



SINCE 1952



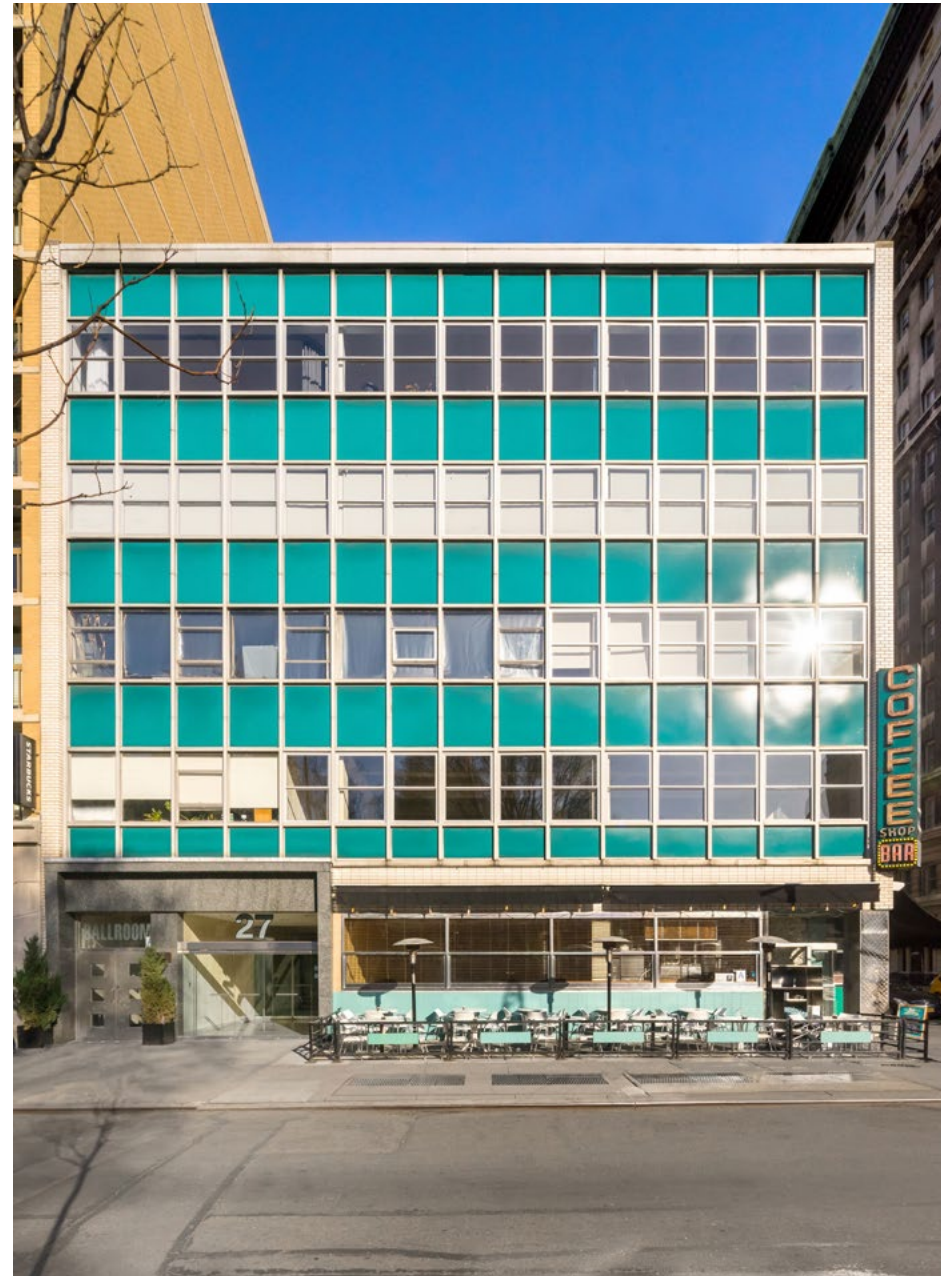
27 UNION SQUARE WEST



# 27 UNION SQUARE WEST

The 5-story early-modern building at 27 Union Square West was built in 1959 by the architect Max Siegel. The east side of the building, facing Union Square Park has a curtain wall of aluminum, glass and blue-green panels. The north side of the building is clad in white brick with horizontal window bands.

