



SINCE 1952



594  
BROADWAY

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Formerly known as the Lyons Building, 594 Broadway, a 70-foot tall, 12-story office building was completed in 1898. Originally designed by Buchman & Deisler as a department store, the building is situated along Broadway between bustling West Houston and Prince Streets. These loft-like office spaces feature exposed brick walls, high ceilings, wooden floors, original architectural columns and large windows providing an abundance of natural light and exceptional city views.

Located in the trendy neighborhood of Soho, one of Manhattan's most iconic shopping meccas, 594 Broadway is surrounded by numerous dining options to supplement the world-renowned retail offering. Strategically positioned only one block south of the 6 train and only one block north from the R and W trains, the building's location is convenient for all commuters.





# THE BUILDING

## Location

Mid- block between Houston  
and Prince Streets

## Year Built

1898

## Renovations

Restrooms - 2011; Elevators - 2013;  
Windows - 2013; HVAC - 2015; Lobby - 2000

## Building Size

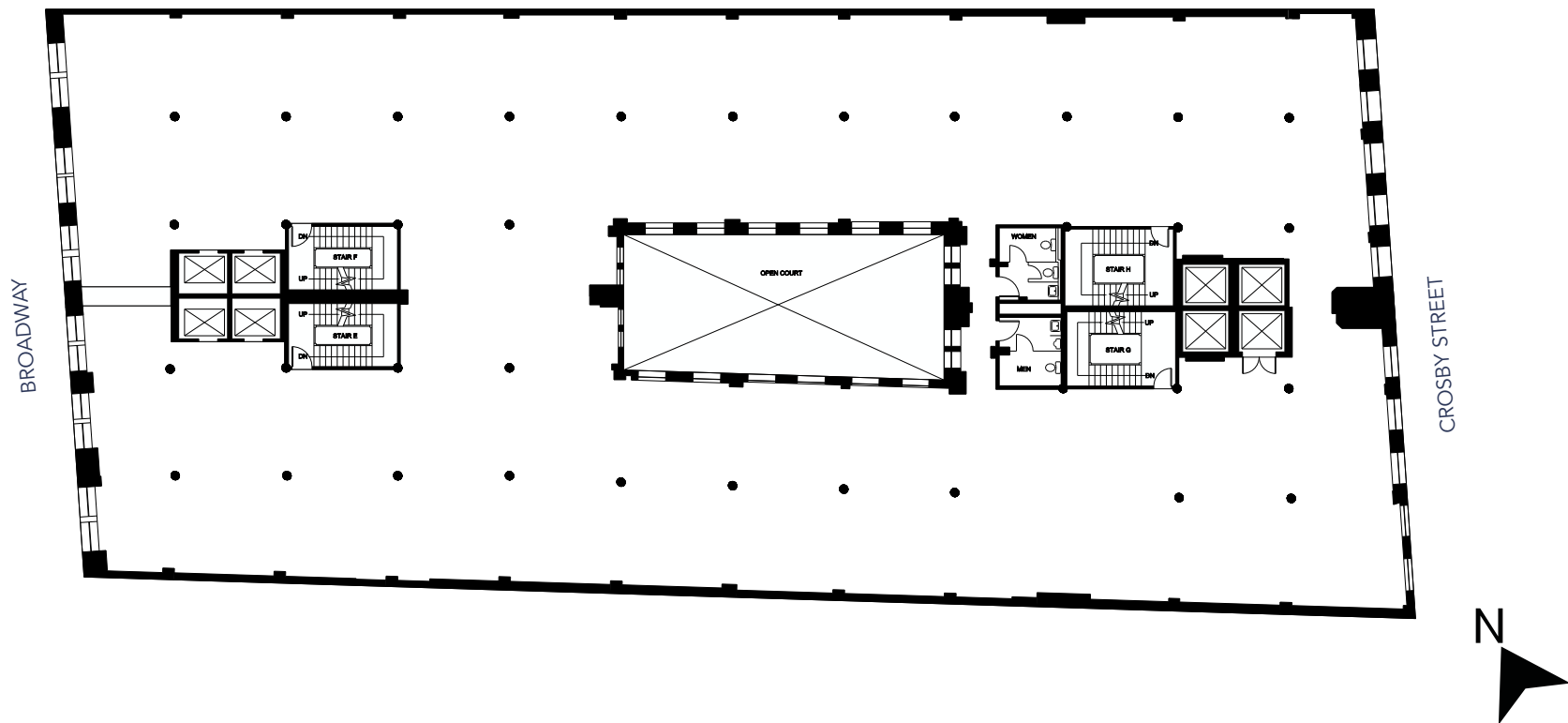
250,000 SF

## Floors

12, 2 below-grade



# TYPICAL FLOOR PLAN 19,600 RSF





# BUILDING SPECIFICATIONS

Location	Mid- block between Houston and Prince Streets
Year Built	1898
Architect	Buchman & Deisler
Building Size	250,000 SF
Floors	12, 2 below-grade
Construction	Masonry
Renovations	Restrooms - 2011; elevators - 2013; windows - 2013; HVAC - 2015; lobby - 2000
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	13.5'
Elevators	4 passenger, 1 freight
HVAC	Tenant-controlled air package units, perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated, tenant operable
Fire & Life Safety Systems	Building fully sprinklered
Security Access	24/7 attended lobby
Building Hours	24/7 with guard
Telecom Providers	Spectrum, Verizon, Rainbow
