

150 VARICK

HUDSON SQUARE



OKADA & CO.



| LOBBY

HUDSON SQUARE | 150 VARICK | [VIEW MORE](#)

THE NEXT GENERATIONAL WORKPLACE

The original Hudson Square powerhouse, 150 Varick offers a rare block-through loading dock, soaring 12-foot ceilings, and 24/7 access—built for teams that think bigger and operate without limits. Ideally positioned near the 1, C, and E subway lines and moments from the Holland Tunnel, the building provides seamless access across Manhattan, Brooklyn, and New Jersey.

| AVAILABLE SPACES

3 RD FLOOR	26,878	SF
PARTIAL 9 TH	13,349	SF
PARTIAL 10 TH	14,450	SF

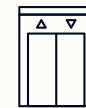
| HIGHLIGHTS



ACCESS



NATURAL LIGHT



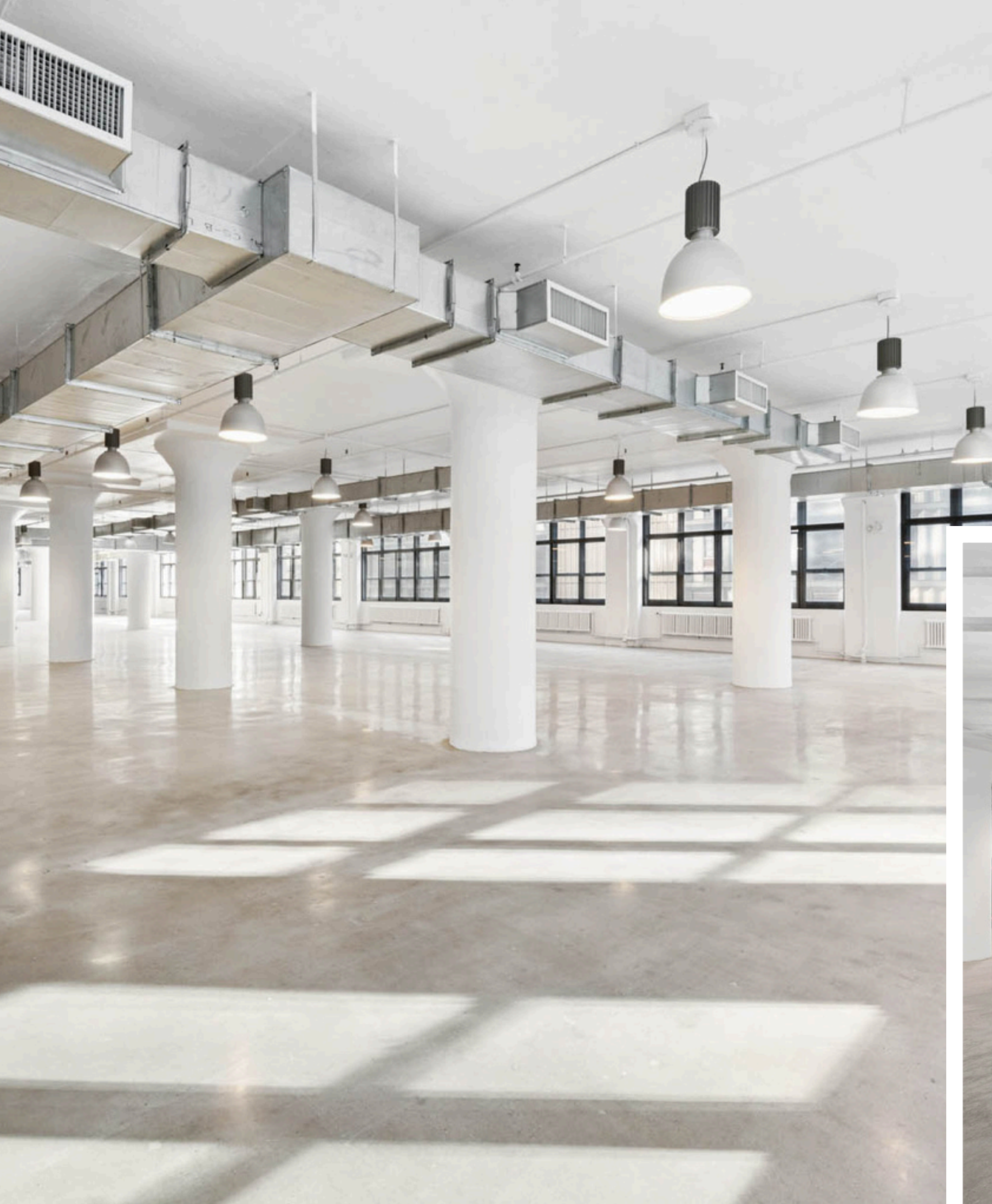
ELEVATOR



ATTENDED LOBBY



LOADING DOCK

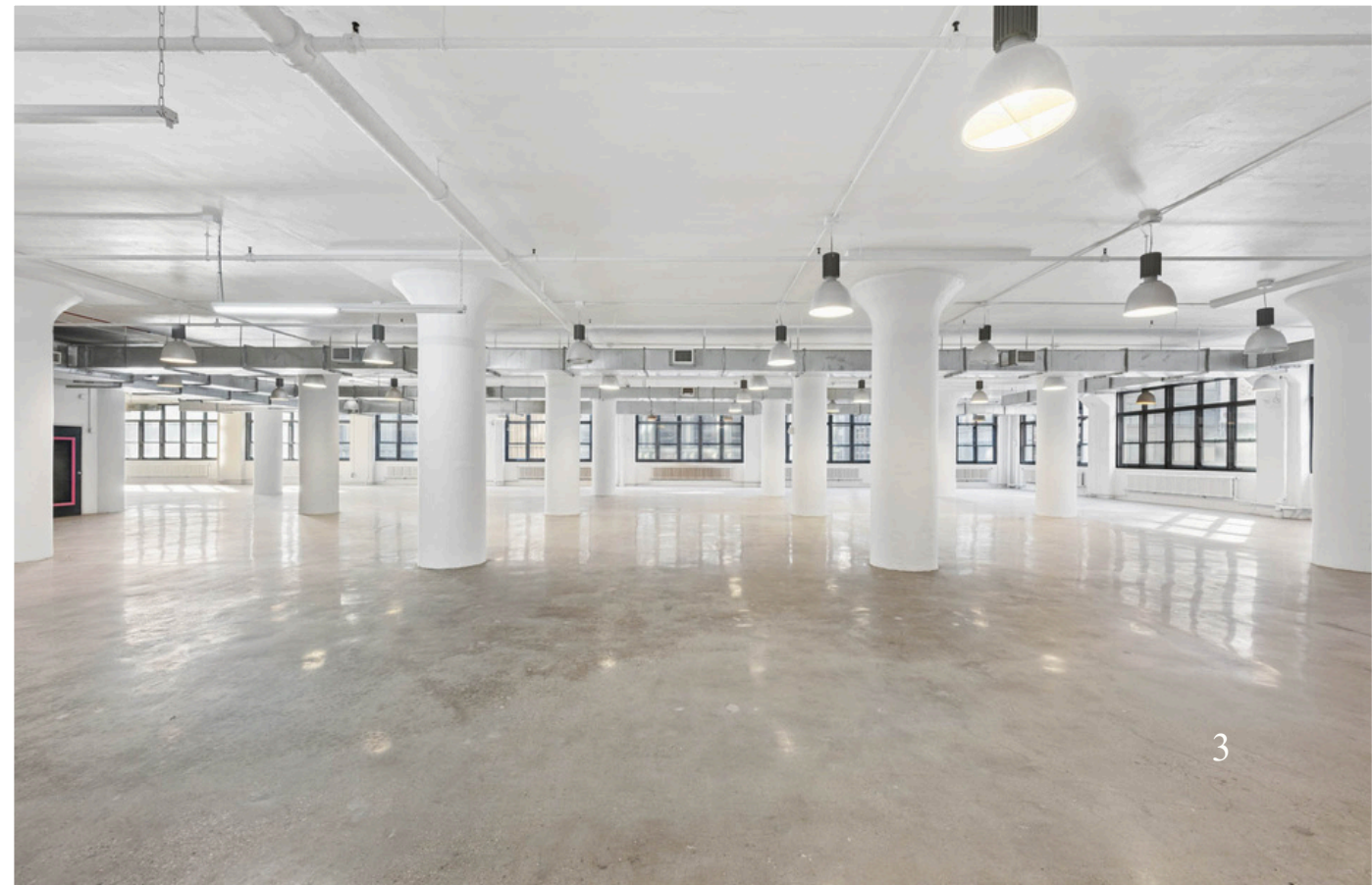


OFFICE | 3RD FLOOR

SCALE ON THE THIRD FLOOR

The third floor presents a full-floor opportunity filled with natural light from all four exposures - north, south, east, and west. The space features sleek polished concrete floors and includes access to a loading dock, adding both functionality and a classic New York industrial character.

