

200 VARICK

AT WEST HOUSTON STREET
IN HUDSON SQUARE



200
VARICK



STAIR A

5

SUITES
505-514





BUILDING SPECIFICATIONS

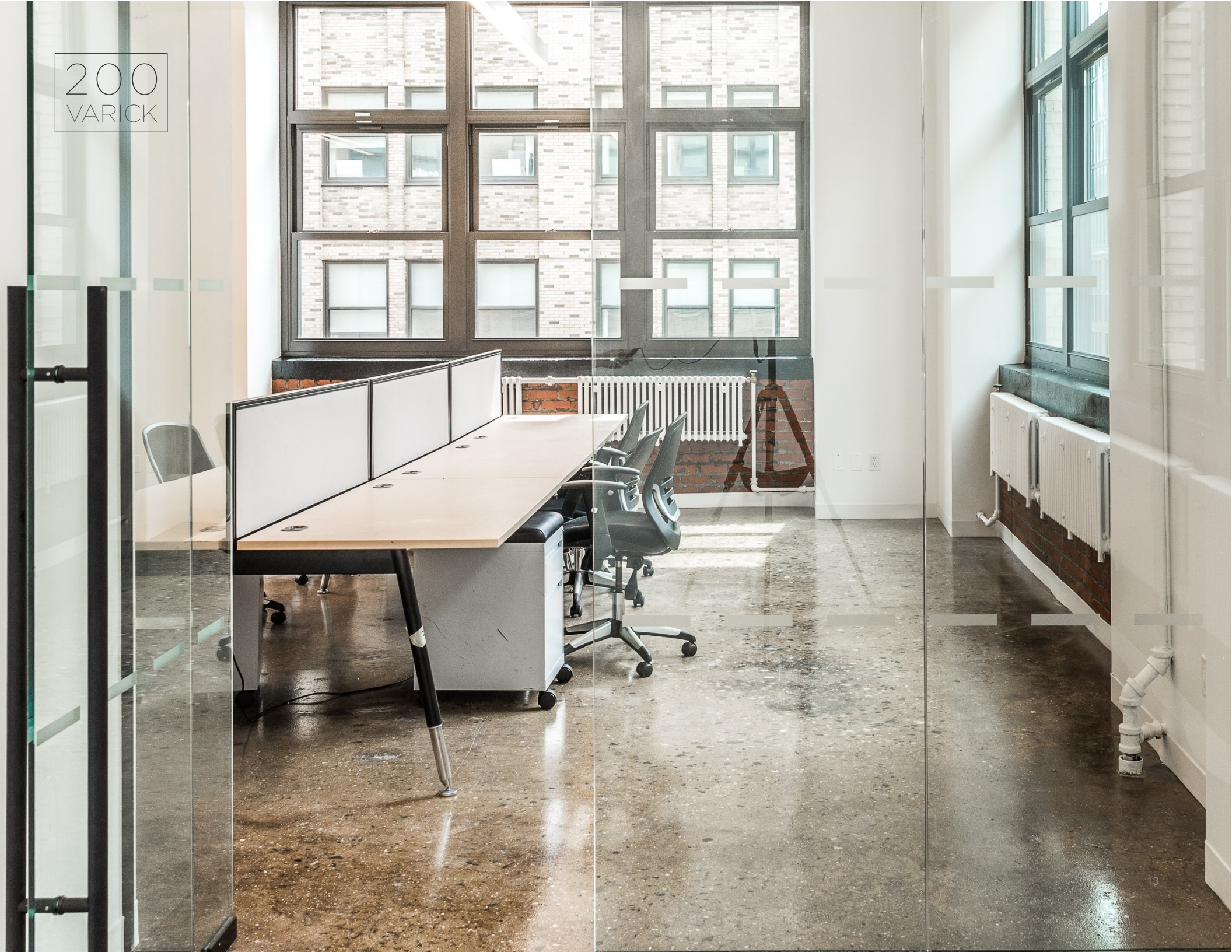
Location	Varick Street between King Street and West Houston Street
Year Built	1924
Architect	Frank S. Parker
Building Size	490,000 SF
Floors	12, plus mezzanine, 1 below-grade
Construction	Concrete, steel rebar, bluestone
Renovations	Boiler conversion - 2013; elevators - 2016; windows - 2016; lobby, common corridors, entrance - 2022
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	250 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'3"
Column Spacing	21'4" x 18'4"
Elevators	4 public, 2 private, 3 freight
HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating

