



SINCE 1952



318 WEST 39TH STREET

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The building at 318 West 39th Street was built in 1915 by the architectural firm of Crow, Lewis, & Wickenhafer on the former site of the Finck Brewery and was originally named the Finck Building.

The 8-story building's façade features classically inspired architectural detailing and a welcoming, modernized lobby. Building tenants include the famous bridal designer Amsale as well as Barbara Bush's non-profit organization, Global Health Corp.

Situated in the historic Garment District, the building is conveniently close to many area amenities, including the trendy eateries of Hell's Kitchen, and ample transportation links including A, C and E trains on Eighth Avenue, the Port Authority Bus Terminal and nearby Times Square-42nd Street station.



THE BUILDING

Location

West 39th Street between
8th and 9th Avenue

Year Built

1915

Renovations

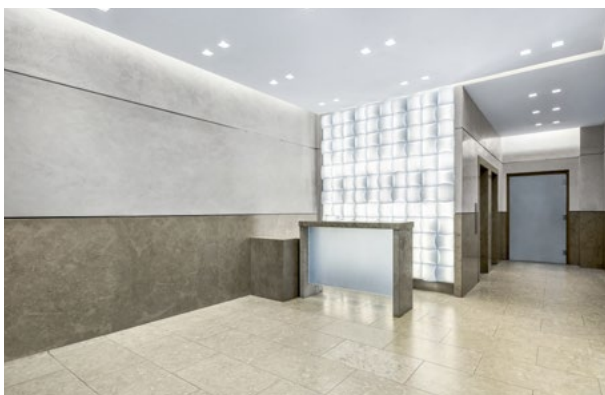
Lobby - 2016; Restrooms - 2016

Building Size

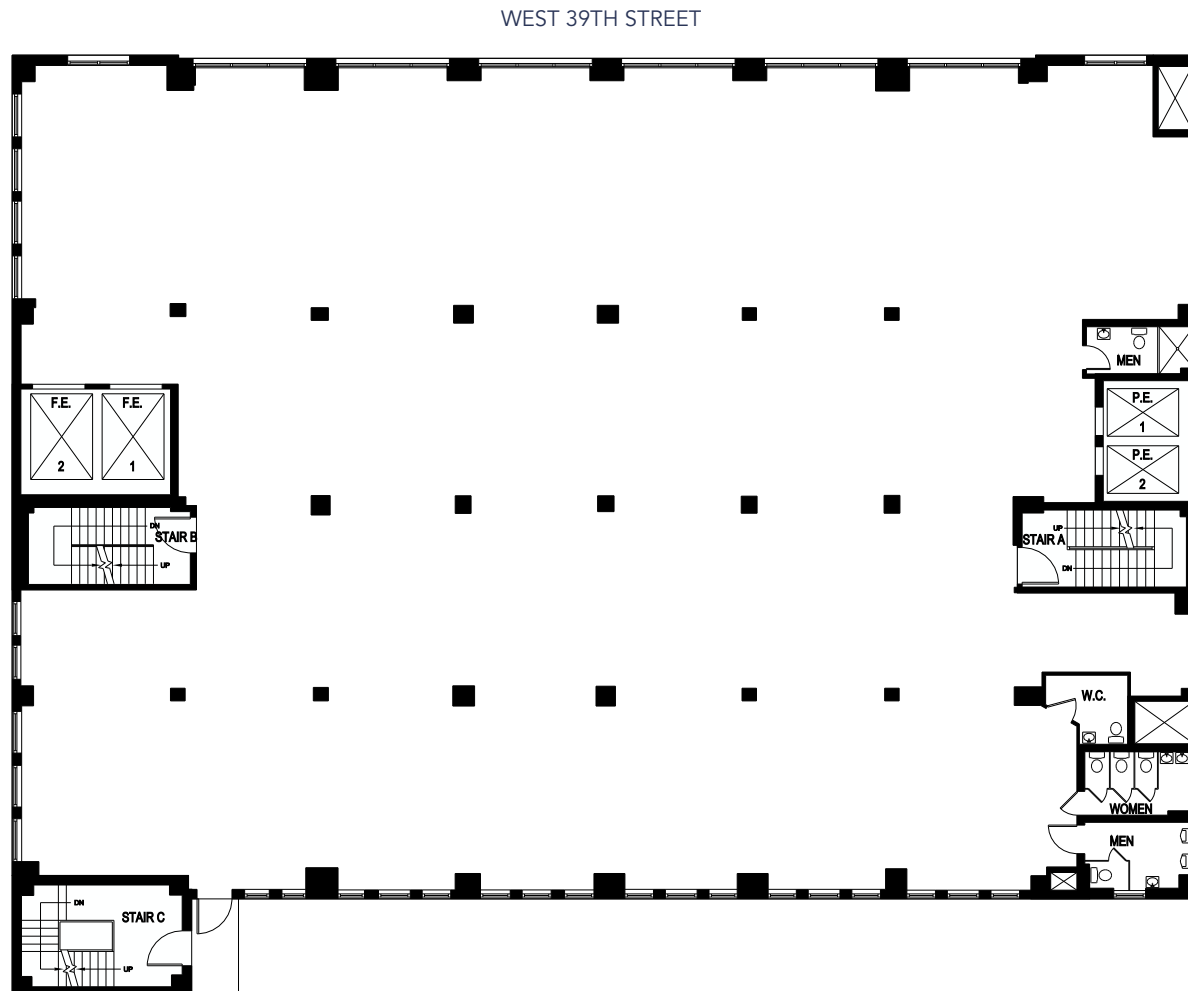
180,000 SF

Floors

8, 1 below-grade



TYPICAL FLOOR PLAN 13,900 RSF



BUILDING SPECIFICATIONS

Location	West 39th Street between 8th and 9th Avenue
