4,150 RSF | Iconic Tribeca Office Condominium For Sale

SINVIN
COMMERCIAL REAL ESTATE & ADVISORY

145HUDSON | 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

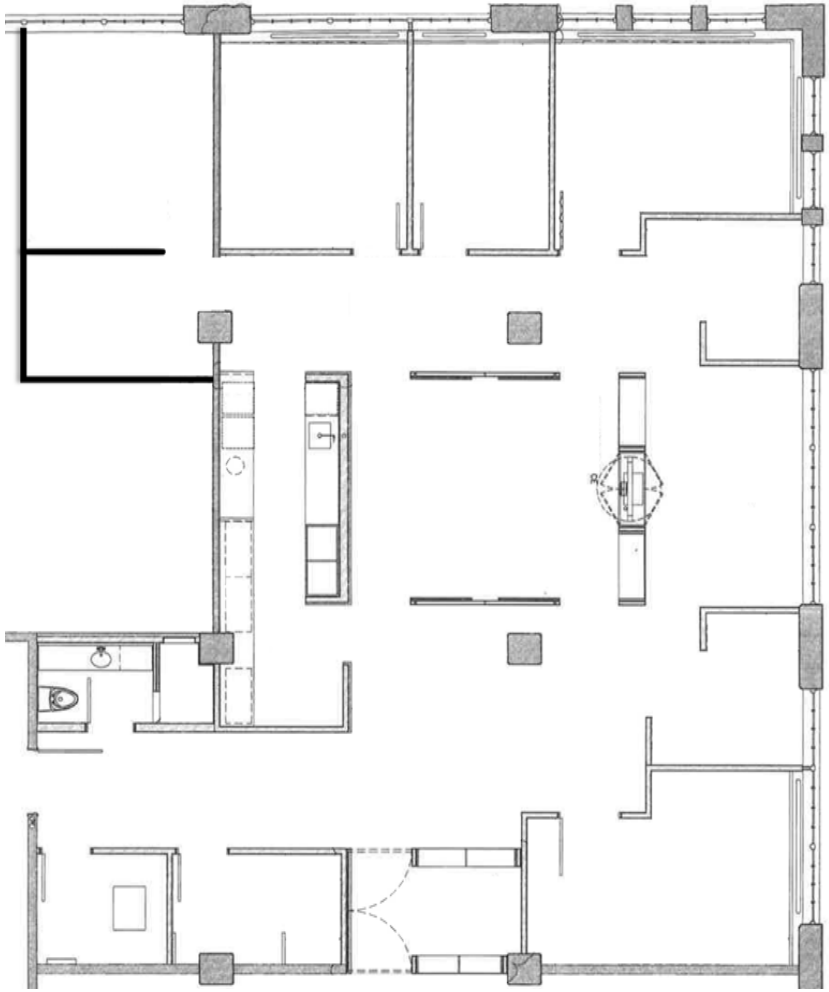
Highly desirable loft with multiple configurations possible

SINVIN
COMMERCIAL REAL ESTATE & ADVISORY

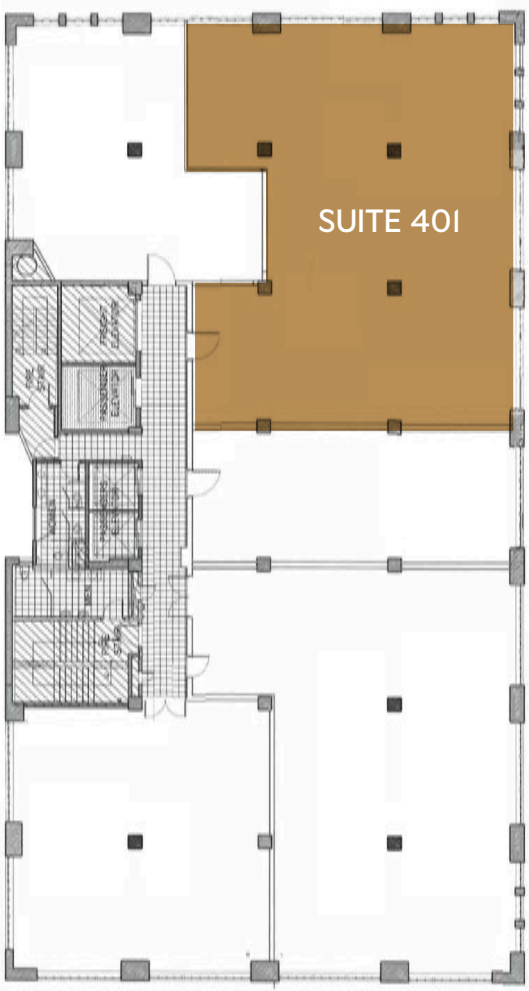
145HUDSON | Floorplans

SINVIN
COMMERCIAL REAL ESTATE & ADVISORY

SUITE 401



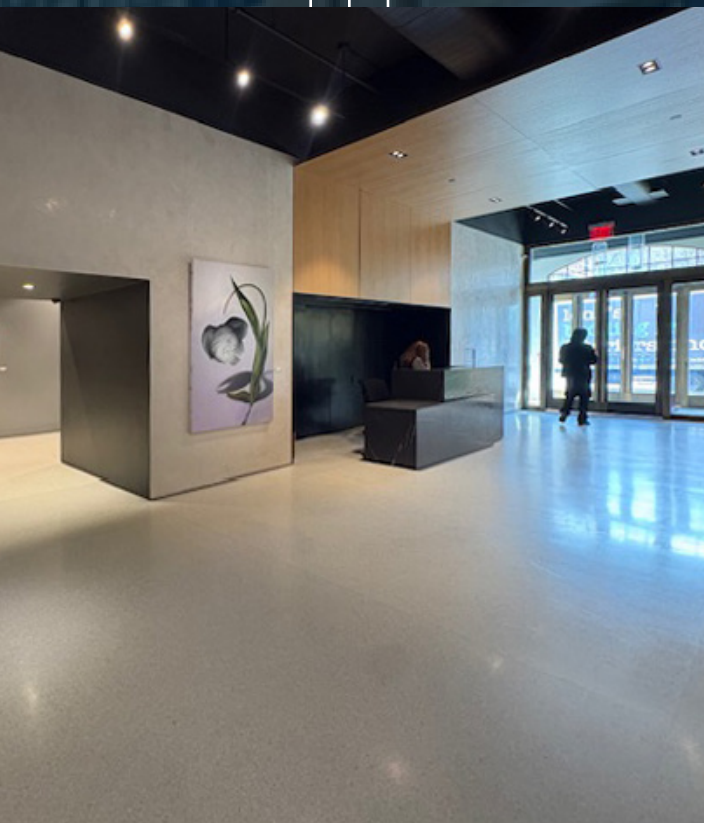
4TH FLOOR



At The Corner Of Hubert Street

145HUDSON

SUITE 401



145HUDSON | Property Overview

SINVIN
COMMERCIAL REAL ESTATE & ADVISORY

SUITE 401

4,150 RSF

ASKING PRICE

$3,750,000

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

145HUDSON | 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.

145HUDSON | 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.

At The Corner Of Hubert Street

145HUDSON

SUITE 401

Please Contact

Jane McVerry
212.604.9005
jane@sinvin.com

James Costello
646.599.2391
james@sinvin.com

SINVIN
COMMERCIAL REAL ESTATE & ADVISORY