



SINCE 1952



206 FIFTH AVENUE

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Originally built as dwellings in 1856-57 by S. Perry, 206 Fifth Avenue was converted to commercial use in the late-nineteenth century, at a time when the residential blocks surrounding Madison Square Park were gradually being redeveloped as first-class hotels, clubs, theaters and restaurants.

The building has frontages on both Fifth Avenue and Broadway. The building's Broadway façade was replaced in 1892 to the designs of architect J. William Cromwell for the Estate of A. Perry. In 1911, the ground floor was occupied by silversmith Theo. B. Starr. The current Fifth Avenue façade, designed by architects Townsend, Steinle & Haskell, Inc., was installed in 1919 for the Emigrant Savings Bank, a bank established to protect immigrants' savings from exploitation. This loft style building, whose exterior remains largely intact after 1892 and 1919 alterations, is now home to the private French school Ecole Internationale de New York.

Across from Madison Square Park, 206 Fifth Avenue benefits from extensive dining and retail throughout Nomad and the Flatiron District. The building is served by nearby R and W trains at 23rd Street, and F and M trains and PATH service at 6th Avenue.





# THE BUILDING

**Location**

5th Avenue between West 25th and West 26th Street

**Year Built**

1857

**Renovations**

Elevators - 2010; Restrooms - 2010

**Building Size**

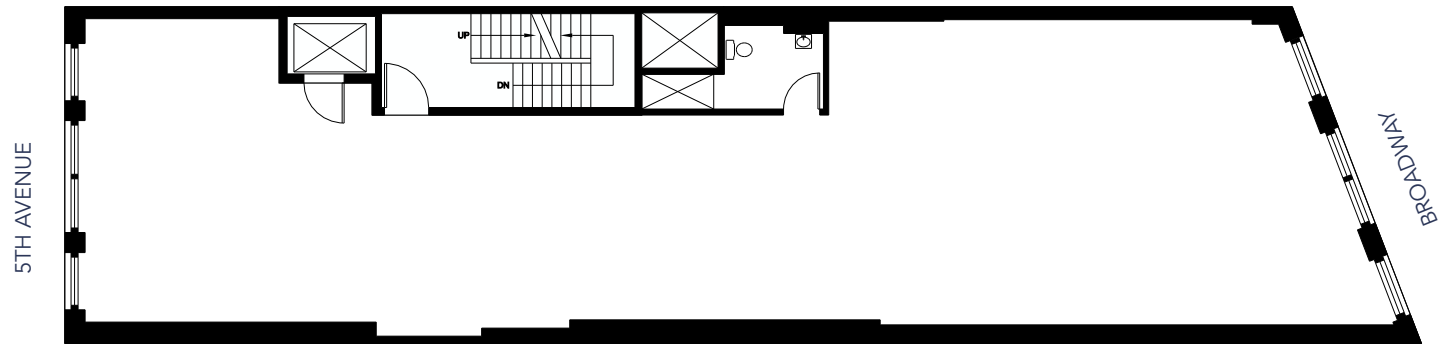
19,500 SF

**Floors**

5, 2 below-grade



# TYPICAL FLOOR PLAN 3,700 RSF



# BUILDING SPECIFICATIONS

Location	5th Avenue between West 25th and West 26th Street
Year Built	1857
Architect	J. William Cromwell
Building Size	19,500 SF
Floors	5, 2 below-grade
Construction	Brick
Renovations	Elevators - 2010; restrooms - 2010
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	75 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'
Column Spacing	18'
Elevators	1 passenger
HVAC	Perimeter steam and pipe heating
Electrical	5 watts/RSF

Windows	Operable
Fire & Life Safety Systems	Class E fire alarm system with command station, 1st floor sprinklered
Security Access	N/A
Building Hours	N/A
Telecom Providers	N/A
Cleaning	N/A
Bicycle Storage	N/A
Municipal Incentives	N/A
Transportation	28th Street Station (N,Q,R,W), 23 Street PATH (Orange, Blue), 28th Street (4,6)
Amenities (Neighborhood)	230 Fifth Roof Top Garden & Penthouse Lounge, Lois Lane Travel, Eataly Flat Iron, Ilii Restaurant, SoulCycle NoMad, CrossFit NYC, Wagamama, Madison Square, New York Health & Racquet Club

# FLATIRON DISTRICT

The district is named after the world renowned Flatiron Building, situated at the crossroads of Fifth Avenue and Broadway at 23rd Street. The Flatiron district is bound by Union Square to the south, 23rd Street to the north, and reaches west to Sixth Avenue and east to Park Avenue South.

This iconic neighborhood offers an abundance of amenities for many area workers and residents. From the open space of Madison Square Park – and the very first Shake Shack that still has lines forming nearly 15 years since the first humble summer cart was replaced with a permanent kiosk – to high-end eateries and much in between, it is a foodie’s paradise.

For something ultra-smart, diners at Eleven Madison Park, named the Best Restaurant in the World in 2017, sample 3-star Michelin cuisine from Chef-owner Daniel Humm. For similarly polished execution in a more relaxed yet extremely stylish setting, Mexico’s leading chef Enrique Olvera has been wowing diners since 2014 at Cosme, which also made the top 50 list. Other go-to destinations include Jean-Georges Vongerichten’s ABC kitchen with locally sourced farm-to-table offerings and Gramercy Tavern.

Another famous chef making his mark in the area is Mario Batali. Eataly, the original location of his famed Italian market with offerings through morning to night, keeps the lunch crowd and late-night diners happy with restaurants, counters, cafés and the market.

There are numerous high-profile tenants in the area including Credit Suisse, Yelp, Sony and Tiffany’s.

Transport connections include N, Q, R, W trains at 23rd Street and Fifth Avenue, 4 and 6 trains from 23rd / Park Avenue South and PATH service from 23rd / Sixth Avenue.





# ABOUT OWNERSHIP

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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 55 buildings and more than 12.8 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 20 buildings that cover more than 4 million square feet. The combined GFP portfolio of both owned and managed properties totals 75 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.