



SINCE 1952



209 WEST 38TH STREET

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Initially known as the Bien Building, upon its completion in 1910 under the supervision of the architect Frank J. Helmlé, 209 West 38th Street became known as the Art Color Building, named after the Art Color Printing Company, who was a major tenant until 1924.

The 12-story, 160,000 square foot office building is home to numerous big names in fashion including Urban Outfitters, Puma and Carhartt who have their offices here. In the base of the building, the iconic Ben's Kosher Delicatessen resides serving up delicious food and beverage 7 days a week. Located in the renowned Garment District and only steps from Times Square, the building is close to many subway lines as well as a variety of amenities.



THE BUILDING

Location

West 38th Street between
7th and 8th Avenues

Year Built

1910

Renovations

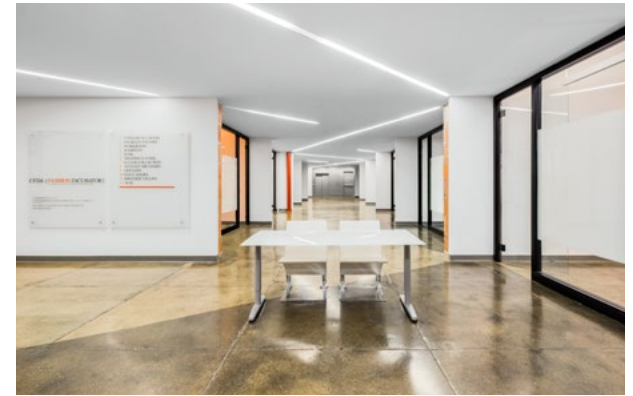
Corridors - 2016; Elevators - 2018

Building Size

160,000 SF

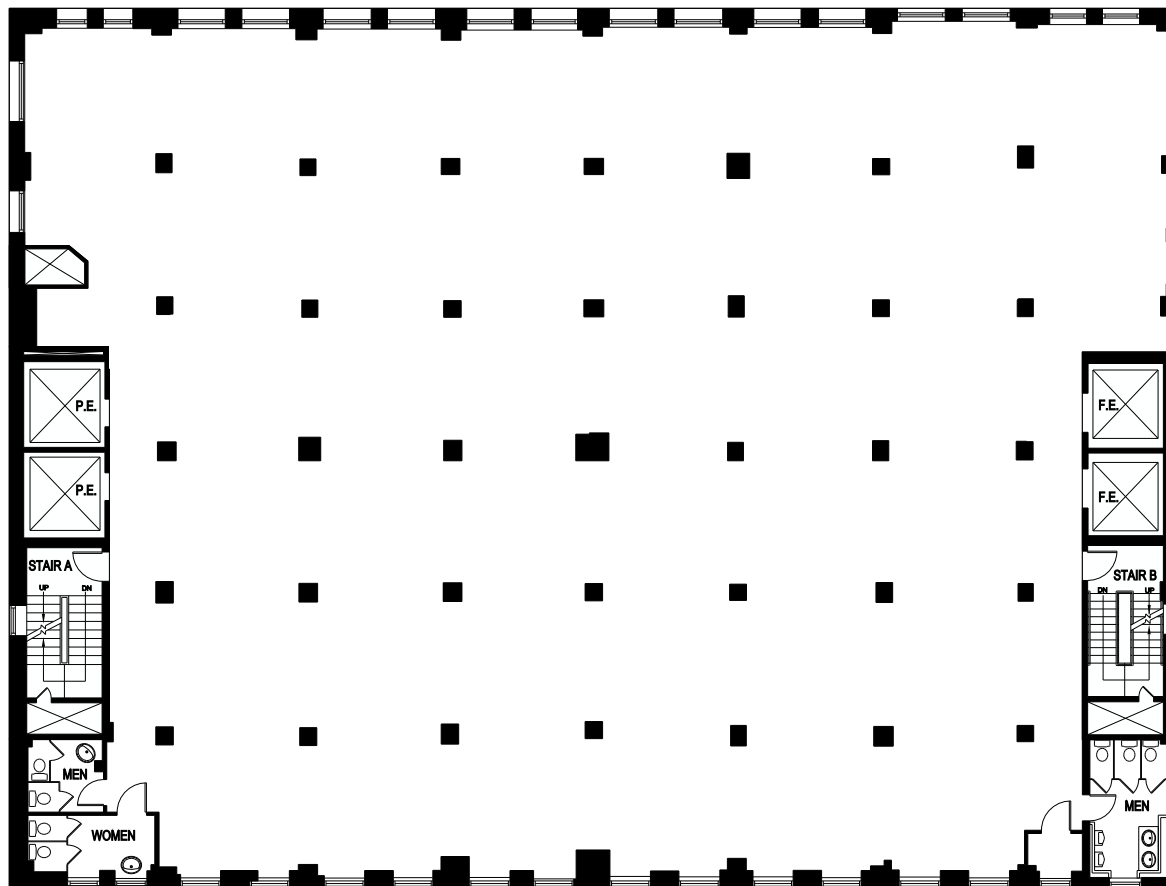
Floors

13, plus penthouse, 1 below-grade



TYPICAL FLOOR PLAN 12,600 RSF

WEST 38TH STREET



BUILDING SPECIFICATIONS

Location	West 38th Street between 7th and 8th Avenues
Year Built	1910
Architect	Frank J. Helmle
Building Size	160,000 SF
Floors	13, plus penthouse, 1 below-grade
Construction	Steel & masonry
Renovations	Corridors - 2016; elevators - 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	10'
