

150 VARICK ST.

NEW YORK, NY 10013

HUDSON SQUARE DISTRICT



HUDSON SQUARE DISTRICT

WHERE SOHO, TRIBECA, AND THE WEST VILLAGE MEET.

Nestled between Soho, Tribeca, and the West Village, Hudson Square is where convenience meets community. Commute effortlessly thru-out Manhattan, Brooklyn and Queens with easy subway access. New Jersey is accessible with the Holland Tunnel. Recharge at local green spaces, pocket parks and the Hudson River or enjoy the diverse dining scene nearby.

Join a thriving community in a location that combines accessibility, style, and a touch of serenity. It's more than your corporate address—it's an experience.

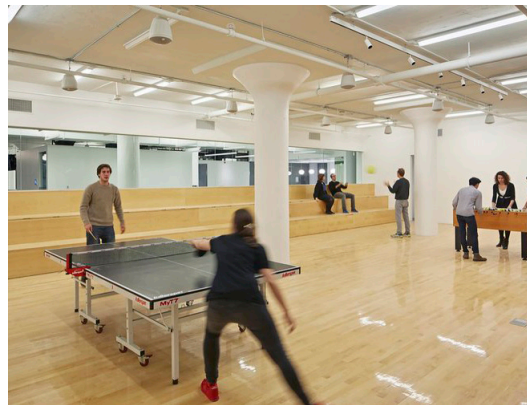
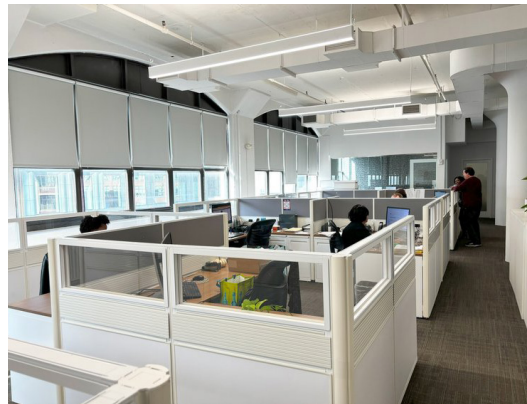
Discover the potential of 150 Varick Street today. Take the next step and see why it's the perfect home for your business.





