GFP
REAL ESTATE™

SINCE 1952

307 WEST 36TH STREET

307 WEST 36TH STREET

Completed in 1926 by the architect Emery Roth, 307 West 36th Street is a classic pre-war 18-story commercial high-rise building originally known as Garment Wear Arcade. Boasting an elegant, recently renovated, white marble arcade lobby featuring entrances on both 36th and 37th Streets, the building offers more than 250,000 square feet of office space in the historic Garment District.

307 West 36th Street has become home to a wide range of tenants from notable fashion brand Rebecca Taylor to civic design firm, Urbahn Architects and many non-profits such as GOOD+ Foundation and the Neighborhood Housing Services of New York City.

The building has a number of nearby transportation links including A, C and E trains, and the LIRR from Penn Station, which makes for easy access to and from the building. Located nearby are an array of exceptional food and beverage options to choose from whether it be day or night.

THE BUILDING

Location
Corner of West 36th Street and 8th Avenue

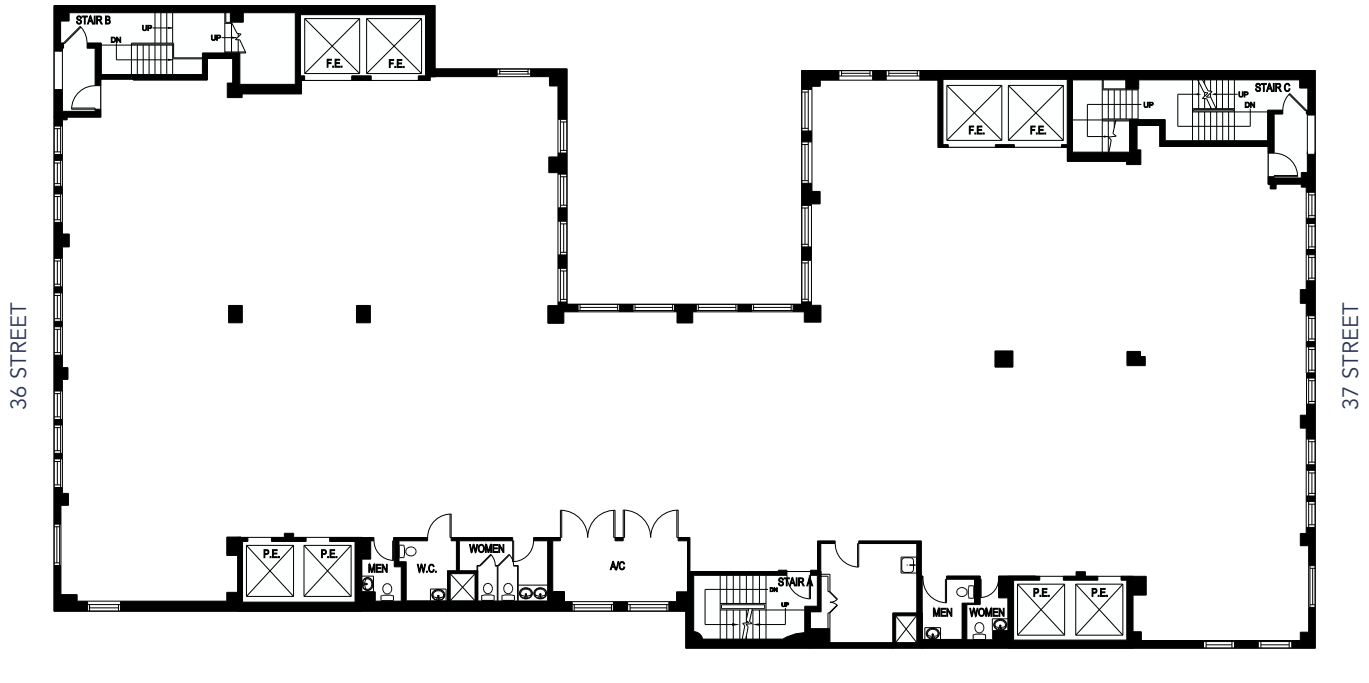
Year Built
1926

Renovations
Lobby - 2012

Building Size
251,000 SF

Floors
18, plus mezzanine, 2 below-grade

TYPICAL FLOOR PLAN
13,000 RSF



BUILDING SPECIFICATIONS

Location	Corner of West 36th Street and 8th Avenue
Year Built	1926
Architect	Emery Roth
Building Size	251,000 SF
Floors	18, mezzanine, 2 below-grade
Construction	Steel & masonry
Renovations	Lobby - 2012
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	10'
