



SINCE 1952



349 EAST 149TH STREET

349 EAST 149TH STREET

The historic 10-story building at 349 East 149th Street was constructed in 1927 by the architects Starrett & VanVleck. Called the Busher Building, the property boasts a mixture of retail space and professional offices.

Surrounding the ground floor are tall arched storefronts that bring abundant natural light into retail and commercial spaces. When entering through the main entrance for the upper floors, tenants are greeted by an expansive lobby and brand new fast and efficient building elevators that service every floor. On the upper floors, office spaces offer three walls of windows bringing in plentiful natural light and magnificent cityscapes views.

At 89,000 square feet, this building which was one of the Bronx's largest commercial structures through the mid-twentieth century and once housed the Bronx Board of Trade's headquarters. The building is situated in the bustling hub of the borough's Melrose neighborhood, the area's retail, theater and restaurant heart. With on-site parking and subway access to 2 and 5 trains just one block away, the Busher Building's location provides easy access for all.



THE BUILDING

Location

Corner of East 149th Street
and Courtlandt Avenue

Year Built

1927

Renovations

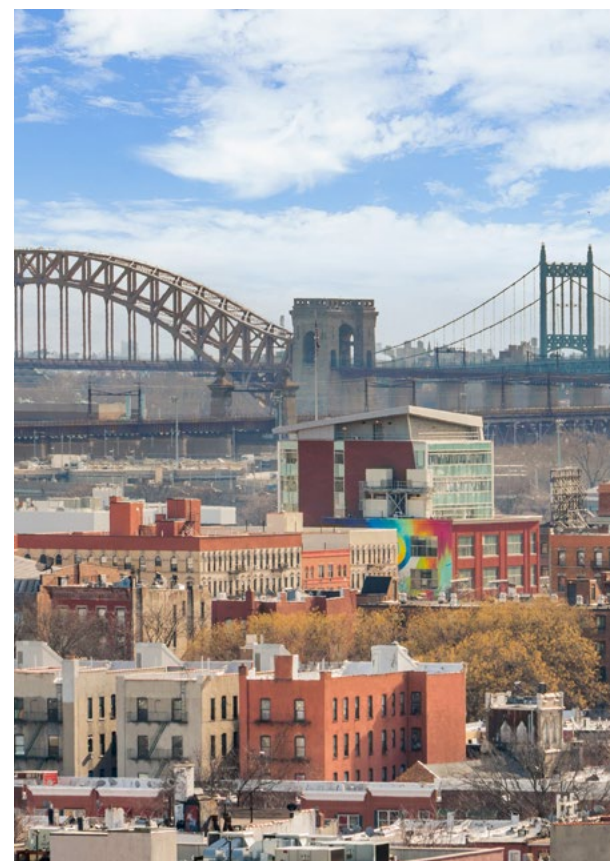
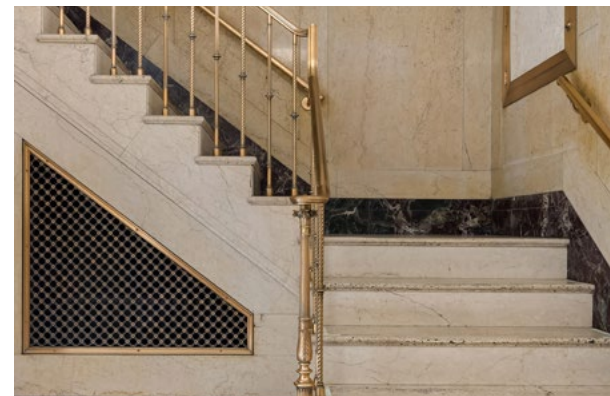
Lighting - 2016

