



SINCE 1952



200 VARICK STREET

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Built in 1927 and designed by architect Frank S. Parker, 200 Varick Street is a 12-story, 490,000 square foot office building. This Art Deco building is situated on Varick Street between West Houston and King Streets, at the heart of Manhattan's Hudson Square. The LEED certified building features brand new state-of-the-art destination dispatch elevators which service its large, efficient floorplates. With gigantic windows on four sides, interiors are flooded with an abundance of natural light.

The building's ground floor features retail tenants such as B.J. Magazines, Chipotle, Gregorys Coffee, Chop't Salad, Fedex, the Film Forum and iconic SOB's Dinner Club. The building contains the offices for AHRC New York City and the Omnicom Group.

With access to the 1 train at the building's doorstep, the C and E trains are also available at nearby Spring Street. Only a block away, vibrant Port Sa'id proves a super popular after work hangout with great food. On the cusp of the West Village and adjacent to Soho, there is an array of prime dining and retail options only minutes away.



THE BUILDING

Location

Varick Street between King Street
and West Houston Street

Year Built

1924

Renovations

Boiler Conversion - 2013; Elevators - 2016;
Windows - 2016

Building Size

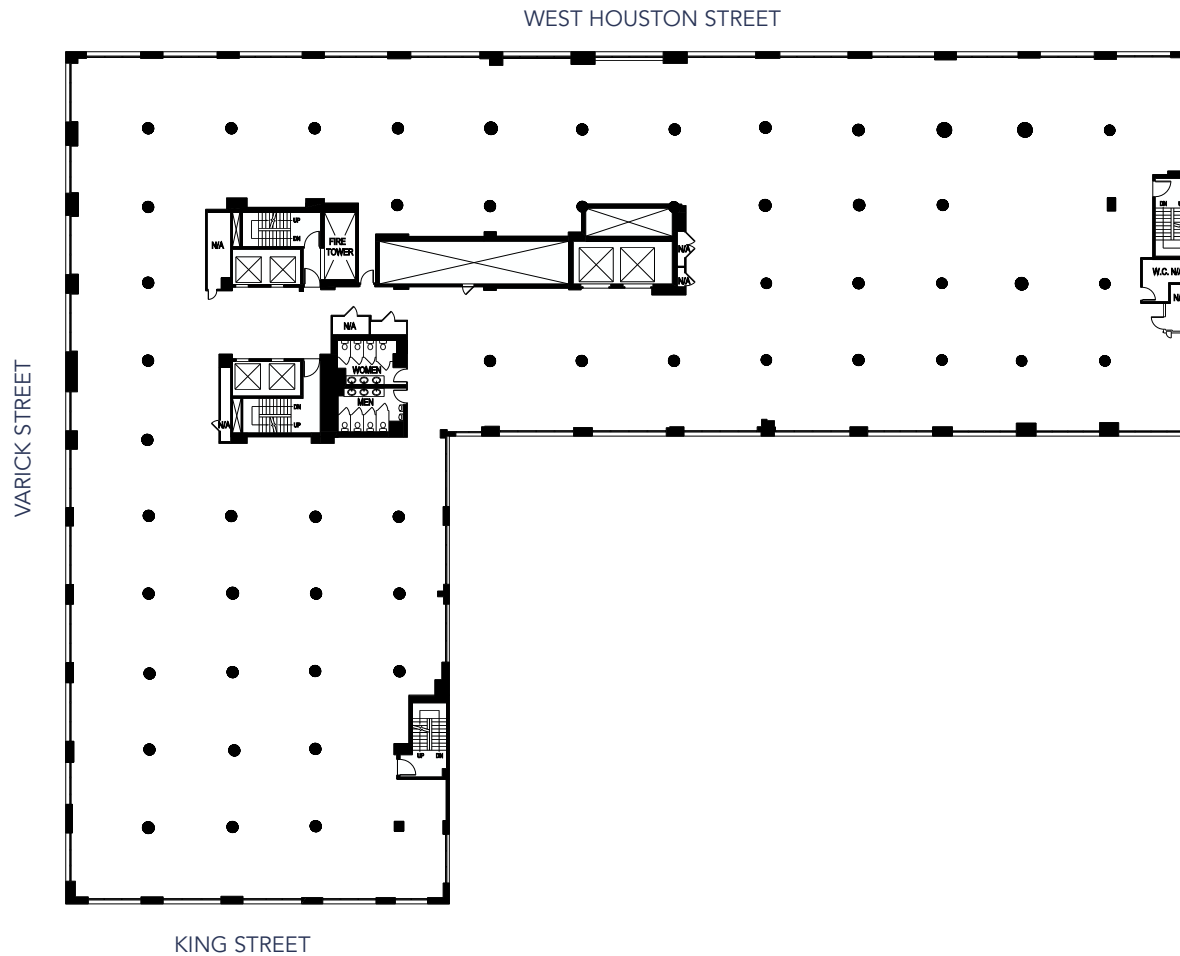
490,000 SF

Floors

12, plus mezzanine, 1 below-grade



TYPICAL FLOOR PLAN 41,300 RSF



BUILDING SPECIFICATIONS

Location	Varick Street between King Street and West Houston Street
Year Built	1924
Architect	Frank S. Parker
Building Size	490,000 SF
Floors	12, plus mezzanine, 1 below-grade
Construction	Concrete, steel rebar, bluestone
Renovations	Boiler conversion - 2013; elevators - 2016; windows - 2016
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	250 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'3"
Column Spacing	21'4" x 18'4"
Elevators	4 public, 2 private, 3 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 system with command 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	Spectrum, Cogent
Cleaning	Common Areas M-F
Bicycle Storage	1 rack
Municipal Incentives	N/A
Transportation	Houston St Station (1), Spring St Station (C,E), quick access to Holland Tunnel
