



SINCE 1952



1560 BROADWAY

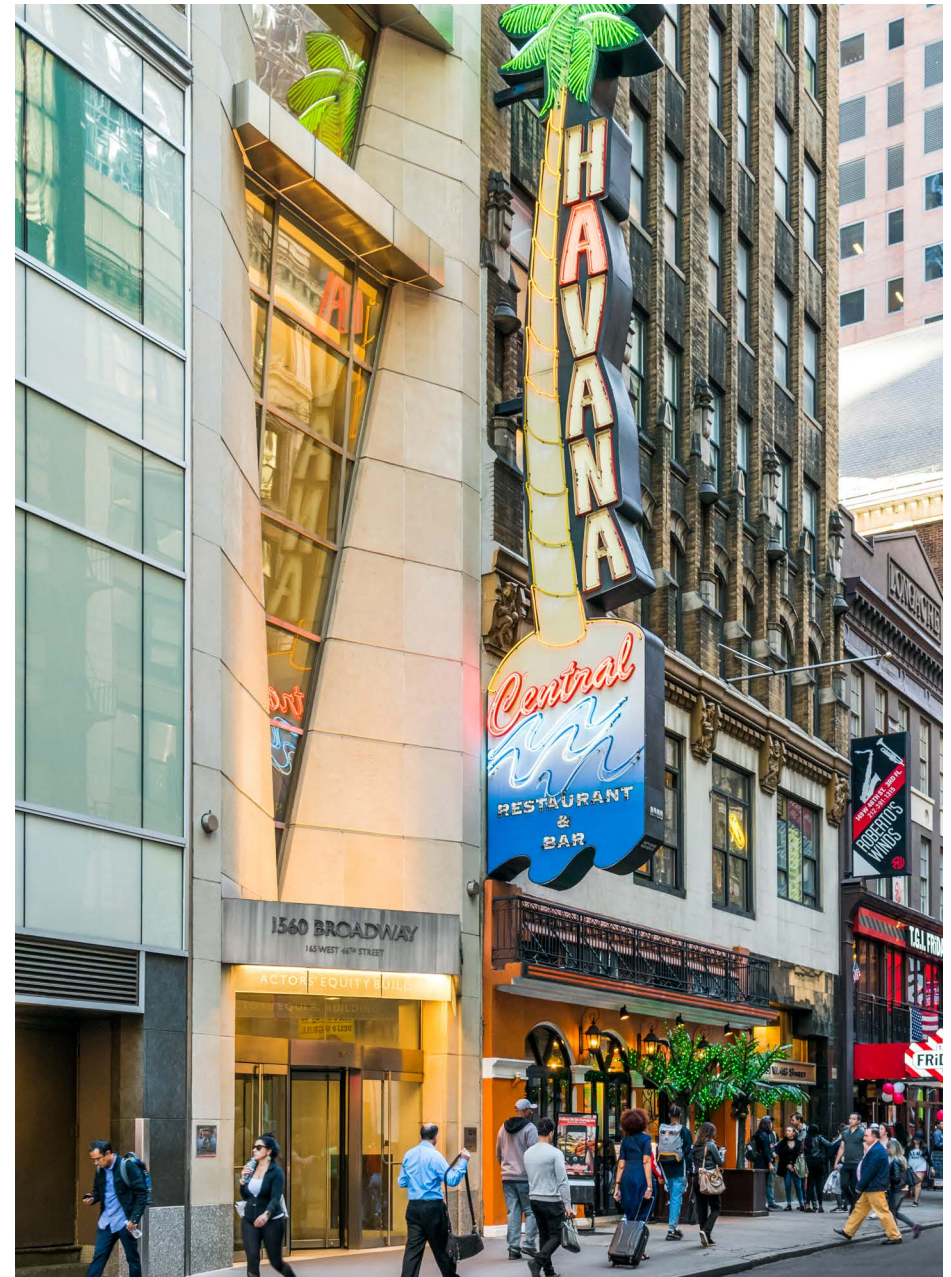
1560 BROADWAY

Built in 1925 and designed by the Bethlehem Engineering Corporation, 1560 Broadway is a historic, 17-story building located in the heart of Times Square.

