



SINCE 1952



5

UNION
SQUARE WEST

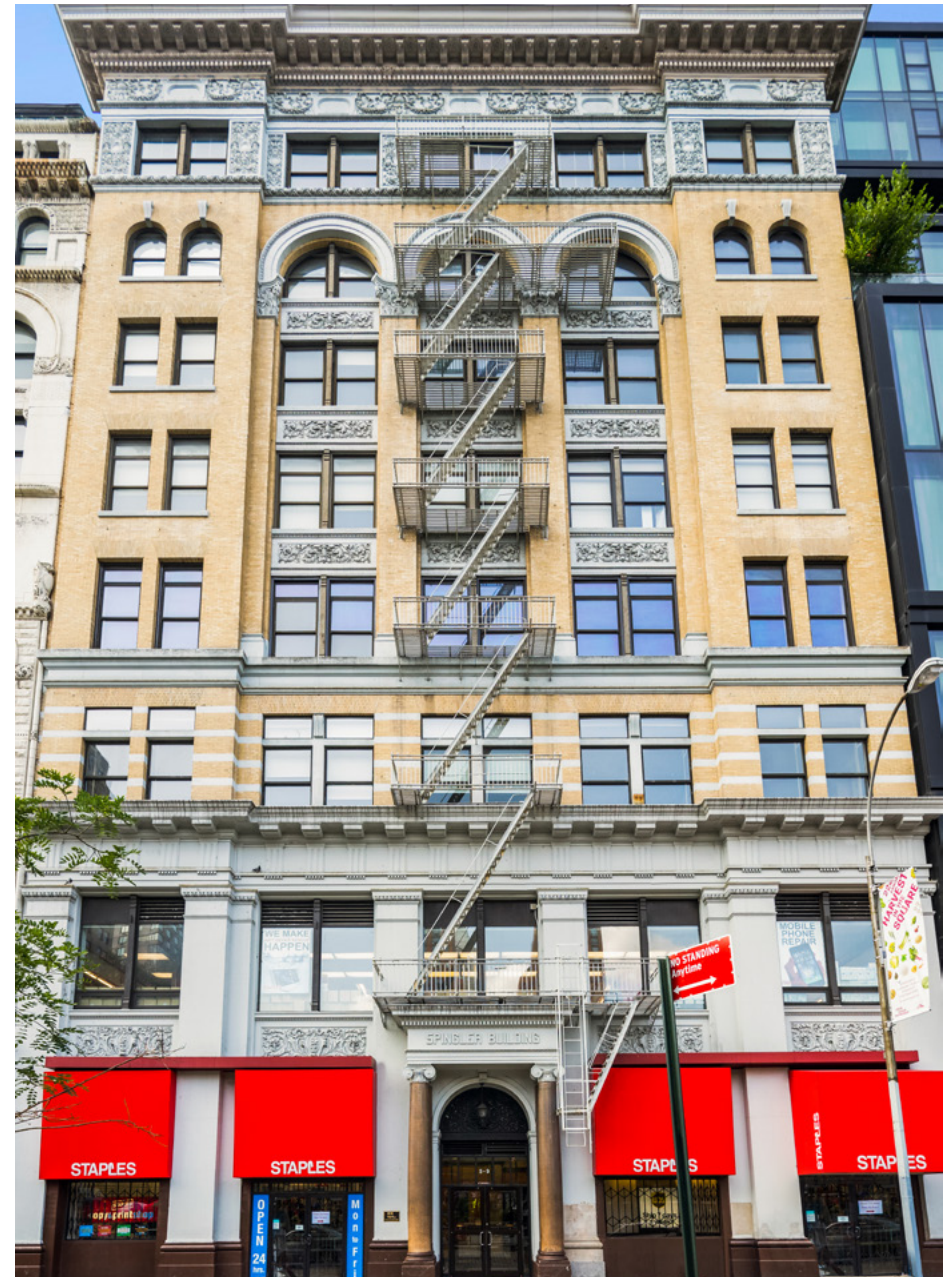
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Completed in 1897 and formerly known as the Springler Building, the building is an Italian Renaissance-inspired structure rising 8 stories high. Directly overlooking Union Square Park, the building's loft-like spaces feature wood floors, high ceilings, tall architectural columns and large operable windows that provide an abundance of natural light and beautiful park views.

The neighborhood provides easy access to a myriad of amenities including Union Square's renowned farmers' market, both casual and upscale restaurants and varied retail, including the city's largest Barnes & Noble only steps away.

Situated in the the middle of Manhattan, the building's location provides for easy access to both uptown and downtown via Union Square subway station which directly connects to the L, N, Q, R, W, 4, 5 and 6 trains.