26,878 SF | ASK: INQUIRE WITHIN





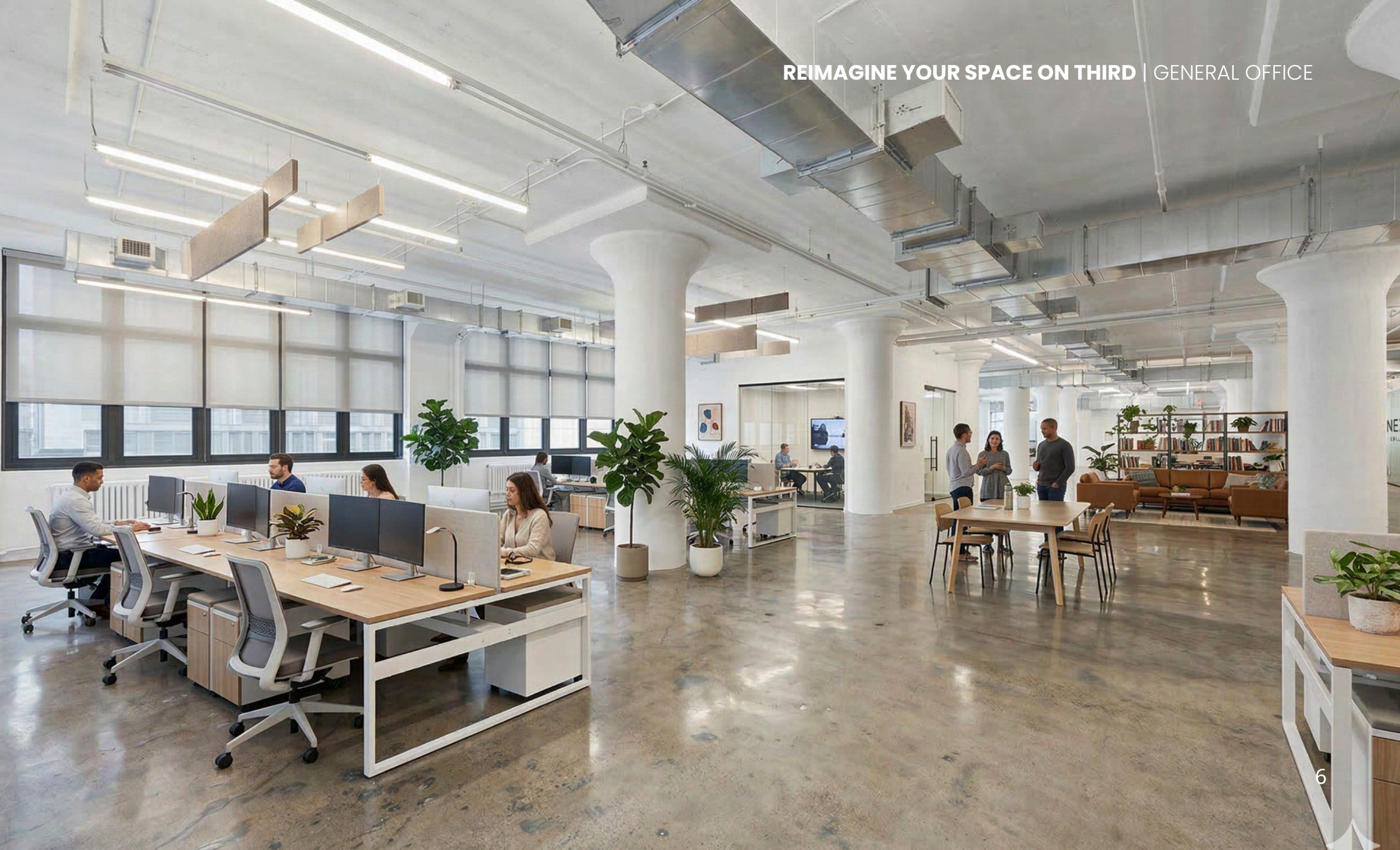
OFFICE | 3RD FLOOR

— YOUR BLANK CANVAS —

26,878 SF | ASK: INQUIRE WITHIN



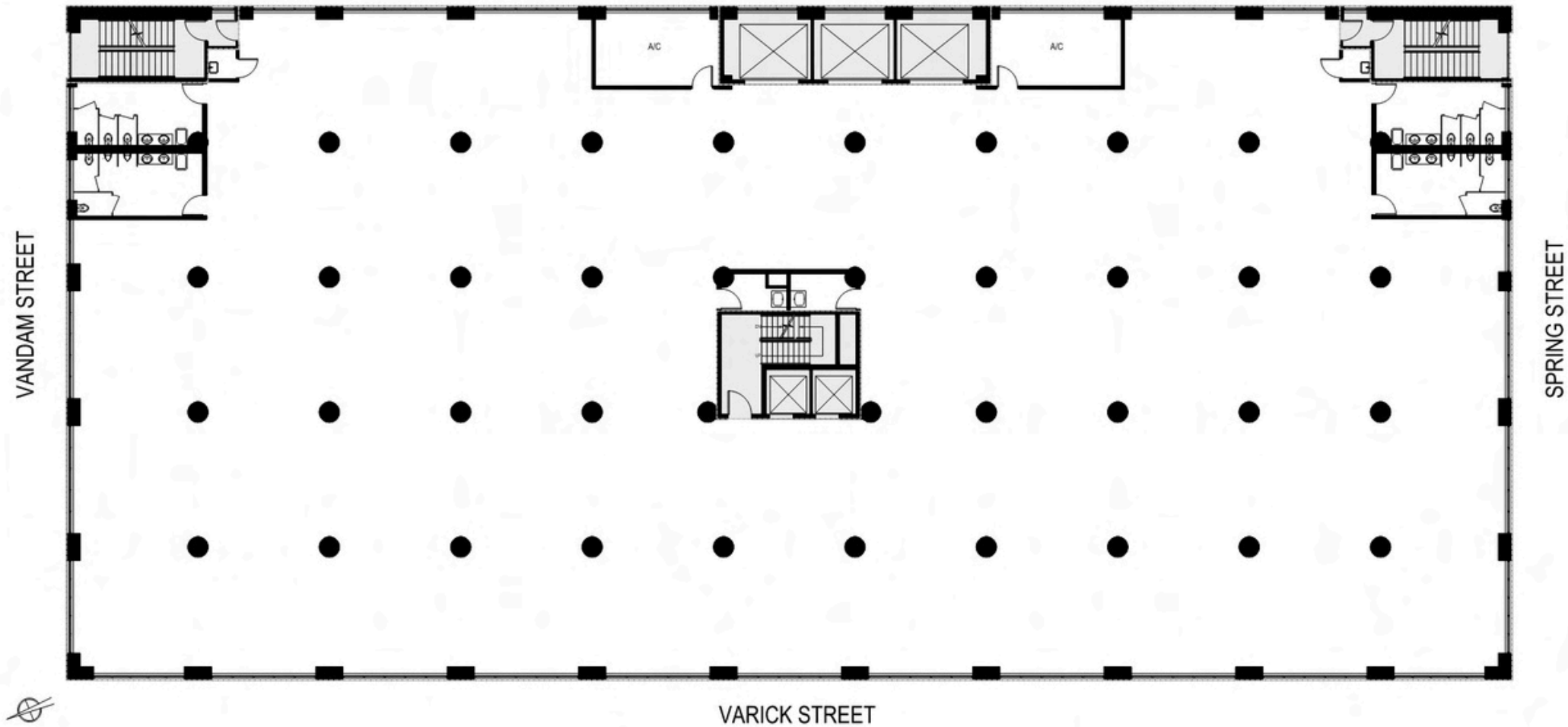
REIMAGINE YOUR SPACE ON THIRD | FASHION SHOWROOM



OFFICE | 3RD FLOOR

FLOOR PLAN

26,878 SF





OFFICE | PARTIAL 9TH

A BRIGHTER WAY TO WORK

13,349 SF | ASK: INQUIRE WITHIN

The partial 9th floor offers a bright corner unit with an efficient layout, featuring two restrooms, a wet pantry, freight elevator access, one conference room, eleven private offices, and a bullpen area designed for collaborative work.



