



SINCE 1952



27 UNION SQUARE WEST

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The 5-story early-modern building at 27 Union Square West was built in 1959 by the architect Max Siegel. The east side of the building, facing Union Square Park has a curtain wall of aluminum, glass and blue-green panels. The north side of the building is clad in white brick with horizontal window bands.

For over 31 years, the ground floor was occupied by the iconic Coffee Shop. Tenants can still get their coffee fix as the entrance nowadays is flanked by Joe's Coffee and Starbucks, with Chase Bank now on the corner. The rest of the building, floors 2 - 5 is office space. Union Square provides an excellent transport hub with access to the L, N, Q, R, W, 4, 5 and 6 trains, its renowned farmers' market, restaurants, varied retail, including the sprawling Barnes & Noble on the north side of the square, and the always popular W Hotel with its buzzing bar scene.



# THE BUILDING

**Location**

Corner of Union Square West  
and 16th Street

**Year Built**

1959

**Renovations**

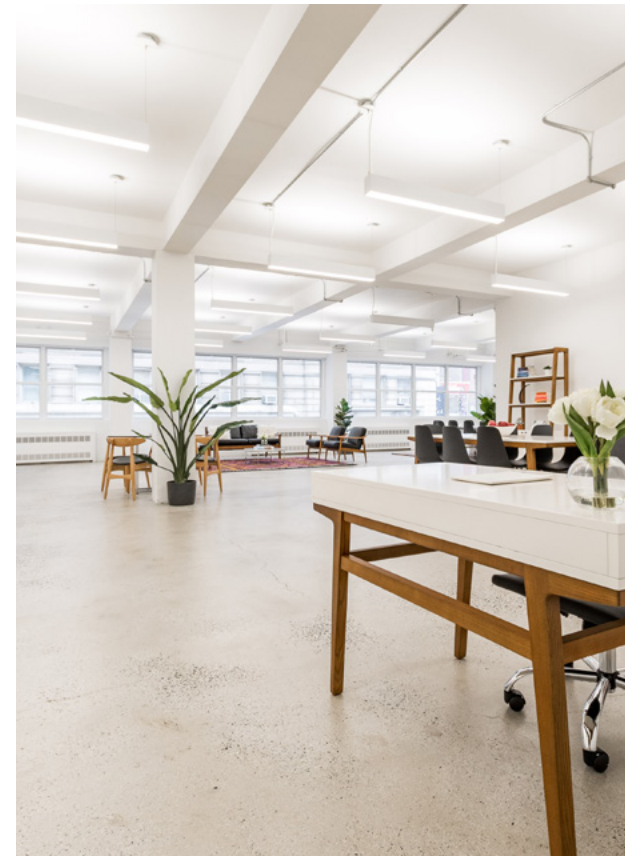
Lobby & Elevators - 2012; Boiler - 2015

**Building Size**

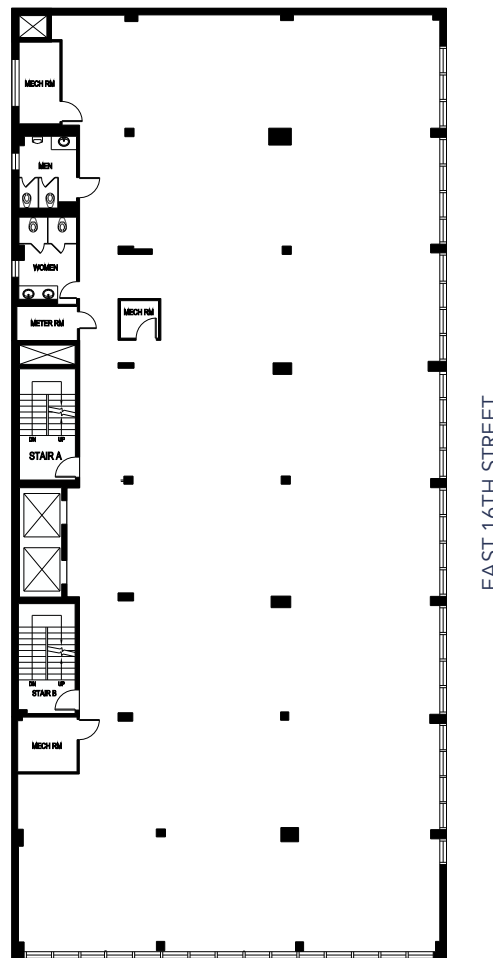
62,000 SF

**Floors**

5, 1 below-grade



# TYPICAL FLOOR PLAN 11,800 RSF



UNION SQUARE WEST



# BUILDING SPECIFICATIONS

|                                  |  |
|----------------------------------|--|
| Location                         | Corner of Union Square West and 16th Street                                  |
| Year Built                       | 1959   |
| Architect                        | Max Siegel   |
| Building Size                    | 62,000 SF  |
| Floors                           | 5, 1 below-grade   |
| Construction                     | Concrete, steel, glass   |
| Renovations                      | Lobby & elevators - 2012; boiler - 2015                                      |
| Loss Factor                      | Full floors: 27%; Multi-tenanted floors: no greater than 35%                 |
| Floor Loads (per SF)             | 125 lbs./SF  |
| Avg Slab-to-Slab Ceiling Heights | 12'  |
| Column Spacing                   | 10'  |
| Elevators                        | 2 passenger  |
| HVAC                             | Tenant-controlled package air-cooled units, perimeter steam and pipe heating |
| Electrical                       | 6 watts/RSF  |

|                            |  |
|----------------------------|--|
| Windows                    | Double-insulated, operable   |
