



## AT A GLANCE

### INTRODUCTION

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Stellar Management has combined two historic loft buildings using a common core to create a single complex known as One SoHo Square, which adds modern infrastructure to the elegance of pre-war buildings with the help of world-renowned architecture firm Gensler.

### LOCATION

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- Located at the intersection of SoHo and Hudson Square
- Close to all major transportation; located directly above the C & E trains and 3 blocks away from the 1 train, among others
- Less than 10 minutes by train to Penn Station, Port Authority, Grand Central Station, WTC and the Fulton Transportation Hub

### THE BUILDINGS

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#### ONE SOHO SQUARE EAST

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- Formerly known as 161 Avenue of the Americas, or the Butterick Building, One SoHo Square East was built in 1904 to house an innovative fashion company
- 15 stories with floorplates of approximately 26,000 RSF
- Expanded window line with new operable turn windows on each floor
- 12,000 RSF - 193,000 RSF spaces currently available

#### ONE SOHO SQUARE WEST

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- Built in 1927, 233 Spring Street was originally housed by printing companies, creating an industrial feel with high ceilings and rounded columns
- New expansive and landscaped tenant roof deck
- Multiple private outdoor space opportunities, including 3 terraces on the 8th floor and 2 on the 9th
- 12,000 RSF - 44,000 RSF spaces currently available

### THE COMPLEX

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Modern infrastructure and building systems are housed within the new central tower that connects the East and West buildings.

#### LOBBY

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- Facing SoHo Square Park on Spring Street sits the new double height lobby entrance
- Immersive digital media wall experience for art and branding opportunities
- 9 new key card enabled destination dispatch elevators
- QR Code and smartphone-enabled visitor system
- Dedicated concierge staff 24/7

#### CORE

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- New mechanical rooms
- New bathrooms on each floor designed by Gensler
- New condenser water cooling towers with 2 water cooled units on each floor
- Potential for supplemental AC
- New electrical service providing 6 watts of power per SF

### THE AMENITIES

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- Communal roof deck on West building for all tenants
- Trader Joe's in the base of the West building, expected to open Fall 2017
- Bike storage
- Messenger center
- +30k RSF of flexible basement and mezzanine level storage
- Online payment and work order request system
- Tenant controlled HVAC system
- Building seeking LEED certification

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