Amenities (Neighborhood)	Film Forum, Port Sa'id, Westville Hudson, Charlie Bird, Blue Ribbon Sushi, NYSC, Equinox Printing House, Pier 40, Gregorys Coffee, Chop't Salad, Fedex

HUDSON SQUARE

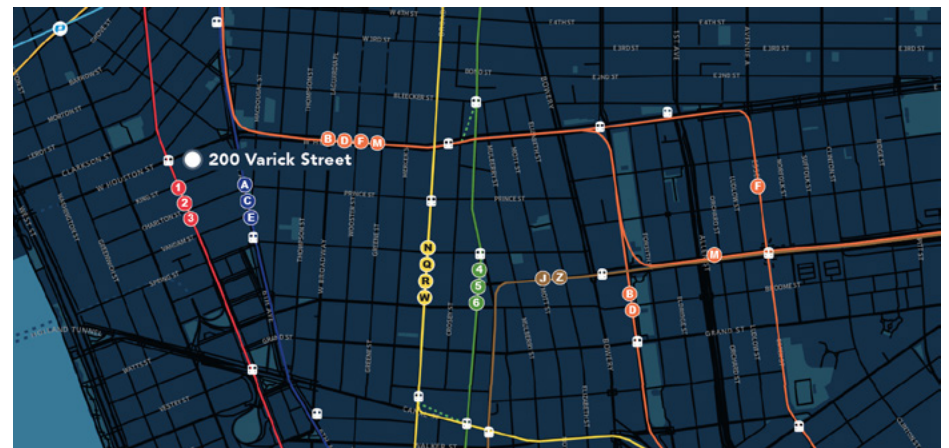
Once known as the Printing District, Hudson Square is an 18-block area bordered by Soho to the east, West Village to the north and Tribeca to the south.

The area's industrial past can be seen in the handsome pre-war mid- and high-rise buildings that line the streets, some that date to the last quarter of the 19th century and many from the art deco period – both featuring the large floor plates that were perfect for the needs of the printing industry. These floor plates today are a perfect fit for the creative industry and the neighborhood has developed into a place where media and production professionals, designers, architects and entrepreneurs come together.

A social hub that draws music and wine fans from local offices and from across the region is City Winery, the winery, restaurant and celebrated music venue on Varick Street that fills 21,000 square feet, serving up a mix of merlot, music and Mediterranean bites. The area is also home to the Soho Playhouse, one of the city's first off-Broadway theaters and a number of neighborhood eateries and bars including Giorgione for contemporary Italian and The Ear Inn, one of the oldest operating drinking establishments in the city.

The neighborhood is served by fast connection by the E train to the World Trade Center PATH terminal just 3 minutes away, or by the 1 train to Christopher Street to the north, plus further subway connections with the A and C lines. As the gateway to the Holland Tunnel, 100,000 vehicles pass under the nearby Hudson as commuters travel between downtown Manhattan and New Jersey.

Major tenants in the area include Horizon Media, WebMD, Omnicom, Saatchi & Saatchi, Warby Parker and M.A.C. Cosmetics.



ABOUT OWNERSHIP

GFP Real Estate, LLC
515 Madison Avenue
New York, NY 10022

(212) 609.8000
gfpre.com

Asset Manager /
Leasing Contact
Donna Vogel
dsiciliani@gfpre.com
(212) 431.9416

Property Manager
Desmond Poole
dpoole@gfpre.com
(212) 354.3181

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.