Cleaning	Common Areas M-F
Bicycle Storage	No
Municipal Incentives	None
Transportation	Broadway-Lafayette St Station (B,D,F,M), Prince St Station (R,W), Bleecker St Station (6), Spring Street St (C,E)
Amenities (Neighborhood)	Desigual, Apple Soho, REI, Balthazar, Angelika Film Center, abundant fashion, shopping and dining throughout Soho

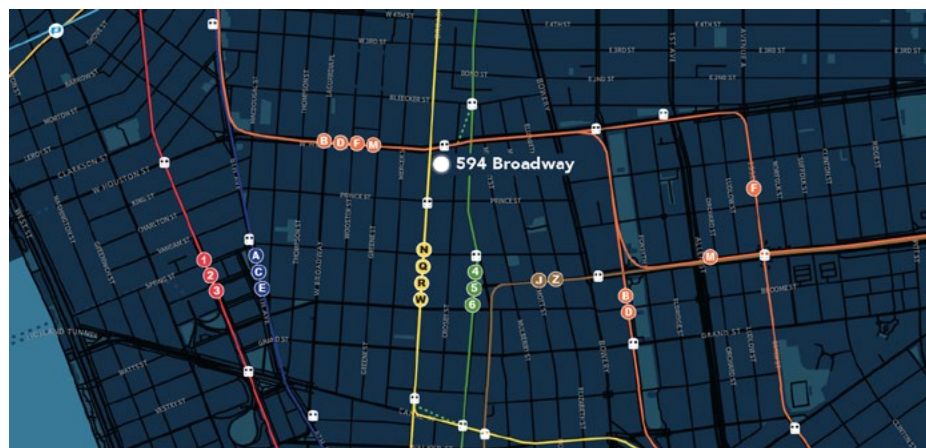
# SOHO

Soho's famous, landmarked, cast iron buildings with their iconic fire escapes are among the finest in the world, and were originally home to the city's textile industry. As the textile merchants moved on, the neighborhood fell into decline until it was re-discovered by artists and gallery owners seeking sprawling spaces, who brought life back to the empty buildings.

Today, although some galleries remain, the district south of Houston Street is alive with commerce as one of the city's great retail meccas, drawing heavy footfall from across the city and the world. High-end international fashion retailers line the streets, with Prada's Rem Koolhaas-designed flagship, Balenciaga, Versace, Louis Vuitton and many more showcasing the finest in fashion. Along Broadway shoppers head to Nike, Converse, Zara and H&M, plus Bloomingdale's Downtown store, and those not after apparel are drawn to Apple, the MoMA Design Store, or to browse in the Housing Works Bookstore.

Interspersed within you will find luxurious boutique hotels and numerous restaurants, bars and cafés that serve the bustling neighborhood. In floors above the ground floor retail, offices and lofty residential space are among some of the most coveted in Manhattan. Commercial tenants in the area include Estée Lauder and the world's largest children's book publisher Scholastic.

Subway connections to Soho are numerous with the 4, 6, B, D, F, M, N, R, A, C and E trains all servicing this vibrant district.





# 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.