



## Hudson Square Properties joint venture unveils 555 Greenwich - 16-story office tower

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Manhattan, NY Hudson Square Properties (HSP), a joint venture of Trinity Church Wall Street, Norges Bank Investment Management and Hines, has unveiled the completed 555 Greenwich, a 270,000 s/f, 16-story office tower in Hudson Square which combines with the historic 345 Hudson in a horizontal overbuild. With design by COOKFOX Architects, amenities, connectivity and sustainability features, 555 Greenwich sets a new standard for office buildings.

The building was constructed by Trinity with Hines as the development manager. In June, Hudson Square Properties closed on the forward purchase of 555 Greenwich, which brought the building into the joint venture as the 13th asset in an operating portfolio totaling more than six million s/f. The building's first tenant, a venture capital firm, moved in September.

555 Greenwich includes retail at the ground floor and office space above, with floor plates ranging from 15,000 s/f in the tower to 25,000 s/f in the podium. There are prebuilt office opportunities on the

partial 11th and full 13th floors. The prebuilds, designed by Vocon, are move-in ready, featuring a mix of conference rooms, private offices, collaboration space and open work stations.

The most transformative aspect of 555 Greenwich is its combination of wellness and sustainability-forward features, including geothermal and radiant heating and cooling, full electrification to eliminate the on-site use of fossil fuels, and a dedicated outside air system to provide 100% outside air to tenants. The interconnected 345 Hudson has been selected by the New York State Energy Research and Development Authority (NYSERDA) as a partner in the NYSERDA Empire Building Challenge. Together, 555 Greenwich and 345 Hudson will exceed NYC's 2030 climate targets for office buildings by over 45% while meeting NY State's 2050 carbon neutral targets. 555 Greenwich is expected to achieve the highest rating (LEED Platinum) for sustainability.

The combined 555 Greenwich and 345 Hudson complex serves as a beacon of connectivity, from the physical connection of the buildings to the indoor-outdoor workplace that invites nature and inspires in-person collaboration. Featured attributes across the buildings include 25,000 s/f of private outdoor space via 10 outdoor terraces and one 8,000 s/f communal garden terrace, allowing for access to greenspaces, views of the city and Hudson River, art installations, event and conferencing space; game room, lounge and a fitness component.

The historic Art Deco structure at 345 Hudson, designed by Benjamin Whinston, informed the contemporary expression, massing, structure and materiality of 555 Greenwich. The solidity of 345 Hudson's cascading brick exterior dematerializes into thin, light masonry frames that allow window openings.

"The opening of 555 Greenwich marks an important milestone for the Hudson Square neighborhood," said Daniel Rafkin, director at Hines. "We have worked diligently to ensure this project integrates seamlessly with the existing neighborhood fabric by offering a dynamic mix of commercial and retail spaces and creating a sustainable, energy-efficient workplace to support the needs of today's office workers. 555 Greenwich is at the forefront of sustainable development, and we're excited to continue building on the growth and energy surrounding the Hudson Square community."

"We have always envisioned 555 Greenwich as the architectural completion of 345 Hudson," said Rick Cook, founding partner of COOKFOX Architects. "The massing and brick composition establishes this relationship aesthetically while remaining distinctly contemporary. Aligning the floor slabs between 345 Hudson and 555 Greenwich necessitated structural caissons that were set deep into the bedrock, which unlocked the potential of geothermal energy and, in turn, enhanced the viability of a thermally active superstructure and all-electric systems. This high-performance structure was ultimately possible because of a shared commitment to sustainability between our studio and the ownership group. These values were what drove us to exceed standards for decarbonizing the built environment."

555 Greenwich is located in the Hudson Square neighborhood, between the West Village, Soho, and Tribeca and near the Hudson River Greenway. The area has emerged as a world-class

innovation hub, with companies including Google and Disney putting down roots in Hudson Square this year alone.

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