

60 HUDSON

THINK BIGGER AT 60 HUDSON.

60 Hudson Street is an over one-million-square-foot landmark in the heart of Tribeca, seamlessly blending historic scale with modern performance. Originally built as the Western Union headquarters, the 24-story Art Deco tower has evolved into one of the most connected buildings in the world, offering unparalleled access to global networks alongside expansive and inspiring office opportunities.



AN ENTRANCE THAT MAKES AN IMPRESSION.

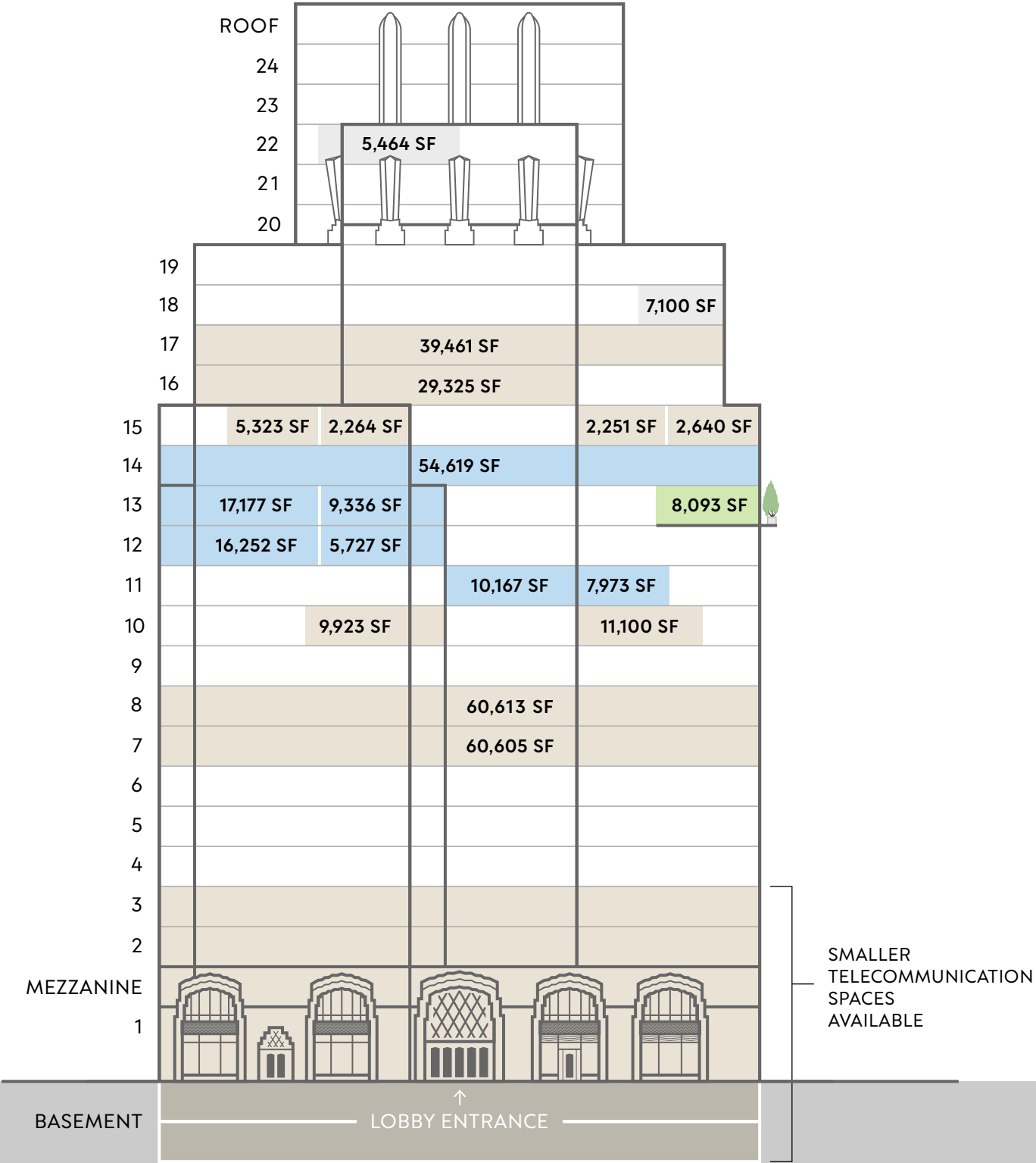
25-foot-wide landmarked, Art Deco corridor spanning the entire block between Hudson Street and West Broadway, with entrances on both sides.

WHERE THE AMBITIOUS TAKE SPACE.