Building Size

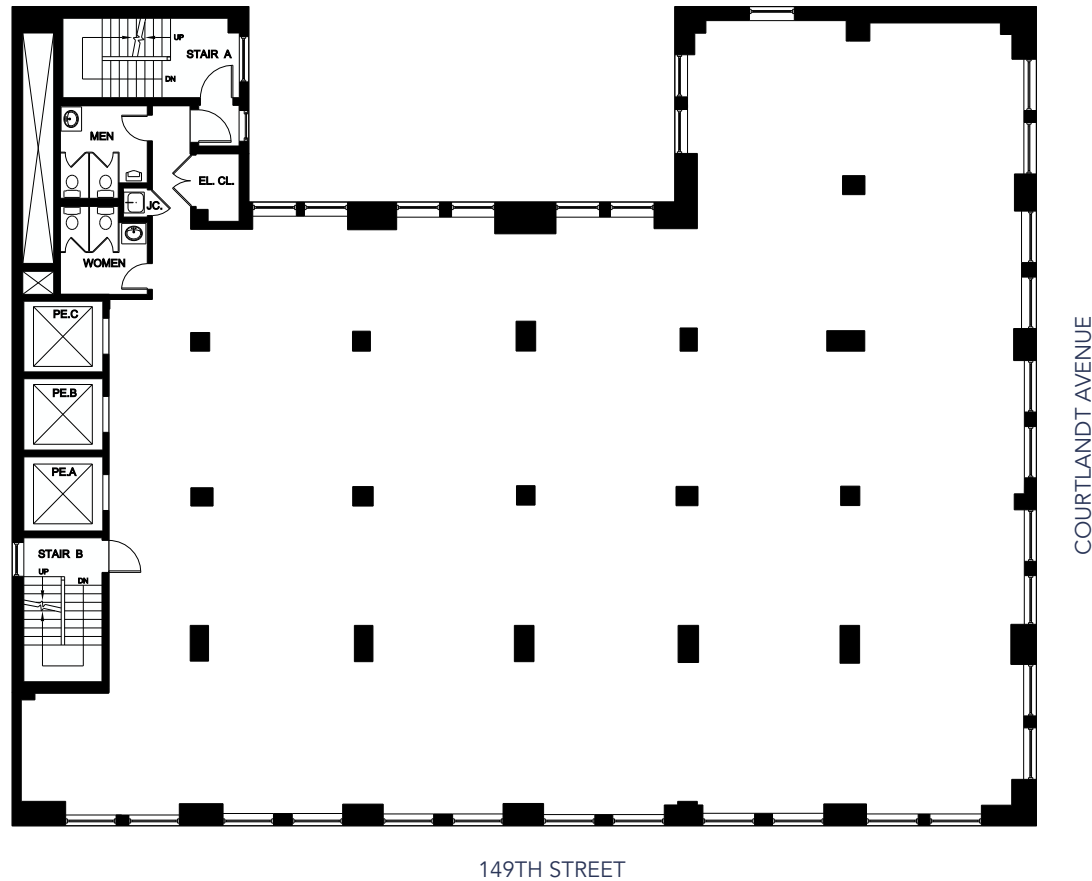
89,000 SF

Floors

10, 1 below-grade



TYPICAL FLOOR PLAN 8,900 RSF



BUILDING SPECIFICATIONS

Location	Corner of East 149th Street and Courtlandt Avenue
Year Built	1927
Architect	Starrett & VanVleck
Building Size	89,000 SF
Floors	10, 1 below-grade
Construction	Masonry & stone
Renovations	Lighting - 2016
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	60 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'
Column Spacing	10'
Elevators	3 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	Fire alarm system, defibrillator, building fully sprinklered
Security Access	Guard on duty 8 am - 6 pm M-F, closed circuit-cameras
Building Hours	8 am - 6 pm M-F
Telecom Providers	Optimum
Cleaning	Common Areas M-F
Bicycle Storage	Yes - in LSNY storage room in basement
Municipal Incentives	N/A
Transportation	3rd Ave-149th St Station (2,5)
Amenities (Neighborhood)	Lincoln Medical Center, H&R Block, Citibank, Bronx Terminal Market, Hostos Community College, Universal Hip Hop Museum, Planet Fitness

BRONX

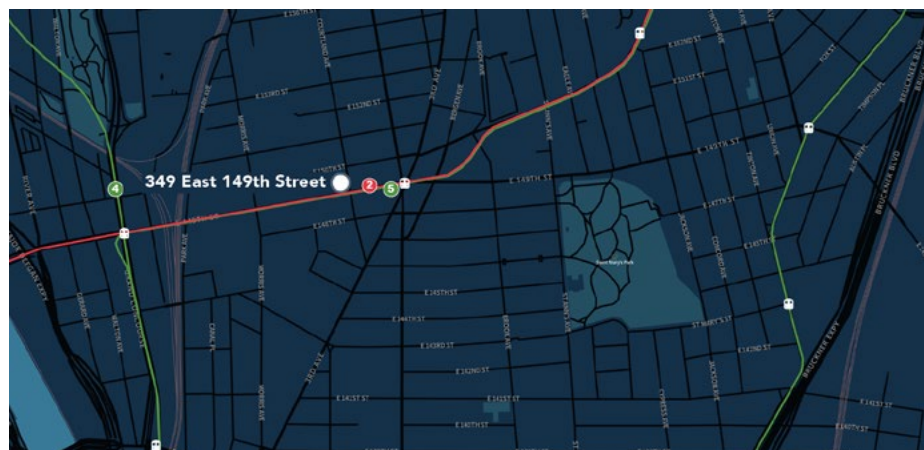
New York's northern-most borough lies northeast of Manhattan and is bounded by the Harlem River to the southwest and the East River to the southeast. Home to some world-famous destinations, people flock to the Yankee Stadium, The Bronx Museum of Arts, and the New York Botanical Gardens. As well as these the Bronx Zoo – the country's largest urban zoo – attracts thousands of families from far and wide.

Home to a diverse, recently revitalized community, a major focal point is The Hub, the retail, theater and restaurant heart of the South Bronx. Located where East 149th Street, Willis, Melrose and Third Avenues meet, it is the main shopping district for residents, and is the birthplace of many hip hop trends that later spread through New York and worldwide. The Bronx-based Italian community is known as the real Little Italy, more authentic than Manhattan's Little Italy.

Randall's Island is a park that covers 480 acres and has become one of the main recreational destinations in the city, boasting a golf center, nine acres of restored wetlands, a tennis center, more than 60 playing fields and miles of waterfront bike and pedestrian lanes. The park hosts free summer and year-round sports and cultural events and also holds environmental programs. Randall's Island has hosted Lollapalooza, Cirque du Soleil and the international Frieze Art Fair.

The Bronx is home to fast growing companies like Global Energy Efficiency, as well as established firms such as Summit Appliance and Manhattan Beer Distributors, the fourth largest beverage distributors in the country.

The Bronx is accessible by subway on B,D,2,4,5 and 6 trains as well as being conveniently located for LaGuardia airport.



ABOUT OWNERSHIP

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

(212) 609.8000
gfpre.com

Asset Manager /
Leasing Contact
Alphie Toro
atoro@gfpre.com
(212) 372.2183

Property Manager
Robert Manno
rmanno@gfpre.com
(212) 609.7140

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.