



SINCE 1952



1560 BROADWAY

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Built in 1925 and designed by the Bethlehem Engineering Corporation, 1560 Broadway is a historic, 17-story building located in the heart of Times Square.

Home to Actors' Equity, 1560 Broadway underwent major redevelopment in 2014 and was connected to the neighboring landmarked I. Miller Building by Rosen Johnson Architects. The ambitious project included the addition of a monumental new office entrance, a 100-foot-long fourth floor sky lobby served by shuttle elevators and providing direct dispatch elevators to the top floors, and the opening up of four contiguous floors of prime Times Square retail space, created by moving the original office entrance, to deliver significant street presence.

Positioned at the center of the Theater District, 1560 Broadway is a landmark of commerce that now takes an even more prominent place in this always vibrant location, drawing people to world-renowned shows, major retailers and a multitude of eateries.

Numerous subway lines at nearby 42nd St-Times Square, Rockefeller Center, 49th Street and Port Authority provide fast transportation links with all areas of Manhattan and beyond.



THE BUILDING

Location

7th Avenue between West 46th Street and West 47th Street; Building entrance on West 46th Street.

Year Built

1924

Renovations

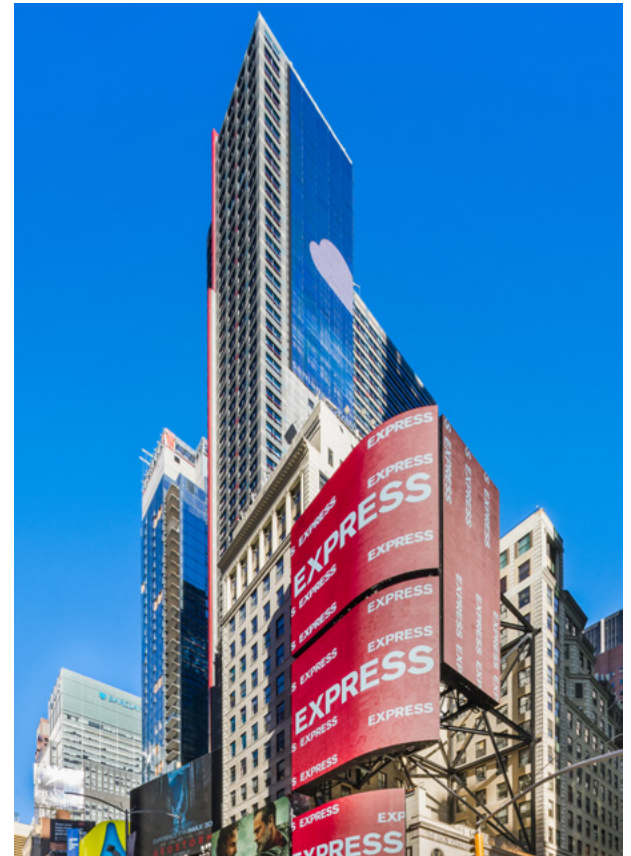
Lobby - 2014; Restrooms - 2017;
Destination Dispatch Elevators - 2019