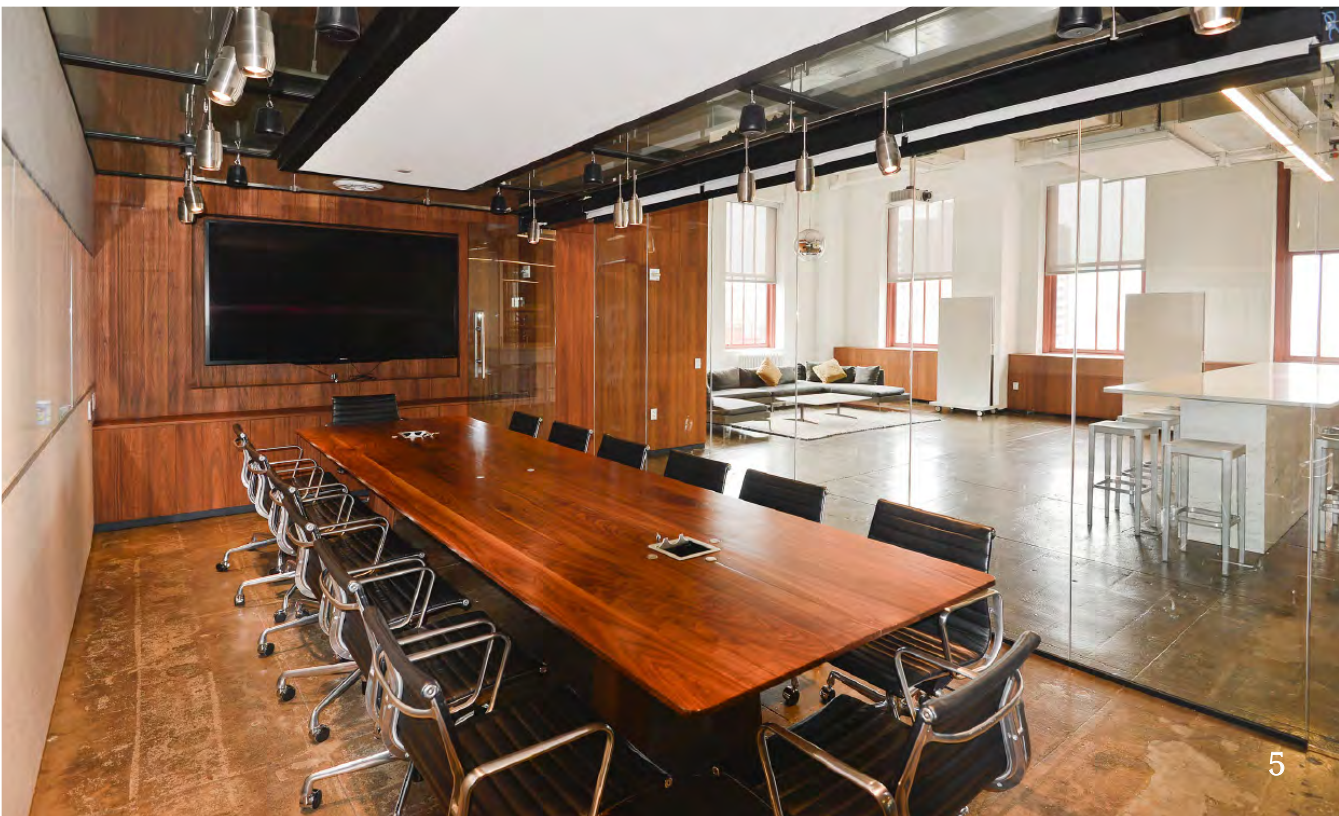
LEASING AVAILABILITIES:

- OFFICE
- PRE-BUILT
- PRE-BUILT + POTENTIAL OUTDOOR SPACE
- TELECOMMUNICATION

- Efficient floorplates
- 12'5" - 15' ceiling heights throughout
- Small suites to full floors available



