

395 HUDSON



Building Features

New lobby modernization by Fogarty Finger

Upgraded elevator cabs and infrastructure

Exclusive tenant conference center

24/7 access and security

Sustainable and energy-efficient building

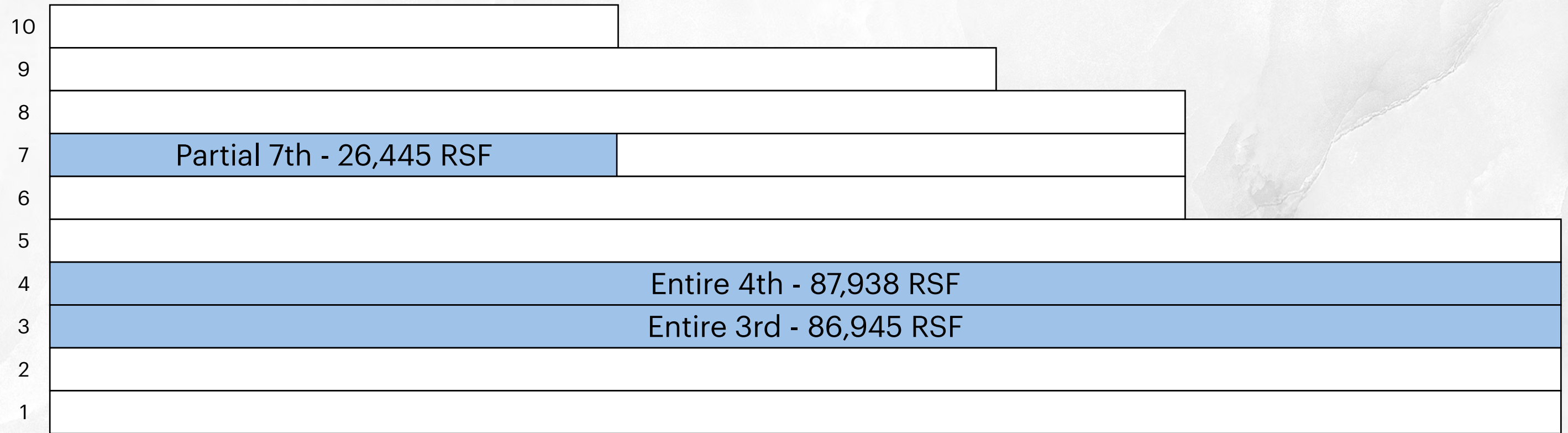


395 HUDSON | Neighbors



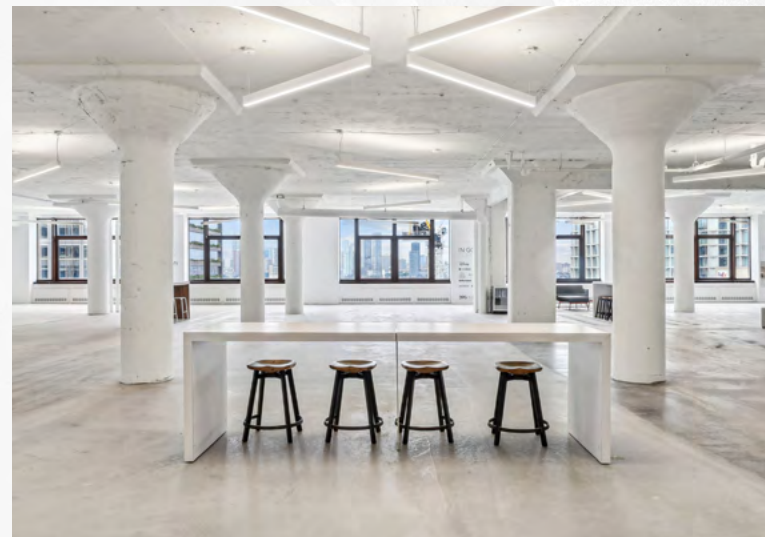


Available Spaces



Reasonable divisions considered	Operable Windows	Term: Negotiable
Great natural light and Hudson River views	Possession: Immediate	Asking Rent: Upon Request

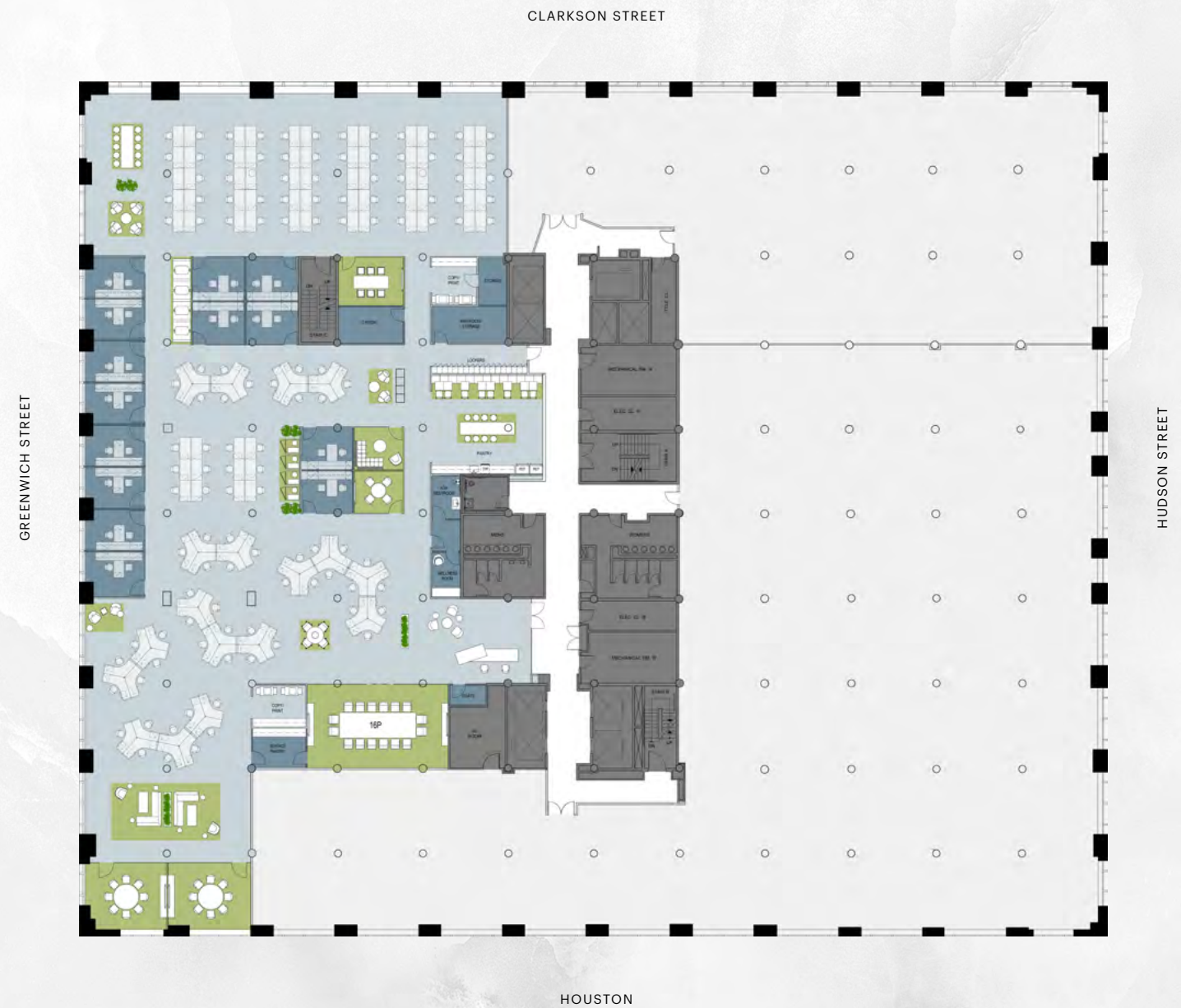
Partial 7th Floor 26,445 RSF



Partial 7th Floor - 26,445 RSF

Test Fit

- 14** Private Offices
- 122** Workstations
- 1** Boardroom
- 5** Conference Rooms



