

OFFERING MEMORANDUM

Hudson *House.*

New York, NY

Boutique office

ILLUSTRATIVE RENTABLE AREA

28,400 SF

ILLUSTRATIVE ASKING PRICE

\$24,000,000



A smaller footprint.

A more considered workplace.

City context photograph. Not the fictional sample property.

01 / THE PROPERTY

An asset with a point of view.

A boutique office concept with an intimate scale and a confident identity. The presentation places architecture, arrival, and the day-to-day tenant experience at the center of the story.

Intentionally boutique.

A focused building scale gives this concept a distinct alternative to a larger office campus, with a simple and legible property narrative.

Arrival with character.

A warm entrance and material-rich interiors frame the first impression before the presentation moves into workplace details.

Clarity on every page.

Architecture, workspace, and financial exhibits sit within one editorial system so the sample feels deliberate from cover to close.



City context image / not the fictional property

THE ASSUMED ASSET

ASSET FORMAT

Boutique office building

CONCEPT SETTING

Chelsea, New York

RENTABLE AREA

28,400 SF

ILLUSTRATIVE ASKING PRICE

\$24,000,000

PROJECT STATUS

Fictional design concept

02 / ILLUSTRATIVE FINANCIALS

A clear view of the assumptions.

SAMPLE ANNUAL OPERATING SCHEDULE

Hypothetical stabilized year / USD / No growth forecast

ANNUAL INCOME	ILLUSTRATIVE AMOUNT
Scheduled office rent	\$2,160,000
Illustrative ancillary income	\$60,000
Vacancy and collection allowance	(\$108,000)
Effective gross income	\$2,112,000
OPERATING EXPENSES	
Property taxes	(\$520,000)
Insurance	(\$96,000)
Repairs and maintenance	(\$130,000)
Utilities	(\$150,000)
Management	(\$84,480)
General administration	(\$65,000)
Illustrative net operating income	\$1,066,520

A DESIGN EXAMPLE

Every figure on this page is fictional. The schedule demonstrates table hierarchy, financial presentation, and assumption labeling.

ILLUSTRATIVE ASKING PRICE

\$24,000,000

SOURCE AND SCOPE

Source: invented internal assumptions prepared by Made for CRE for this sample. No leases, rent roll, property statements, tax records, or market studies were used.

The sample excludes financing, capital expenditures, reserves, taxes on ownership, transaction costs, and any sale scenario. It is not an underwriting model or recommendation.

03 / LOCATION AND NARRATIVE

A neighborhood-led story.



The sample uses Chelsea as the setting for a fictional boutique workplace. It is an exercise in communicating a neighborhood-led office identity, rather than a statement about actual availability, pricing, or tenant demand.

01 / THE SETTING

A New York office concept framed around a neighborhood-scale experience and a material-led architectural language.

02 / THE EXPERIENCE

An accessible arrival, understated common spaces, and a more personal connection between building and occupier.

03 / THE PRESENTATION

Bring the scale and character forward first, then organize the property facts and financial assumptions for easy review.

Your next property story.

City image: Ken Lund / [Wikimedia source](#) / [CC BY-SA 2.0](#)

Photo used with display crops. No retouching. The image shows city context, not the fictional asset.

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