Elevators	2 passenger, 2 freight
HVAC	Tenant-controlled packaged air-cooled units, perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Interior fire alarm system with outside central station, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Spectrum, Pilot Fiber, Verizon
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Times Square-42nd Street (N,Q,R,W,7), 42nd Street-Port Authority (A,C,E), 34th St-Penn Station (A,C,E,1,2,3), 34th Street-Herald Square (B,D,F,M,N,Q,R,W), Port Authority Bus Terminal, Penn Station for Amtrak and regional trains
Amenities (Neighborhood)	Ben's Restaurant and Delicatessen, Macy's, Madison Square Gardens, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel

GARMENT DISTRICT

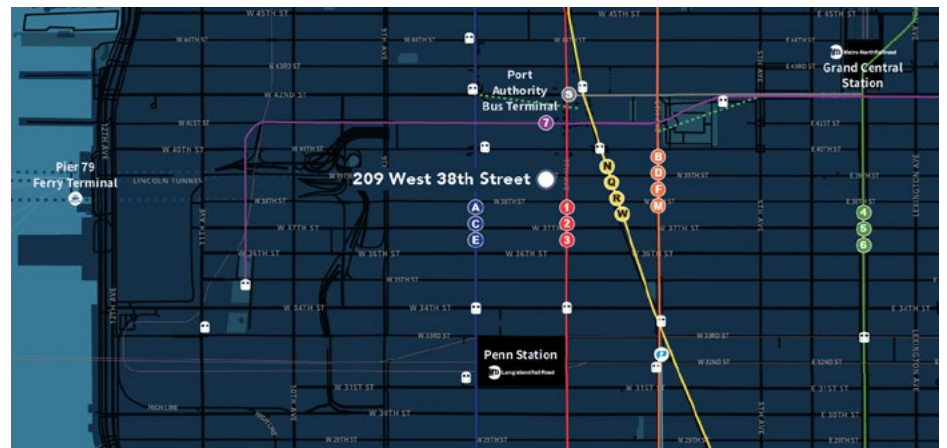
The Garment District lies at the heart of the commuter triangle, marked by Penn Station, Grand Central Station and Port Authority Terminal. Situated between Fifth Avenue and Ninth Avenue, from 34th to 42nd Streets, this area is also known as the Fashion District. It has rich history as home to showrooms, 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 – and Bene Rialto, featuring emerging brands, an educational co-working space and experiential event space. 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 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 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.

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.