Partial 7th Floor - 11,959 RSF

Test Fit



- 3** Private Offices
- 54** Workstations
- 3** Conference Rooms

Partial 7th Floor - 14,486 RSF

Test Fit

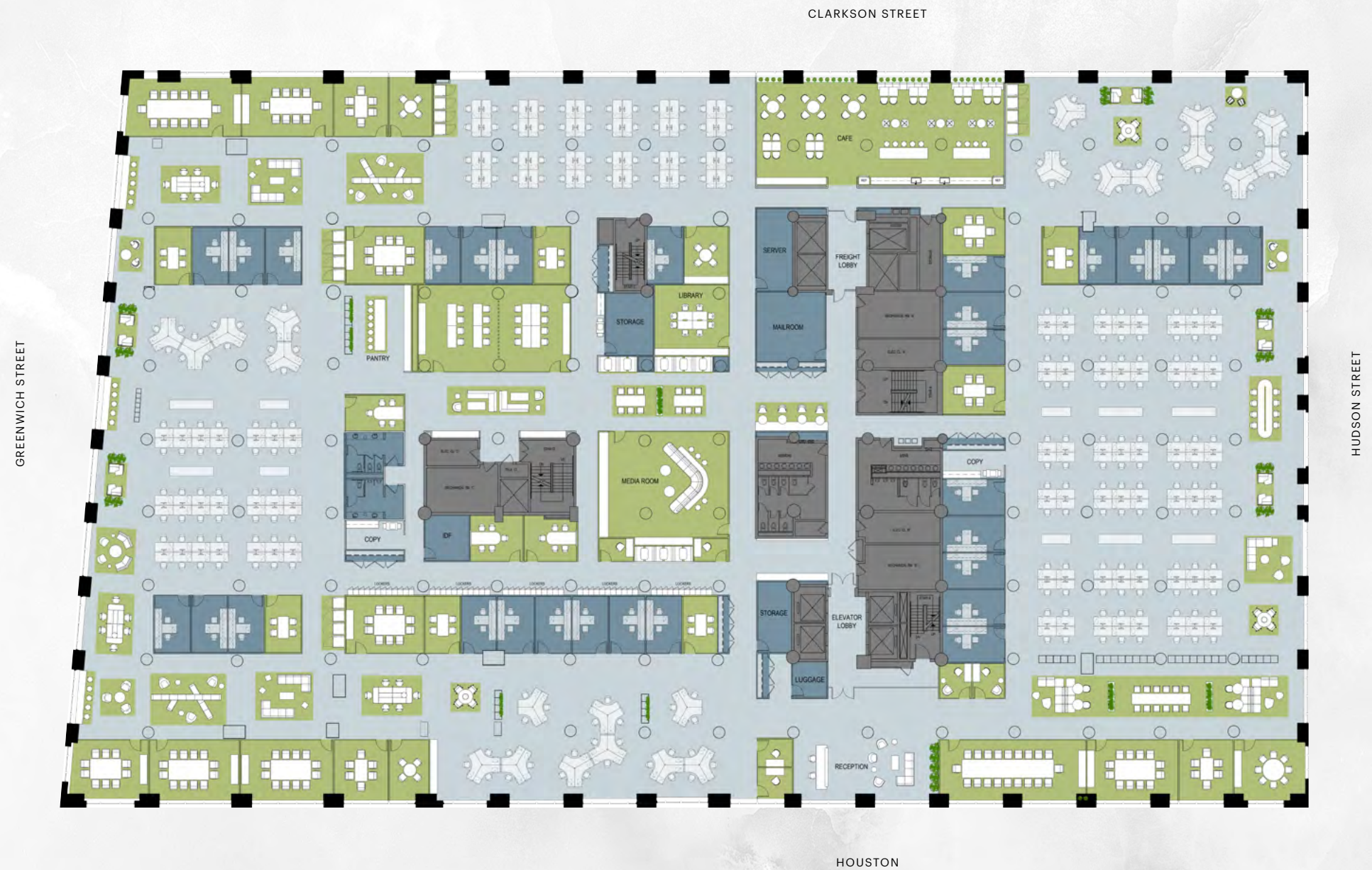


- 6** Private Offices
- 71** Workstations
- 1** Boardroom
- 3** Conference Rooms

Entire 4th Floor - 87,938 RSF