For over 31 years, the ground floor was occupied by the iconic Coffee Shop. The space is now being transformed into Chase Bank's newest venture featuring the bank operating out of one portion of the space with the remainder of the space to be occupied by the famed vegan restaurant, By Chloe. The rest of the building, floors 2 - 5 is office space. Union Square provides an excellent transport hub with access to the L, N, Q, R, W, 4, 5 and 6 trains, its renowned farmers' market, restaurants, varied retail, including the sprawling Barnes & Noble on the north side of the square, and the always popular W Hotel with its buzzing bar scene.



# THE BUILDING

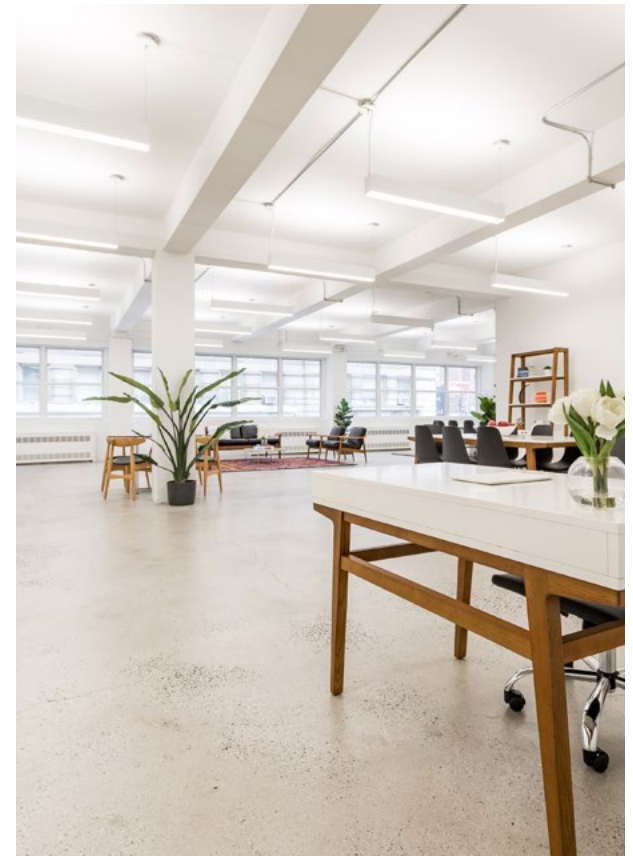
**Location**  
Corner of Union Square West  
and 16th Street

**Year Built**  
1959

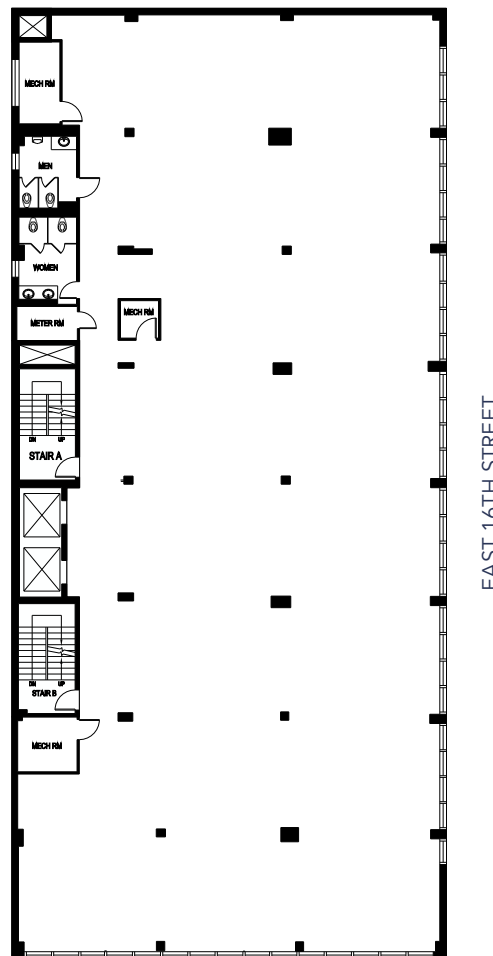
**Renovations**  
Lobby & Elevators - 2012; Boiler - 2015

