



SINCE 1952



249 WEST 34TH STREET

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249 West 34th Street is a commercial 7-story mid-rise building built in 1925. With boutique floorplates, the building offers loft-styled spaces in the midst of bustling 34th Street in the historic Garment District.

The building is located in close proximity to multiple transportation links, including the 1, 2, 3, A, C and E trains at 34th Street and rail links on the LIRR and Amtrak at Penn Station. 34th Street boasts a large number of world-famous brands and the iconic Macy's for an exceptional retail experience. Whether it is day or night, there are a multitude of dining options nearby.



THE BUILDING

Location

West 34th Street between
7th and 8th Avenue

Year Built

1925

Renovations

N/A

Building Size

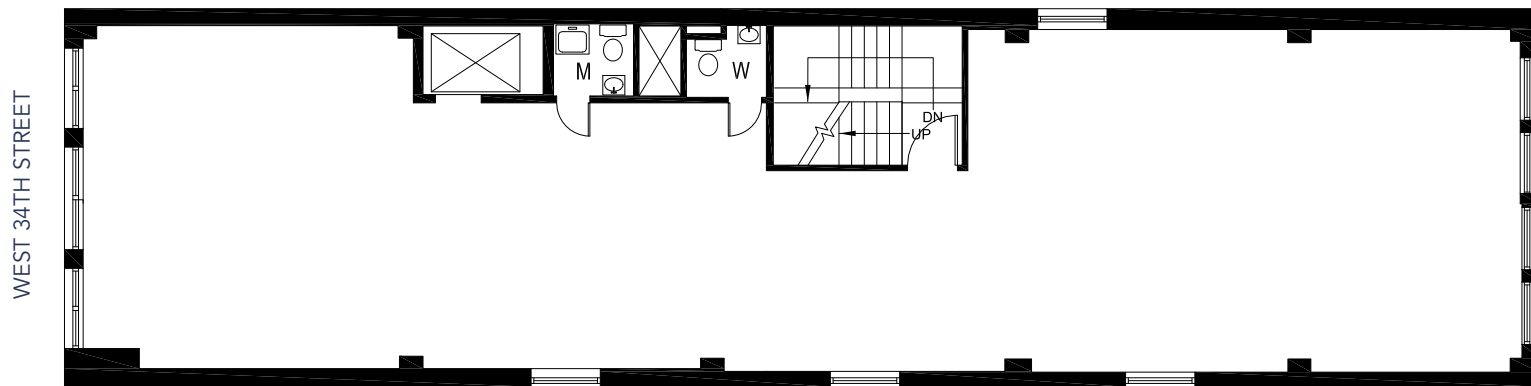
17,500 SF

Floors

7, 1 below-grade



TYPICAL FLOOR PLAN 2,500 RSF



BUILDING SPECIFICATIONS

Location	West 34th Street between 7th and 8th Avenue
Year Built	1925
Architect	N/A
Building Size	17,500 SF
Floors	7, 1 below-grade
Construction	Masonry
Renovations	N/A
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	60 lbs./SF
Avg Slab-to-Slab Ceiling Heights	9-10'
Column Spacing	10'
Elevators	1 freight
HVAC	Window units, perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated
Fire & Life Safety Systems	Fireproof building
Security Access	Key card access, closed-circuit cameras
Building Hours	24/7 tenant access
Telecom Providers	Verizon, Spectrum
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	34th St-Penn Station (A,C,E,1,2,3), 34th Street-Herald Square (B,D,F,M,N,Q,R,W), 33rd Street PATH (Orange, Blue), Times Square-42nd Street (N,Q,R,W,7), 42nd Street-Port Authority (A,C,E), Port Authority Bus Terminal, Penn Station for Amtrak and regional trains
Amenities (Neighborhood)	Macy's, Madison Square Gardens, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel, Starbucks