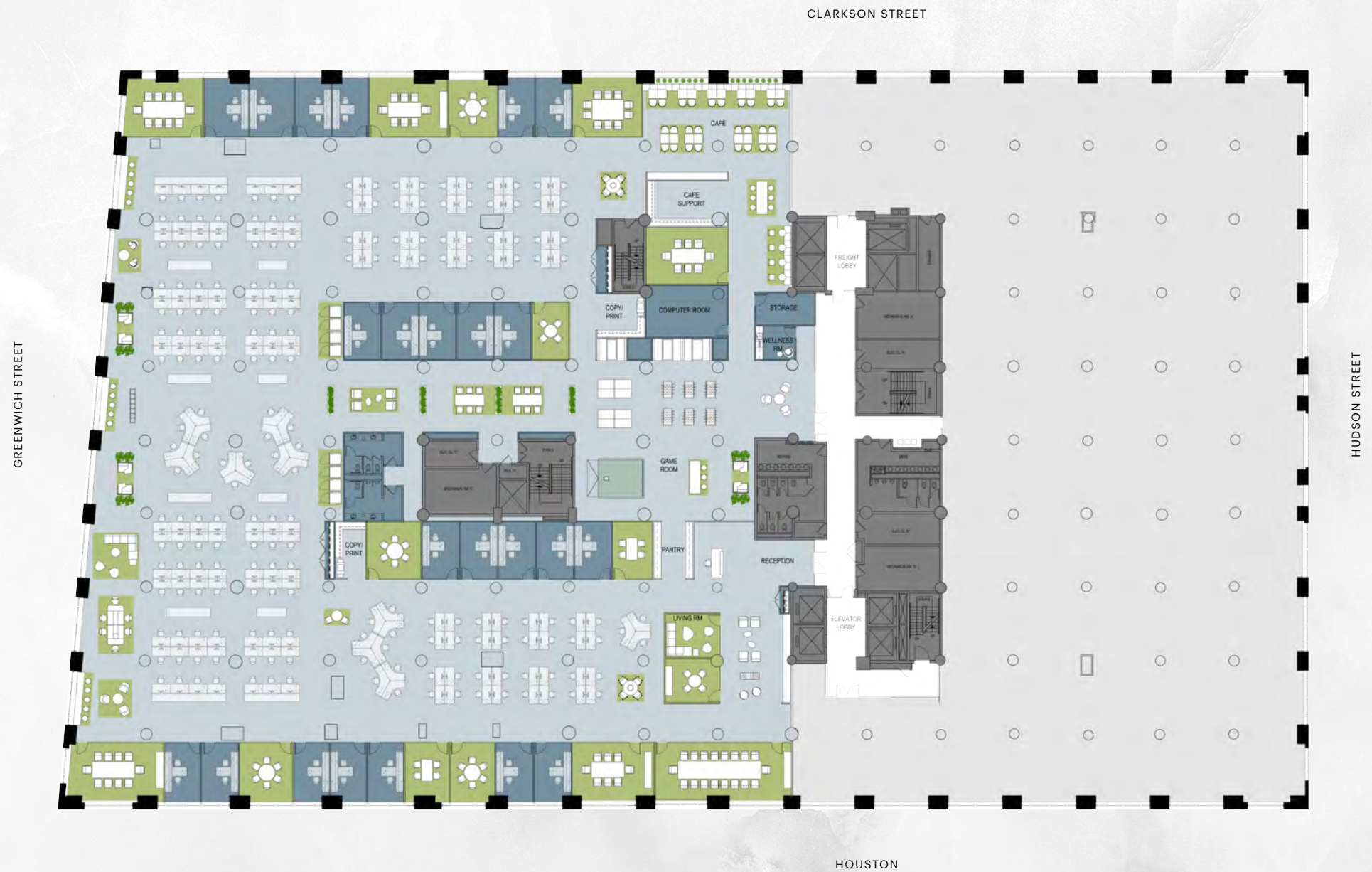
Test Fit

- 29 Private Offices
- 231 Workstations
- 1 Boardroom
- 28 Conference Rooms
- 1 Media Rooms



Partial 4th Floor - 54,526 RSF

Test Fit

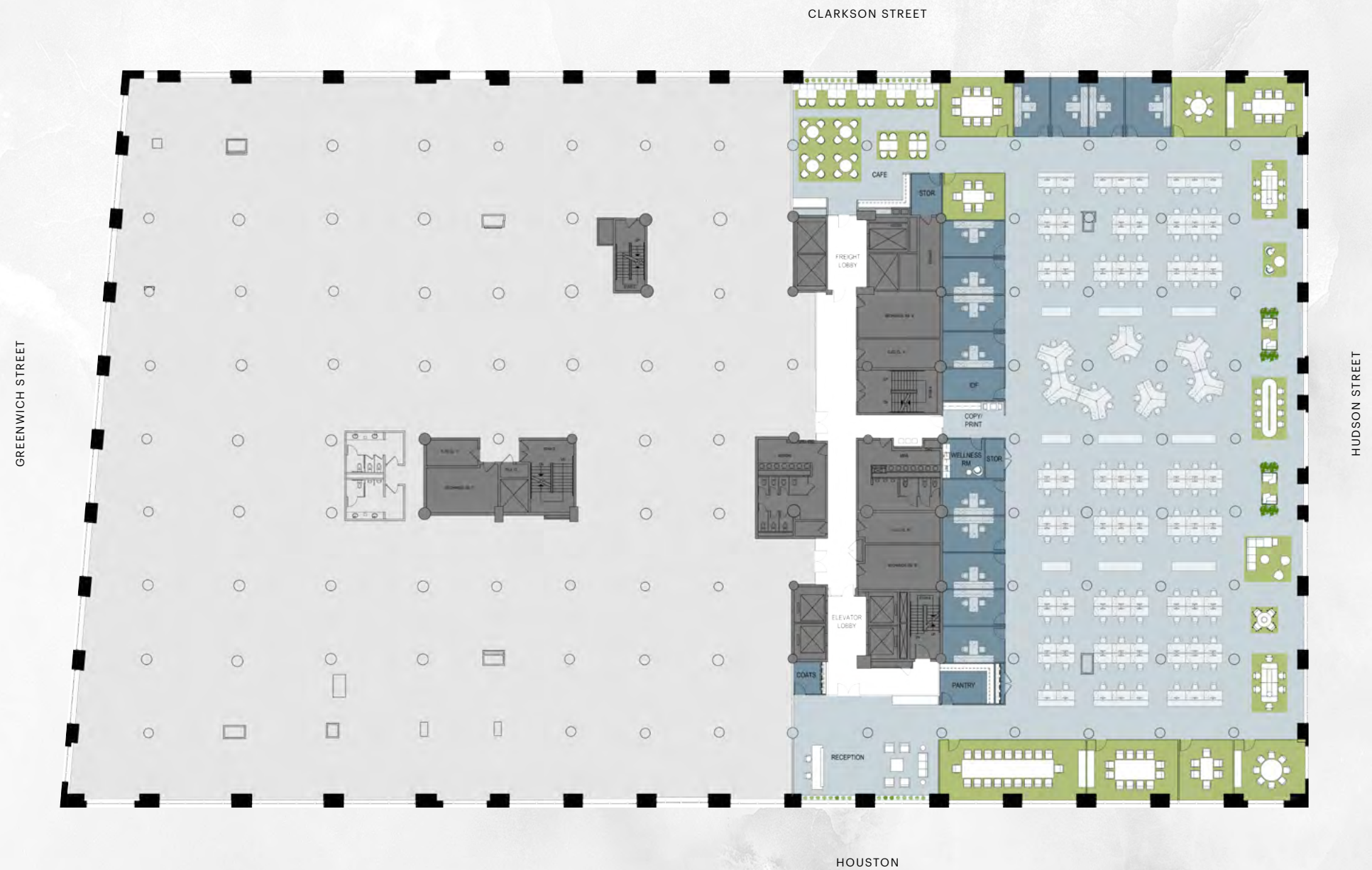


- 23** Private Offices
- 194** Workstations
- 1** Boardroom
- 15** Conference Rooms

