



SINCE 1952



353 WEST 39TH STREET

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353 West 39th Street was built in 1928 and designed by the architect Frank S. Parker and rises fourteen stories. While the majority of the building has converted to residential co-ops, the first four floors and lower level remain as commercial space. The 41,500 square feet of commercial space has been renovated to provide quality loft-style offices. The modernized lobby with industrial design is exclusively for commercial tenants. It is attended 7 days a week and offers keycard access for convenient and secure access at all hours of the day.

Offices benefit from high ceilings, polished concrete floors, tenant-controlled central A/C, and new windows on all four sides flooding these open areas with natural light, providing for an ideal open work environment. Direct metered electric on all floors is provided and the building is pre-wired with high-speed CAT6 telecom and data services.

This building is situated in historic Fashion District and the newly defined Times Square South. Close to many amenities, including the eateries of Hell's Kitchen, and ample transportation links including A, C and E trains on Eighth Avenue, the Port Authority Bus Terminal, Penn Station, Madison Square Garden, nearby Times Square-42nd Street Station and Pier 79 Ferry Terminal.



THE BUILDING

Location

West 39th Street between
8th and 9th Avenue

Year Built

1928

Renovations

Elevators - 2017

Interior Floors - 2017-2018

Building Size

41,500 SF

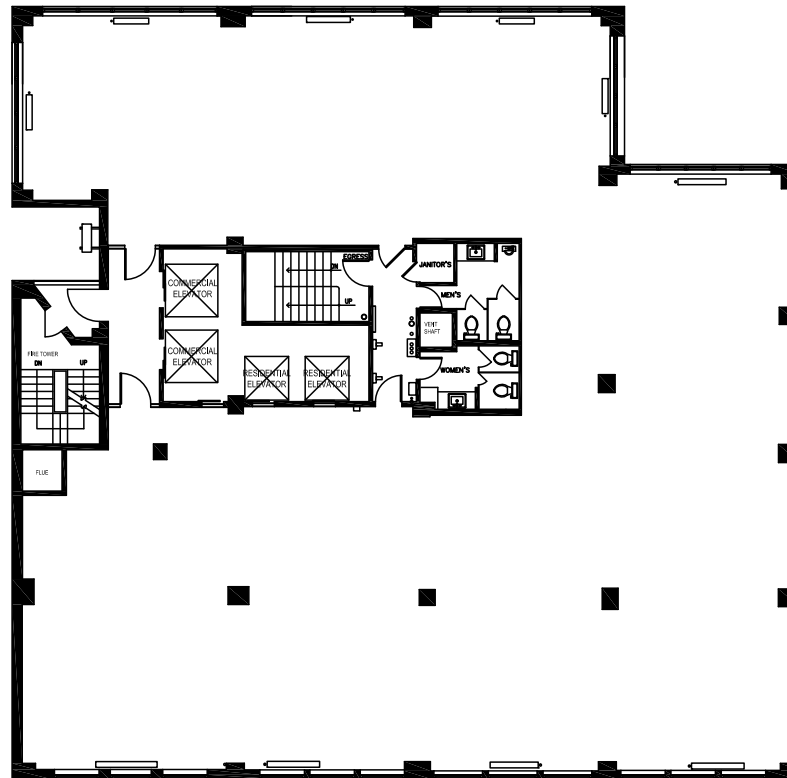
Floors

4 plus lower level



TYPICAL FLOOR PLAN 8,900 RSF

W 39TH STREET



BUILDING SPECIFICATIONS

| | |
|----------------------------------|--|
| Location | West 39th Street between 8th and 9th Avenue |
| Year Built | 1929 |
| Architect | Frank S. Parker |
| Building Size | 41,500 SF |
| Floors | 4 plus lower level |
| Construction | Steel and Masonry |
| Renovations | Elevators - 2017 Prebuilt floors - 2017- 2018 |
| Loss Factor | Full floors: 25% |
| Floor Loads (per SF) | 120 lbs./SF |
| Avg Slab-to-Slab Ceiling Heights | 12' |
| Column Spacing | 12' |
| Elevators | 2 passenger, 1 freight |
| HVAC | Tenant-controlled package air-cooled units, perimeter steam and pipe heating |
| Electrical | 6 watts/RSF |
| Windows | Double-insulated, operable |

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|----------------------------|---|
| Fire & Life Safety Systems | Class E fire alarm system, building fully sprinklered |
| Security Access | 7 days a week attended lobby, key card access, closed-circuit cameras |
| Building Hours | 7 days a week with guard |
| Telecom Providers | N/A |
| 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, 33rd Street PATH (Orange, Blue), easy access to Lincoln Tunnel, shuttle to Grand Central Station |
| Amenities (Neighborhood) | Madison Square Garden, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel |

TIMES SQUARE

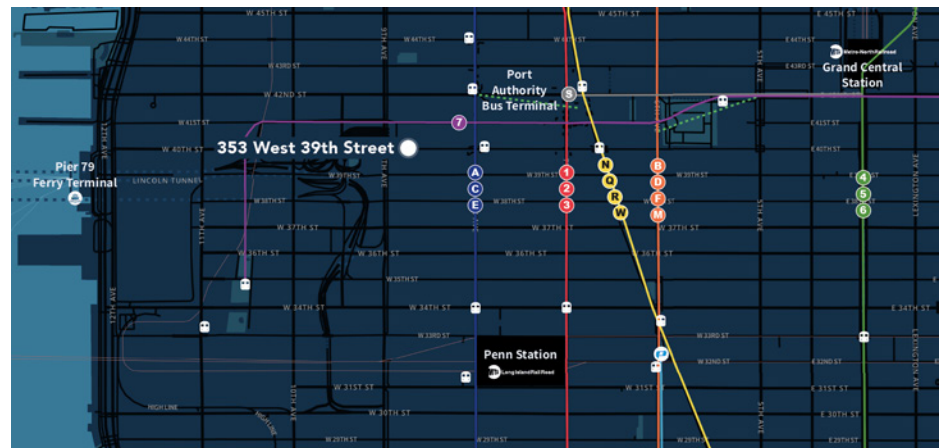
Times Square lies at the heart of the commuter triangle, marked by Penn Station, Grand Central Station and Port Authority Terminal. Situated between Fifth Avenue and Ninth Avenue, from 34th to 42nd Streets, this area is also known as the Fashion District. It has rich history as home to showrooms, fashion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

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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 50 buildings and more than 11 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 22 buildings that cover more than 4 million square feet. The combined GFP portfolio of both owned and managed properties totals 72 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.