



SINCE 1952



505 EIGHTH AVENUE

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505 Eighth Avenue, originally known as the Hoover Building, was built in 1926 by the architect Chester James Storm. At 25 stories high and 292,000 square feet, the building features a modernized lobby that is attended 24/7 and offers keycard access for convenient and secure access at all hours of the day.

On the ground floor of the building, one can dine or grab drinks at Tailor Public House & Kitchen or at one of the various different eateries and lounges the area has to offer.

Situated on the Northwest corner of Eighth Avenue and 35th Street, 505 is located only one block away from one of Manhattan's major transportation hubs, Penn Station, with links to the A, C, E, 1, 2, 3 subway lines, NJ Transit Trains, LIRR and the Amtrak regional train. Additionally, only a few blocks away are links to the B, D, F, M, N, Q, R, W subway lines which compliment the already easy commute to and from the building.



THE BUILDING

Location

Corner of West 35th Street and 8th Avenue

Year Built

1926

Renovations

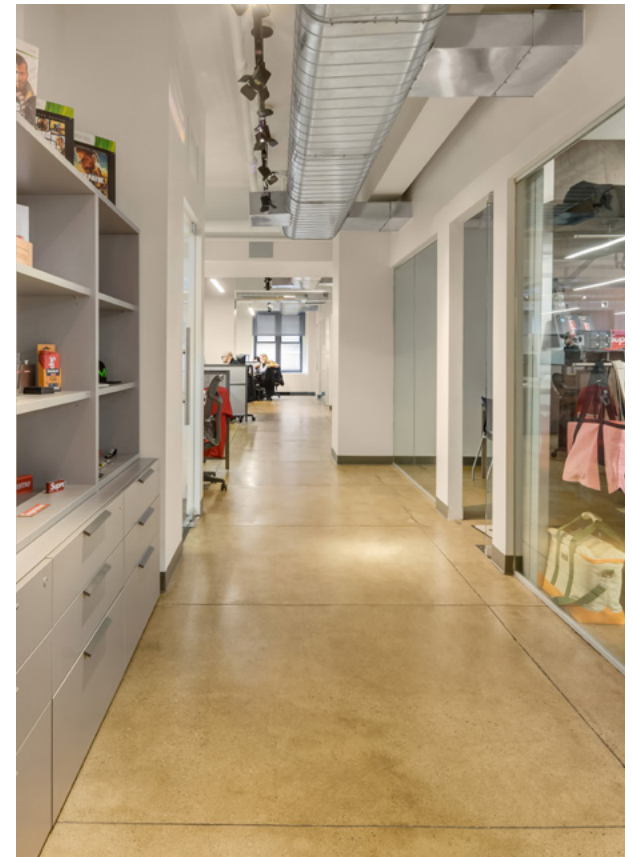
Restrooms - 2015

Building Size

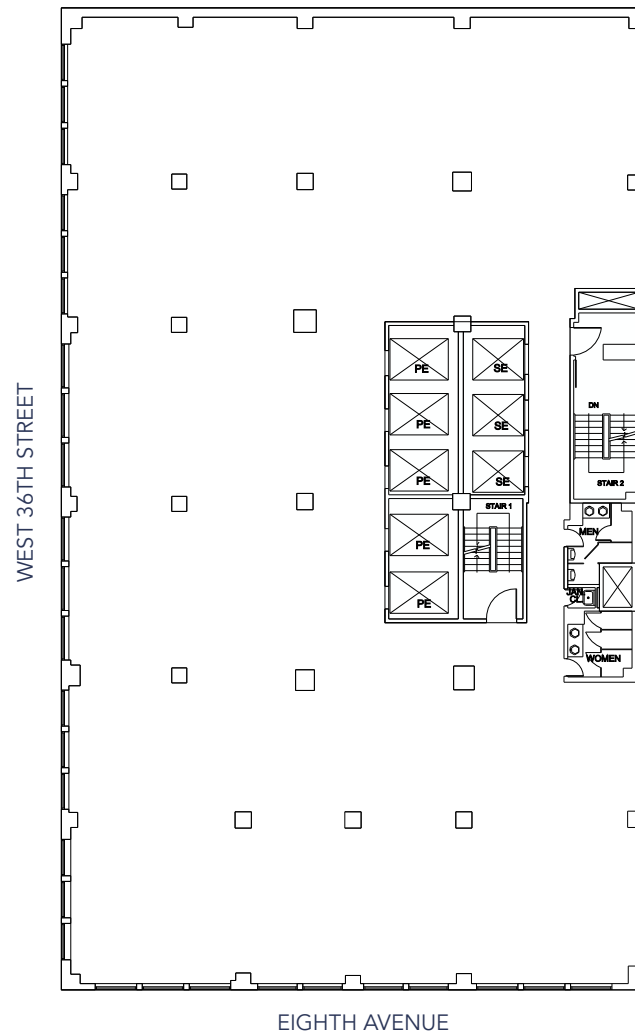
292,000 SF

Floors

25, 1 below-grade



TYPICAL FLOOR PLAN 12,400 RSF



BUILDING SPECIFICATIONS

| | |
|----------------------------------|---|
| Location | Corner of West 35th Street and 8th Avenue |
| Year Built | 1926 |
| Architect | Chester James Storm |
| Building Size | 292,000 SF |
| Floors | 25, 1 below-grade |
| Construction | Steel, brick, mortar |