Partial 4th Floor - 33,412 RSF

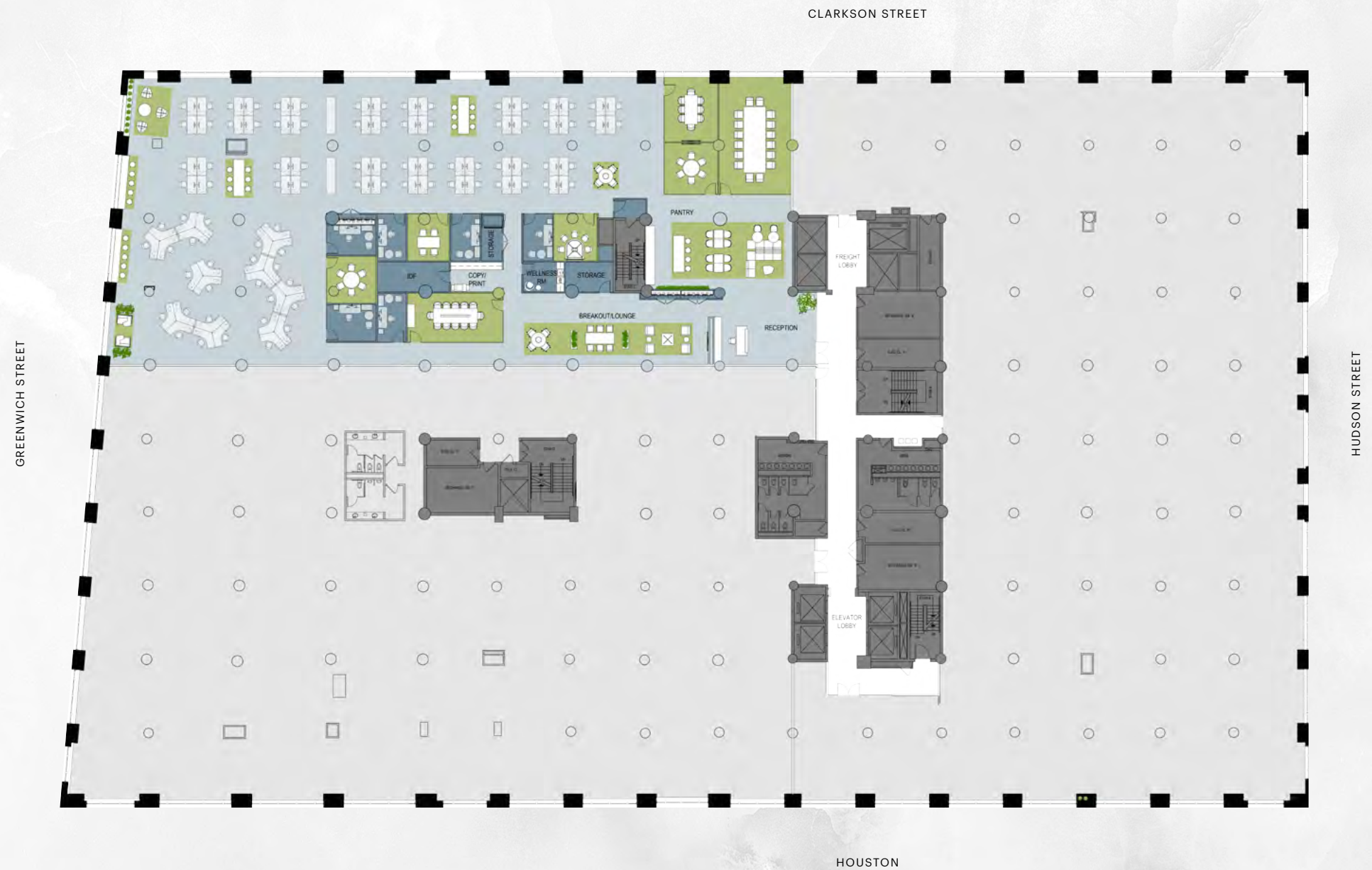
Test Fit

- 13 Private Offices
- 131 Workstations
- 1 Boardroom
- 7 Conference Rooms



Partial 4th Floor - 21,436 RSF

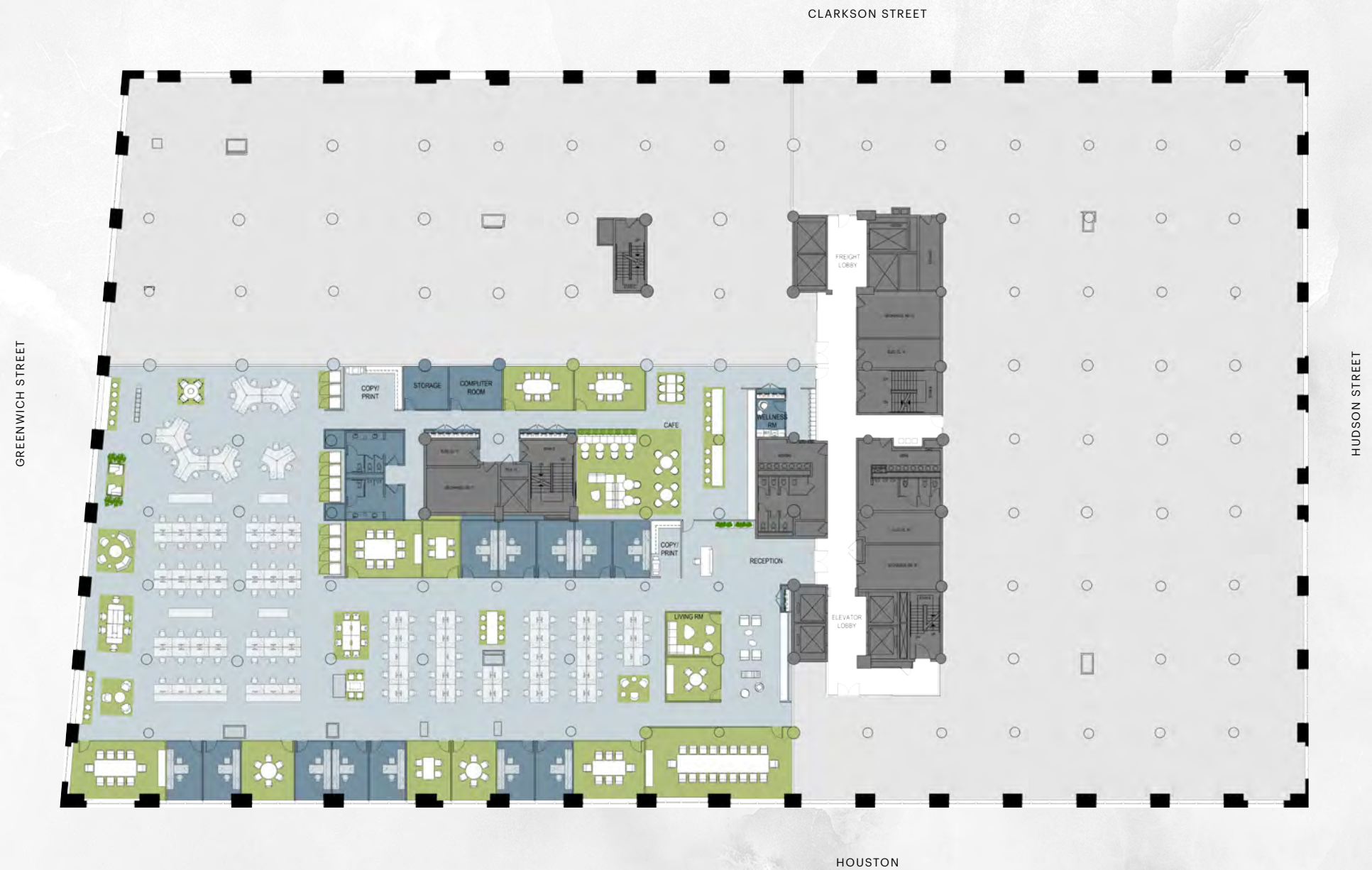
Test Fit



- 6 Private Offices
- 87 Workstations
- 1 Boardroom
- 6 Conference Rooms

Partial 4th Floor - 33,093 RSF

Test Fit

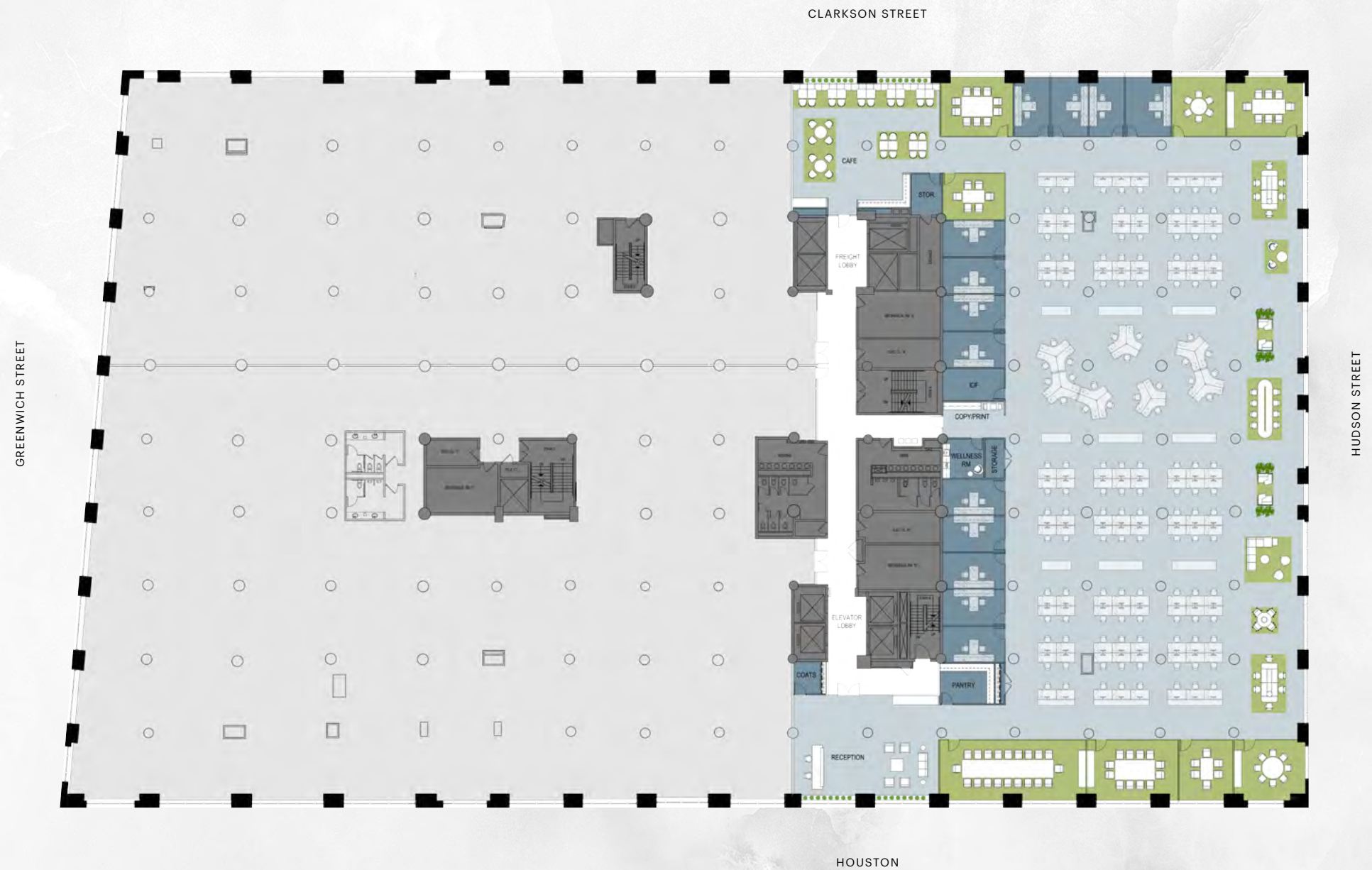


- 12** Private Offices
- 113** Workstations
- 1** Boardroom
- 11** Conference Rooms

