

HUDSON SQUARE/WEST SOHO OFFICE COOPERATIVE FOR SALE

Entire 2nd Floor: 12,623 RSF

IN THE HEART OF THE NEW
DISNEY AND GOOGLE CAMPUS

PRICE REDUCED

121 Varick Street

BETWEEN DOMINICK
& BROOME STREETS



Rudder
Property Group

121 Varick Street



COMPUTER RENDERING

Available:

Entire 2nd Floor: 12,623 RSF

Reduced Price:

~~\$12,370,000 (\$980/RSF)~~

\$9,900,000 (\$784/RSF)

Annual Maintenance Charges:

\$206,100 (\$16.33/RSF)

Property Highlights:

- Three sides of oversized, architecturally distinct arched windows
- Small terrace on the southwest corner of the floor
- Attended lobby with renovation plans
- Creative building occupants include Herno, Woolrich, M5, DL 1961 and Nanz Hardware
- Two blocks from Disney/ABC's future one million square foot headquarters
- Three blocks from Google's newly announced \$1 billion Hudson Square campus measuring 1.7 million square feet
- Convenient transportation nearby: 1, A, C, and E subway lines and at the entrance to the Holland Tunnel

WWW.RUDDERPG.COM/121VARICK

Michael Rudder

Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

Justin Harris

Office: (212) 966-5638
Mobile: (914) 582-9227
jharris@rudderpg.com



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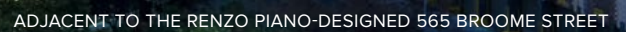
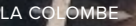
36 West 44th Street
Suite 1411
New York, NY 10036
www.rudderpg.com



