



TECHNICAL SPECIFICATIONS

BUILDING & LEGAL ADDRESS:

395 Hudson Street, New York 10014
Block 600 Lots 1001 & 1002

LOCATION:

395 Hudson Street occupies the entire city block bounded by Hudson, Clarkson, Greenwich and West Houston Streets.

ARCHITECTS:

McKenzie, Voorhes & Gmelin, 1923
Davis & Brody, 1989 Renovation

HEIGHT:

Ten (10) stories above grade plus basement

FLOOR SIZES:

Low Rise (Floors 2-5): 89,300± rsf
High Rise (Floors 6-9): 53,000-65,600 rsf
Penthouse (Floor 10): 15,300 rsf

CONSTRUCTION:

Structural steel frame with red brick façade and contains 512 double pane, mahogany tilt and pivot operable windows. The roof is a Carlisle Membrane System.

FLOOR LOAD:

100 to 200 lbs per sf live load

HVAC - AIR CONDITIONING:

The building is supplied with floor-by-floor direct expansion (DX) air conditioning units with a cooling tower located on the main roof.

HVAC - HEATING:

Heating is provided through a high pressure steam system through two heat exchangers located in the basement and distributed through a perimeter hot water, fin tube radiation system. Steam is provided by Con Edison.

HVAC – HOURS

Monday – Friday 8:00 am – 6:00pm
Overtime HVAC is available.

ELECTRICAL :

Electrical service is supplied by Con Edison at 120/208 volts, three phase, four wire via entry points along West Houston Street. There are four service connections each of which terminates in a distribution switch boards. From the switchboards, service is distributed electrical conduits for typical A/C units and three plug-in aluminum bus ducts for tenant lighting and power requirements.

ELECTRICAL :

Additional Con Edison Service is located on Clarkson Street (Northwest corner) feeding building from separate Con Edison 120/208 3 phase feeder.

EMERGENCY POWER:

The building has a 700 KW, stand by 120/208 volt, three phase, four wire diesel generator located on the penthouse level for Life Safety only.

PLUMBING:

Domestic Cold Water: Supplied to the building via two separate street supply lines. Water is distributed vertically by a Triplex constant pressure pumping station.

Domestic Hot Water: Supplied via two steam heated central storage located in the basement. Duplex circulating pumps distribute the heated to the core bathrooms.

TELECOMMUNICATIONS:

TimeWarner Cable, AT&T, Verizon, Cogent, AboveNet Communications/Zayo, Con Ed Fiber, Level 3

Besides the Building's direct providers, the Building also has a Time Warner/Navisite Colocation site with additional providers.

LIFE SAFETY:

Comtrak 1720 multiplexed system (Class E) in compliance with Local Law 5. The building is fully sprinklered.

SECURITY:

Manned lobby desk 24 hours a day, 365 days per year, perimeter surveillance and tenant controlled electronic access.

ELEVATORS:

Passenger:
4 cars serving floors 1, 3 through 8
3 cars serving floors 1, 8 through 10

FREIGHT:

1 car serving floors Concourse through 10, 4,000 lb capacity.
1 car serving floors Concourse through 2.

LOADING DOCK:

Three bay loading dock located on Clarkson Street.

SUBWAY ACCESS:

1/9 one block East on Varick Street
C/E 4 blocks South and 2 Blocks East
Path at Christopher Street



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