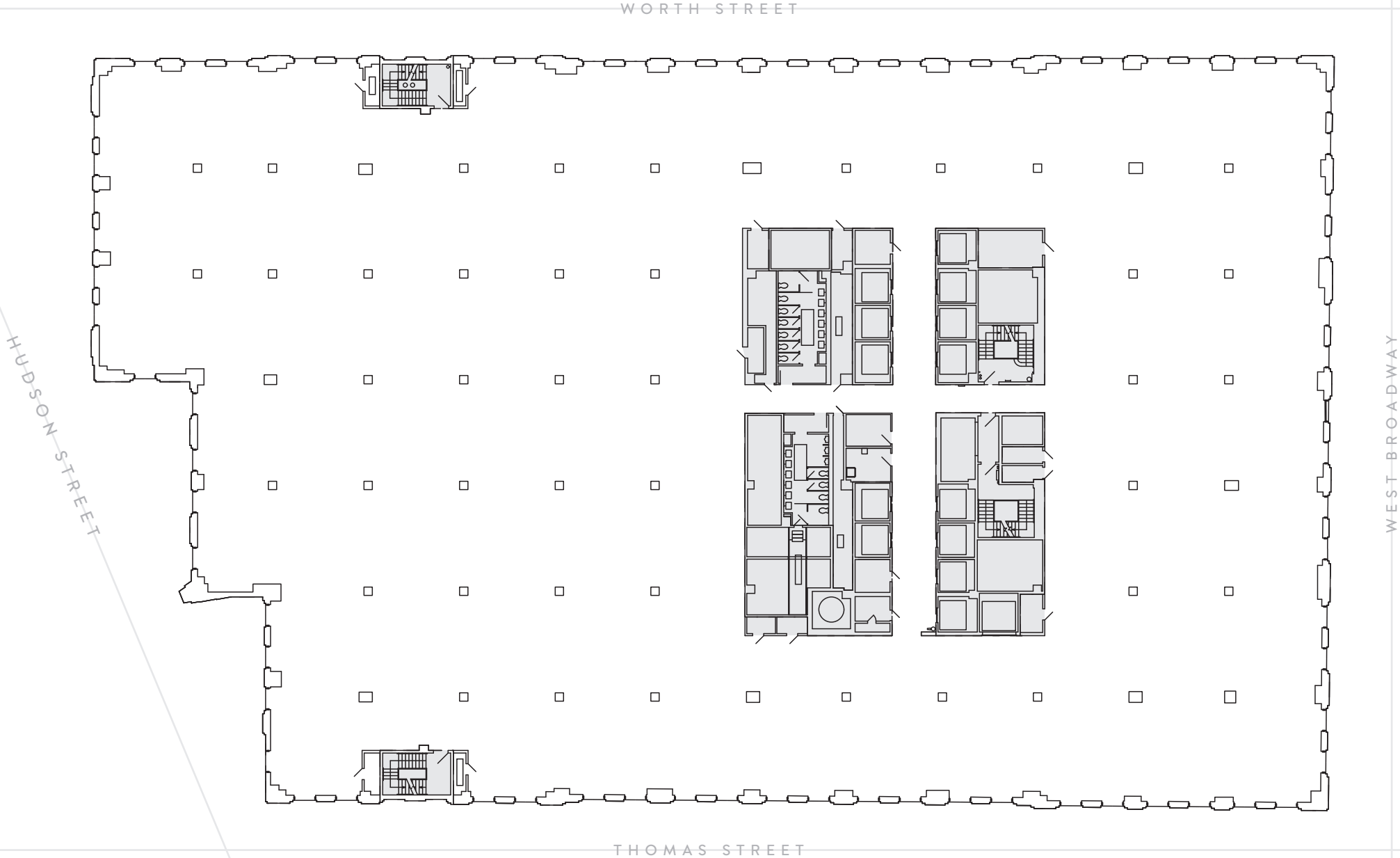
MODERN SPACES
AVAILABLE FOR
IMMEDIATE OCCUPANCY.



7TH FLOOR
(TELECOMMUNICATION ONLY)

