



SINCE 1952



322 EIGHTH AVENUE

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322 Eighth Avenue was originally built in 1925 by the architects George & Edward Blum in a neo-gothic style. A recent restoration preserved its historic features, while introducing an efficient, modern business environment.

In 2015 the building entrance and façade were completely remodeled with a cohesive glass storefront giving the building a cleaner, more expansive look. The main entrance is articulated by a sculptural awning, fabricated by Kammetal in Williamsburg, Brooklyn. Thin aluminum bands smoothly extend from store signage, attractively disguising ventilation louvers, and twisting into a rounded canopy to lure visitors inside.

The refurbished building has an elegant marble lobby and dramatic, vaulted ceiling. Five high speed passenger elevators have been upgraded to afford quick service to the building's 21 floors.

Dominating the lobby and complementing its distinctive decor is a stunning period mural. Painted in the style of the renowned American artist, Thomas Hart Benton, it has been expertly restored by a specialist from the Metropolitan Museum of Art.

322 Eighth Avenue sits at an outstanding location convenient to many amenities and transport links.



THE BUILDING

Location

Northeast corner of 8th Avenue
and 26th Street

Year Built

1925

Renovations

Facade (glass storefront) - 2015;
Building Entrance/Exterior Canopy - 2016;
Lobby - 2023; Elevators - 2024

Building Size

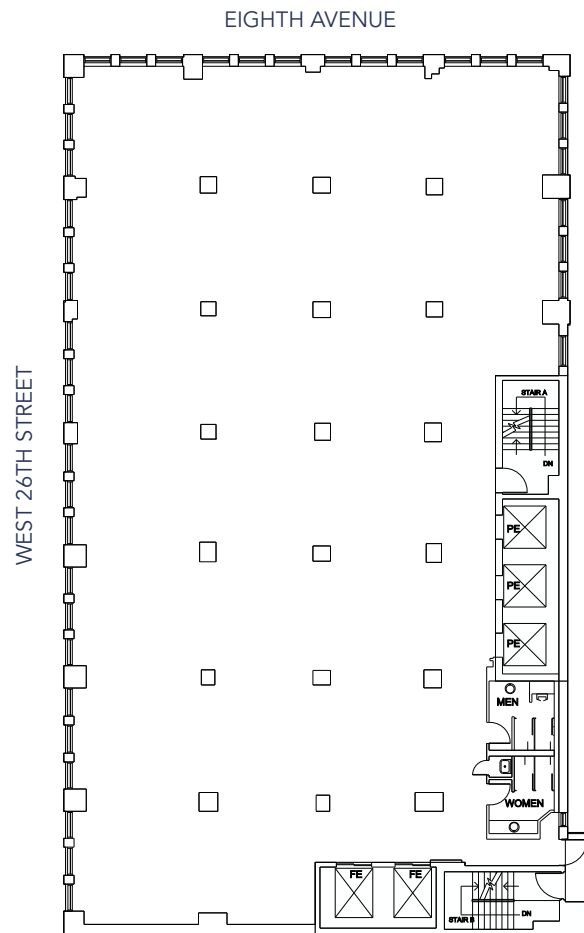
185,000 SF

Floors

21, 1 below-grade



TYPICAL FLOOR PLAN 11,100 RSF



BUILDING SPECIFICATIONS

Location	Northeast corner of 8th Avenue and 26th Street
Year Built	1925
Architect	George & Edward Blum
Building Size	185,000 SF
Floors	21, 1 below-grade
Construction	Steel & masonry
Renovations	Facade (glass storefront) - 2015; building entrance/exterior canopy - 2016; lobby - 2023; elevators - 2024; vestibules/turnstiles/security desk - 2023; lighting - 2023
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 32%
Floor Loads (per SF)	150 lbs./SF
Avg Slab-to-Slab Ceiling Heights	11'
Column Spacing	10'
Elevators	3 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 outside central 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	Verizon, Spectrum, Pilot Fiber
Cleaning	Common Areas M-F
Bicycle Storage	Yes
Municipal Incentives	N/A
Transportation	23rd Street (E), 23rd Street (1,2), 23rd Street PATH (Orange, Blue), 28th Street (N,Q,R,W), 28th Street (1,2), 34th Street-Penn Station (1,2,3, A,C,E), Penn Station for Amtrak and regional trains
Amenities (Neighborhood)	The High Line, Chelsea Piers, Beans & Beans Coffee, Gristedes Mega Store, Fashion Institute of Technology, Whole Foods Market, Midtown Tennis Club

CHELSEA

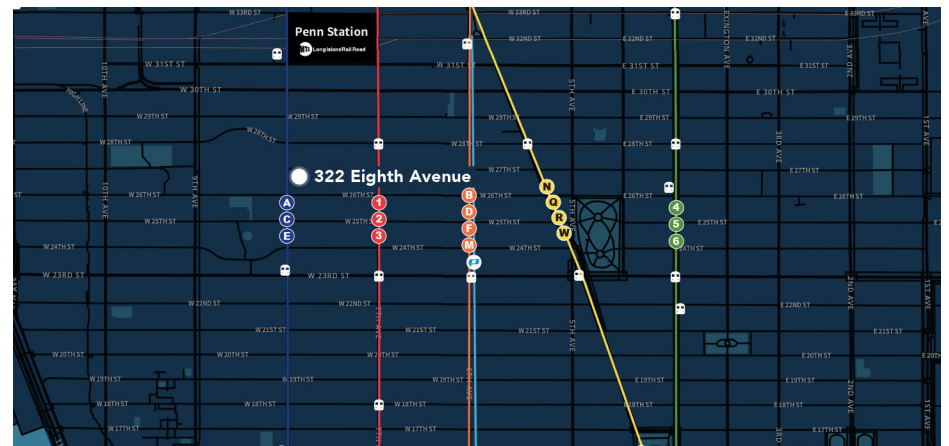
Bound by the Hudson River and Sixth Avenue, Chelsea stretches from 14th Street towards 34th Street.

Home to the High Line, which runs the length of Chelsea and more, a new energy has been injected into West Chelsea. The popular elevated walkway extends to 34th Street and 12th Avenue at Hudson Yards. An impressive mixed-use collection of skyscrapers, parks and plazas being built over the 28-acre West Side Rail Yard crowns Chelsea's border with Midtown West as one of the most ambitious engineering and construction projects ever seen in the city.

One of the larger neighborhoods in Manhattan, Chelsea offers a mix of architectural styles and atmospheres. Its wide avenues are filled with retail, offices, dining and apartment blocks, built on a dramatic scale. A fine pre-war example is Google's East Coast headquarters located at 111 Eighth Avenue, which occupies the full block between Eighth and Ninth Avenues, from 15th to 16th Street.

Chelsea Market on Ninth Avenue has dozens of eateries and artisanal retailers. Other area favorites include Red Cat, Bottino, Cookshop and Trestle on Tenth. In the evenings, Peter McManus Café, hosts happy hour for beer with one of their famous burgers, while Bathtub Gin on Ninth serves cocktails in a more upscale speakeasy setting.

Chelsea is served by 1, 2 and 3 trains along Seventh Avenue, A, C and E trains along Eighth Avenue and F and M trains along Sixth Avenue. To the south the L train terminal at 14th Street takes passengers east across town and to Brooklyn, to the north the Hudson Yards station provides access to 7 trains, and Penn Station connects hundreds of thousands of passengers to commuter and Amtrak service.



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.