Home to Actors' Equity, 1560 Broadway underwent major redevelopment in 2014 and was connected to the neighboring landmarked I. Miller Building by Rosen Johnson Architects. The ambitious project included the addition of a monumental new office entrance, a 100-foot-long fourth floor sky lobby served by shuttle elevators and providing direct dispatch elevators to the top floors, and the opening up of four contiguous floors of prime Times Square retail space, created by moving the original office entrance, to deliver significant street presence.

Positioned at the center of the Theater District, 1560 Broadway is a landmark of commerce that now takes an even more prominent place in this always vibrant location, drawing people to world-renowned shows, major retailers and a multitude of eateries.

Numerous subway lines at nearby 42nd St-Times Square, Rockefeller Center, 49th Street and Port Authority provide fast transportation links with all areas of Manhattan and beyond.



THE BUILDING

Location

7th Avenue between West 46th Street and West 47th Street; Building entrance on West 46th Street.

Year Built

1924

Renovations

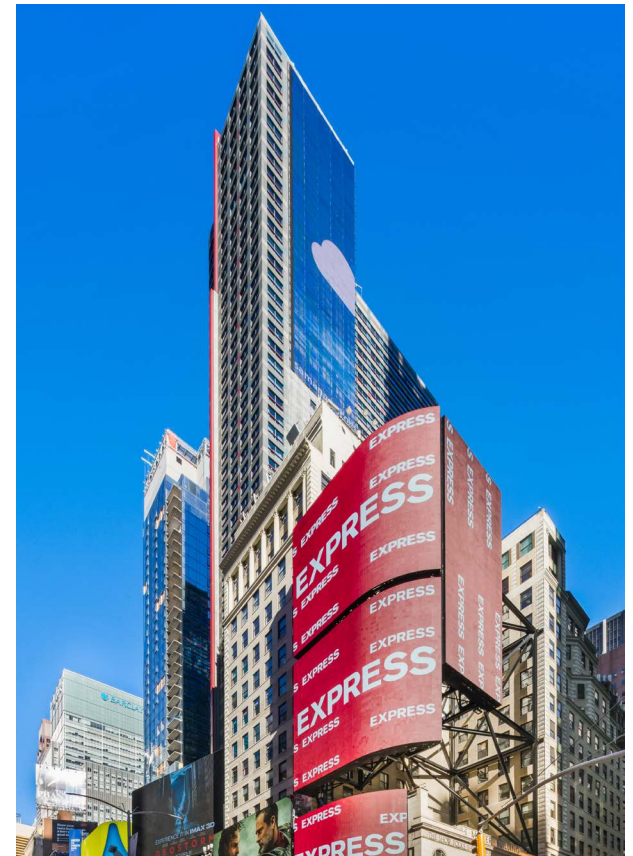
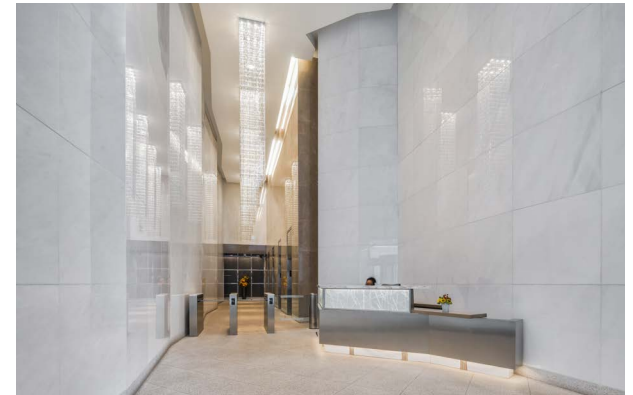
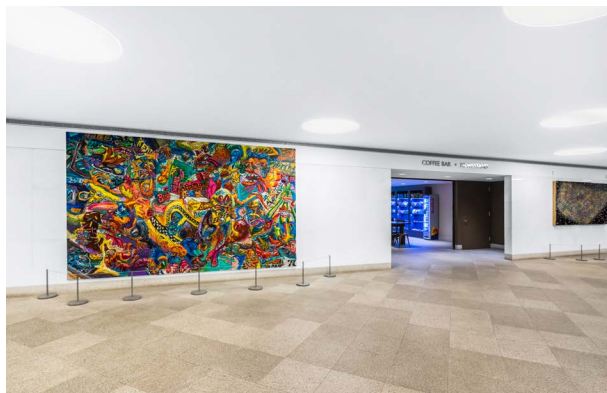
Lobby - 2014; Restrooms - 2017;
Destination Dispatch Elevators - 2019