Electrical	6 watts/RSF
Windows	Double-insulated, operable
Fire & Life Safety Systems	Class E fire alarm system with command station, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Spectrum, Cogent
Cleaning	Common Areas M-F
Bicycle Storage	1 rack
Transportation	Houston St Station (1), Spring St Station (C,E), quick access to Holland Tunnel
Amenities (Neighborhood)	Film Forum, Port Sa'id, Chelsea Piers, Charlie Bird, Blue Ribbon Sushi, Glaze, Houseman, Equinox Printing House, Pier 40, Chop't Salad, Fedex

200
VARICK



200
VARICK



200
VARICK



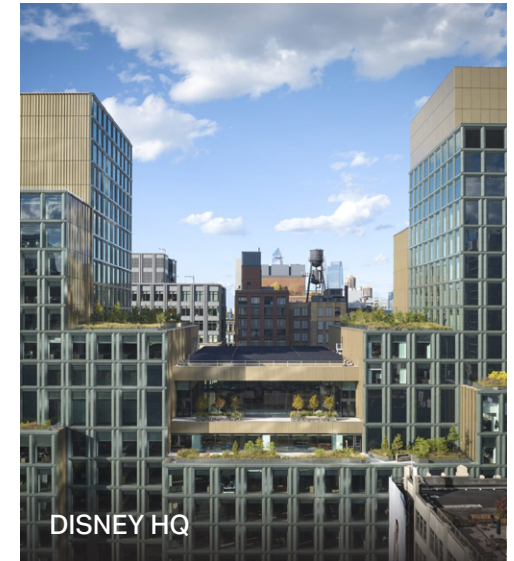
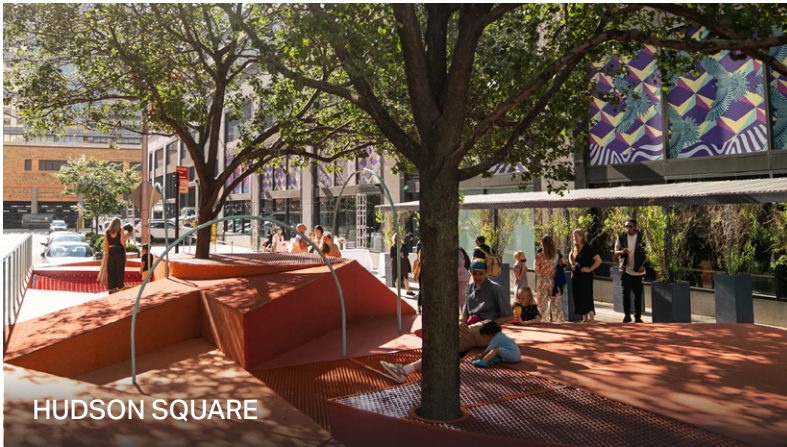
200
VARICK



200
VARICK







200 VARICK

PROXIMITY TO TRANSPORTATION

Train commute from 200 Varick:

World Trade Center (WTC): 5-10 minutes

Penn Station: 10-15 minutes

Port Authority: 12-15 minutes

Grand Central: 17-20 minutes

(West 4th St-Wash Sq and Houston St:
5-8 minute walk)

NEIGHBORHOOD TENANTS

Alphabet: 345 & 315 Hudson St / 85 10th Ave /
57 11th Ave (Pier 57) / 111 8th Ave /
550 Washington St / 75 9th Ave

PayPal: 345 Hudson St

Fanatics: 345 Hudson St / 95 Morton St

Publicis Groupe: 375 Hudson St

Flatiron Health: 161 Ave of the Americas

Oscar Health: 75 Varick St

Notion Labs: 75 Varick St

Horizon Media: 75 Varick St

Disney: 137 Varick St

Rokt: 175 Varick St

Warby Parker: 161 Ave of the Americas

Two Sigma Investments: 100 & 101 Ave of the Americas

Hebbia: 233 Spring St

Modal: 233 Spring St

