



Hines expands regional headquarters

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Manhattan, NY Hines is nearly doubling its New York City office space with a 12-year lease at 555 Greenwich+345 Hudson. Described by Fast Company as “New York’s most energy-efficient new office building,” 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 city.

“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 CIO at Hines.

“We eagerly anticipate revealing our premier office to investors, partners – and most notably, our valued employees.”

Currently occupying over 17,000 square feet 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 recently completed and now seamlessly connects to 345 Hudson via a horizontal overbuild. Situated in the Hudson Sq. neighborhood, the former printing district, with its distinctive architecture, has transformed into a vibrant 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.

“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.”

Designed by the award-winning COOKFOX Architects, the combined 555 Greenwich+345 Hudson complex will have one-of-a-kind amenities including 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; breathtaking 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.

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