| Renovations | Restrooms - 2015 |
| Loss Factor | Full floors: 27%; Multi-tenanted floors: no greater than 32% |
| Floor Loads (per SF) | 120 lbs./SF |
| Avg Slab-to-Slab Ceiling Heights | 11' |
| Column Spacing | 10' |
| Elevators | 5 passenger, 3 freight |
| HVAC | Tenant-controlled packaged air-cooled units, perimeter steam and pipe heating |
| Electrical | 6 watts/RSF |
| Windows | Double-insulated, operable |

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|----------------------------|--|
| 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 | Verizon, Spectrum |
| Cleaning | Common Areas M-F |
| Bicycle Storage | None |
| Municipal Incentives | N/A |
| Transportation | 34th St-Penn Station (A,C,E,1,2,3), Times Square-42nd Street (N,Q,R,W,7), 42nd Street-Port Authority (A,C,E), 34th Street-Herald Square (B,D,F,M,N,Q,R,W), 33rd Street PATH Station (Orange, Blue), Port Authority Bus Terminal, Penn Station for Amtrak and regional trains |
| Amenities (Neighborhood) | Macy's, Madison Square Gardens, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel, Starbucks, Manhattan Beauty, The Tailor Public House |

GARMENT DISTRICT

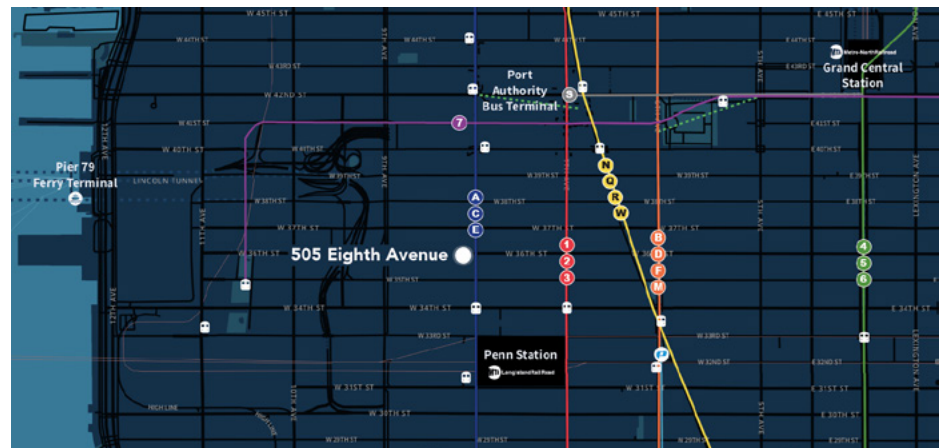
The Garment District lies at the heart of the commuter triangle, marked by Penn Station, Grand Central Station and Port Authority Terminal. Situated between Fifth Avenue and Ninth Avenue, from 34th to 42nd Streets, this area is also known as the Fashion District. It has rich history as home to showrooms, 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.