OFFICE | PARTIAL 9TH

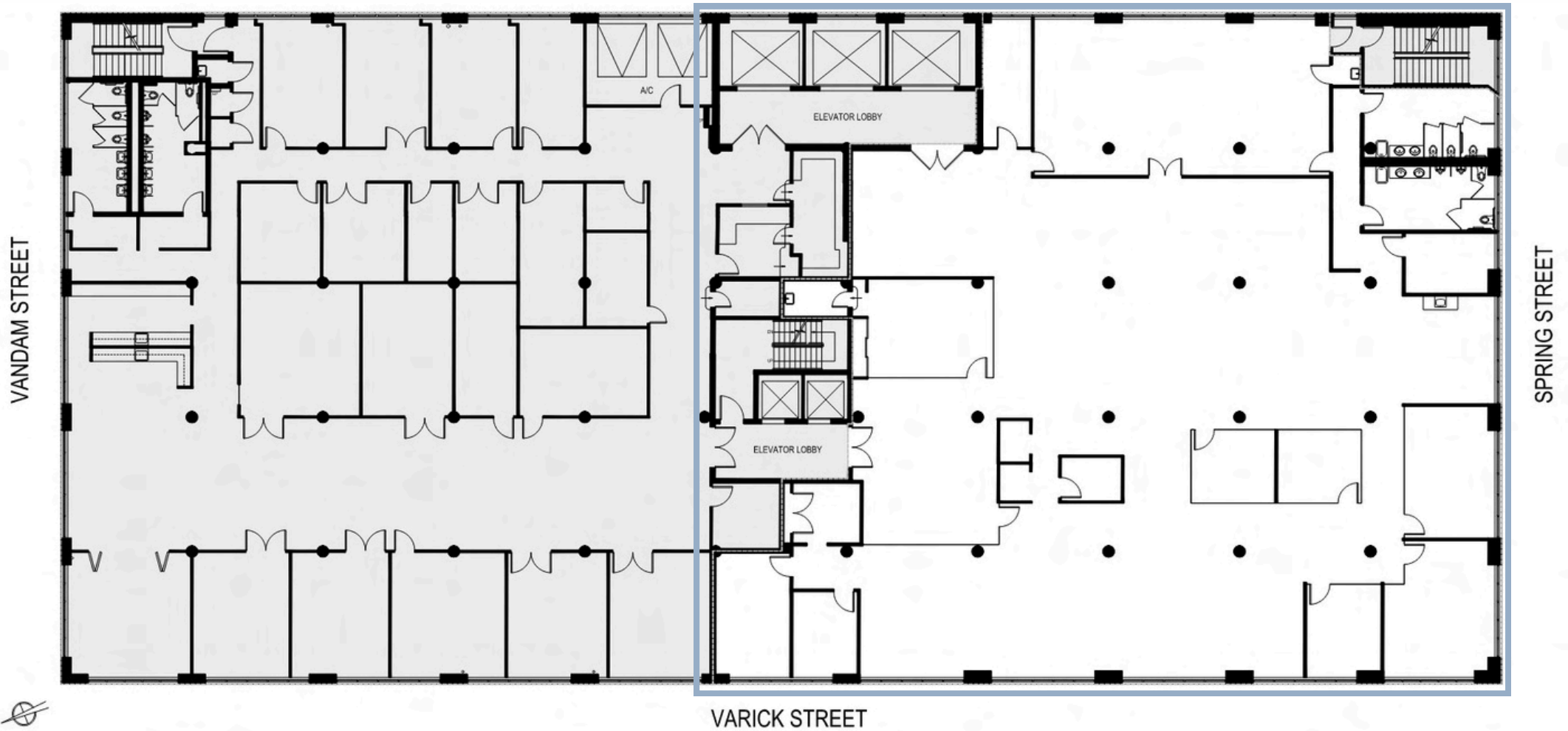


OFFICE | PARTIAL 9TH

OFFICE | PARTIAL 9TH

FLOOR PLAN

13,349 SF





OFFICE | PARTIAL 10TH

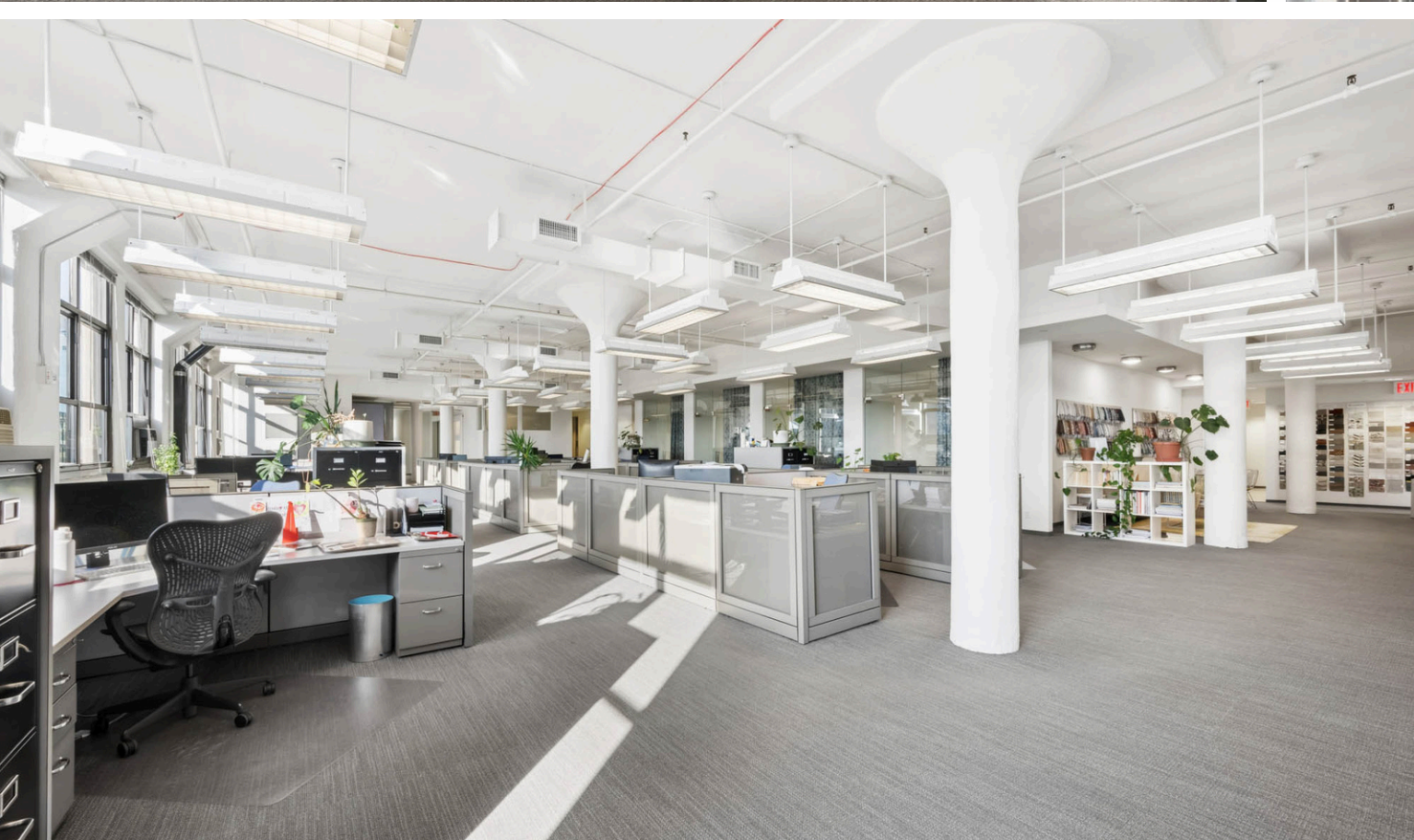
OPEN LIGHT & VIEWS

14,450 SF | ASK: INQUIRE WITHIN

The 10th floor features a built half-floor installation with 8 private offices, 2 conference rooms, and expansive open bullpens, complemented by massive windows on three sides, abundant natural light, soaring 12' ceilings, glass-fronted offices, tenant-controlled HVAC, freight elevator access, and a polished, move-in ready environment.