SHELL CONDITION

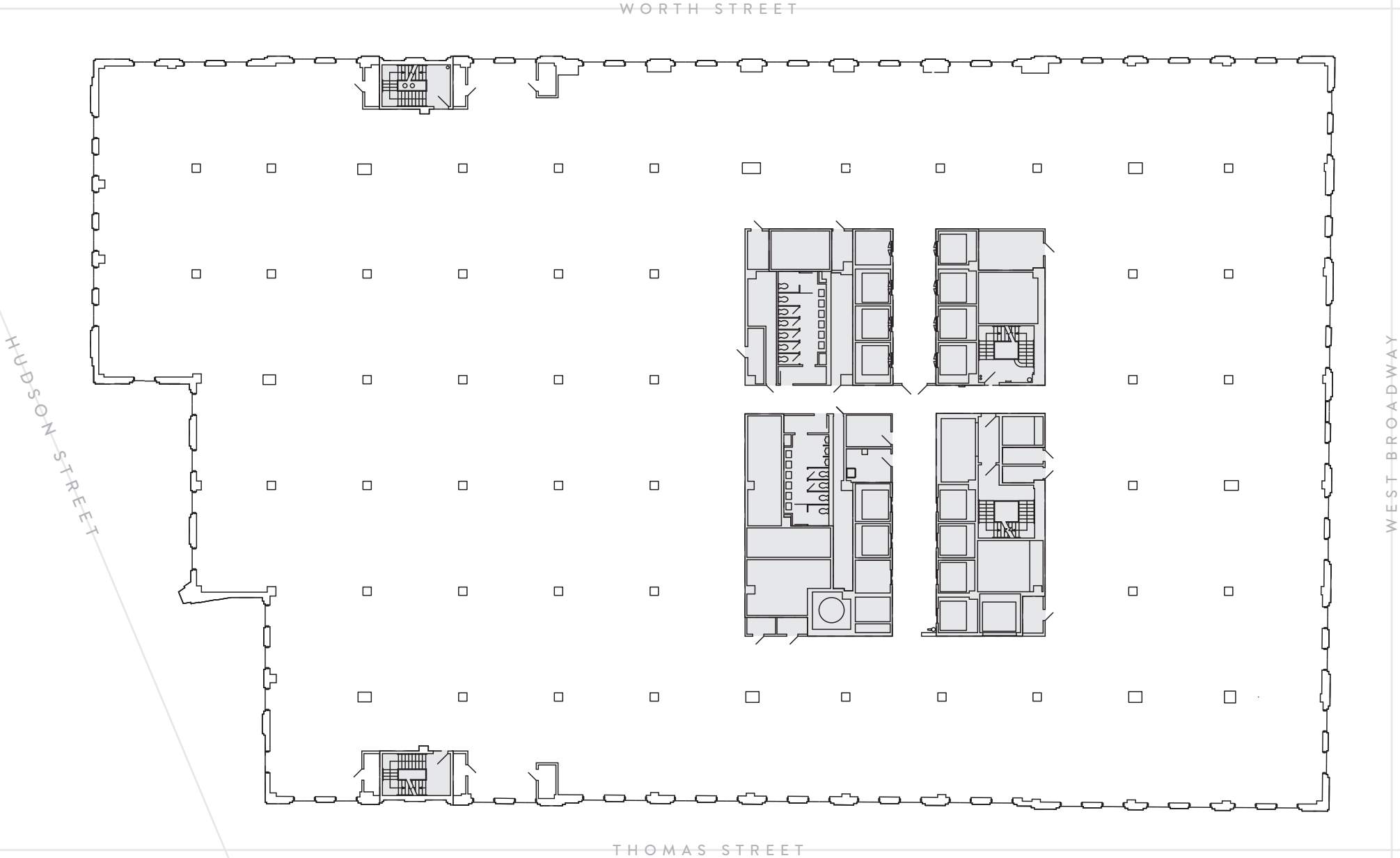
STE 700 60,605 RSF

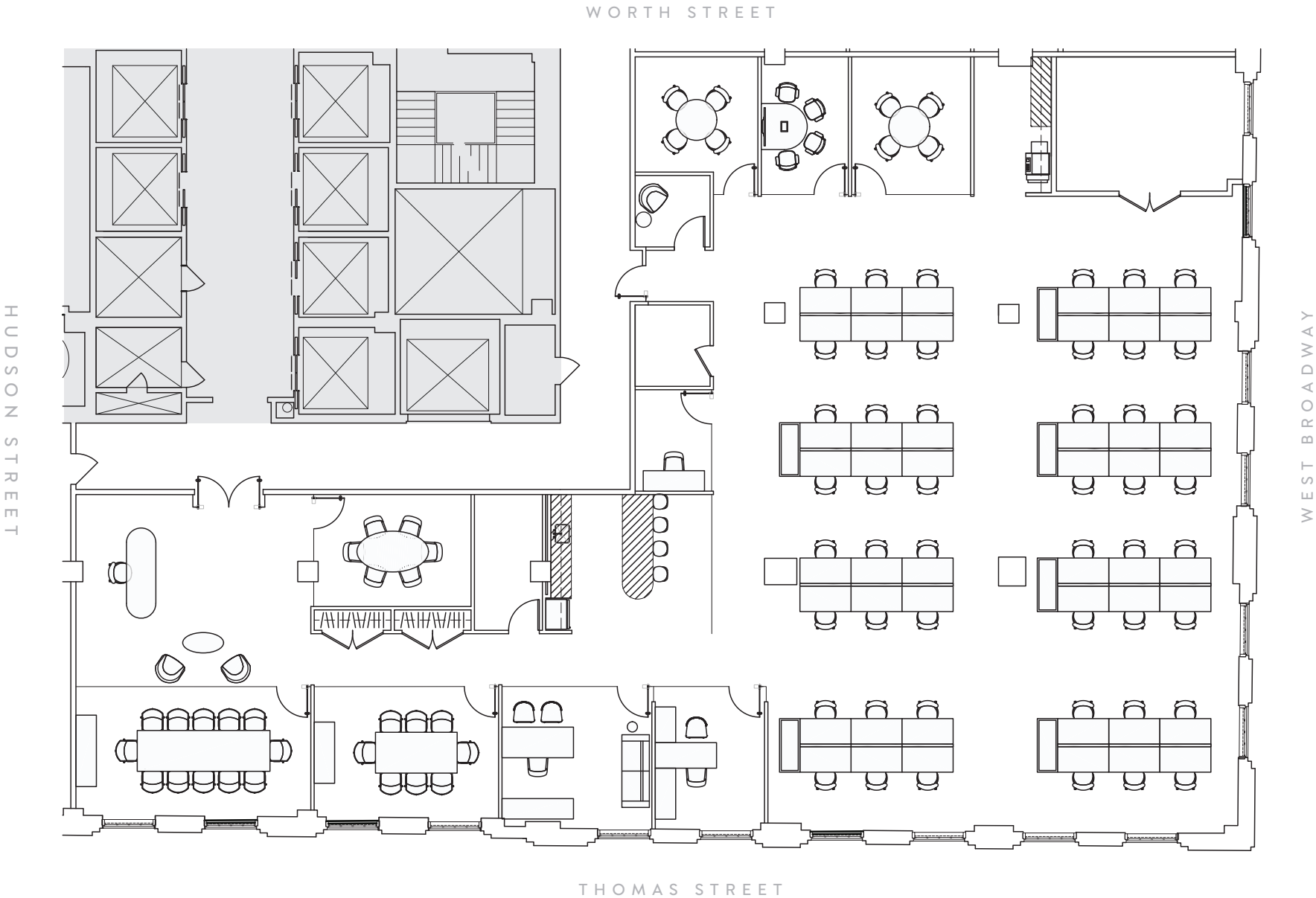


8TH FLOOR
(TELECOMMUNICATION ONLY)

