



AT A GLANCE

INTRODUCTION

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

- 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

ONE SOHO SQUARE WEST

- Built in 1927, 233 Spring originally housed printing companies, creating an industrial feel with high ceilings and rounded columns
- New expansive and landscaped tenant roof deck

ONE SOHO SQUARE EAST

- 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 27,000 RSF

THE COMPLEX

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

LOBBY

- Facing the new Spring Street Park sits the 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

- 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

- Communal roof deck on West building for all tenants
- Trader Joe's located in the base of the West building
- Bike storage
- Messenger center
- Flexible basement and mezzanine level storage available
- Online payment and work order request system
- Tenant controlled HVAC system
- Building seeking LEED certification

Exclusive Leasing Agency

+ OneSoHoSq.com