Partial 4th Floor - 33,409 RSF

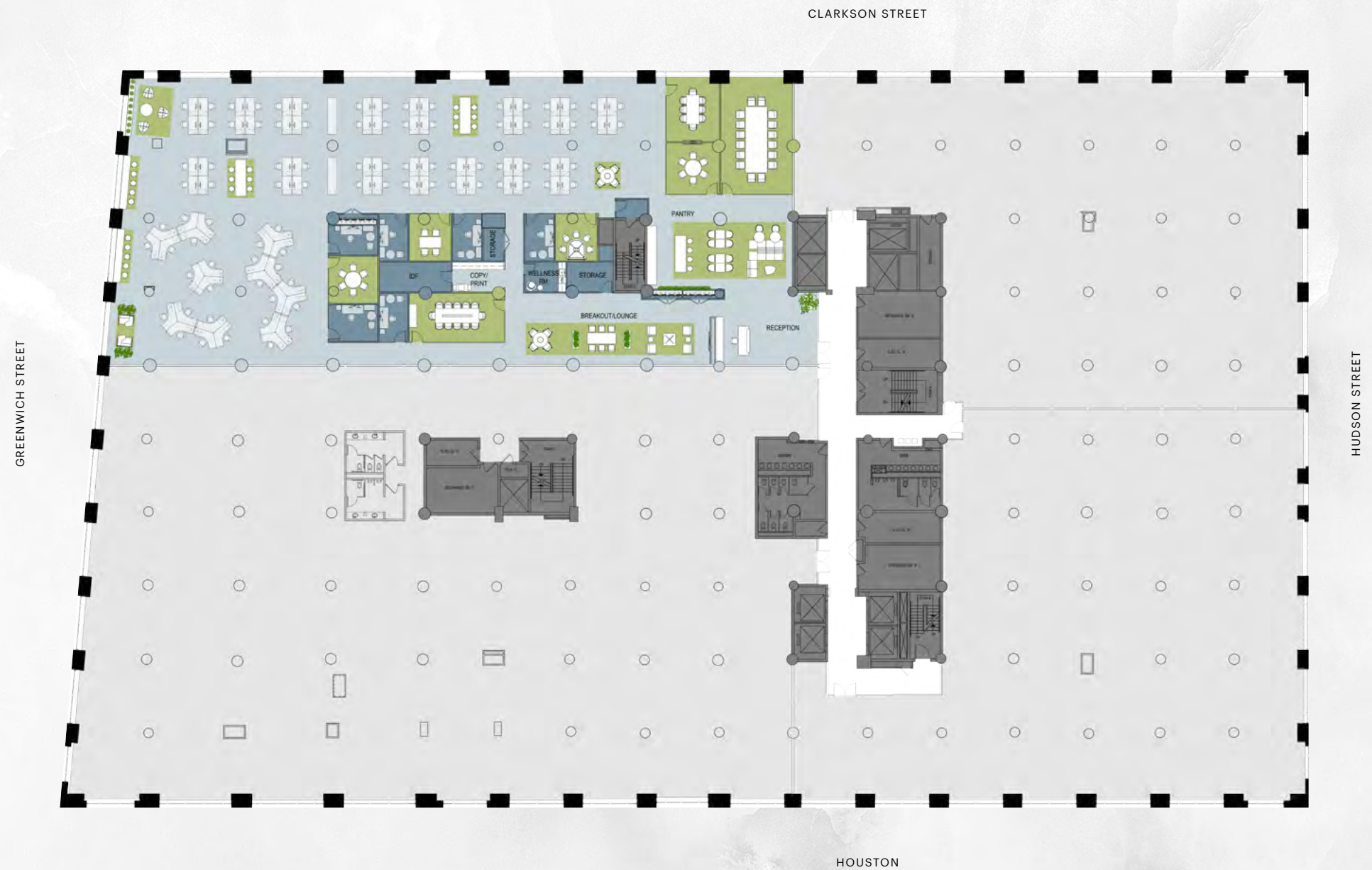
Test Fit

- 13 Private Offices
- 131 Workstations
- 1 Boardroom
- 7 Conference Rooms



Partial 4th Floor - 21,462 RSF

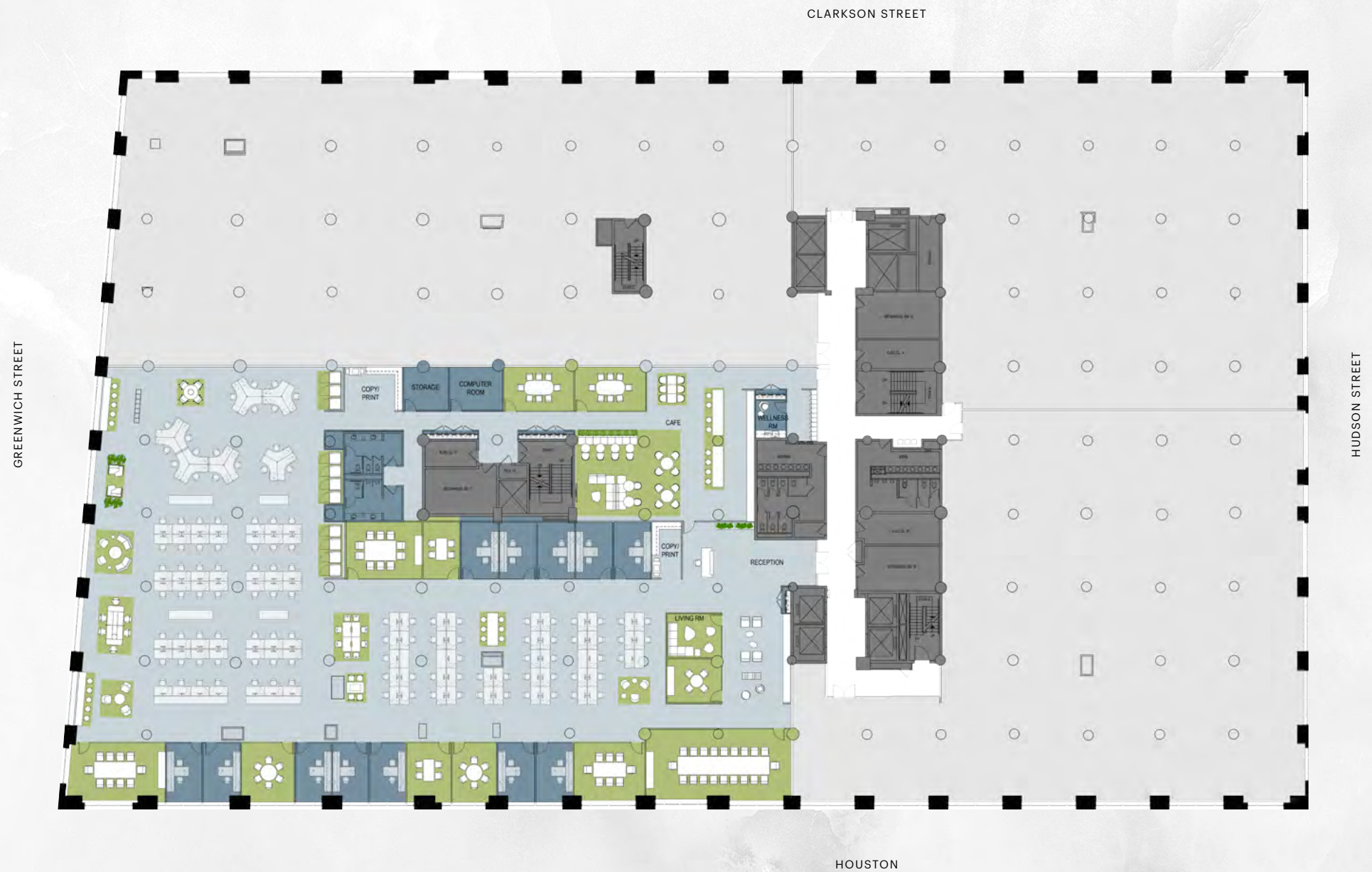
Test Fit



