

# 11

# Hubert Street

DEVELOPMENT SITE  
Southeast Corner of Hubert and Collister

## APPROXIMATE SIZE

Current: 10,218 SF

Approved: 20,000+ SF

Three-story building with two sets of Landmarks Commission approved plans for single family conversion

## LOT SIZE

~50 X 100 Feet

~5006 SF

## CURRENT CONFIGURATION

Basement

Ground floor garage / retail

Upper two floors of residential

## ZONING

C6-2A

## BUILDING DELIVERED VACANT

## COMMENTS

OPPORTUNITY TO DEVELOP RESIDENTIAL CONDOS, SINGLE FAMILY HOME, OFFICE, MIXED USE, HOTEL OR PRIVATE SOCIAL CLUB IN PRIME TRIBECA

There is a light and air easement in place allowing for 15,650sf above grade (5000 sf below grade)

The development needs to have a 30 foot interior courtyard on the second floor that doesn't block the existing windows



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THE  
*HUDSON*  
ADVISORY  
TEAM

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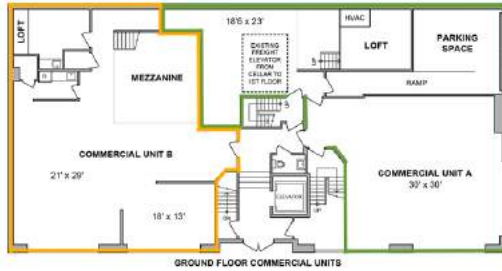
Existing Floorplans



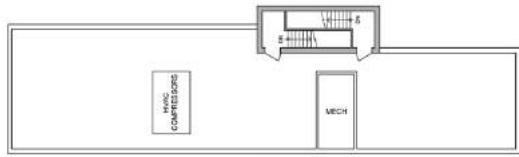
## EXISTING FLOORPLANS

### 11 HUBERT STREET

ALL DIMENSIONS AND REPRESENTATIONS ARE APPROXIMATE



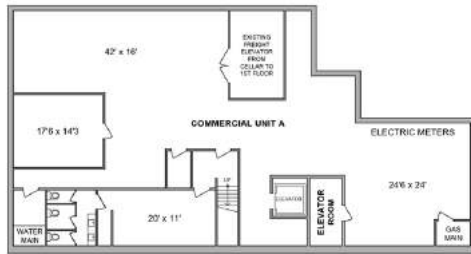
GROUND FLOOR COMMERCIAL UNITS



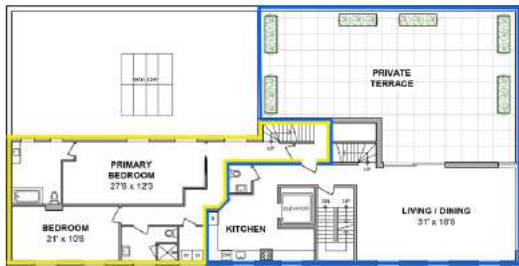
ROOF



THIRD FLOOR



CELLAR



SECOND FLOOR

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DOB-Approved Single Family Conversion

## 11 HUBERT STREET E. COBB ARCHITECTS



## 11 HUBERT STREET MAYA LIN STUDIOS



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