**Building Size**  
62,000 SF

**Floors**  
5, 1 below-grade



# TYPICAL FLOOR PLAN 11,800 RSF



# BUILDING SPECIFICATIONS

Location	Corner of Union Square West and 16th Street
Year Built	1959
Architect	Max Siegel
Building Size	62,000 SF
Floors	5, 1 below-grade
Construction	Concrete, steel, glass
Renovations	Lobby & elevators - 2012; boiler - 2015
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	125 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'
Column Spacing	10'
Elevators	2 passenger
HVAC	Tenant-controlled package 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, building fully sprinklered
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Verizon, Fiber
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Catch lines 4,5,6,L,N,Q,R and W from the 14th Street-Union Square Station or the F,M and L from 14th Street-6th Ave Station. You'll find the orange and blue PATH lines at the 14th Street Station
Amenities (Neighborhood)	Union Square, Breads Bakery, Crunch Union Square, ABC Home Store with ABC Cocina and ABCv, W Hotel Union Square, AMC Loews, Regal Cinema, Trader Joe's, Staples, Strand Bookstore



# UNION SQUARE

Dominated by Union Square Park which occupies over seven acres, the district runs from the square's base at 14th Street, a block beyond its northern edge, to 18th Street and a block west and east to Fifth Avenue and Irving Place respectively.

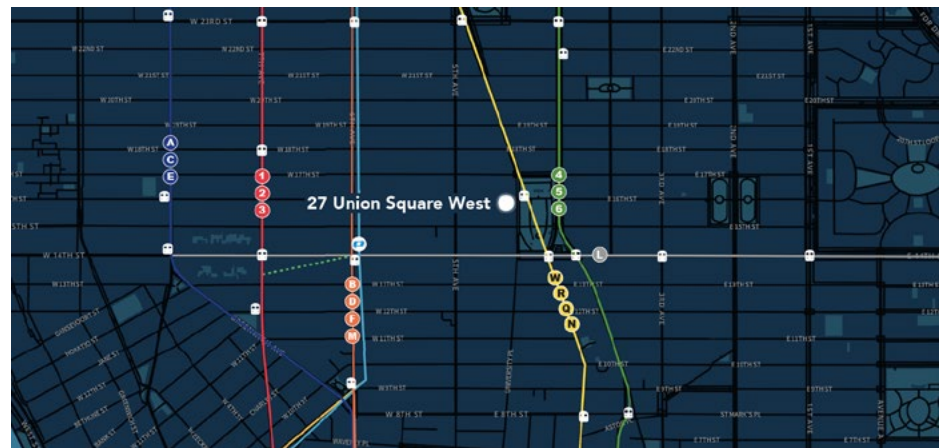
Surrounding the square are numerous buildings that evoke its rich history, many dating back to the 19th century. Fine examples include the Romanesque Lincoln Building at 1 Union Square West and the narrow Decker Building at 33 Union Square West with its Italian and Islamic influences – and where Warhol once had his Factory.

Packing retail, dining, commercial and residential space together, this is one part of New York that really rarely sleeps. The year-round farmers' market runs from 8am to 6pm four days per week, with tens of thousands coming to browse and buy fresh produce and flowers through the day. The square is a continuous hive of activity and is a major meeting point for people. Shoppers come to a variety of stores including Forever 21, Sephora and New York's largest Barnes & Noble, set over 4 stories in a landmark building on the north side.

The area offers many destinations for food and drink. The iconic Coffee Shop located at 27 Union Square West serves diner classics to a cool crowd from morning till late night, while Blue Water Grill offers premium seafood in impressive surroundings.

Major tenants in the area include Facebook's second NYC campus, Dropbox, Hulu, Mashable and Compass. The area is expecting a wave of new tech firms with approval now granted to create the ambitious Union Square Tech Training Center on 14th Street.

14th Street-Union Square Station is a major hub with access to the N,Q,R,W,4,5,6 and L trains.



# 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.