Elevators	4 passenger, 4 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 outside central station, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guardq
Telecom Providers	Verizon, Spectrum, Pilot Fiber
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
Amenities (Neighborhood)	Essen Restaurant, Macy's, Madison Square Gardens, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel

GARMENT DISTRICT

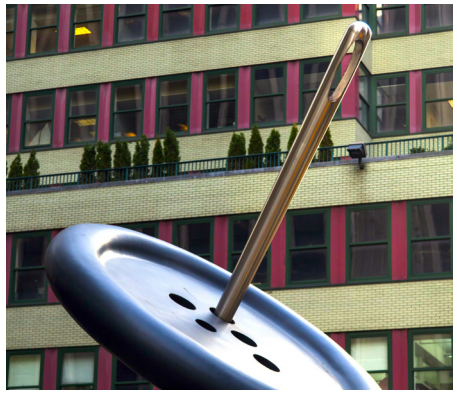
The Garment District lies at the heart of the commuter triangle, marked by Penn Station, Grand Central Station and Port Authority Terminal. Situated between Fifth Avenue and Ninth Avenue, from 34th to 42nd Streets, this area is also know as the Fashion District. It has rich history as home to showrooms,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

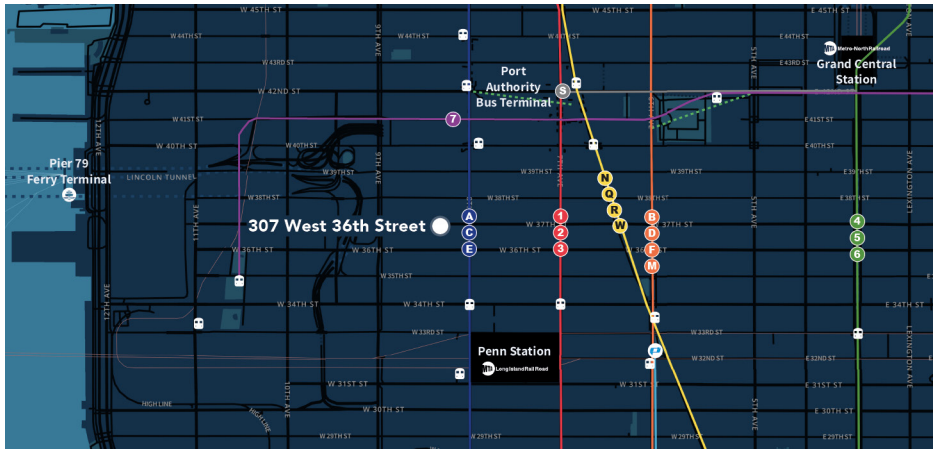
Even with its rich history in fashion, the economics of manufacturing have changed over the years, so the district has seen an influx of other businesses, including media, creative agencies, law firms and tech. Even so, local sample sales still prove popular with workers and residents.

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 Garment 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 OWNERSHIP

GFP Real Estate, LLC
125 Park Avenue
New York, NY 10017

(212) 609.8000
gfpre.com

Asset Manager /
Leasing Contact
Barbara Yagoda
byagoda@gfpre.com
(212) 372.2168

Property Manager
Sam Mohabir
smohabir@gfpre.com
(212) 354.2930

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.