

TRIBECA OFFICE CONDOMINIUM FOR SALE

145

HUDSON STREET

**BETWEEN HUBERT & BEACH STREETS, NEW YORK, NY
MOVE-IN READY OFFICE CONDOMINIUM IN THE HEART OF TRIBECA**



Rudder
Property Group



TRIBECA OFFICE CONDOMINIUM FOR SALE

145

HUDSON STREET

AVAILABLE:

Unit 6A:

4,471 RSF

Asking Price:

\$3,500,000 (\$783/RSF)

Annual Common Charges:

\$55,608 (\$12.44/RSF)

Annual Real Estate Taxes:

\$39,798 (\$8.90/RSF)

Availability:

Immediate

Highlights:

- Move-in ready office installation featuring a mix of open workspace, private offices, meeting rooms, lounge areas and pantry
- High ceilings and large architecturally distinctive windows providing excellent natural light throughout the space
- Located within one of Tribeca's most recognizable office condominium buildings featuring a recently renovated lobby
- Opportunity for qualified purchasers to obtain financing of up to 90% of the purchase price through SBA and conventional lending programs
- Surrounded by Tribeca's premier restaurants, hotels, residential developments and retail amenities
- Convenient access to the 1, 2, 3, A, C and E subway lines, the West Side Highway and the Holland Tunnel
- Nearby neighborhood demand drivers include Google's St. John's Terminal campus, OpenAI's expansion at 550 Washington Street, and the continued growth of Hudson Square
- Ideal for professional services firms, non-profits, family offices, medical users, technology companies and creative firms
- Recently renovated building lobby and common areas provide an institutional-quality ownership experience

Michael Rudder

Office: (212) 966-3611

Mobile: (646) 483-2203

mrudder@rudderpg.com

Justin Harris

Office: (212) 966-5638

Mobile: (914) 582-9227

jharris@rudderpg.com

Rudder Property Group

36 West 44th Street

Suite 1411

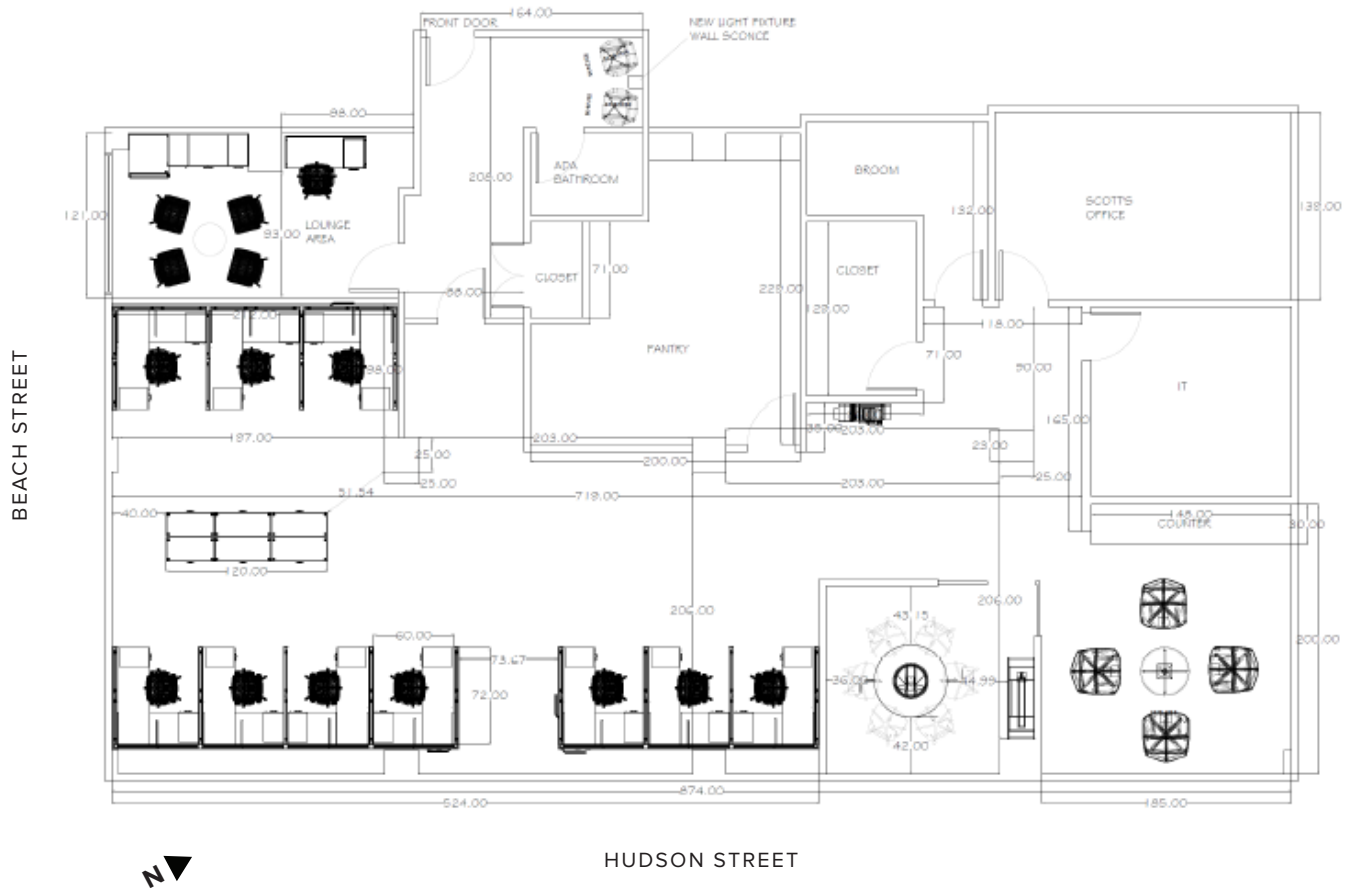
New York, NY 10036







TRIBECA OFFICE CONDOMINIUM
FOR SALE
145
 HUDSON STREET



Unit 6A:
 4,471 RSF

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. Floor plan represents only an approximation of the size and perimeter of the Unit(s). Details, including but not limited to, partitions and furniture shown hereon, are for demonstration purposes only and do not reflect existing conditions, which likely vary from the conditions shown hereon. Any square footage dimensions set forth are estimates based on approximate rentable measurements.

