

TRIBECA OFFICE CONDOMINIUM
FOR SALE

145

HUDSON STREET

**BETWEEN HUBERT & BEACH STREETS, NEW YORK, NY
MOVE-IN READY OFFICE CONDOMINIUM IN THE HEART OF TRIBECA**



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AVAILABLE:

Unit 6A:

4,471 RSF

Asking Price:

\$3,500,000 (\$783/RSF)

Annual Common Charges:

\$55,608 (\$12.44/RSF)

Annual Real Estate Taxes:

\$39,798 (\$8.90/RSF)

Availability:

Immediate

Highlights:

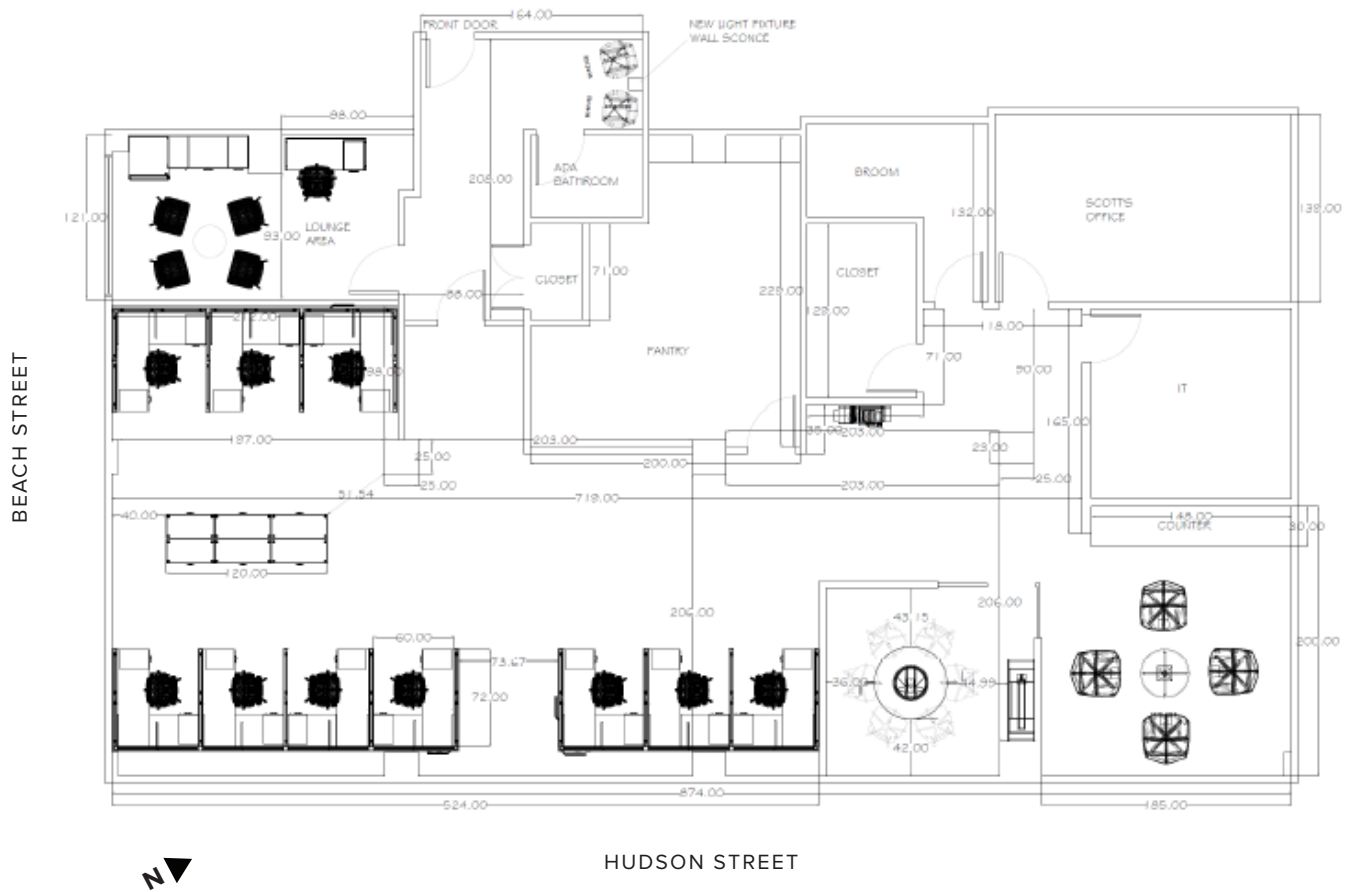
- Move-in ready office installation featuring a mix of open workspace, private offices, meeting rooms, lounge areas and pantry
- High ceilings and large architecturally distinctive windows providing excellent natural light throughout the space
- Located within one of Tribeca's most recognizable office condominium buildings featuring a recently renovated lobby
- Opportunity for qualified purchasers to obtain financing of up to 90% of the purchase price through SBA and conventional lending programs
- Surrounded by Tribeca's premier restaurants, hotels, residential developments and retail amenities
- Convenient access to the 1, 2, 3, A, C and E subway lines, the West Side Highway and the Holland Tunnel
- Nearby neighborhood demand drivers include Google's St. John's Terminal campus, OpenAI's expansion at 550 Washington Street, and the continued growth of Hudson Square
- Ideal for professional services firms, non-profits, family offices, medical users, technology companies and creative firms
- Recently renovated building lobby and common areas provide an institutional-quality ownership experience





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Staple Street Skybridge



Greenwich Hotel



Bubby's

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