



## Hines expands headquarters in NY at 555 Greenwich+345 Hudson

June 25, 2024 - Front Section



Manhattan, NY Hines is nearly doubling its New York City office space with a 12-year lease at 555 Greenwich+345 Hudson. 555 Greenwich has garnered industry acclaim for its innovative sustainability system and full electrification to eliminate the on-site use of fossil fuels resulting in 80% less energy usage than similar structures in the borough.

Currently occupying over 17,000 s/f on the 12th floor of 345 Hudson, Hines will expand its footprint by an additional 15,000 s/f into the adjacent 555 Greenwich, which was completed and now connects to 345 Hudson via a horizontal overbuild. Situated in the Hudson Sq. neighborhood, the former printing district, with its architecture, has transformed into a hub for innovation, tech, and creativity. With companies like Google and Disney committing to new headquarters in the area, proximity to transit and the waterfront, and a growing residential population, Hudson Sq. is representative of a mixed-use downtown neighborhood.

Designed by COOKFOX Architects, the combined 555 Greenwich+345 Hudson complex amenities include 25,000 s/f of private outdoor space via 10 outdoor terraces and one 8,000 s/f communal garden terrace; natural light via floor-to-ceiling windows; views of the city and Hudson River; communal workspaces; art installations; event and conferencing space; a casual lounge; food and beverage offerings; and a fitness and wellness center. The development also features a dedicated outdoor air system (DOAS), a unique geothermal energy supply, and an integrated heating system that utilizes AI to move heat between floors. It is on track to achieve LEED Platinum status, one of the industry's highest ratings for sustainability.

555 Greenwich+345 Hudson is part of the Hudson Square Properties portfolio, a joint venture of Trinity Church Wall Street, Norges Bank Investment Management, and Hines, consisting of 13 office buildings across six million s/f of commercial space.

“Hines is strategically broadening our New York City office footprint to represent our growth in this unparalleled financial hub –as we have similarly recently done in key locations such as London, Singapore, and our headquarters in Houston,” said David Steinbach, global chief investment officer at Hines. “We eagerly anticipate revealing our premier office to investors, partners – and most notably, our valued employees.”

“Hines’ expansion at 555 Greenwich+345 Hudson demonstrates our conviction that this building and the Hudson Square neighborhood represent the future of the workplace,” said Sarah Hawkins, CEO of east region at Hines. “We are proud that our office will showcase our commitment to architecture, and sustainability, and will provide a next-generation work environment to our employees in the most dynamic neighborhood in New York City.”

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