Building Size

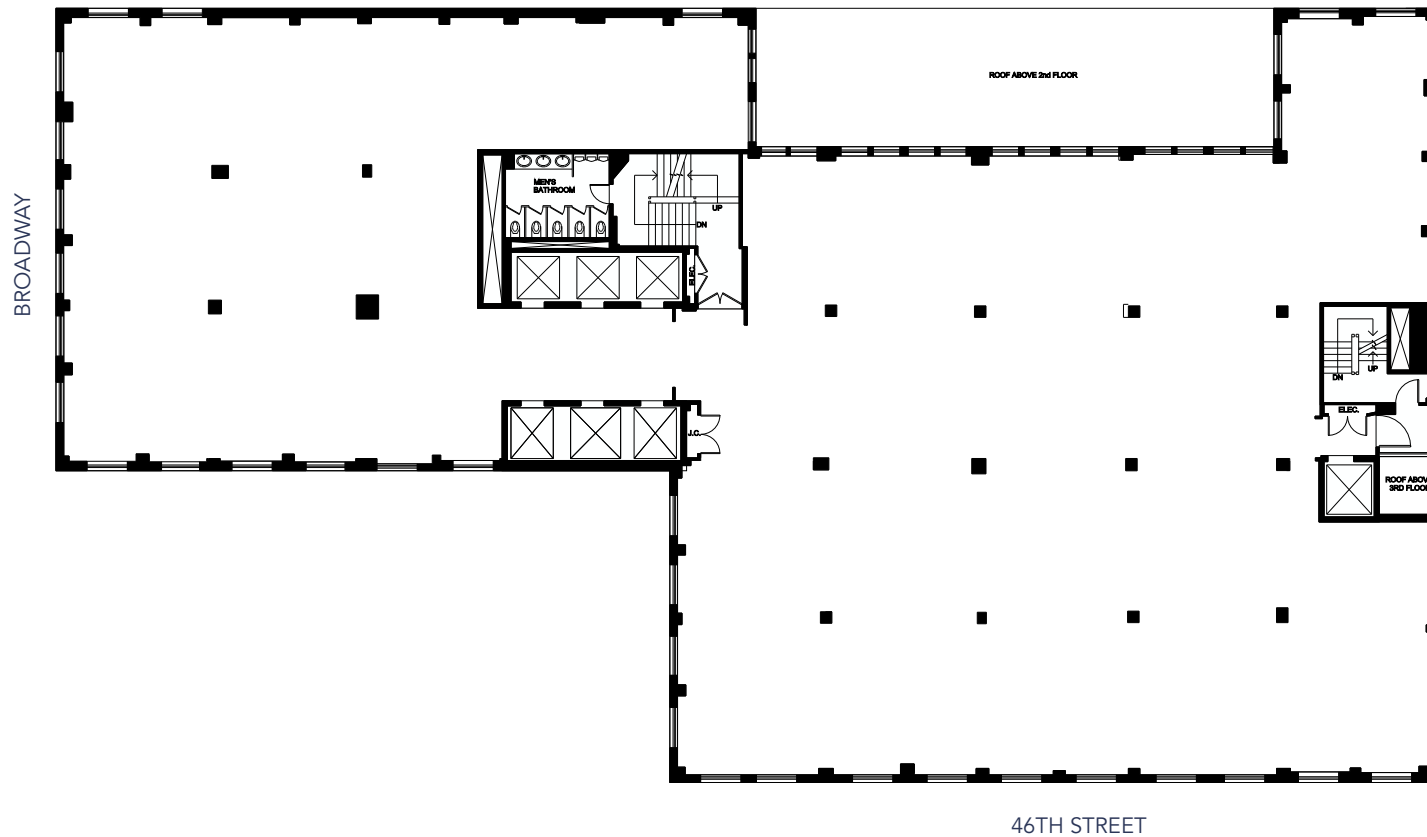
271,000 SF

Floors

17, plus penthouse, mezzanine,
1 below-grade



TYPICAL FLOOR PLAN 16,800 RSF



BUILDING SPECIFICATIONS

Location	7th Avenue between West 46th Street and West 47th Street; Building entrance on West 46th Street.
Year Built	1924
Architect	Bethlehem Engineering Corporation
Building Size	271,000 SF
Floors	17, plus penthouse, mezzanine, 1 below-grade
Construction	Steel & concrete
Renovations	Lobby - 2014; restrooms - 2017; Destination Dispatch Elevators - 2019
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	10'5"
Column Spacing	20'
Elevators	10 passenger, 1 freight; Destination Dispatch
HVAC	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, defibrillator, full sprinkler installation in progress
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Spectrum, Captivate, AT&T, Verizon
Cleaning	Included; Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Subway lines N, Q, R, W from 49th St Subway Station; lines B, D, F, M from 47-50 St-Rockefeller Center Station; lines 1, 2 from 50th Street Station and line 7 from Times-Square-42 Street
Amenities (Neighborhood)	W New York Hotel, extensive shopping, dining and entertainment with all that Times Square has to offer. A short walk to MoMA

TIMES SQUARE

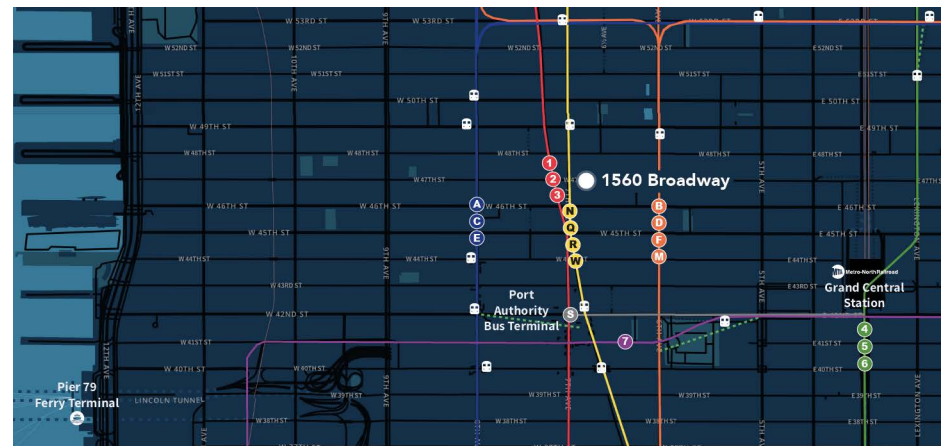
The district surrounding the world's most famous square is also the world's most visited place and home to the city's Broadway Theater District plus a host of global corporations. Filled with towers that climb high into the sky and are lit to take any visitor's breath away, the district is what many think of when they think of Manhattan.