THE BUILDING

Location

Union Square West between
14th and 15th Street

Year Built

1900

Renovations

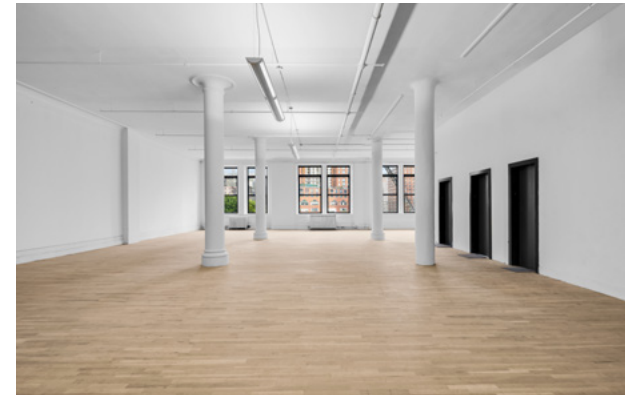
Lobby - 2004; Facade - 2006;
Elevators - 2010; Sidewalk - 2018

Building Size

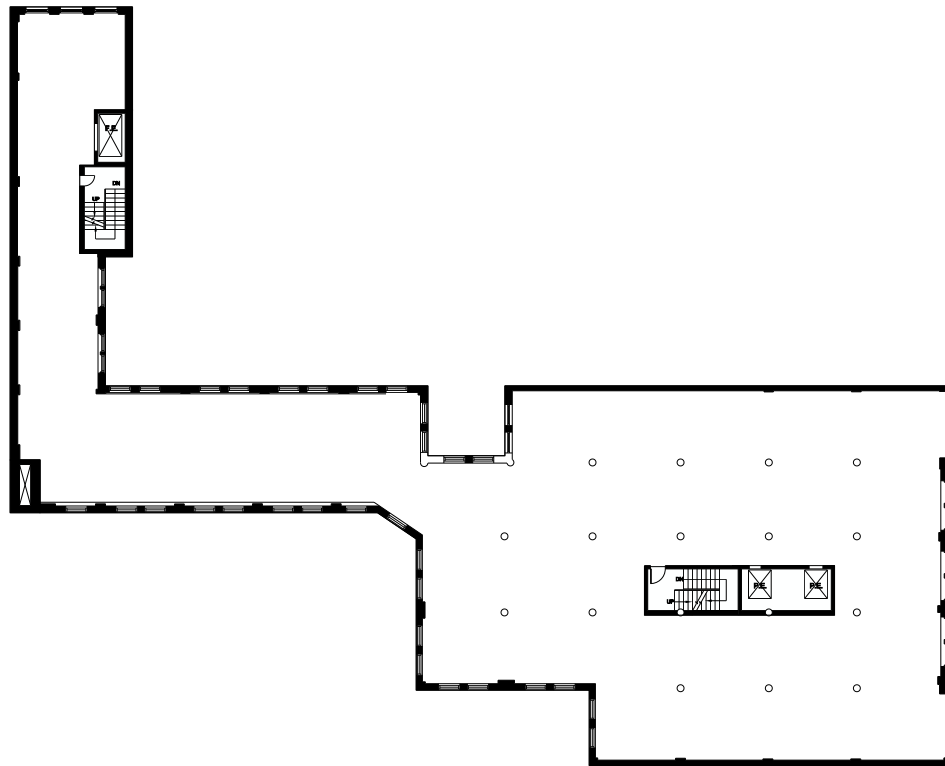
120,000 SF

Floors

8, plus mezzanine, 1 below-grade



TYPICAL FLOOR PLAN 14,900 RSF



UNION SQUARE WEST

FOURTEENTH STREET



BUILDING SPECIFICATIONS

Location	Union Square West between 14th and 15th Streets
Year Built	1900
Architect	W.H. Hume & Son
Building Size	120,000 SF
Floors	8, plus mezzanine, 1 below-grade
Construction	Steel & masonry
Renovations	Lobby - 2004; facade - 2006; elevators - 2010; sidewalk - 2018
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	150 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'
Column Spacing	8'
Elevators	3 passenger, 1 freight
HVAC	Tenant-controlled package air-cooled units with perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated, tenant operable
Fire & Life Safety Systems	Class E fire alarm system with command 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	Spectrum, Verizon, Pilot
Cleaning	Common Areas M-F
Bicycle Storage	2 racks
Municipal Incentives	N/A
Transportation	14th Street - Union Square Station (L,N,Q,R,W,4,5,6), 14th Street and 6th Avenue Station (F,M), Astor Place Station (6), PATH (Orange and Blue) at 14th Street Station
Amenities (Neighborhood)	Sprint, Staples, Union Square, Madison Square, Union Square, Breads Bakery, Crunch Union Square, ABC Home Store with ABC Cocina and ABCv, W Hotel Union Square, AMC Loews, Regal Cinema, Trader Joe's, Strand Bookstore

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.