Building Size

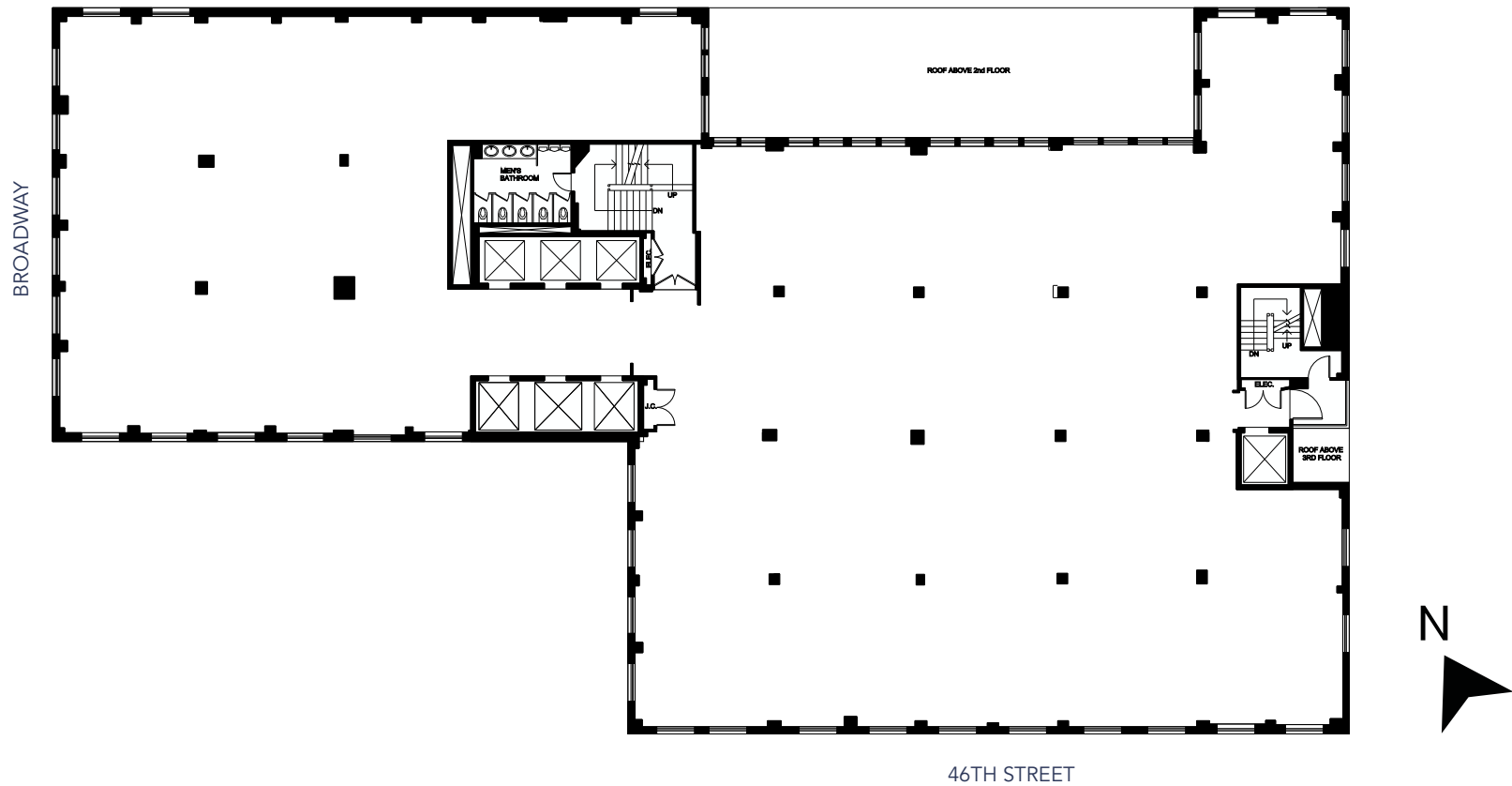
271,000 SF

Floors

17, plus penthouse, mezzanine,
1 below-grade



TYPICAL FLOOR PLAN 16,800 RSF



BUILDING SPECIFICATIONS

Location	7th Avenue between West 46th Street and West 47th Street; Building entrance on West 46th Street.
Year Built	1924
Architect	Bethlehem Engineering Corporation
Building Size	271,000 SF
Floors	17, plus penthouse, mezzanine, 1 below-grade
Construction	Steel & concrete
Renovations	Lobby - 2014; restrooms - 2017; Destination Dispatch Elevators - 2019
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	120 lbs./SF
Avg Slab-to-Slab Ceiling Heights	10'5"
Column Spacing	20'
Elevators	10 passenger, 1 freight; Destination Dispatch
HVAC	Package air-cooled units, perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Class E fire alarm system with command station, defibrillator, full sprinkler installation in progress
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Spectrum, Captivate, AT&T, Verizon
Cleaning	Included; Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Subway lines N, Q, R, W from 49th St Subway Station; lines B, D, F, M from 47-50 St-Rockefeller Center Station; lines 1, 2 from 50th Street Station and line 7 from Times-Square-42 Street
Amenities (Neighborhood)	W New York Hotel, extensive shopping, dining and entertainment with all that Times Square has to offer. A short walk to MoMA

TIMES SQUARE

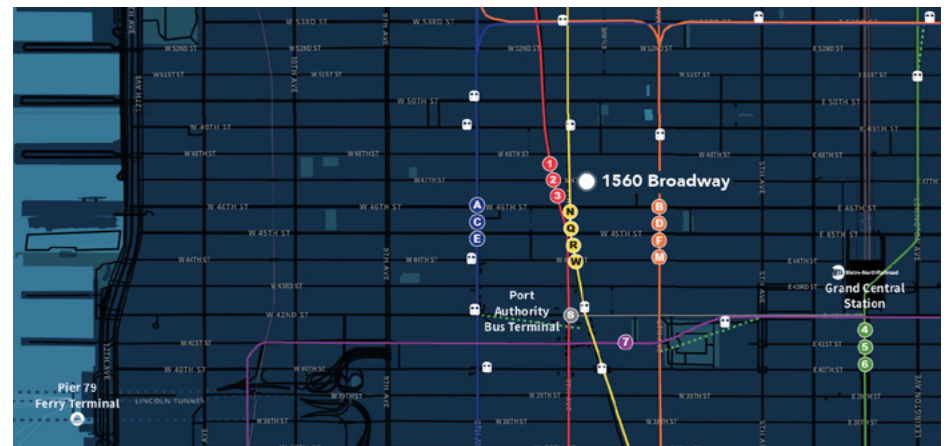
Times Square lies at the heart of the commuter triangle, marked by Penn Station, Grand Central Station and Port Authority Terminal. Situated between Fifth Avenue and Ninth Avenue, from 34th to 42nd Streets, this area is also known as the Fashion District. It has rich history as home to showrooms, fashion 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. 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, Moynihan Train Hall, and Times Square serve the Fashion 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 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 57 buildings and more than 13.8 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 additional buildings that cover more than 5 million square feet. The combined GFP portfolio of both owned and managed properties includes 80 buildings with over 18.5 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.