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Moinian Group breaks ground on \$200 million Hudson Arts Building: A 10-story, 200,000 s/f, class-A office tower

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Manhattan, NY Owner and developer The Moinian Group held a formal ceremony marking the official groundbreaking of the Hudson Arts Building, a 10-story, 200,000 s/f, class-A office tower located at 220 11th Ave. According to public sources, the development cost is \$200 million.

The ground-up development will offer tenants open, column-free floor plates, ceiling heights up to 17 ft., and 15,250 s/f of outdoor space. It will have one of the largest newly built rooftop spaces in the borough, spanning the entire avenue front from West 25th to West 26th St. The Hudson Arts Building is located at the intersection of the Meatpacking District, the Highline, the Hudson Yards District, and the West Chelsea arts district. The Hudson Arts Building will be built on spec, with occupancy in the Q3 of 2022.

Peter Riguardi, president of the New York Region at JLL, as well as colleagues Frank Doyle, Cynthia Wasserberger and Georgina Cook, will lead the Hudson Arts Building leasing efforts. The development will also include a flagship multi-level retail space totaling up to 25,000 s/f with 30-ft. ceilings, designed to cater to art tenants that seek to establish a hub in the West Chelsea Art's district.

"The Hudson Arts Building is the fusion of matchless design, the Highline, Hudson River, West Side energy, and artistic expression, providing the ideal location for tenants looking to establish an inimitable presence in the city," said Mitchell Moinian, The Moinian Group principal. "We want to

thank all of our partners who have dedicated themselves to this amazing project in the heart of Manhattan's hottest neighborhood. We are excited to deliver what we think will be the nicest new office building in Midtown South."

Slated to rise up to 145 ft., with most of the views open to the Hudson River, the Hudson Arts Building is designed by Studios Architecture, an international design practice focused on enhancing the human experience.

"Office tenants, institutional investors, residents, and commuters are recognizing the broader West Side's vibrancy, distinguished by its industrialized roots and now marked by its unparalleled amenities and new projects across property types," said Doyle. "As a result, West Chelsea has emerged as a target destination for progressive companies and talent alike."

The Hudson Arts Building is located between West 25th St. and West 26th St., three blocks from the 23rd St. subway station, which is serviced by the C and E trains as. The new 7 train and NYC ferry are located in the Hudson Yards District eight blocks north of the site.

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