



SINCE 1952



71 THOMAS STREET

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71 Thomas Street was completed in 1891 in an Italianate style by the architectural firm of Jardine, Hill & Murdock. This seven-story store building was originally an addition to H.B. Claffin & Co.'s mammoth wholesale dry goods store which occupied almost the entire block bounded by West Broadway, Worth Street, Church Street, and Thomas Street at the turn of the century. Today, the building functions as a courthouse for the Supreme Court of the State of New York.

Located in Manhattan's upscale and trendy Tribeca, the neighborhood offers a wide variety of dining options, from casual to upscale, including The Odeon, Frenchette Bakery or Mr. Chow. Additionally, the neighborhood offers an array of boutique and upscale retailers as well as many high-end art galleries. With access to the 1, 2 and 3 trains only a few blocks away, and additional subway lines easily accessible on foot, the building is convenient for all commuters.



THE BUILDING

Location

Thomas Street between Church Street
and West Broadway

Year Built

1891

Renovations

Fire alarm - 2016

Building Size

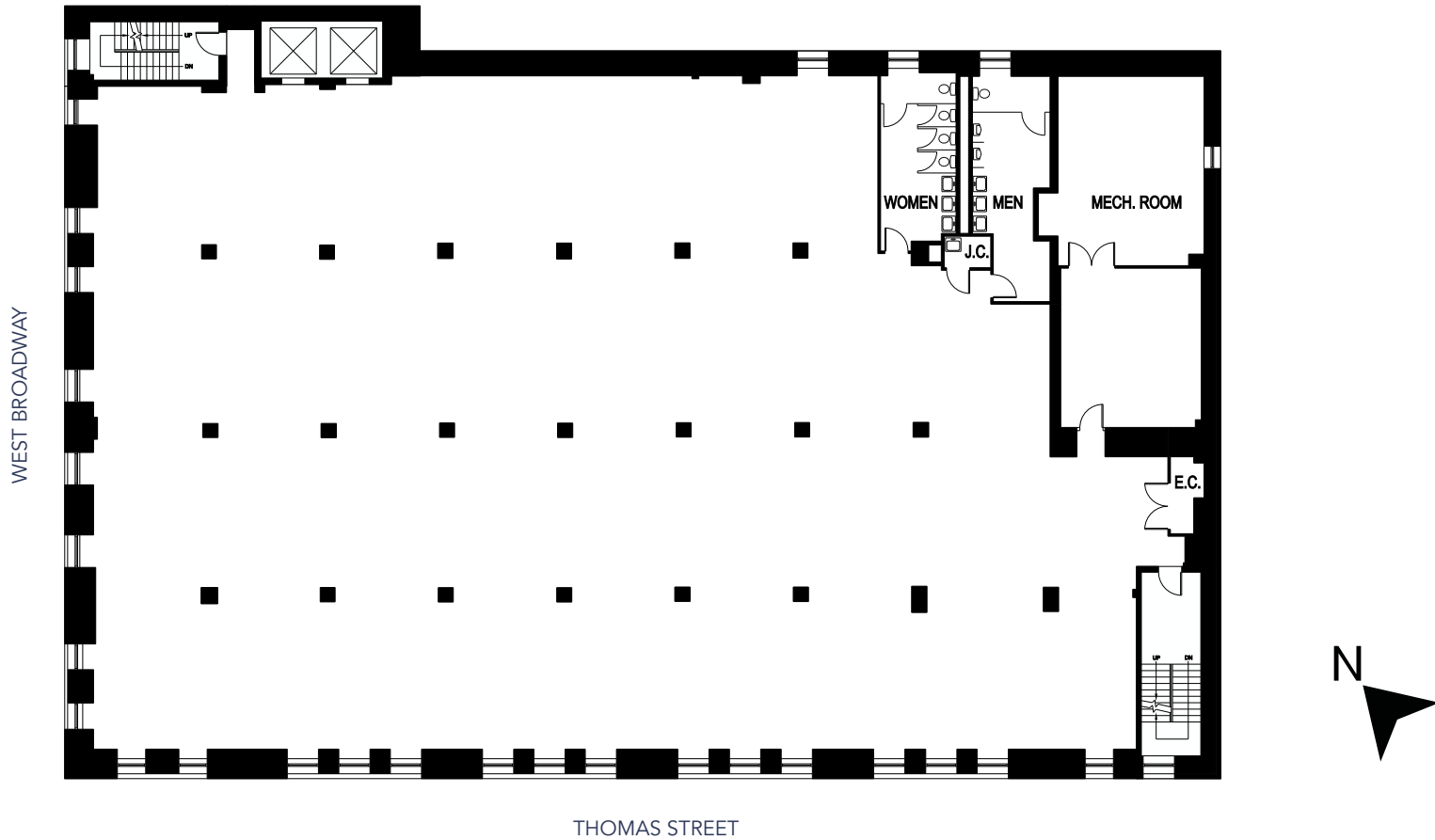
132,000 SF

Floors

7, 1 below-grade



TYPICAL FLOOR PLAN 18,800 RSF



BUILDING SPECIFICATIONS

Location	Thomas Street between Church Street and West Broadway
Year Built	1891
Architect	Jardine, Hill & Murdock
Building Size	132,000 SF
Floors	7, 1 below-grade
Construction	Steel & concrete
Renovations	Fire alarm - 2016
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	11'5"
Column Spacing	13'6" x 21'
Elevators	2 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 command station, building fully sprinklered
Security Access	Security by tenant, closed-circuit cameras
Building Hours	24/7 tenant access
Telecom Providers	Verizon, Spectrum, Pilot Fiber
Cleaning	Common Areas M-F
