



SINCE 1952



440 LAFAYETTE STREET

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The building located at 440 Lafayette Street was designed by Edward H. Kendall and completed in 1871 as a carriage warehouse. The building was later converted to industrial use where Alfred Benjamin & Co., manufacturers of high-end men's clothing, was established in 1879.

With 108,000 square feet of commercial space, the six-story structure is constructed of brick with a cast-iron façade. It features cast-iron storefront piers and columns with Ionic caps and shields as well as a historic hanging clock.

Located in the neighborhood of Noho, 440 Lafayette sits in between NYU and "The Public" Theater. The property is surrounded by many coffee shops, restaurants and bars that highlight the liveliness of NYC. Transportation to and from 440 Lafayette should come easy with access to R, W and 6 trains at one's doorstep or a short walk to Union Square transportation hub just moments away.



THE BUILDING

Location

Lafayette Street between Astor Place
and East 4th Street

Year Built

1871

Renovations

N/A

Building Size

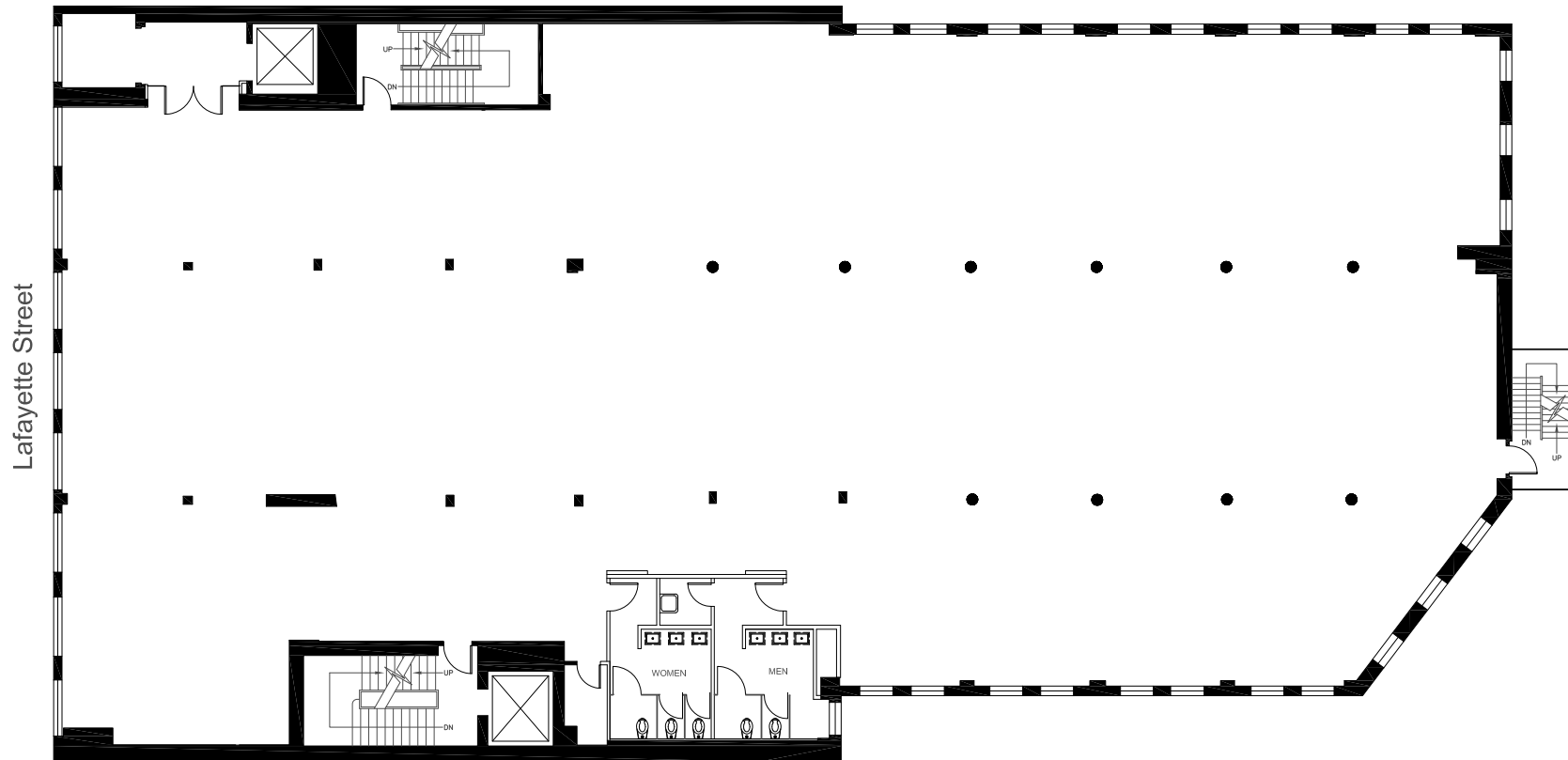
108,000 SF

Floors

6, 1 below-grade



TYPICAL FLOOR PLAN 15,200 RSF



BUILDING SPECIFICATIONS

Location	Lafayette Street between Astor Place and East 4th Street
Year Built	1871
Architect	Edward H. Kendall
Building Size	108,000 SF
Floors	6, 1 below-grade
Construction	Masonry & cast iron
Renovations	N/A
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	100 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'9"
Column Spacing	12'6" under beam, 23'6" beam to beam
Elevators	1 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 and command station, building fully sprinklered
Security Access	Key card access, closed-circuit cameras
Building Hours	24/7 tenant access
Telecom Providers	Rainbow, Spectrum, Verizon
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Astor Place (6), 8th Street Station (R,W), 14th Street-Union Square Station (4,5,6,L,N,Q,R,W), 9th Street PATH (Orange, Blue)