SHELL CONDITION

STE 800 60,613 RSF



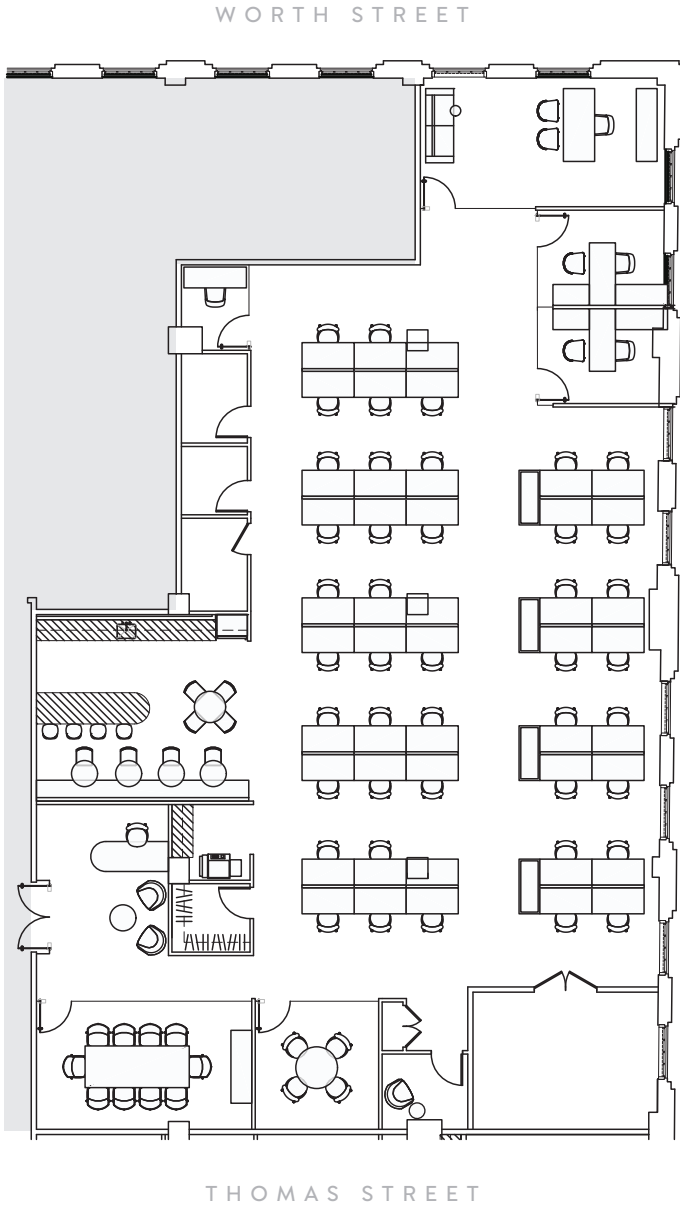


WORKSPACE		SUPPORT	
SPACE TYPE	SEATS	SPACE TYPE	QTY.
EXECUTIVE OFFICE	1	CAFE	1
PRIVATE OFFICE	1	PHONE ROOM	1
BENCHING	48	COAT CLOSET	2
RECEPTION	1	COPY AREA	1
TOTAL SEAT COUNT	51	STORAGE/IT	1
		WELLNESS ROOM	1

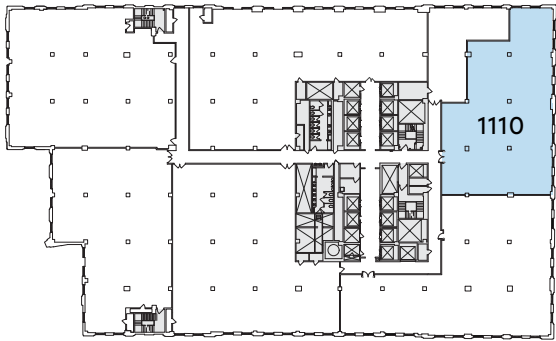
COLLABORATION		
SPACE TYPE	SEATS	QTY.
CONFERENCE ROOM	12	1
CONFERENCE ROOM	8	1
CONFERENCE ROOM	8	1
CONFERENCE ROOM	4	3
TOTAL COLLAB SEATS	38	