BUILT FOR ANY USE

Flexible Divisions From
3,500[±] SF - 23,250 SF

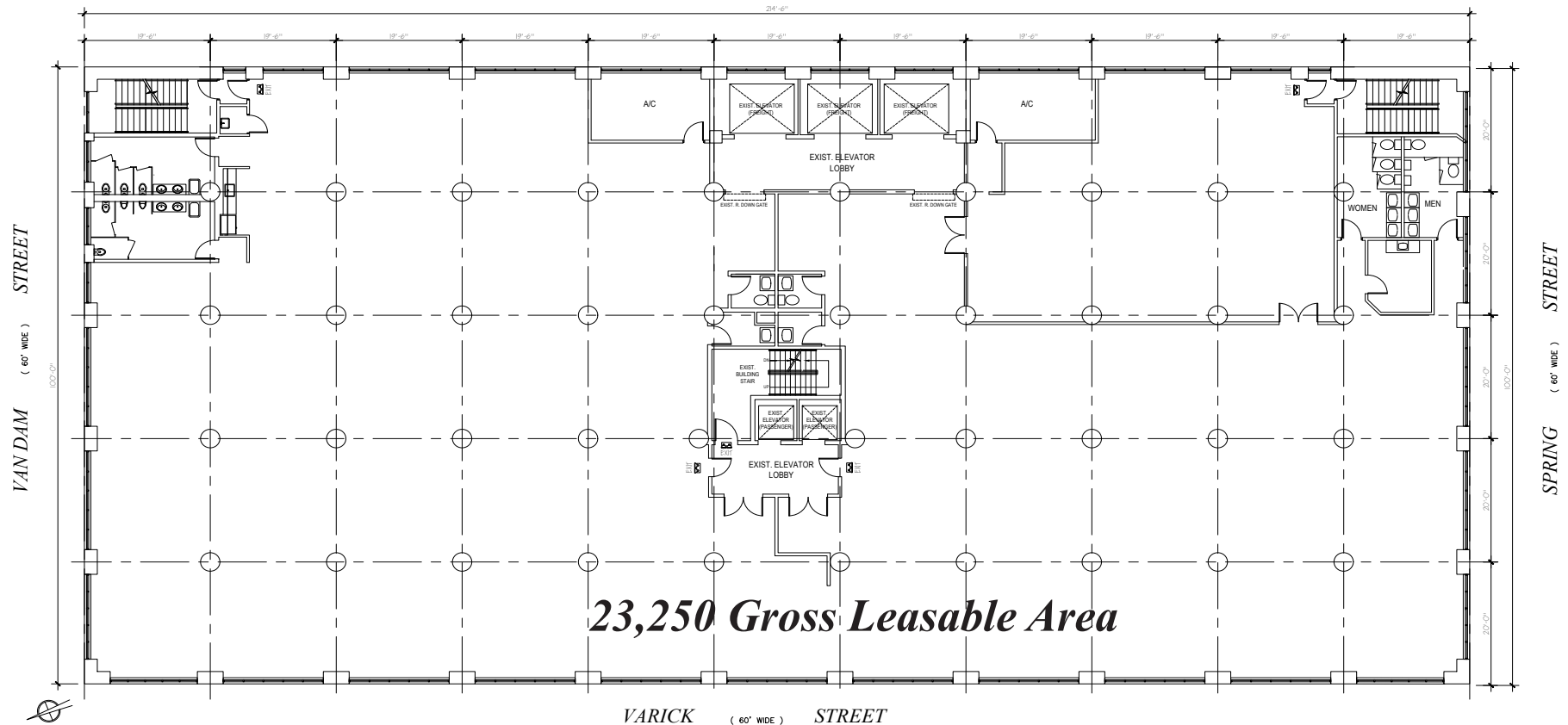


CONTACT EXCLUSIVE BROKER:
JOHN MALTZ, SIOR
718-208-8636 (Direct Line)

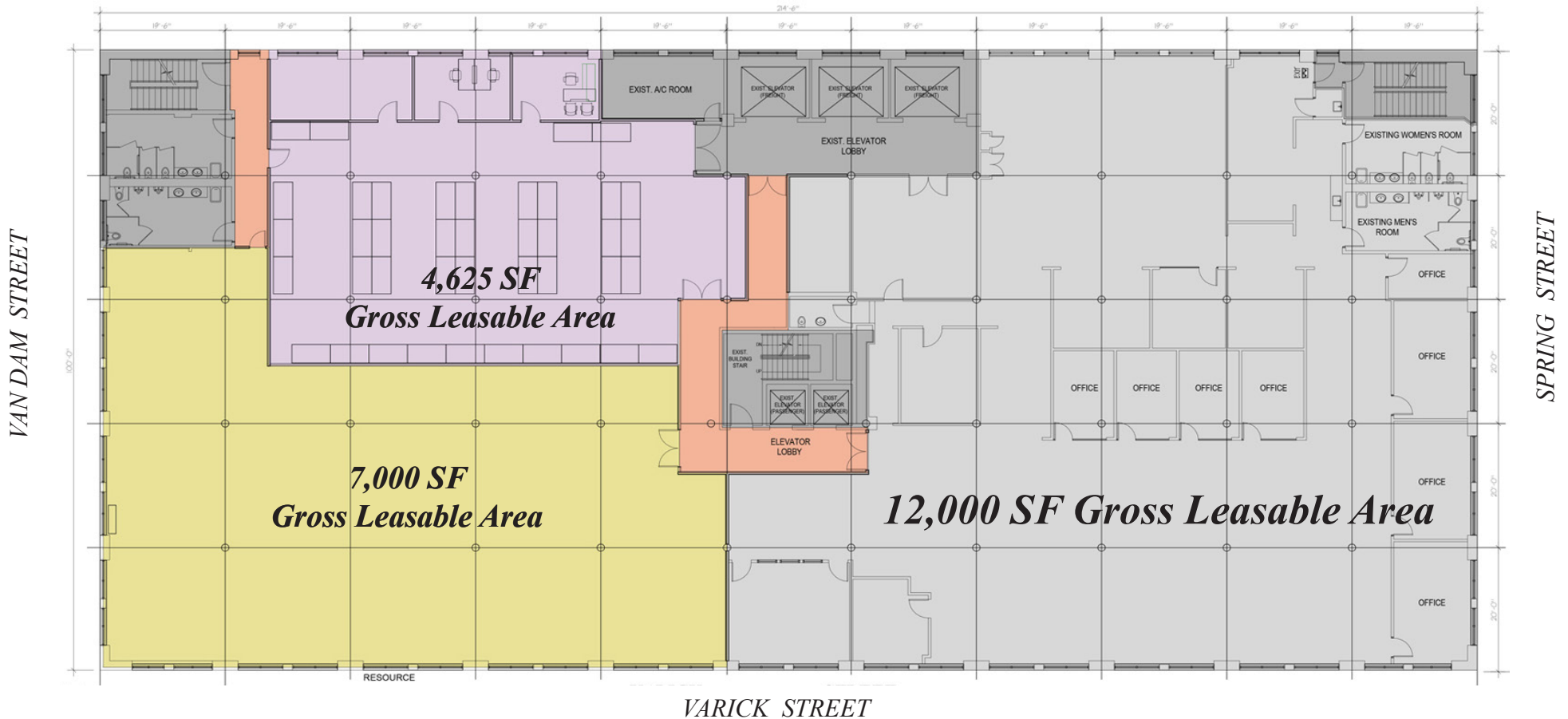
GREINER-MALTZ
REAL ESTATE
CREATING OPPORTUNITIES TOGETHER.

