

CASE STUDY

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# 315 Hudson St. (Manhattan)

## EFFICIENCY



### EFFICIENCY UPGRADES

In 2019, PGIM Real Estate provided a \$200 million refinancing loan to Jack Resnick & Sons for 315 Hudson St. in Manhattan.

The 10-year, fixed-rate loan will be used to refinance existing debt and fund the remaining costs of a renovation program that will be completed in 2019. The entire property is being redeveloped into a state-of-the-art Class-A office building to meet the needs of today's and tomorrow's office tenant.

The renovations include an expanded lobby, new mechanical systems, emergency generator, and new windows that will complement tenant amenities that include bike storage, showers & lockers, and a 10,000 square foot landscaped green roof. Located at the epicenter of New York City's dynamic creative industry in Hudson Square, steps from Soho, TriBeCa, and the recently-opened Hudson River Park, 315 Hudson offers proximity to an eclectic mix of restaurants, boutique hotels and shopping, as well as the Hudson River waterfront. This property is LEED EB:OM Certified with the U.S. Green Building Council.



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