. Tribeca is internationally recognized for the Tribeca Film Festival, which

draws global attention each year, while its streets are lined with acclaimed restaurants, boutique retailers, and design-forward galleries. Luxury hospitality offerings such as The Greenwich Hotel further elevate the neighborhood's profile, attracting an upscale and discerning clientele.

Connectivity is seamless, with immediate access to multiple subway lines including the 1,2,3 trains, A,C,E trains, R,W,N,Q trains, and 4,5,6 trains, providing efficient connections throughout Manhattan and the outer boroughs. Proximity to the West Side Highway and key thoroughfares further enhances accessibility for both local and regional commuters.

# 145 HUDSON | Executive Summary

Sinvin Real Estate is pleased to present the exclusive opportunity to acquire Suite 401 at 145 Hudson Street, a 4,150 RSF office condominium located within one of Tribeca's most iconic and architecturally significant loft buildings. The building sits prominently along Hudson Street, and this offering represents a rare chance to secure a premier corner unit in a prime building with limited inventory and enduring demand for the neighborhood.

Suite 401 has striking double-exposure windows and is enveloped in natural light, delivering an exceptional sense of volume and openness throughout. The space embodies the quintessential Tribeca aesthetic, featuring soaring ceilings, expansive window lines, and refined loft-style proportions that create a dramatic and highly functional working environment. The corner configuration not only maximizes light but also enhances presence, making it ideal for tenants or owners seeking a flagship-quality identity.

The existing layout supports a modern, efficient office installation, seamlessly balancing open collaborative areas with perimeter offices and central conference room. The scale and proportions of the floor plate allow for flexible reconfiguration, accommodating a wide range of uses—from creative agencies and technology firms to design showrooms or boutique headquarters. The unit's turnkey condition, combined with its inherent architectural appeal, positions it for immediate occupancy while offering long-term upside through customization or repositioning.

Located in the heart of Tribeca, 145 Hudson Street benefits from a highly curated mix of luxury residential, destination retail, and acclaimed hospitality. The neighborhood continues to attract a sophisticated tenant base drawn to its authenticity, privacy, and proximity to Downtown Manhattan's key transit and commercial corridors. This sustained demand, coupled with the scarcity of loft condominiums, reinforces the asset's long-term value.

Suite 401 represents a true trophy offering—combining scale, light, and provenance within a globally recognized submarket. Opportunities to acquire spaces of this caliber in Tribeca are exceedingly rare, positioning this asset as both a strategic investment and an exceptional end-user opportunity.





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