Amenities (Neighborhood)	NYU, The Standard East Village, Washington Square, NYSC Astor Place, New York Health & Racquet Club, Walgreen's, Whole Foods at Union Square and at Delancey, Joe Coffee, Sweetgreen and Astor Place Pedestrian Plaza

NOHO

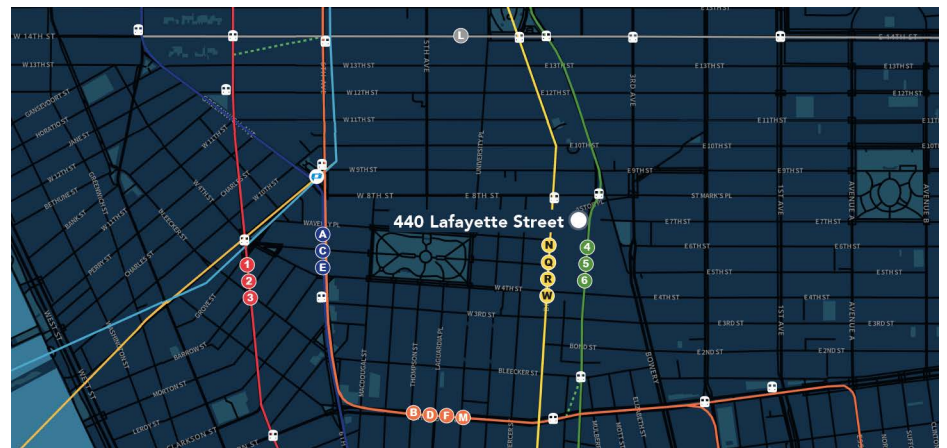
The neighborhood north of Houston Street and bounded by Broadway to the west and Bowery to the east stretches half a mile to the north to East 9th Street. Once home to New York's elite and their palatial mansions, Noho has again become a haven for some of today's biggest names. They make their homes in immaculately renovated loft spaces, new high-rise glass towers and boutique buildings designed by the likes of Herzog & de Meuron, whose 40 Bond Street with its graffiti gate has become an architectural landmark over the last decade.

The neighborhood caters to its residents with a mix of upscale bars and restaurants and more casual eateries and bars. Favorites include the B Bar & Grill with its lively bar scene and patio, and Bond Street for impeccable sushi in a slick setting. Coffee shops like La Colombe cater for the workday crowds, students and tourists alike.

Home to Cooper Union, the private college known for art, architecture and engineering, creative names of the future fill the streets between class, just as Andy Warhol, Jean-Michel Basquiat and Robert Mapplethorpe did before them. Cooper Union's Italianate Foundation Building dates back to the 1850s and is a major landmark in the area, as is its striking sister building with its undulating ultra-modern curves situated on the neighborhood's border with the East Village.

Office space mingles with the residential lofts, dining and retail and a number of landmarked turn-of-the century office buildings. Tenants in the area include NYU, Facebook, Virgin USA and prestigious publisher Phaidon.

Subway access is provided by B, D, F, M, 4 and 6 trains as well being in close proximity to the N, Q, R and W trains at 8th Street.



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.