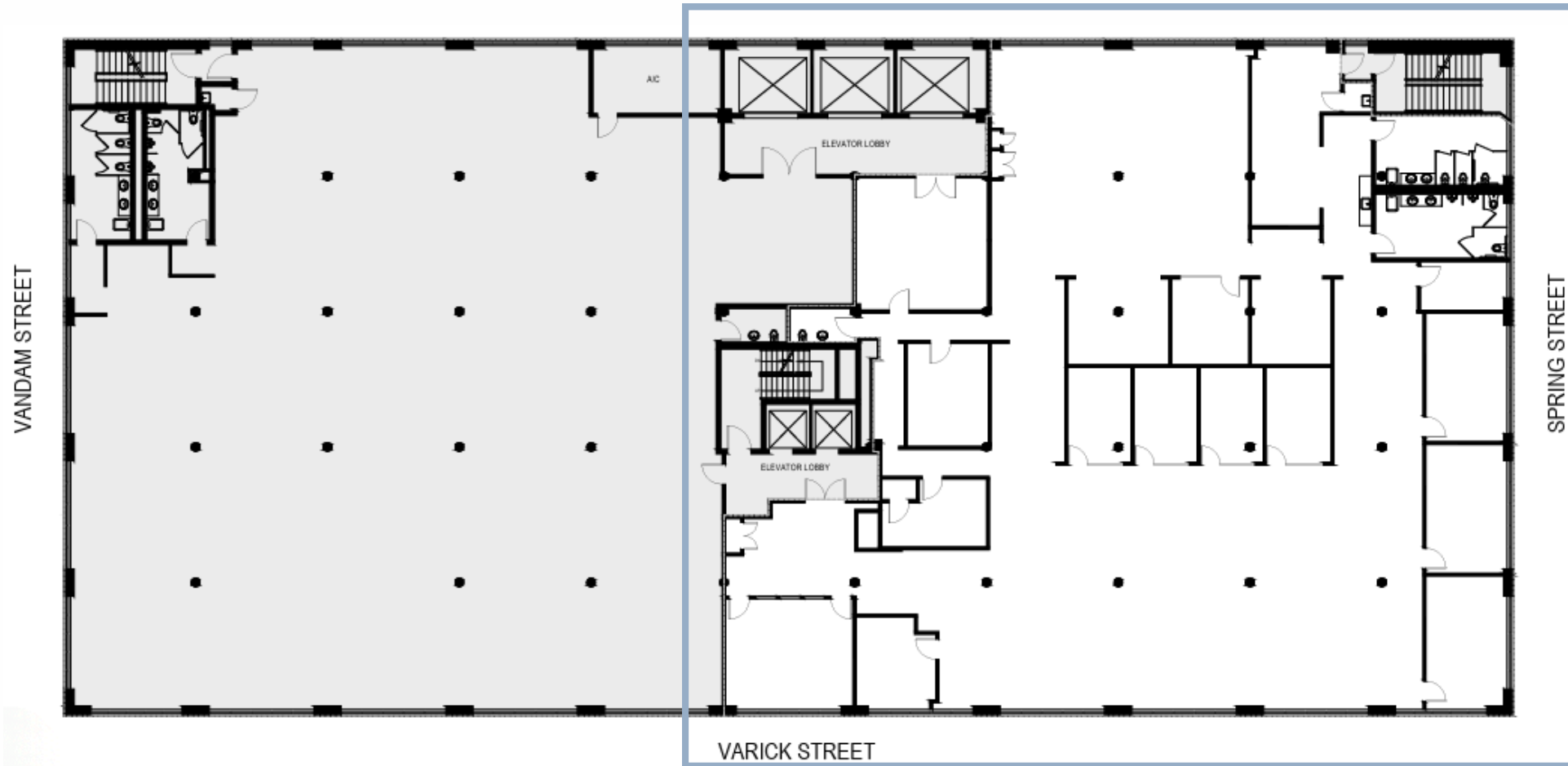
OFFICE | PARTIAL 10TH

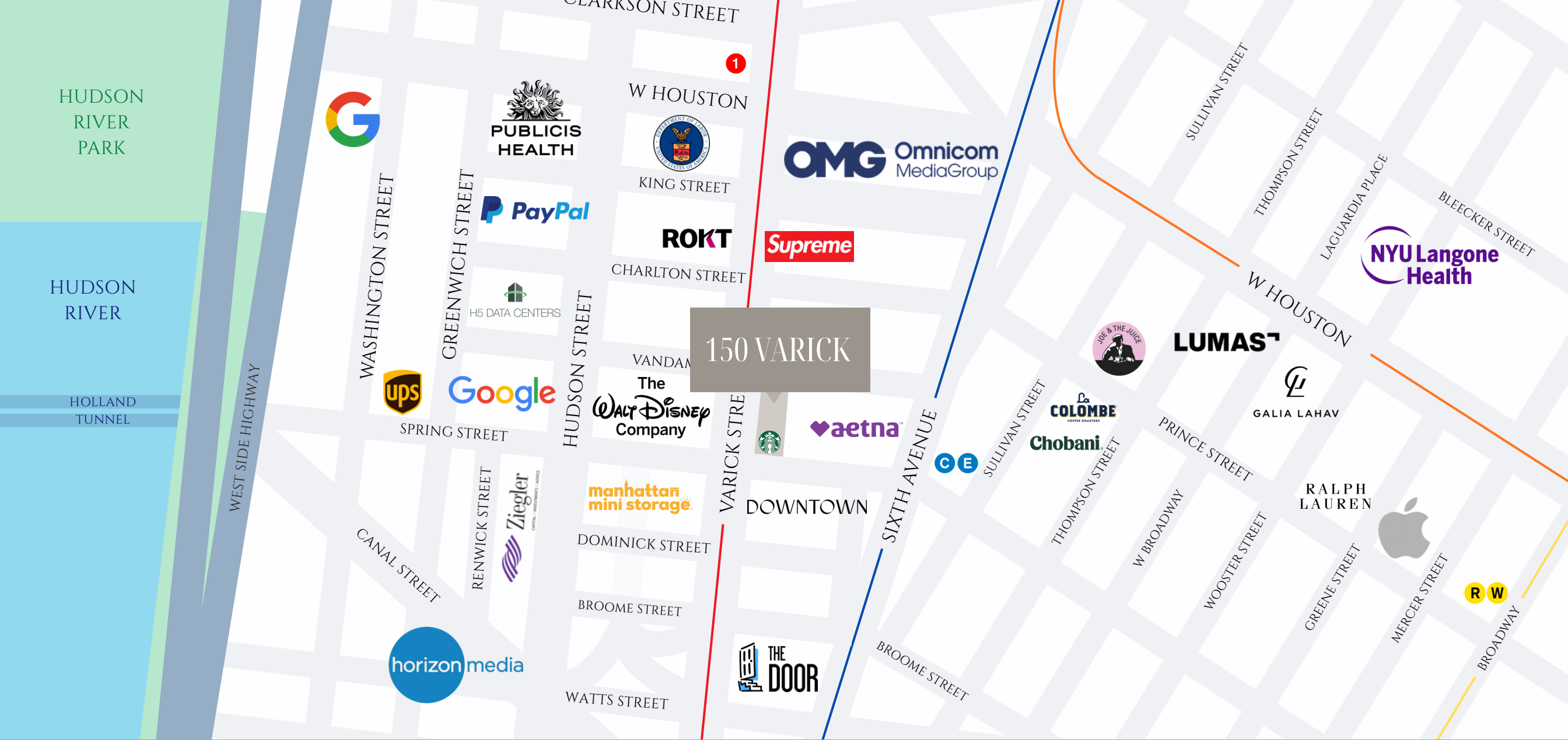


OFFICE | PARTIAL 10TH

FLOOR PLAN

14,450 SF





THE NEIGHBORHOOD

150 Varick Street sits at the intersection of technology, entertainment, media, and fashion in Downtown Manhattan. With close proximity to the 1, C, and E subway lines and easy access to the Holland Tunnel, the building offers excellent connectivity. Tenants are just steps from SoHo, the West Village, and Tribeca - surrounded by historic New York culture, dining, and creative energy.

150 VARICK



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