

HUDSON COMMONS

— 441 Ninth Avenue —

**67%
LEASED**

**213,522 RSF
AVAILABLE**



BUILDING FEATURES

- Certified LEED Platinum for Core and Shell, one of only three office buildings in Manhattan
- Adaptive reuse of a former 8-story warehouse with addition of 17 newly constructed office floors
- Minimum 14' ceiling heights
- Wired Scored Platinum
- Efficient side-core layout with floor-to-floor ceiling glass and four sides of spectacular light and air
- 270 - 3,270 SF of exclusive outdoor space on nearly every floor
- Amenities include a Tenant Lounge, Conference Center with a 110+ Person Multi-Purpose Room, Bike Room, Showers and On-Site Parking
- Newly installed advanced air filtration system
- Various hands free features and systems throughout the building

CURRENT AVAILABILITY

FLOOR	RSF	TERRACE SF
MEZZ 25	3,108 RSF	2,982 SF
FLOOR 25	16,179 RSF	272 SF
FLOOR 24	16,178 RSF	272 SF
FLOOR 23	16,178 RSF	272 SF
FLOOR 22	16,178 RSF	272 SF
FLOOR 21	16,178 RSF	272 SF
FLOOR 20	LEASED	272 SF
FLOOR 19	16,178 RSF	272 SF
FLOOR 18	16,178 RSF	1,099 SF
FLOOR 17	17,629 RSF	-
FLOOR 16	17,629 RSF	1,199 SF
FLOOR 15	19,143 RSF	-
FLOOR 14	19,143 RSF	3,272 SF
FLOOR 12	23,623 RSF	-
FLOOR 11	LEASED	953 SF
FLOOR 10	LEASED	3,561 SF
FLOOR 9	LEASED	14,128 SF
FLOOR 8	LEASED	-
FLOOR 7	LEASED	-
FLOOR 6	LEASED	-
FLOOR 5	LEASED	-
FLOOR 4	LEASED	-
FLOOR 3	LEASED	-
FLOOR 2	LEASED	-

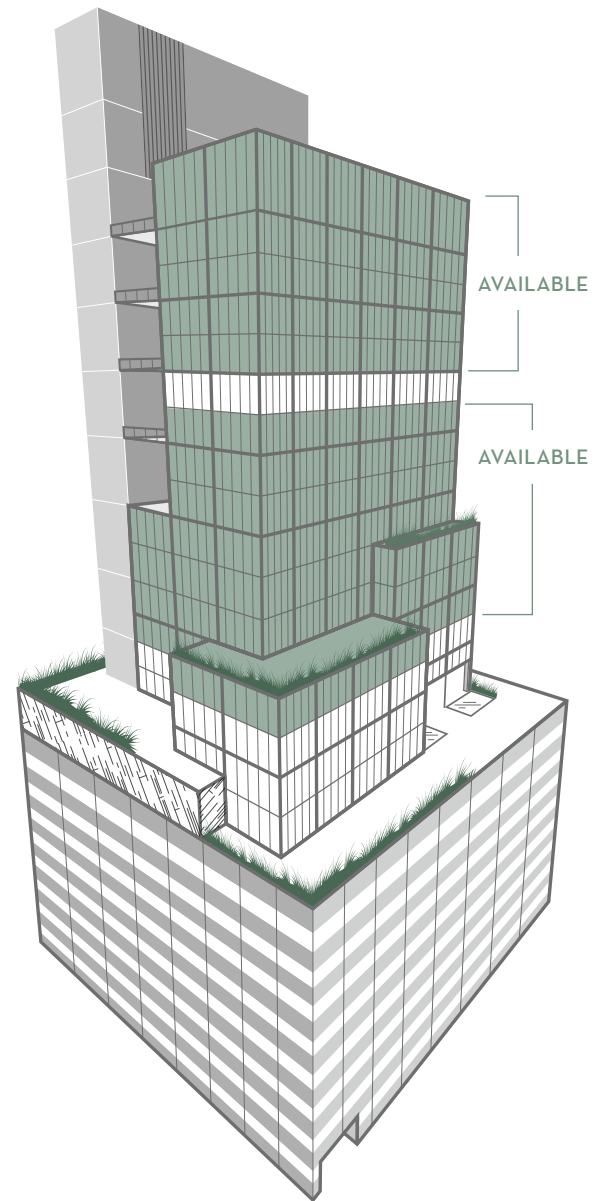
TOTAL AVAILABILITY: 213,522 RSF

BREVET
16,178 RSF

2 PREBUILT UNITS

PELTON
335,823 RSF

lyft
100,638 RSF



SW CORNER

LOBBY FEATURES

- Touchless security access via facial recognition or Mobile app
- Touchless elevator access through destination dispatch elevator system integrated with building security
- Large bike room with street level access and showers