The Square, named after the original New York Times Building on 42nd Street, is in fact two triangles formed at the intersection of Seventh Avenue and Broadway, stretching from 42nd Street to 47th Street. The building is a globally-recognized advertising location and site of the much-watched New Year's Eve ball drop.

Times Square is also a center of entertainment, including Times Square Studios where Good Morning America is produced, and MTV Studios, part of One Astor Plaza, also home to the Viacom headquarters and the Minskoff Theater. Corporate neighbors include Morgan Stanley, Ernst & Young and the New York Times.

The area is filled with familiar chain restaurants and large-scale eateries, most popular being Carmine's for family-style Italian and Churrascaria Plataforma for large groups after a taste of Brazil. However on side streets, smaller old-world icons and independent restaurants cater to the theater and after-work crowd, including Sardi's on West 44th Street, the elegant Lantern's Keep at The Iroquois Hotel and the hidden-away Bar Centrale above Joe Allen where you're likely to spot a stage star.

The area is served by the vast Times Square – 42nd Street transportation hub and offers service on 1, 2, 3, 7, A, C, E, N, Q, R, W and S trains, as well as access to interstate bus services at Port Authority Bus Terminal.



ABOUT OWNERSHIP

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 over 55 buildings and more than 12.8 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 an additional 20 buildings that cover more than 4 million square feet. The combined GFP portfolio of both owned and managed properties totals 75 buildings and approximately 16 million square feet, cementing the firm's reputation as one of New York City's premiere real estate owners and operators.

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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.