



THE
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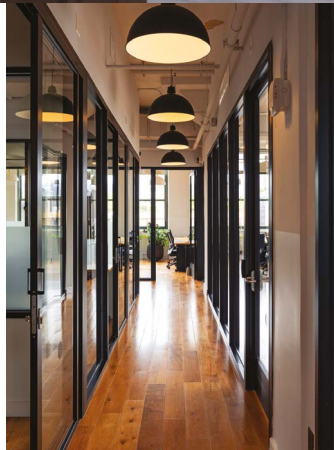
Hines

Flexible Workspaces For Agile Companies

Join The Square at 205 Hudson Street

The Square is a flex space concept by Hines. Our stylish and modern environment will help you attract and retain top talent without requiring you to build and maintain a suite yourself.

As a result, you can focus on your business — not office management. Unlike traditional lease agreements, The Square allows you to scale your space up or down as your needs evolve. We're a sophisticated alternative to coworking that still provides the opportunity to occupy a single desk or the entire floor.



Common Misconceptions about Flex Spaces

Myth: Your IT security is at risk.

Truth: With The Square, you can opt for private servers to protect your data.

Myth: You can't safeguard sensitive information.

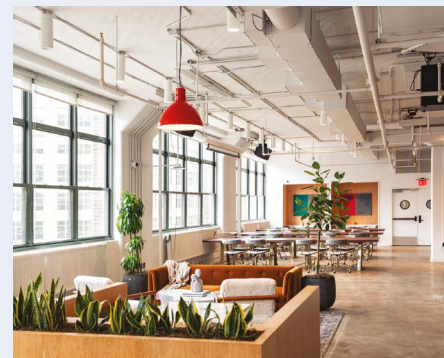
Truth: At The Square, you can opt for suites that require badge swipes to enter.

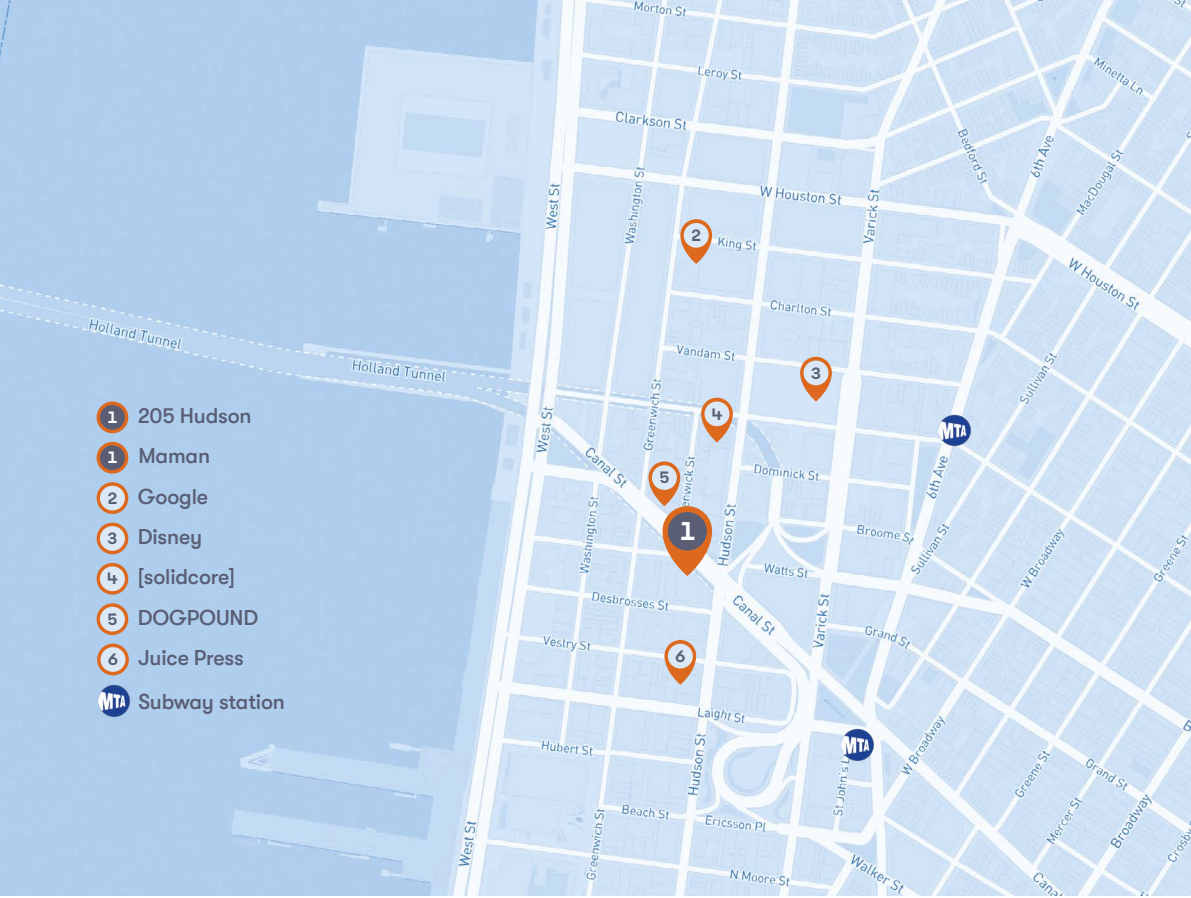
Myth: The common areas have a "college dorm" vibe.