Michael Rudder
 Office: (212) 966-3611
 Mobile: (646) 483-2203
 mrudder@rudderpg.com

Justin Harris
 Office: (212) 966-5638
 Mobile: (914) 582-9227
 jharris@rudderpg.com

Rudder Property Group
 36 West 44th Street
 Suite 1411
 New York, NY 10036





Staple Street Skybridge

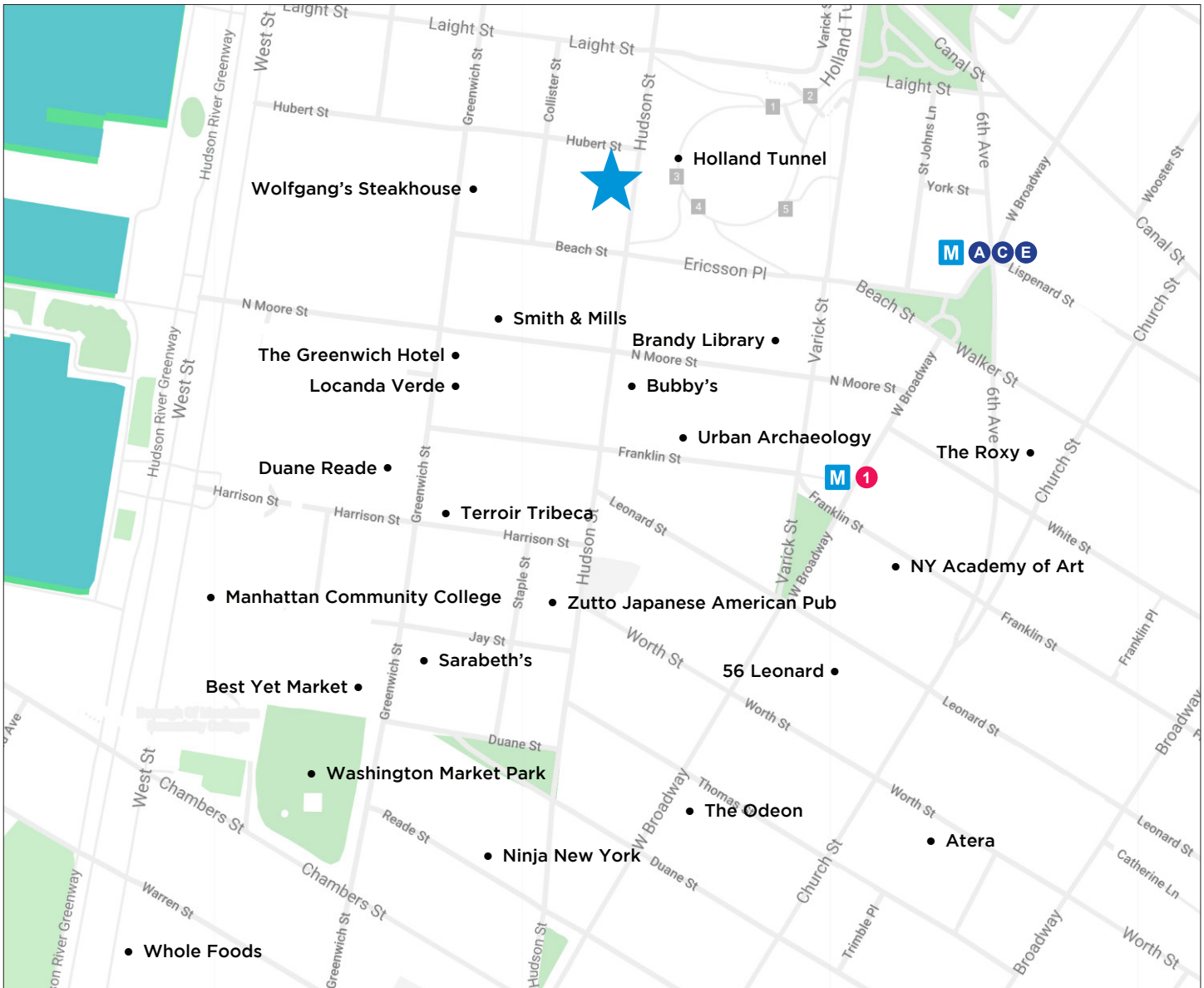


Greenwich Hotel



Bubby's

TRIBECA OFFICE CONDOMINIUM
FOR SALE
145
HUDSON STREET



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. Floor plan represents only an approximation of the size and perimeter of the Unit(s). Details, including but not limited to, partitions and furniture shown hereon, are for demonstration purposes only and do not reflect existing conditions, which likely vary from the conditions shown hereon. Any square footage dimensions set forth are estimates based on approximate rentable measurements.

Michael Rudder
Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

Justin Harris
Office: (212) 966-5638
Mobile: (914) 582-9227
jharris@rudderpg.com

Rudder Property Group
36 West 44th Street
Suite 1411
New York, NY 10036

