



45 WEST 34TH STREET

The historic building located at 45 West 34th Street was completed in 1907 by the architects Howells & Stokes. Recently completed major capital improvements include a stunning new lobby, new elevators, new windows and new common corridors.

At twelve stories and 111,500 square feet, this beautiful building features a stone façade with carved architectural detailing that highlight the windows of every floor. With boutique full floors that can easily divide, the building is an ideal option for both medium-to-small sized tenants alike. Situated in the midst of the bustling 34th Street, the building caters to all tenants needs. Tenants benefit from a wealth of food, beverage and retail options seconds from the doorstep.

45 West 34th Street has easy access to many mass transportation links including the N,R,W,F,M, V and 6 subway trains, PATH trains as well as the Moynihan Train Hall, Penn Station and Grand Central Station.



THE BUILDING

Location
West 34th Street between
5th and 6th Avenue

Year Built
1907

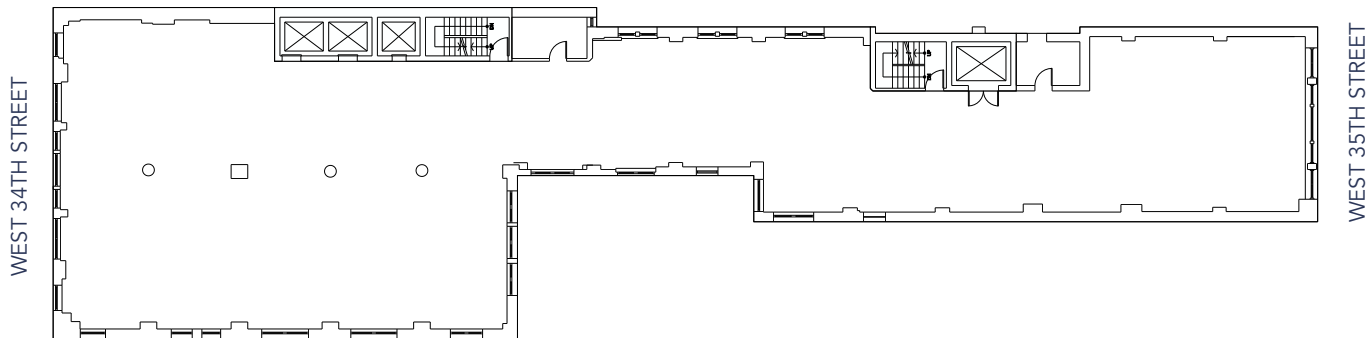
Renovations
Lobby - 2014

Building Size
115,000 SF

Floors
12, 1 below-grade



TYPICAL FLOOR PLAN 8,600 RSF



BUILDING SPECIFICATIONS

Location	West 34th Street between 5th and 6th Avenue
Year Built	1907
Architect	Howells & Stokes
Building Size	115,000 SF
Floors	12, 1 below-grade
Construction	Steel & masonry
Renovations	Lobby - 2014
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	3 passenger, 1 freight
HVAC	Tenant-controlled 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 outside central station, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Verizon, Spectrum, Pilot Fiber
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	34th Street-Herald Square (B,D,F,M,N,Q,R,W), 33 Street PATH Station (Orange, Blue), 33rd Street (4,5,6), 34th St-Penn Station (A,C,E,1,2,3), Port Authority Bus Terminal, The Moynihan Train Hall for Amtrak and regional trains
Amenities (Neighborhood)	Levi's, Empire State Building, Times Square, Crunch Gym, Madison Square Garden, H Mart, Fresh & Co, UPS Store, Capitol Cutlery, Macy's, short walk to Bryant Park, AMC Loews 34th Street

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. 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 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 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.