Truth: The Square provides a focused office environment with full-time office managers and fellow professionals who will grow your network.

The Square is ideal for entrepreneurs and enterprises that are:

- Looking to launch their company in the heart of a creative community
- Experimenting with WFH policies and unsure about space utilization needs
- Experiencing workforce ebb and flow due to seasonality or other factors
- Opening new locations for uncertain workforce sizes
- In transition due to the remodeling of an existing space or a workforce downsize
- Building out space in another Hines building (we can easily align move-out dates with move-in dates so you avoid overlapping rent payments)





- 1 205 Hudson
- 1 Maman
- 2 Google
- 3 Disney
- 4 [solidcore]
- 5 DOGPOUND
- 6 Juice Press
- MTA Subway station

Case Study: The Square & Clifford Chance

In 2023, global law firm Clifford Chance approached Hines about space to accommodate its US expansion into the Houston, TX market. The resulting relationship illustrates the flexibility you can expect from The Square by Hines.

Clifford Chance initially moved into The Square at Texas Tower in June 2023 while it built out two spec suites elsewhere in the building. Three months later, Clifford Chance moved into its Hines-managed suites. Having been pleased with its entry into Houston and our overarching partnership, Clifford Chance signed a 10-year lease for 60,400 sq. feet across two floors in Texas Tower.

The Square wants to help our members find new homes as their companies grow. Six out of the ten long-term clients at Texas Tower have utilized The Square to accordion their space needs for one month or longer at one time or another.

Features

- Prime SoHo location, near the NY HQs of Google & Disney
- Unique architectural details (formerly a printing factory)
- Dedicated suites with card-controlled entrances
- Shared amenities include conference rooms & chat booths
- Short-term agreements available, from 1 month to 3 years

Benefits

- Ample windows with stunning midtown views
- Charming Maman cafe on the ground floor (7:30 a.m. - 4 p.m. M-F)
- Daytime access to the rooftop deck (10:30 a.m. - 2 p.m. M-F)
- Steps from the outdoor spaces at Freeman Plaza West & East
- Accessible via the Holland Tunnel and the Spring & Canal Street MTA stations

Neighborhood

- A dynamic hub for tech, media, & creative businesses
- Full of trendy lofts, stylish boutiques, fine dining, & happy hour destinations
- Adjacent to TriBeCa and the West Village



Contact Trent Oswalt today
to request a proposal or
schedule a tour.

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