- 6 Private Offices
- 87 Workstations
- 1 Boardroom
- 6 Conference Rooms

Partial 4th Floor - 33,133 RSF

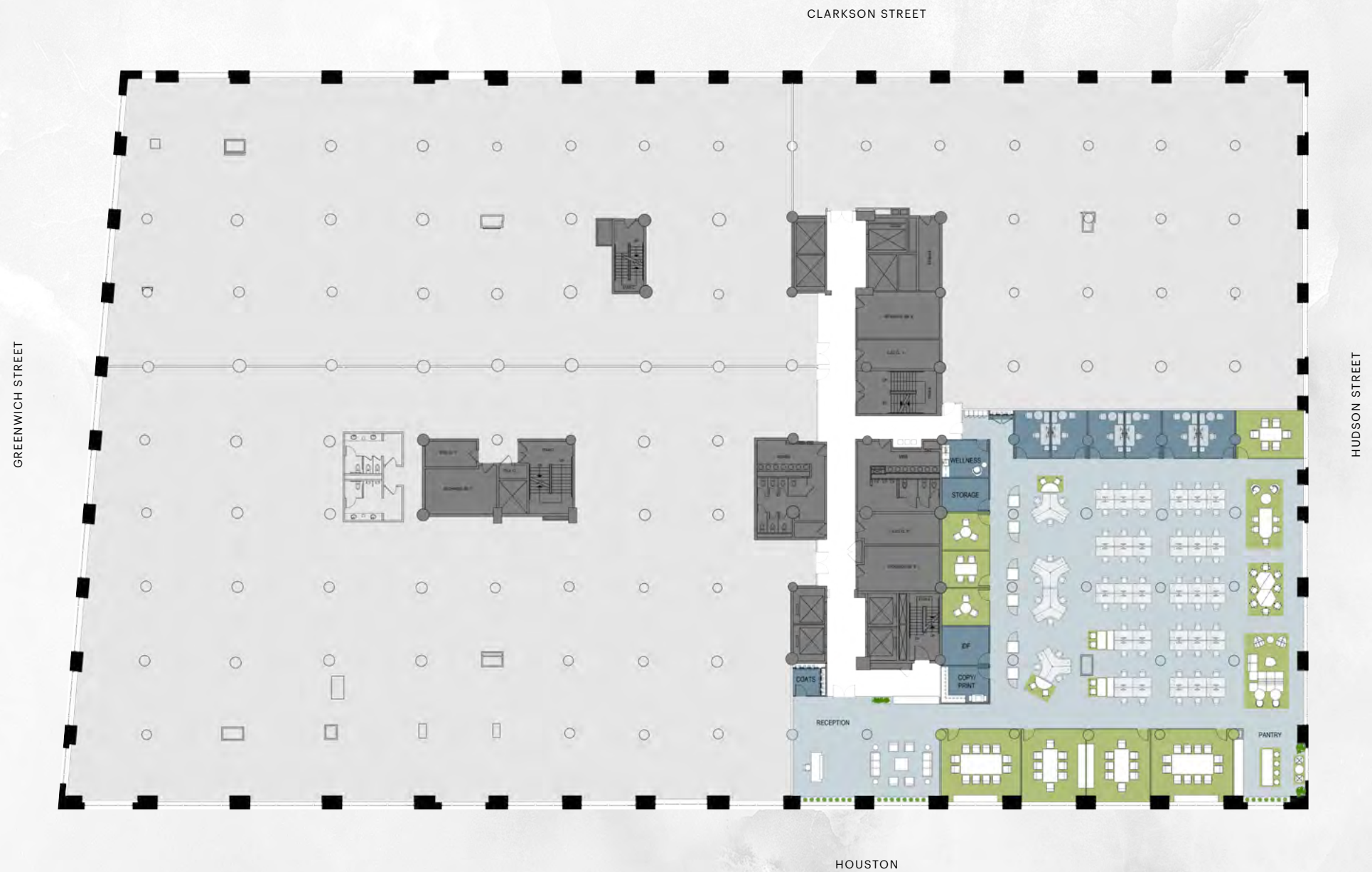
Test Fit



- 12** Private Offices
- 113** Workstations
- 1** Boardroom
- 11** Conference Rooms

