



## AT A GLANCE

### INTRODUCTION

Stellar Management has combined two historic loft buildings using a common core to create a single mixed-use commercial 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.

### THE BUILDING

- Sitting at the intersection of SoHo and Hudson Square, One SoHo Square is located along Avenue of the Americas, SoHo's busiest northbound thoroughfare, and Spring Street, SoHo's most renowned cross-neighborhood passage
- 167 feet of contiguous frontage at the corner of Spring Street and Avenue of the Americas
- Availabilities are located in the base of One SoHo Square East, formerly known as the Butterick Building, built in 1904 to house an innovative fashion company
- Trader Joe's is in the base of One SoHo Square West and is expected to open in Fall 2017

### LOCATION

- 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
- With 1,300+ hotel rooms in the immediate vicinity and 53,000+ office workers, the area is one of the world's premier shopping destinations
- Spring Street Park is directly across from the new entrance to the building and is currently undergoing renovations to be transformed into a beautiful public space with extensive landscaping, lighting, and seating to be enjoyed year-round

### AVAILABILITIES

- Interior retail space connectivity from Spring Street, Avenue of the Americas and Vandam Street
- Ground floor: ~ 17,500 RSF (multiple division scenarios considered)
- Lower level: ~ 11,000 RSF (multiple division scenarios considered)
- Mezzanine level: ~ 18,000 RSF (multiple division scenarios considered)
- All uses considered
- Up to 22 feet high ceilings
- Landlord work includes new storefronts with 19 feet high vision glass panels



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