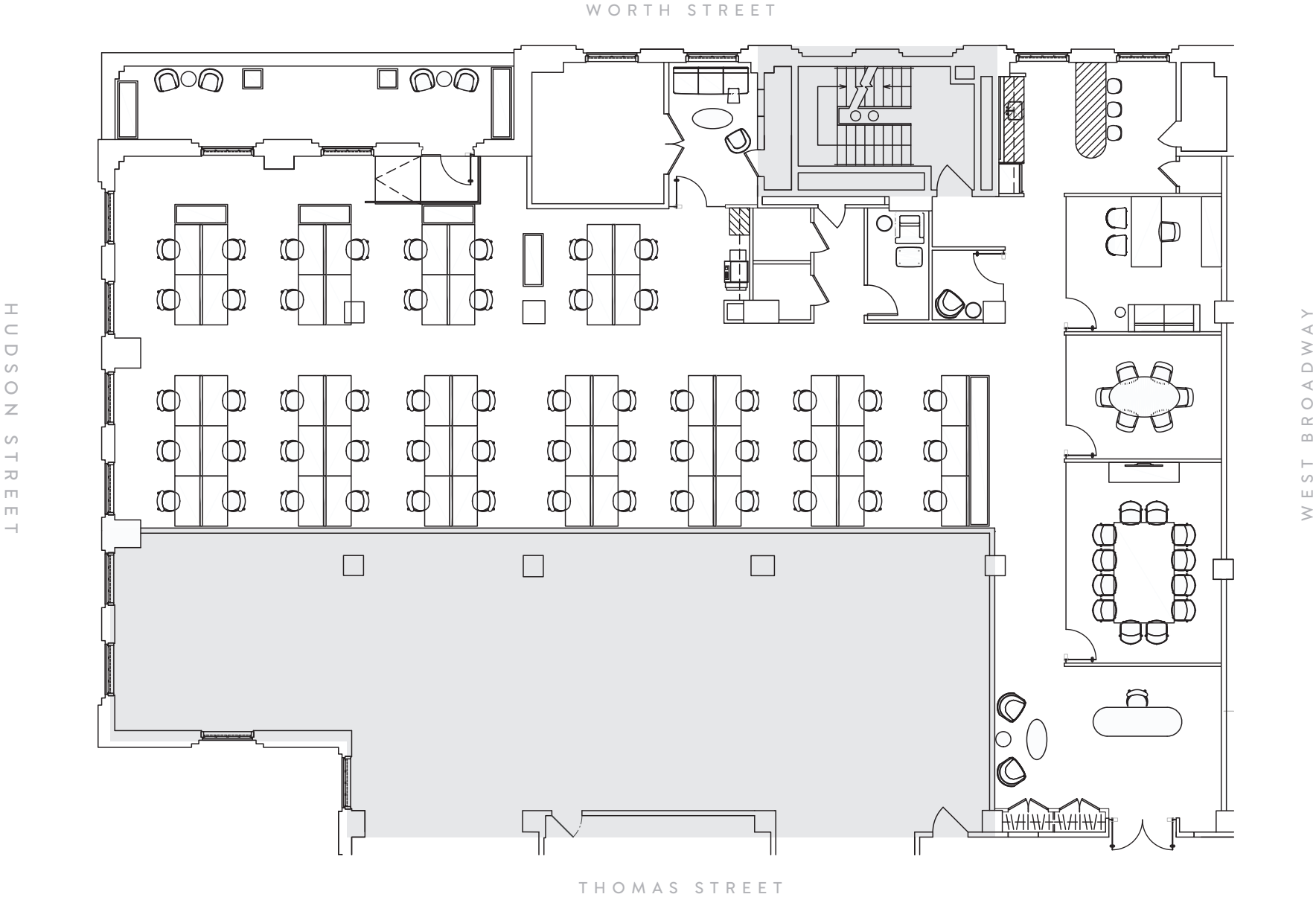
HUDSON STREET



WEST BROADWAY



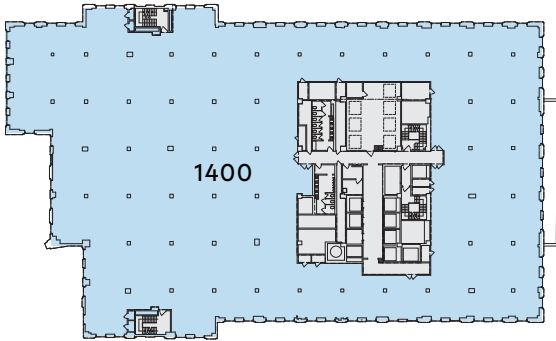
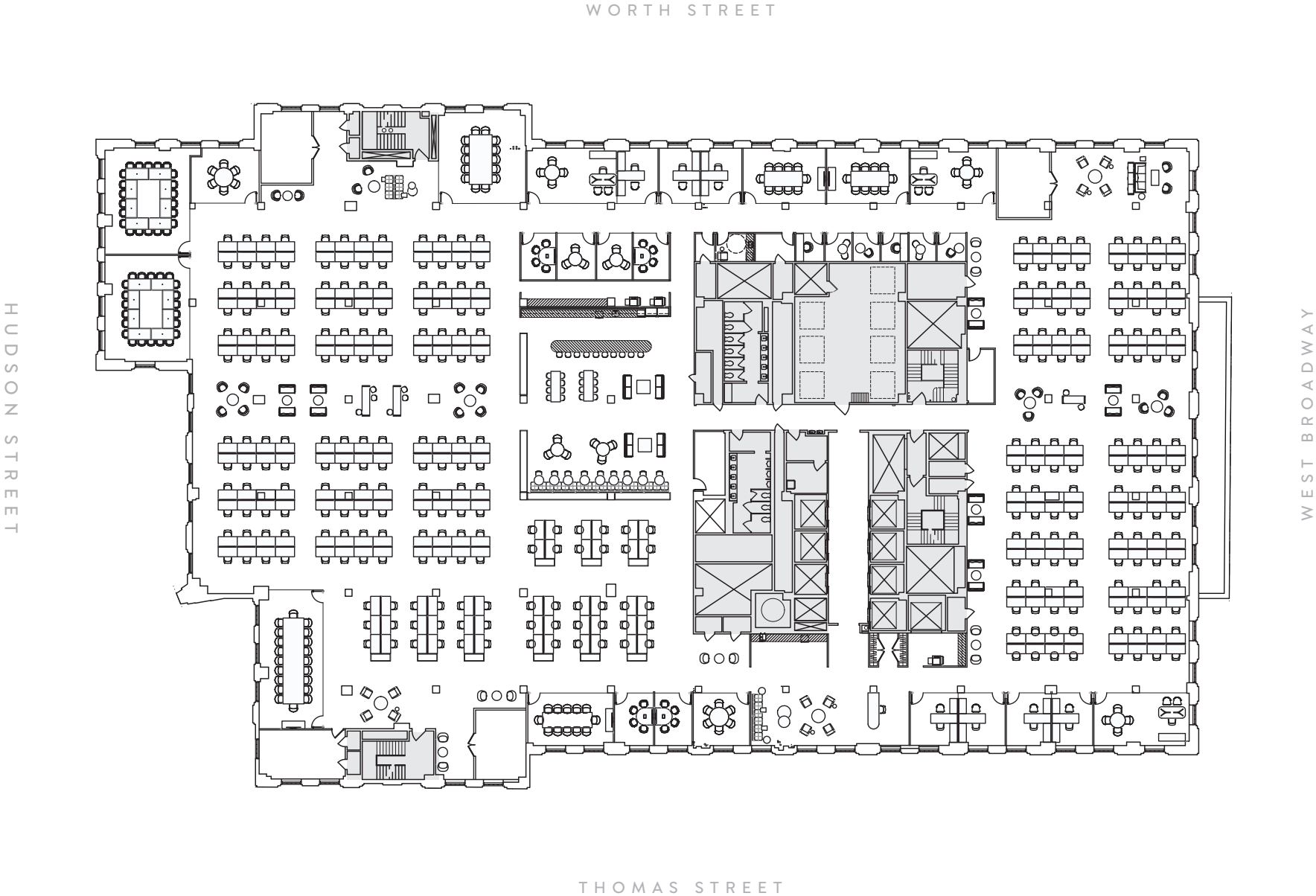
WORKSPACE		SUPPORT	
SPACE TYPE	SEATS	SPACE TYPE	QTY.
EXECUTIVE OFFICE	1	CAFE	1
PRIVATE OFFICE	2	PHONE ROOM	1
BENCHING (5'X30')	43	COAT CLOSET	1
RECEPTION	1	COPY AREA	1
TOTAL SEAT COUNT	47	STORAGE	2
		IT ROOM	1
		WELLNESS ROOM	1
COLLABORATION			
SPACE TYPE	SEATS	QTY.	
CONFERENCE ROOM	10	1	
CONFERENCE ROOM	4	1	
TOTAL COLLAB SEATS	14		



WORKSPACE		SUPPORT	
SPACE TYPE	SEATS	SPACE TYPE	QTY.
EXECUTIVE OFFICE	1	CAFE	1
BENCHING	54	COAT CLOSET	1
RECEPTION	1	COPY AREA	1
TOTAL SEAT COUNT	56	STORAGE	1
		IT	1
		PHONE ROOM	1
		WELLNESS ROOM	1
COLLABORATION			
SPACE TYPE	SEATS	QTY.	
CONFERENCE ROOM	12	1	
