



Headquartered in New York City, Cove is a privately held owner and operator of commercial real estate with a focus on office, retail, residential and industrial opportunities.

Cove Principals have over 50 years of direct real estate experience, predominantly in the United States, but also in Australia, Brazil, China, India, Mexico and Western Europe.

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441 NINTH 101 GREENWICH

PORTFOLIO

441 Ninth Avenue | New York City

VIEW GALLERY

441 Ninth Avenue was originally an 8-story building built as a warehouse in 1962 and later redeveloped as an office building in 1983. The property was acquired fee simple by Cove and its Joint Venture Partner in a marketed transaction in 2016 from Emblem Health, which owned and occupied the property prior to sale.

The existing building possesses a side core configuration with generous 50,000 RSF plates, 14'4"

SUBMARKET

HUDSON

YARDS

YEAR BUILT

1962

STORIES

26

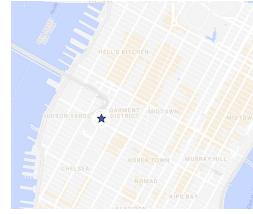
slab-to-slab heights and natural light on four sides and an onsite parking garage.

The property is located between 34th and 35th Streets along the entire block front on 9th Avenue, at the heart of the Hudson Yards and Penn Station development. It benefits from superior transportation access, being equidistant between Penn Station and the new 7 train extension servicing Hudson Yards, as well as the Port Authority and the Lincoln Tunnel.

Cove's business plan is to fully reposition the existing 8 story building and add an incremental 17 stories of rentable office floors above. The fully redeveloped Class A office property, named "Hudson Commons", will total approximately 700,000 RSF across 25 stories, with floor plates ranging from 16,000 RSF to 50,000 RSF. The contemplated design will incorporate 14'-28' ceiling heights, 8'3" vision glass in the podium, floor-to-ceiling vision glass in the tower and 14 terraces & balconies. The property is targeting LEED Gold and Wired Platinum certification and aims to offer a full package of amenities including tenant lounges, bike room, ample outdoor space and meeting room & conferencing facilities. The varied and flexible floor layouts are suited to a range of different sized tenants and industries including TAMI (Technology, Advertising, Media and Information), fashion, financial services and legal tenants.

For more information please visit:
www.hudsoncommons.com

**SQUARE
FEET**
700,000



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2019
2018
2017
2016

NKF Brokers Win Breakout Broker Award for Guiding Peloton to Hudson Commons

COMMERCIAL OBSERVER | JUNE 11, 2019 — By Breather Given the enormous popularity of the cycling workout Peloton, it's little surprise that the company has experienced explosive growth in both users and employees. When Peloton began searching for new office space in 2018, they required a space that was significantly larger than their existing HQ. So, they turned to Newmark Knight Frank [...]

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Under Construction: Hudson Commons at 441 Ninth Avenue

COMMERCIAL OBSERVER | APRIL 02, 2019 — By Rebecca Baird-Remba In New York City, developers usually knock down old buildings to construct new ones. Sometimes, however, owners use a little zoning magic to dramatically expand an older structure into a much larger tower. Such is the case at 441 Ninth Avenue, an eight-story 1960s warehouse that's getting an 18-story extension between West [...]

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Hudson Yards Officially Opens in NYC

COMMERCIAL PROPERTY EXECUTIVE | MARCH 15, 2019 — By Holly Dutton The new neighborhood on the far west side of Manhattan is the largest private real estate development in U.S. history. Nearly ten years after the New York City Council approved the Related Companies' multi-billion plan to rezone and develop a 28-acre site on the far west side of Manhattan, the first phase of [...]

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Cove Property Group's Bet on Penn Plaza Pays Off as its Hudson Commons Project Adds Another Anchor Tenant

COSTAR | FEBRUARY 27, 2019 — By Diana Bell As part of its gut repositioning of Hudson Commons at 441 Ninth Ave., developer Cove Property Group is creating a penthouse unit with trading floor. Image: Cove Property Group Lyft, a popular ridehailing app rivaled only by Uber, is the newest technology tenant to sign on for new headquarters space at Hudson Commons, [...]

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Lyft Signs Lease With Cove Property Group

PR NEWSWIRE | FEBRUARY 25, 2019 — By Cove Property Group Ride-hailing company signs 100,638 rsf lease at new 441 Ninth Avenue Cove Property Group (“Cove”) announced today the signing of a 100,638 rentable square foot lease by Lyft, Inc at Hudson Commons, a 28-story creatively repositioned office tower located in Manhattan at 441 Ninth Avenue and 34th Street. The building’s location [...]

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Lyft signs 100K sf lease at Cove Property’s 441 Ninth Avenue

THE REAL DEAL | FEBRUARY 21, 2019 — By David Jeans A rendering of 441 Ninth Avenue with the Lyft mustache (Credit: Cove and Wikipedia) Ride-share behemoth Lyft has signed a 100,000 square foot lease at the Hudson Commons new development on the Far West Side. The San Francisco-based firm will move into Cove Property Group’s 700,000-square-foot new development building at 441 Ninth [...]

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