VIEW OUR AVAILABLE FLOOR PLANS - REQUEST A TEST FIT

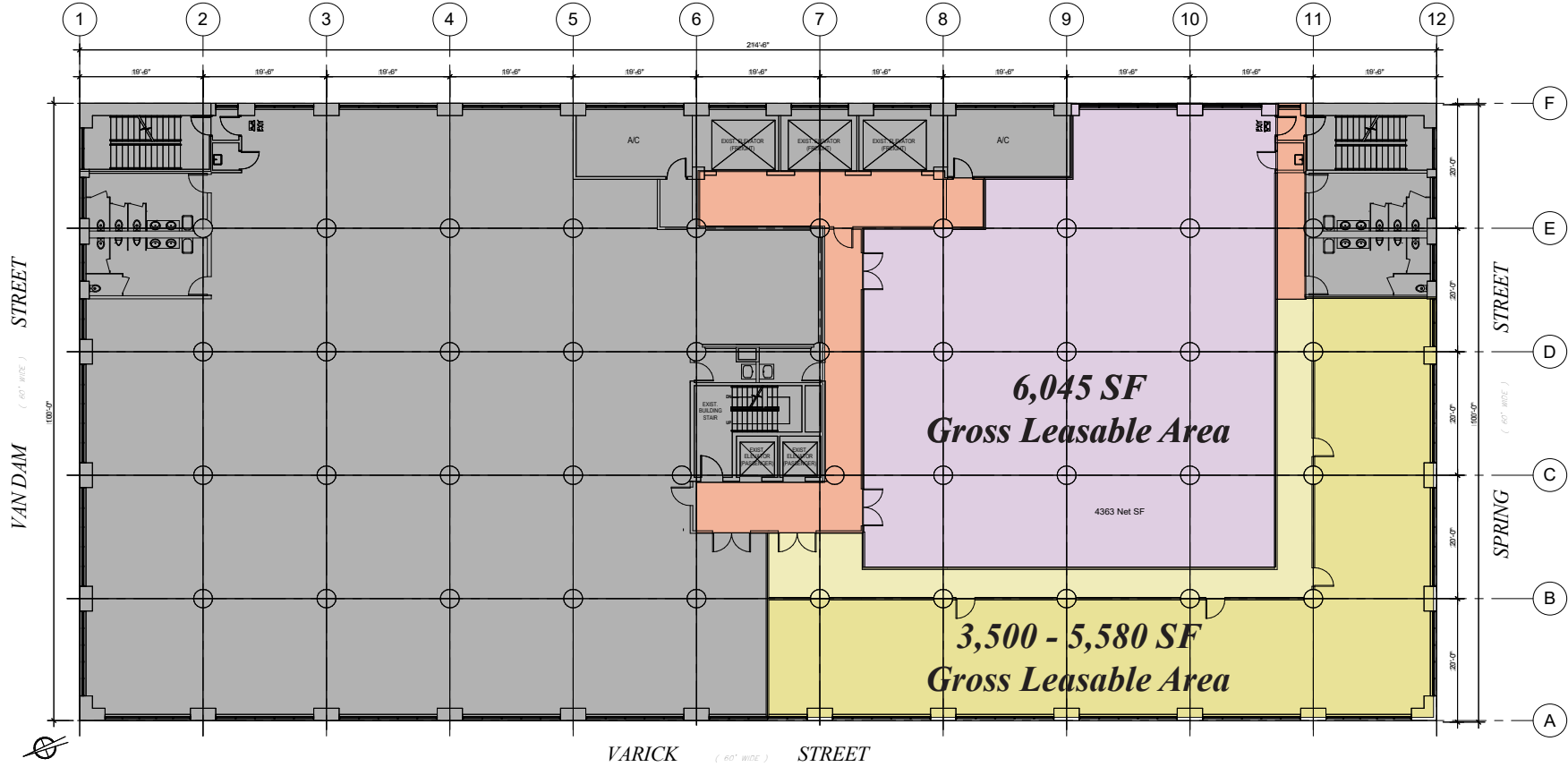
3RD FLOOR FULL FLOOR



**3RD FLOOR
POTENTIAL DIVISIONS**



**3RD FLOOR
POTENTIAL DIVISIONS**



Architectural floor plan of a 12,000 SF Gross Leasable Area. The plan shows a rectangular building footprint with a grid of columns and rows. Key areas include: a central 'EXIST. ELEVATOR LOBBY' with two elevator shafts; an 'EXIST. A/C ROOM' at the top left; a staircase at the top left; a staircase at the top right; a 'EXIST. BUILDING STAIR' in the center; and several rooms including 'EXISTING MEN'S ROOM', 'EXISTING WOMEN'S ROOM', and multiple 'OFFICE' spaces. The plan is bounded by 'VAN DAM STREET' (60' WIDE) on the left, 'VARICK STREET' (60' WIDE) on the bottom, and 'SPRING STREET' (60' WIDE) on the right. The total width is 100'-0" and the total depth is 30'-0". The text '12,000 SF Gross Leasable Area' is prominently displayed in the center-right.

100



VAN DAM STREET



VARICK STREET

VIEW OUR **OFF-STREET LOADING DOCKS & DELIVERY AREAS**



ENTRANCE ON VAN DAM STREET



ENTRANCE ON SPRING STREET