BUILDING ENTRANCE



BUILDING LOBBY



BUILDING LOBBY



LOBBY LOUNGE



ELEVATOR CABS



BIKE ROOM

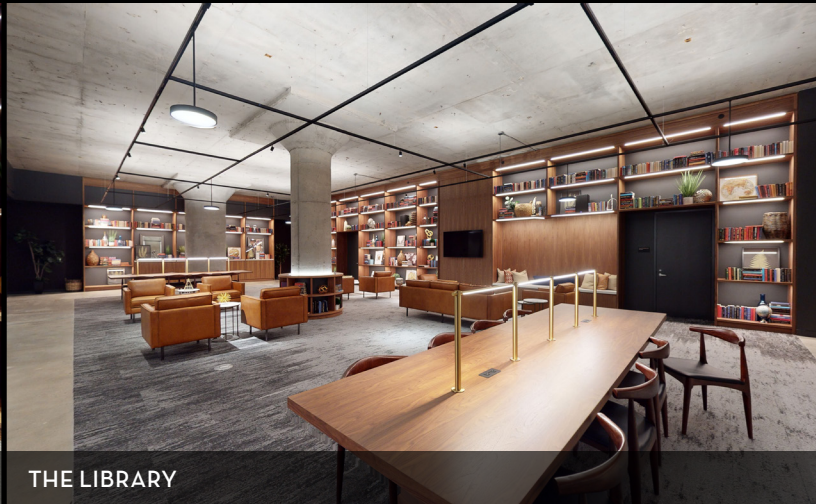
ALCOVE

@ HUDSON COMMONS

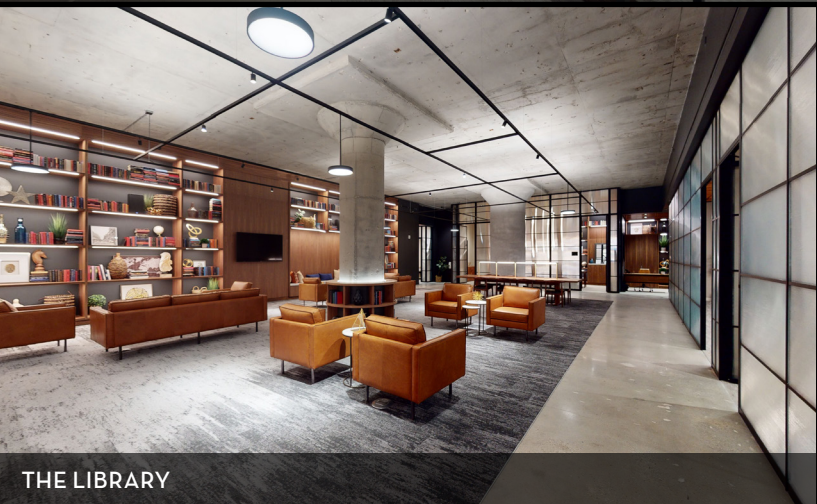
Introducing ALCOVE, where exceptional design and service powers your meetings and events. Combining unique and enriching spaces - across a mix of conference rooms, flexible forum and library lounge - with personalized service - from audio/visual requirements to catering needs, ALCOVE is the ideal venue in which to host conferences, executive workshops, board presentations, mixers and more. With ALCOVE, unleash your creativity and curate impactful experiences for colleagues or clients.



ALCOVE RECEPTION



THE LIBRARY



THE LIBRARY



THE FORUM



THE CENTRAL PARK



THE SOHO

RAW TOWER FLOORS

- Minimum 14' foot ceiling heights
- Efficient side-core layout with four sides of light and air
- Upgraded fire stairs with floor-to-ceiling glass—could double as an intercommunicating stair
- Private outdoor space with sweeping views on nearly every floor
- Above standard restroom finishes with floor-to-ceiling glass, touch-free fixtures and full-length partitions
- Brand new floor-dedicated DX units to control HVAC



RAW TOWER FLOOR



FIRE STAIRS



BATHROOMS



TERRACE VIEWS

15TH FLOOR PRE-BUILT UNITS

- Fully furnished with above standard furniture (including sit-stand desks)
- Fully wired space including Sonos sound system and iPad control panel
- Sweeping views of Midtown and Downtown skylines, Hudson Yards District and Hudson River
- Flexible layout featuring mix of private offices, conference rooms, breakout areas and open seating
- Elevator lobby features floor-to-ceiling glass with northern views for unique entry experience and minimal touch destination dispatch technology



DOUBLE HEIGHT PENTHOUSE WITH PRIVATE ROOF GARDEN

- 28' ceiling heights with private balcony overlooking Hudson River
- Mezzanine level with access to private landscaped rooftop garden with city skyline and Hudson river views
- Unparalleled panoramic views of Manhattan and beyond





IMPRESSIVELY ACCESSIBLE

Hudson Commons offers incredible accessibility with major transportation hubs, like Penn Station and the future Moynihan Station, just one block away.

**PENN STATION
MOYNNIHAN STATION**

A C E
1 2 3

LIRR / AMTRAK / NJ TRANSIT

3 MIN WALK

HUDSON YARDS

7

6 MIN WALK

PORT AUTHORITY

A C E

BUS TERMINAL

6 MINS DOOR-TO-DOOR
A/C/E TRAINS

9 MIN WALK

HERALD SQUARE

B D F M
N Q R W

PATH TRAIN

9 MIN WALK

GRAND CENTRAL

4 5 6 7

METRO-NORTH
FUTURE LIRR
EAST SIDE ACCESS

15 MINS DOOR-TO-DOOR
VIA 7 TRAIN