CONFERENCE ROOM	6	1	
INFORMAL MEETING	4	1	
TOTAL COLLAB SEATS	22		

14TH FLOOR
(OFFICE ONLY)

PROPOSED TEST-FIT | STE 1400 53,163 RSF



WORKSPACE

SPACE TYPE	SEATS
EXECUTIVE OFFICE	3
PRIVATE OFFICE	8
BENCHING	308
RECEPTION	1
TOTAL SEAT COUNT	320

SUPPORT

SPACE TYPE	QTY.
CAFE	1
COAT CLOSET	2
COPY/STORAGE	2
STORAGE	1
IT/STORAGE	1
PHONE ROOM	6
WELLNESS ROOM	1

COLLABORATION

SPACE TYPE	SEATS	QTY.
TRAINING ROOM	22	2
BOARDROOM	20	1
CONFERENCE ROOM	14	1
CONFERENCE ROOM	12	1
CONFERENCE ROOM	10	2
CONFERENCE ROOM	3	2
MEETING ROOM	4	1
MEETING ROOM	3	2
ZOOM ROOM	4	4
OPEN LOUNGE	4	6
OPEN LOUNGE	3	4
OPEN LOUNGE	2	14
ENCLOSED COLLAB SEATS	148	
OPEN COLLAB	64	
TOTAL COLLAB SEATS	212	

13TH FLOOR PREBUILD

*PROPOSED FINISHES



DOWNTOWN CONFIDENCE AND CONVENIENCE.