Partial 4th Floor - 17,515 RSF

Test Fit



- 6 Private Offices
- 62 Workstations
- 8 Conference Rooms

Partial 4th Floor - 15,828 RSF

Test Fit

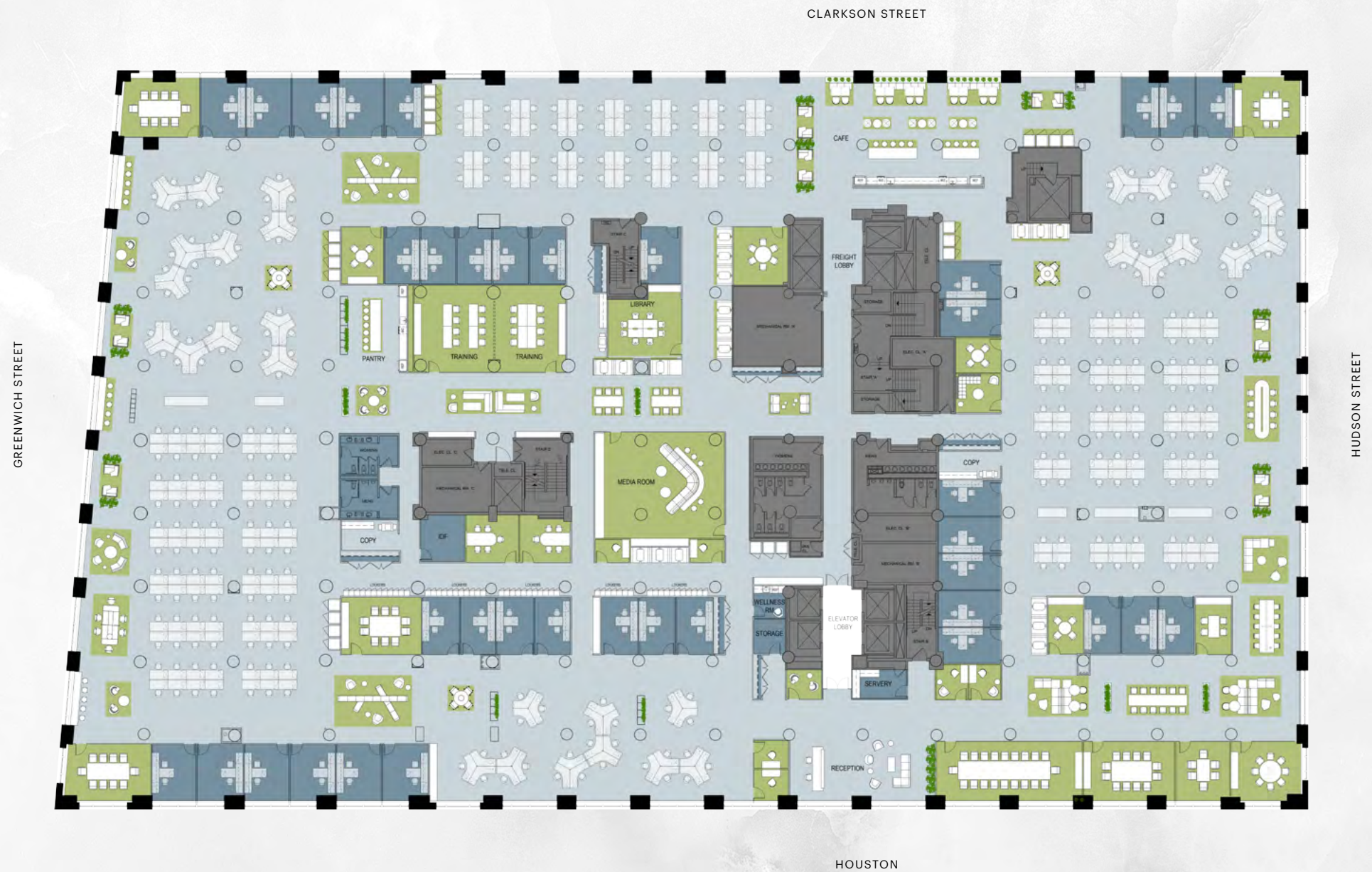


- 6 Private Offices
- 68 Workstations
- 8 Conference Rooms

Entire 3rd Floor - 86,945 RSF

Test Fit

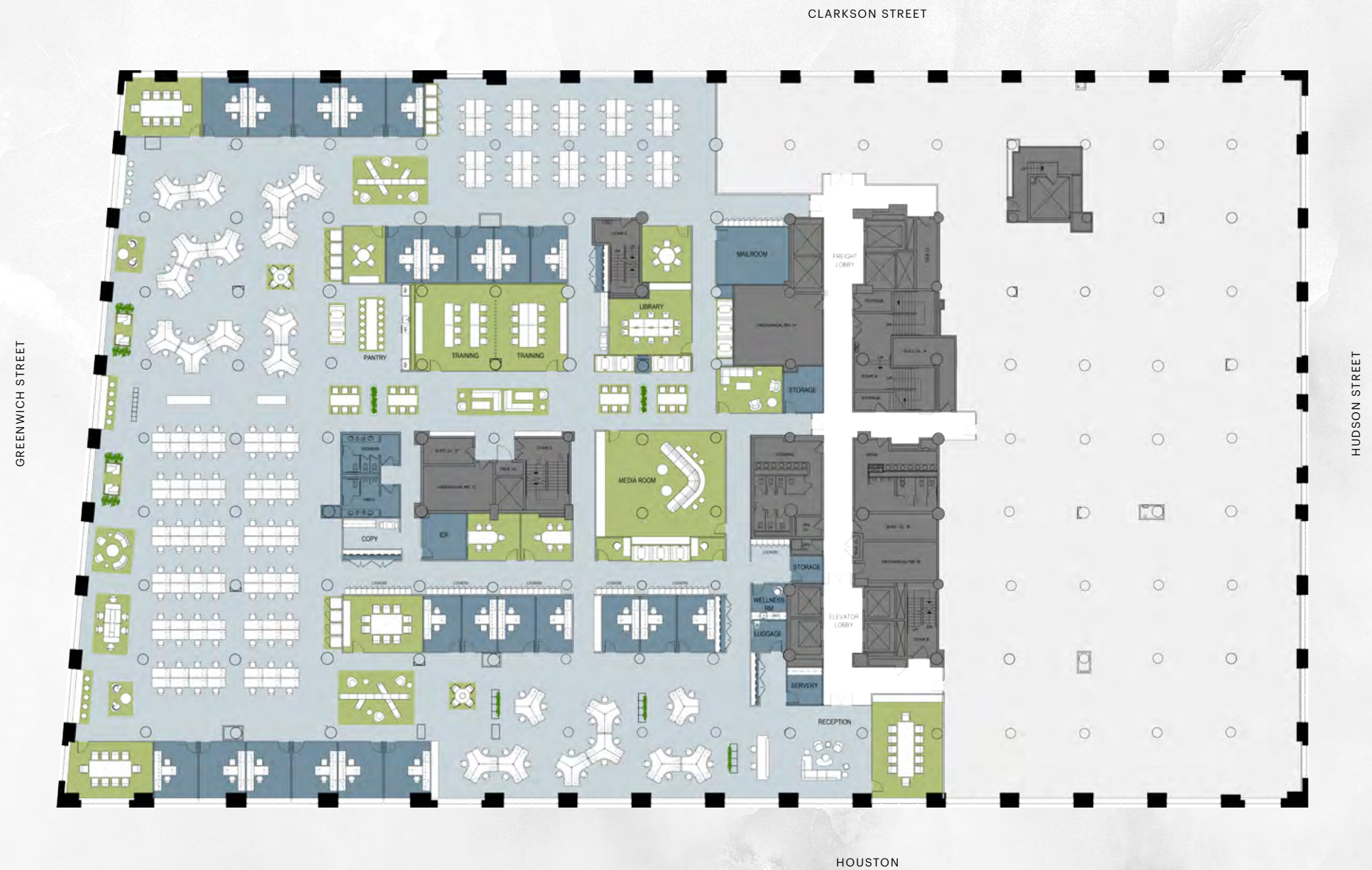
- 37** Private Offices
- 310** Workstations
- 1** Boardroom
- 19** Conference Rooms
- 1** Media Room



Partial 3rd Floor - 55,324 RSF

Test Fit

- 23 Private Offices
- 213 Workstations
- 1 Boardroom
- 9 Conference Rooms
- 1 Media Room



Partial 3rd Floor - 31,621 RSF

Test Fit

- 12 Private Offices
- 90 Workstations
- 1 Boardroom
- 8 Conference Rooms
- 1 Media Room



Conference Center

Exclusive conference facility featuring boardroom, personal meeting rooms, and pantry

Can be used for corporate / company events





Sustainability

WORKING HARD TO SUPPORT THE HEALTH AND SAFETY OF EVERYONE WHO WALKS THROUGH THE DOOR



ENERGY STAR® is the government-backed symbol for energy efficiency. The blue ENERGY STAR label provides simple, credible, and unbiased information that consumers and businesses rely on to make well-informed decisions.