Year Built	1915
Architect	Crow, Lewis, & Wickenhofer
Building Size	180,000 SF
Floors	8, 1 below-grade
Construction	Brick & masonry
Renovations	Lobby - 2016; restrooms - 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	12'6"
Column Spacing	24'
Elevators	2 passenger, 2 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	7 am - 7 pm M-F lobby, key card access, closed-circuit cameras
Building Hours	24/7 tenant access
Telecom Providers	AT&T, Spectrum, Verizon
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), 33rd Street PATH Train (Orange, Blue), Port Authority Bus Terminal, Penn Station for Amtrak and regional trains
Amenities (Neighborhood)	Macy's, Madison Square Gardens, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel

GARMENT DISTRICT

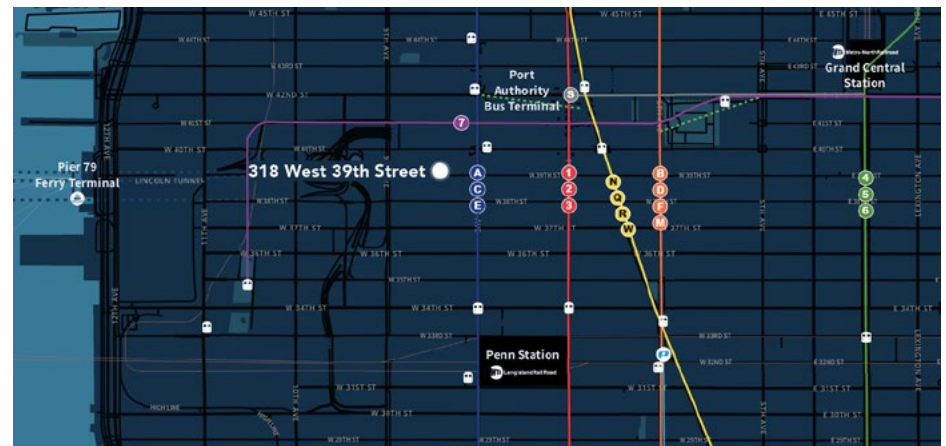
The Garment District lies at the heart of the commuter triangle, marked by Penn Station, Grand Central Station and Port Authority Terminal. Situated between Fifth Avenue and Ninth Avenue, from 34th to 42nd Streets, this area is also known as the Fashion District. It has rich history as home to showrooms,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

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.