



SINCE 1952



247 WEST 37TH STREET

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247 West 37th Street sits on land originally assembled by the prominent real estate developer A.E. Lefcourt, at which time it was the largest plot in the Garment District controlled by an individual owner. The current building was designed by the architectural firm of Gronenberg & Leuchtag and built by the Bricken Construction Company in 1924, and was originally known as the Bricken Centre Building.

The building has recently undergone significant renovations and boasts state-of-the-art elevators and a brand new lobby. 247 is home to an array of non-profit and fashion tenants such as JASA, Workmens Circle, The Settlement Housing Fund and the famous American designer, Prabal Gurung. Located in the base of the building is Stitch Bar & Lounge which was voted the best "After Work Bar" in New York City by Citysearch.com. Situated in the heart of the historic Garment District, the building allows for a convenient walk to nearly any amenity, and numerous transit options are blocks away, allowing for a hassle-free commute to or from the building.



THE BUILDING

Location

West 37th Street between
7th and 8th Avenue

Year Built

1924

Renovations

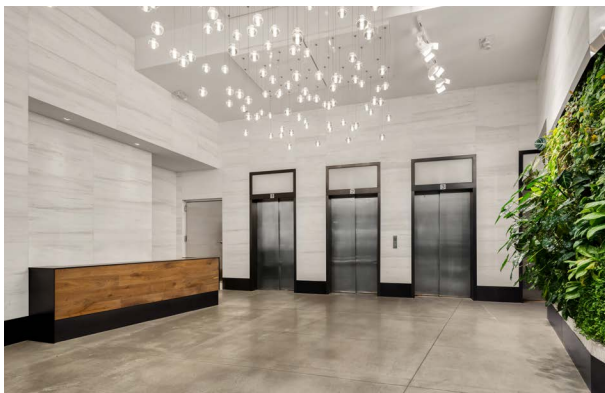
Elevators - 2014; Lobby - 2016

Building Size

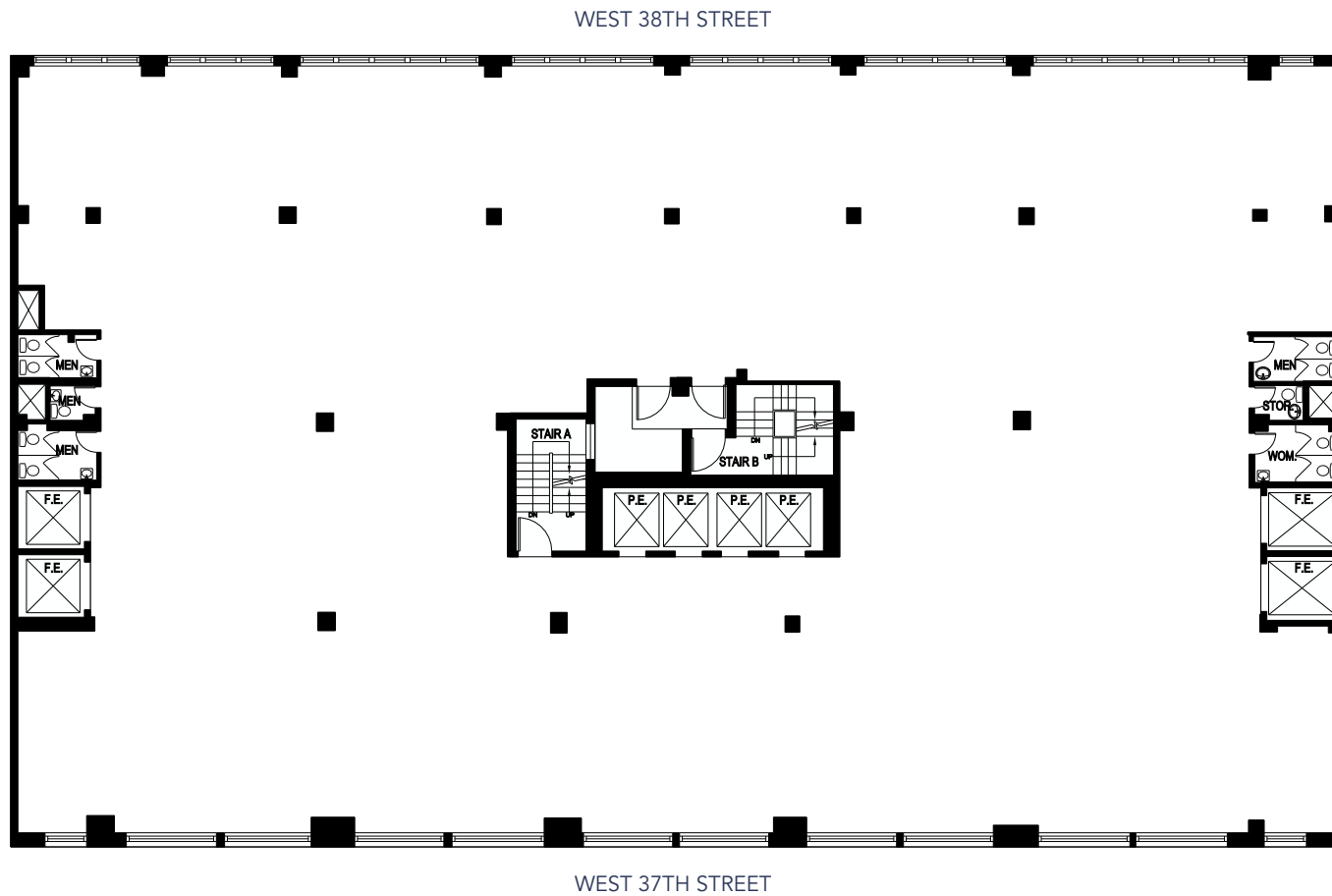
271,000 SF

Floors

19, plus mezzanine, 1 below-grade



TYPICAL FLOOR PLAN 16,800 RSF



BUILDING SPECIFICATIONS

Location	West 37th Street between 7th and 8th Avenue
Year Built	1924
Architect	Gronenberg & Leuchtag
Building Size	271,000 SF
Floors	19, plus mezzanine, 1 below-grade
Construction	Steel & masonry
Renovations	Elevators - 2014; lobby - 2016
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	4 passenger, 4 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, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Pilot, Spectrum, 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)	District Social, Stitch Bar, Macy's, Madison Square Gardens, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel

GARMENT DISTRICT

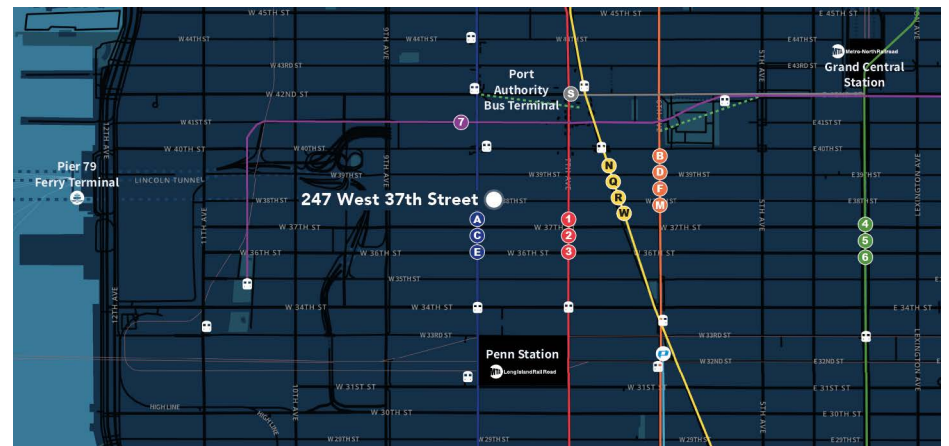
The Garment District lies at the heart of the commuter triangle, marked by Penn Station, Grand Central Station and Port Authority Terminal. Situated between Fifth Avenue and Ninth Avenue, from 34th to 42nd Streets, this area is also known as the Fashion District. It has rich history as home to showrooms,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