GARMENT DISTRICT

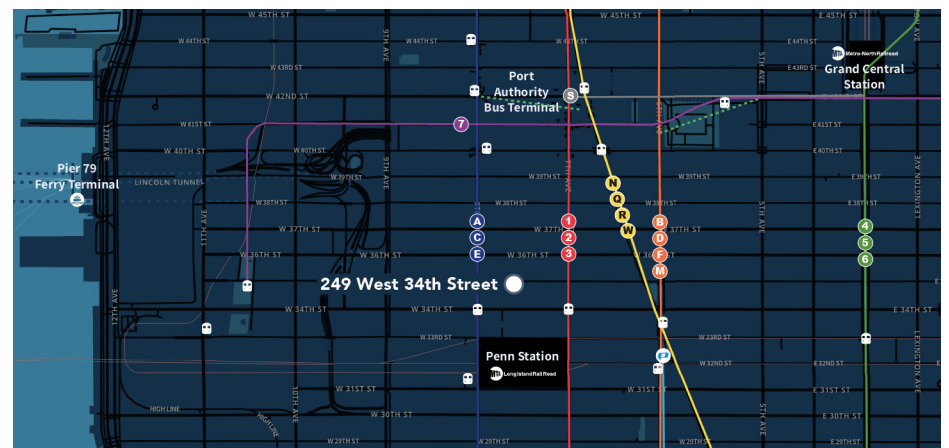
The Garment District lies at the heart of the commuter triangle, marked by Penn Station, Grand Central Station and Port Authority Terminal. Situated between Fifth Avenue and Ninth Avenue, from 34th to 42nd Streets, this area is also known as the Fashion District. It has rich history as home to showrooms, fashion design and production houses, as well as garment wholesalers. Well-known labels like Carolina Herrera, Calvin Klein and Donna Karan among others all maintain a collection of showrooms, production centers and offices in the area.

Even with its rich history in fashion, the economics of manufacturing have changed over the years, so the district has seen an influx of other businesses, including media, creative agencies, law firms and tech. Even so, local sample sales still prove popular with workers and residents.

Art plays a vital role in the area with Space for Public Art – a street-level space for local artists and designers to grab the attention of passers-by – and Bene Rialto, featuring emerging brands, an educational co-working space and experiential event space. For a mix of art and café culture, MacarOn Café and Café Grumpy are popular destinations.

For mainstream retail all needs are met at 34th Street and Herald Square. Bryant Park to the east offers open space and seating to meet and relax, alongside the stunning New York Public Library's main building and its 50 million-plus catalog.

The major transportation hubs at Penn Station and Times Square serve the Garment District, with access to 1,2,3,A,C,E,N,Q,R and W trains, plus connection to New Jersey Transit, Amtrak, and Long Island Rail Road. Metro-North Railroad can be accessed from Grand Central Terminal.



ABOUT MANAGEMENT

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Committed to building a better New York since 1952, GFP Real Estate is a vertically integrated owner, operator, property manager and developer of commercial real estate in the New York Tri-State Region. With over 50 buildings and more than 11 million square feet under Ownership, GFP's portfolio includes some of the City's most iconic real estate assets, including the Flatiron Building (175 Fifth Avenue), The Film Center Building (630 Ninth Avenue), 515 Madison Avenue, 1560 Broadway and 40 Worth Street. In addition to managing and leasing its own properties, GFP also provides management and leasing services to third-party building owners, representing an additional 22 buildings that cover more than 4 million square feet. The combined GFP portfolio of both owned and managed properties totals 72 buildings and approximately 16 million square feet, cementing the firm's reputation as one of New York City's premiere real estate owners and operators.

Helmed by three generations of the Gural family over six decades, the company is steeped in the tradition of doing business the family way. GFP Real Estate delivers unparalleled service to their over 2,500 tenants, one-third of which are not-for-profits. The company employs more than 600 full-time professionals to oversee every element of real estate management. Their dedication results in a remarkable 90% tenant renewal rate and 99% occupancy rate.