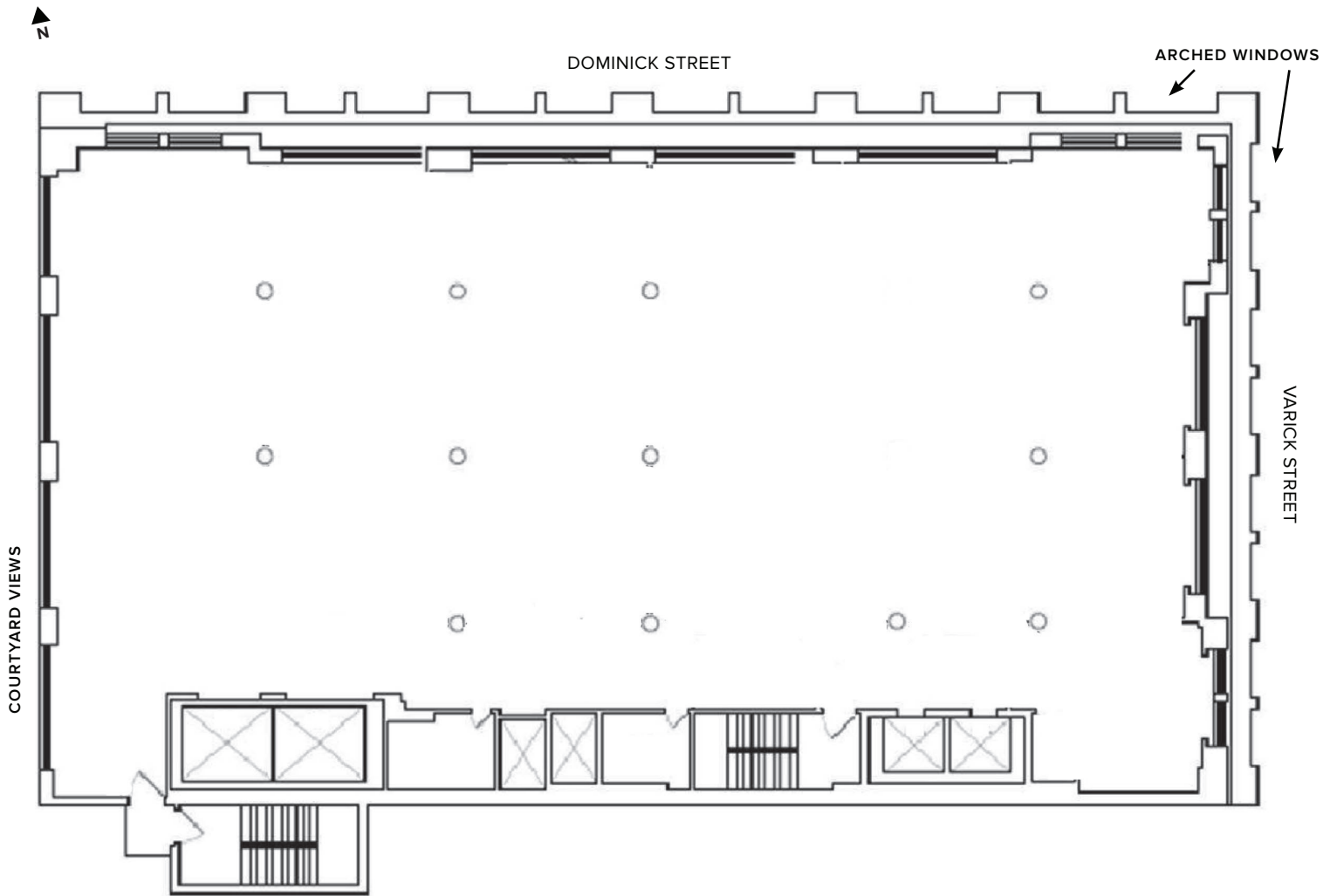
PORTION OF SECOND FLOOR



COMPUTER RENDERING OF LOBBY



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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. Floor plan represents only an approximation of the size and perimeter of the Unit(s). Details, including but not limited to, partitions and furniture shown hereon, are for demonstration purposes only and do not reflect existing conditions, which likely vary from the conditions shown hereon. Any square footage dimensions set forth are estimates based on approximate rentable measurements.

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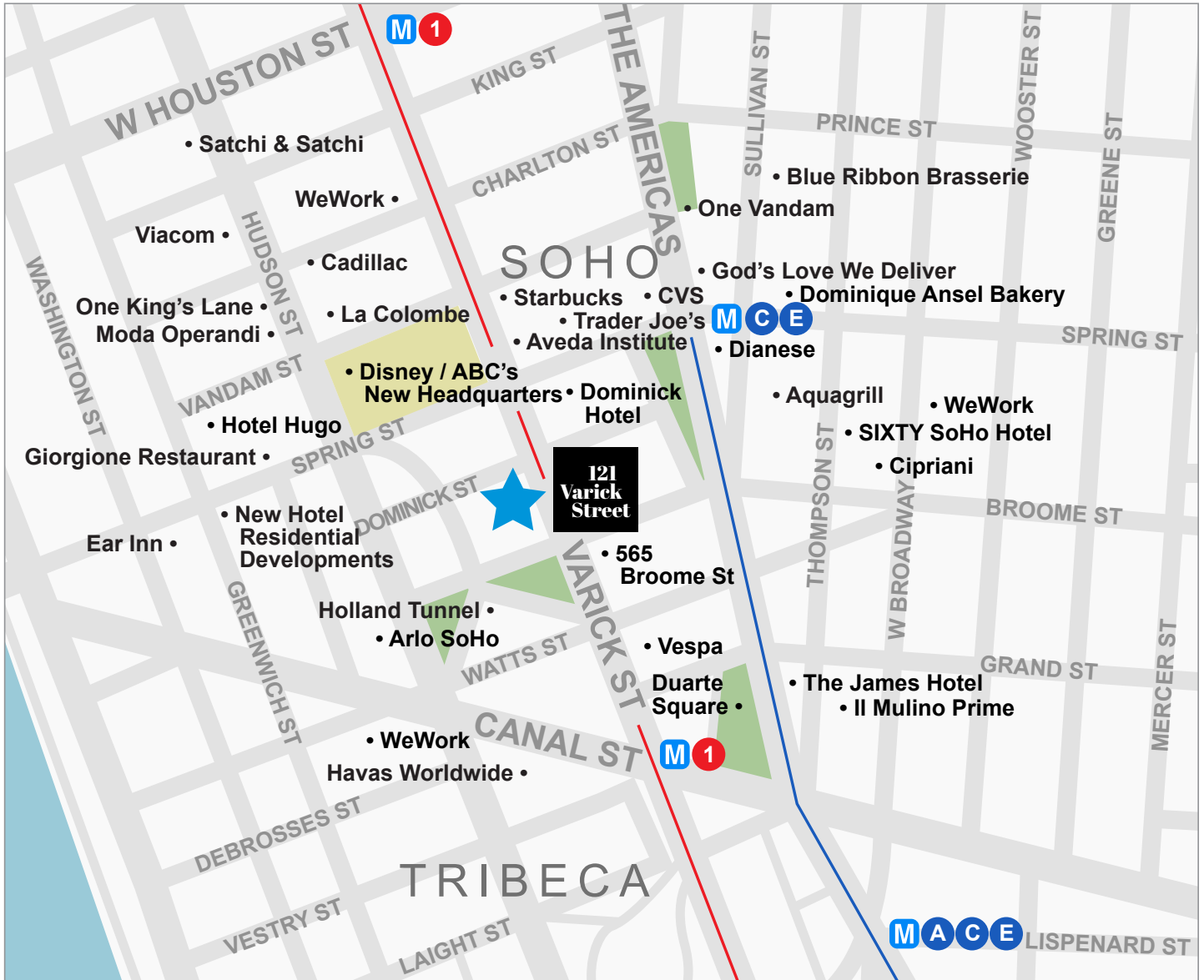
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