| Fire & Life Safety Systems | Interior fire alarm system with outside central station, building fully sprinklered  |
| Security Access            | 24/7 attended lobby, key card access, closed-circuit cameras   |
| Building Hours             | 24/7 with guard  |
| Telecom Providers          | Verizon, Fiber   |
| Cleaning                   | Common Areas M-F   |
| Bicycle Storage            | None   |
| Municipal Incentives       | N/A  |
| Transportation             | Catch lines 4,5,6,L,N,Q,R and W from the 14th Street-Union Square Station or the F,M and L from 14th Street-6th Ave Station. You'll find the orange and blue PATH lines at the 14th Street Station |
| Amenities (Neighborhood)   | Union Square, Breads Bakery, Crunch Gym, ABC Home Store with ABC Cocina and abcV, W Hotel Union Square, AMC Loews, Regal Cinema, Trader Joe's, Staples, Strand Bookstore, Chase Bank, Joe's Coffee |

# UNION SQUARE

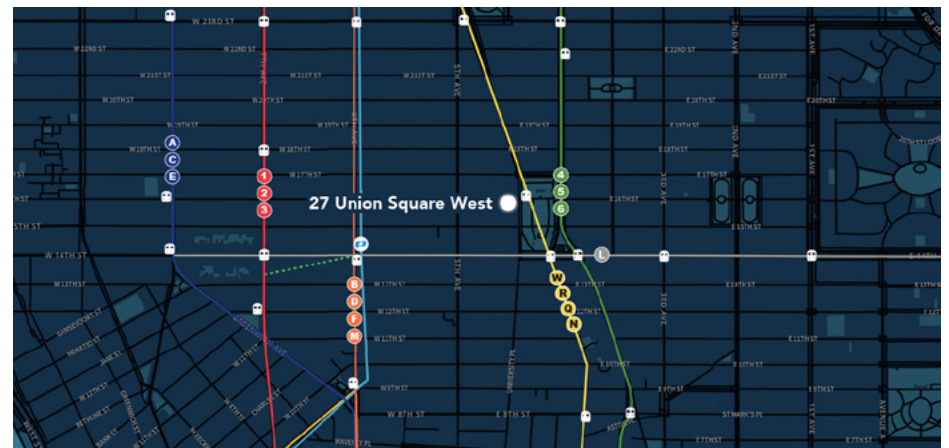
Dominated by Union Square Park which occupies over seven acres, the district runs from the square's base at 14th Street, a block beyond its northern edge, to 18th Street and a block west and east to Fifth Avenue and Irving Place respectively.

Surrounding the square are numerous buildings that evoke its rich history, many dating back to the 19th century. Fine examples include the Romanesque Lincoln Building at 1 Union Square West and the narrow Decker Building at 33 Union Square West with its Italian and Islamic influences – and where Warhol once had his Factory.

Packing retail, dining, commercial and residential space together, this is one part of New York that really rarely sleeps. The year-round farmers' market runs from 8am to 6pm four days per week, with tens of thousands coming to browse and buy fresh produce and flowers through the day. The square is a continuous hive of activity and is a major meeting point for people. Union Square is the place for book lovers with the historic Strand Bookstore and New York's largest Barnes & Noble, set over 4 stories in a landmark building on the north side, plus the renowned Rizzoli Bookstore only a few short blocks up Broadway.

Major tenants in the area include Facebook's second NYC campus, Dropbox, Hulu and Mashable. The area is expecting a wave of new tech firms with approval now granted to create the ambitious Union Square Tech Training Center on 14th Street.

14th Street-Union Square Station is a major hub with access to the N,Q,R,W,4,5,6 and L trains.



# 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.