



OWNER	330 Hudson Street LLC a joint venture between: Ivanhoé Cambridge in strategic partnership with Callahan Capital Partners and an affiliate of Beacon Capital Partners	HVAC	1,500 Ton marley cooling tower Con Ed steam to plate/frame heat exchanger Honeywell building management system
LEASING	CBRE, Inc.	BASE	Two mammoth 51 ton dx units per floor Perimeter fin tube radiation
MANAGEMENT	BCSP VI Property Management LLC, an affiliate of Beacon Capital Partners, LLC CBRE, Inc., sub-agent	TOWER	One mammoth 51, 56 or 68 ton dx unit per floor
BUILDING FEATURES	Classic 1910 base of stone and brick with operable punched windows topped by a new 8 story addition of pre-cast panels and glass curtain wall	ELECTRICITY	8200 Amps of 265/460 volt service Multiple buss duct risers 8 Watts per USF office space
RESTROOMS	ADA compliant Porcelain tile floors Porcelain wall tile with glass mosaic accent TOTO Fixtures	ELEVATORS	ThyssenKrupp destination dispatch 6 passenger elevators - 5 serving L-16, 1 serving B-16; 700 fpm; 3,500 lbs capacity 1 Freight elevator serving B-17; 500 fpm; 4,500 lbs capacity
BUILDING SIZE	465,630 RSF 437,268 RSF office	EMERGENCY POWER	795 KW emergency generator for life safety Roof pad and fuel risers for tenant generator
HEIGHT	16 Floors + mechanical penthouse	LIFE SAFETY	Fully sprinklered Simplex grinnell fully addressable fire alarm system
ARCHITECT	Brennan Beer Gorman Architects	SECURITY	24/7 Building security Orion lobby turnstiles with hid 1 class readers C-Cure card access control at turnstiles, entry doors, elevators 24 Digital monitoring/recording ip-poe based system (bosh video management system)
MEPS	AKF Engineers	TEL/DATA	Dual, remote poes Verizon
STRUCTURAL	Thornton Tomasetti	AMENITIES	Bicycle storage with direct access on Vandam Street Landscaped, furnished courtyard
LOBBY & ENTRY	New steel, aluminum and glass entry Honed marble slab floors Honed limestone walls 9 LED lobby displays and LED lighting	LOADING DOCK	Two bay loading dock on Vandam Street - 18 feet deep berth
FLOOR DETAILS	Base: 37,998 - 38,740 RSF Tower: 16,870 - 17,480 RSF Floor load capacity: 50 - 100 lbs/sf		
FLOOR HEIGHTS (slab-to-slab)	Ground: 17'-0" 2nd: 13'-0" 3rd - 4th: 12'-0" 5th - 7th: 11'-6" 8th: 17'-6" 9th - 16th: 14'-0"		

330HudsonNYC.com

Ownership:
A Strategic Partnership of:



**Ivanhoé
Cambridge**



**CALLAHAN
CAPITAL
PROPERTIES**



An Affiliate of:

**BEACON CAPITAL
PARTNERS**

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CBRE

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