Bicycle Storage	N/A
Municipal Incentives	N/A
Transportation	Franklin Street Station (1,2), Chambers Street Station (1,2,3), Chambers Street Station (J,M,Z), City Hall (N,R,W), Brooklyn Bridge City Hall Station (4,5,6). Chambers Street (A), World Trade Center PATH (Green, Red), Brookfield Place/Battery Park City Ferry Terminal
Amenities (Neighborhood)	Frenchette Bakery, Nish Nush Mediterranean, Aire Ancient Baths, Crunch Tribeca, The Odeon, The Armoury, Rag & Bone, Tamarind Tribeca, Whole Foods

TRIBECA

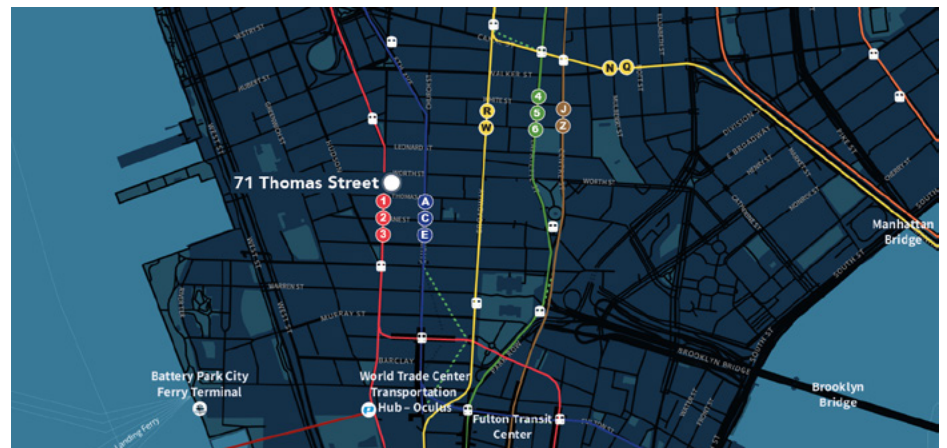
The Triangle Below Canal Street, Tribeca, is now famous across the globe as the home of the Tribeca Film Festival as well as being also one of the oldest neighborhoods in the city. Signs of its history can be seen in the old brick buildings that coexist with ultra-modern towers, an aspect which is particularly noticeable by the Hudson waterfront.

With art galleries, boutique shops, bars and restaurants – and as a magnet for celebrities and celebrity chefs alike – there is no shortage of fine dining experiences to serve the luxury residences and commercial tenants to be found in the area.

Iconic destinations include The Odeon and Bubby's, which sit alongside neighborhood favorites like Scalini Fedeli with its beautiful vaulted ceiling and Atera with its inventive countertop tasting menu. The lunch crowd can indulge in delicious cakes at Maman or a morning espresso at Gotan on Franklin Street, and on Wednesdays sample the local Greenmarket, which is also a regular Saturday fixture.

Tribeca's 40 Worth Street is home to the East Coast headquarters of GAP, Inc, with Citigroup's global headquarters situated nearby on Greenwich Street.

Subway transportation is provided by the 1, 2, 3, A, C, and E lines, with the N, Q, R,W and 4 ,5, 6 a quick walk away to the north east.



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.