



<b>OWNER</b>	330 Hudson Street LLC a joint venture between: Ivanhoé Cambridge in strategic partnership with Callahan Capital Partners and an affiliate of Beacon Capital Partners	<b>HVAC</b>	1,500 Ton marley cooling tower Con Ed steam to plate/frame heat exchanger Honeywell building management system
<b>LEASING</b>	CBRE, Inc.	<b>BASE</b>	Two mammoth 51 ton dx units per floor Perimeter fin tube radiation
<b>MANAGEMENT</b>	BCSP VI Property Management LLC, an affiliate of Beacon Capital Partners, LLC CBRE, Inc., sub-agent	<b>TOWER</b>	One mammoth 51, 56 or 68 ton dx unit per floor
<b>BUILDING FEATURES</b>	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	<b>ELECTRICITY</b>	8200 Amps of 265/460 volt service Multiple buss duct risers 8 Watts per USF office space
<b>RESTROOMS</b>	ADA compliant Porcelain tile floors Porcelain wall tile with glass mosaic accent TOTO Fixtures	<b>ELEVATORS</b>	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
<b>BUILDING SIZE</b>	465,630 RSF 437,268 RSF office	<b>EMERGENCY POWER</b>	795 KW emergency generator for life safety Roof pad and fuel risers for tenant generator
<b>HEIGHT</b>	16 Floors + mechanical penthouse	<b>LIFE SAFETY</b>	Fully sprinklered Simplex grinnell fully addressable fire alarm system
<b>ARCHITECT</b>	Brennan Beer Gorman Architects	<b>SECURITY</b>	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)
<b>MEPS</b>	AKF Engineers	<b>TEL/DATA</b>	Dual, remote poes Verizon
<b>STRUCTURAL</b>	Thornton Tomasetti	<b>AMENITIES</b>	Bicycle storage with direct access on Vandam Street Landscaped, furnished courtyard
<b>LOBBY &amp; ENTRY</b>	New steel, aluminum and glass entry Honed marble slab floors Honed limestone walls 9 LED lobby displays and LED lighting	<b>LOADING DOCK</b>	Two bay loading dock on Vandam Street - 18 feet deep berth
<b>FLOOR DETAILS</b>	Base: 37,998 - 38,740 RSF Tower: 16,870 - 17,480 RSF Floor load capacity: 50 - 100 lbs/sf		
<b>FLOOR HEIGHTS (slab-to-slab)</b>	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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