60 Hudson delivers immediate access to nearly every major transit option in New York. Just minutes from multiple subway lines, the PATH, bus routes, ferry service, and regional rail.

SUBWAY

Chambers St / Franklin St Stations:

1 2 3

Canal St Station:

A C E 6

ADDITIONAL TRANSIT
OPTIONS STEPS AWAY:



UNBEATABLE TRIBECA LOCATION.





BUILDING SPECIFICATIONS

Owner/Landlord:	60 Hudson Owner, LLC
Managing Agent:	JLL
Location:	60 Hudson Street, New York, NY 10013
Building Size:	1,000,000 RSF, typical full floor size is 60,000 SF .
Entry:	Main entrances at 60 Hudson Street & 160 West Broadway. ADA entrance for off-hours adjacent to main entrance at 160 West Broadway. <i>(Building spans one square city block.)</i>
Height:	24 stories
Architect:	Architect Ralph Walker of Voorhees, Gmelin & Walker
Built:	1928
Transportation:	1/2/3/A/C/E/6, Walking distance from the NJ Path train (WTC), quick trip from Penn Station, Holland, Brooklyn Battery tunnel, West Side Hwy and Canal St are within a few blocks of the building.
Telecom:	Known as the Premier Carrier Hotel in the world, 60 Hudson St is one of the country's most important core nerve centers of data connectivity and the telecommunications hub of the North East region with the largest number of Internet and Telecommunications Companies.
Ceiling Heights:	Approx 12'5" - 15'
Window Heights:	Approx 8'
Live Load Per Floor:	60 lbs PSF
Elevator Banks:	LOW RISE BANK: A Bank: 3 cabs lobby to 12 B Bank: 4 cabs lobby to 12 HIGH RISE BANK: C Bank: 6 cabs lobby to 12 through 23 (includes 2 passenger cars that also service lobby-12th floors & 1 service elevator that services all floors, basement to 23) FREIGHT: F BANK: 1 car sub-basement to 21

Freight Elevator Hours:	M-F, 8am-5pm. Available by reservation outside these hours.
Electric:	19 Building Electrical Services, 208V & 460V available with a total building service capacity of 24 MW.
Emergency Generator:	Two (2) 800kw building emergency generators. One (1) 800kw emergency backup service for life safety and critical equipment. One (1) 800kw emergency backup service available for tenant leasing. One (1) 1,000kw emergency backup available for tenant leasing. One (1) 400kw emergency backup for the main roof cooling towers. One (1) 190kw emergency backup for the 22nd cooling tower. Central fuel riser available for tenant EPS connection.
HVAC:	Three (3) cooling towers with a combined capacity of 3600 tons.
Security:	State-of-the-art security system. Turnstile access at both entrances. Kastle Systems Security program allows for photo ID and badging of all visitors in advance. CCTV, including outside perimeter, elevators, lobby, loading dock, and basements onsite and offsite camera access. Cameras are monitored 24/7. Security personnel on duty 24/7. Member of NYPD SHIELD and Lower Manhattan Initiative.

Life Safety:	All common core areas, sub-basement through 24th floor, including bathrooms and closets are sprinklered. Graphic-based notifier fire alarm system. Fire Safety Director coverage 24/7. Four (4) emergency stairwells; B SW has a fire tower leading directly to street. Approved FDNY emergency action plan. Active member of FDNY watch line alerts.
Landmark:	60 Hudson was designated a historic landmark in 1991. The lobby is one of the first fully brick interiors, complete with a barrel vaulted Guastavino tile ceiling, proscenium-like entryways of patterned brick and bronze entryways, and terrazzo floor.

60 HUDSON

LEASING:

OFFICE + TELCO

GREG WANG

+1 212 632 1810 | GREG.WANG@JLL.COM

KATE ROUSH

+1 212 812 5714 | KATE.ROUSH@JLL.COM

ALEXANDER RIGUARDI

+1 212 812 6545 | ALEXANDER.RIGUARDI@JLL.COM

PETER RIGUARDI

+1 212 812 5719 | PETER.RIGUARDI@JLL.COM

TELCO

JIM QUINN

+1 212 812 5952 | JAMES.QUINN@JLL.COM

GARY YOUM

+1 212 812 5943 | GARY.YOUM@JLL.COM