Fitwel®
Viral Response
Certified

The Viral Response module establishes a unique, multi-step process to help companies adopt rigorous viral mitigation policies and practices aligned with the best available evidence to date and apply them at scale. It also serves as a natural entry point for advancing full project certification using a Fitwel Building Scorecard.



Leadership in Energy and Environmental Design (LEED) is a GREEN building certification program used worldwide that ensures that this building is healthy, highly efficient, and environmentally conservative.



Rooftop Apiary
At **395 Hudson Street**, we're getting the word out on the plight of honeybees by installing beehives on the roof and giving tenants branded honey gift giveaways!

Neighborhood Attractions

HEALTH CLUBS/GYMS

1. Gotham Gym
2. Equinox Printing House
3. New York Sports Clubs - Varick St

HOTELS

1. Keller Hotel
2. Courtyard by Marriott
3. Four Points by Sheraton
4. Hotel Hugo

RESTAURANTS

1. Little Owl
2. Oscar's Place
3. Sushi Nakazawa
4. Hudson Clearwater

5. Rafele Ristorante
6. La Loteria
7. The Leroy House
8. EN Japanese Brasserie
9. The Clam
10. Nami Nori
11. Urban Vegan Kitchen
12. Berimbau Brazilian Kitchen
13. Cafe Ubani
14. The Grey Dog
15. Top Thai Vintage
16. Jack's Wife Freda
17. Jajaja Mexicana
18. Market Table
19. Spunto
20. Sveta
21. Emily - West Village

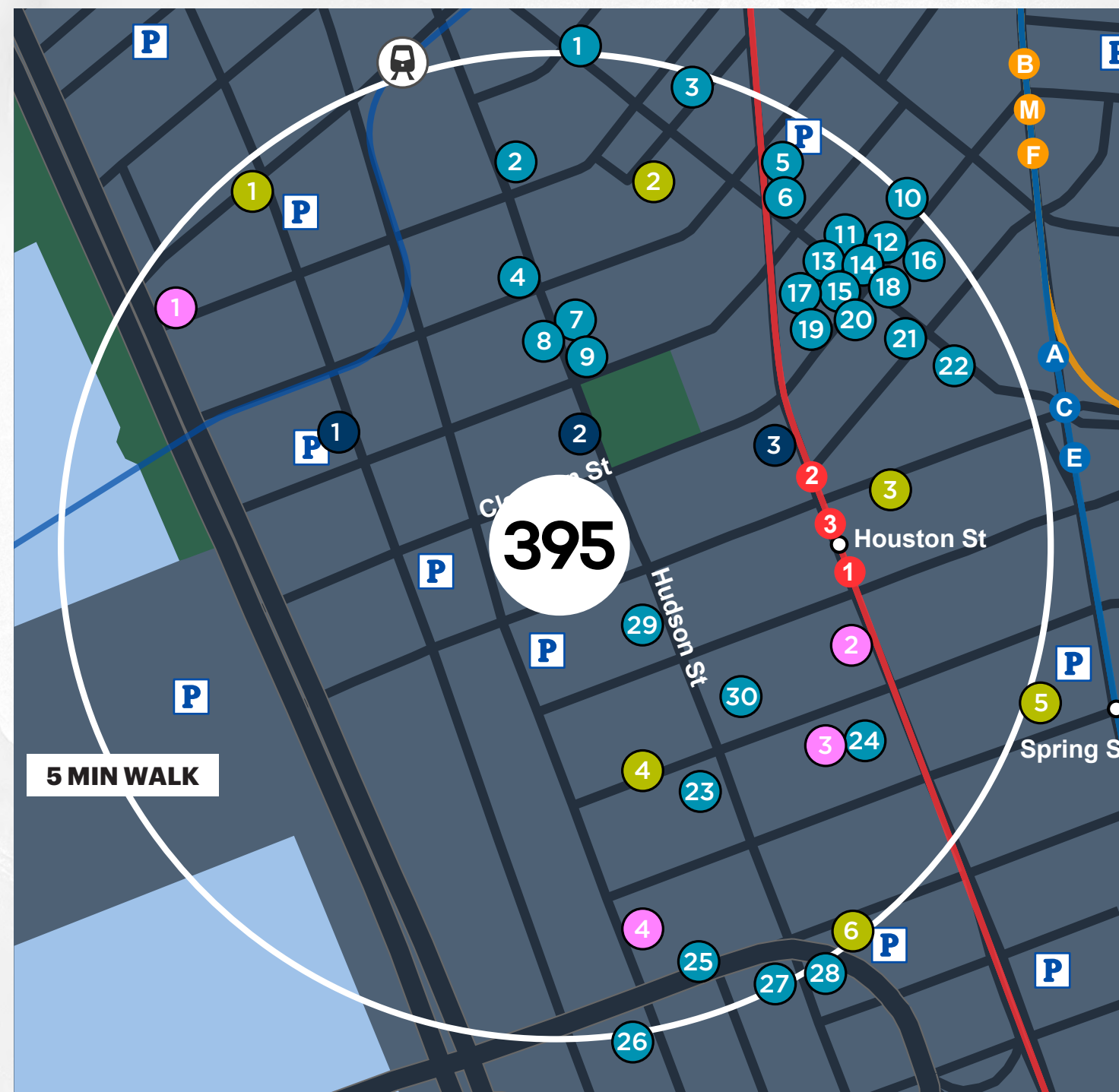
22. Cotenna
23. Westville Hudson
24. San Marino Ristorante
25. Coco Pazzo
26. Houseman
27. Adoro Lei
28. Nonna Beppa Soho
29. Maman
30. MakiMaki

ARTS & ENTERTAINMENT

1. New Ohio Theatre
2. Cherry Lane Theatre
3. Film Forum
4. Children's Museum of the Arts
5. Soho Playhouse
6. NYC Fire Museum

Nearby Transportation

1 at Houston St	0.2 miles (4-minute walk)
PATH at Christopher Street Station	0.27 miles (5-minute walk)
C E at Spring St	0.29 miles (6-minute walk)
A C E B D F M at West 4 St	0.35 miles (7-minute walk)



#WFHudsonSquare



HUDSON RIVER PARK



FREEMAN PLAZA WEST



JAMES J WALKER PARK (IN FRONT OF BUILDING)



GOOGLE BUILDING



URBAN PLAZA AT THE DOMINICK



FREEMAN PLAZA EAST

HUDSON SQUARE IS CLEAR



HUDSON SQUARE MURAL

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