



SINCE 1952



45 WEST 34TH STREET

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The historic building located at 45 West 34th Street was completed in 1907 by the architects Howells & Stokes. Recently completed major capital improvements include a stunning new lobby, new elevators, new windows and new common corridors.

At twelve stories and 111,500 square feet, this beautiful building features a stone façade with carved architectural detailing that highlight the windows of every floor. With boutique full floors that can easily divide, the building is an ideal option for both medium-to-small sized tenants alike. Situated in the midst of the bustling 34th Street, the building caters to all tenants needs. Tenants benefit from a wealth of food, beverage and retail options seconds from the doorstep.

45 West 34th Street has easy access to many mass transportation links including the N,R,W,F,M, V and 6 subway trains, PATH trains as well as both Penn Station and Grand Central Station.



THE BUILDING

Location

West 34th Street between
5th and 6th Avenue

Year Built

1907

Renovations

Lobby - 2014

Building Size

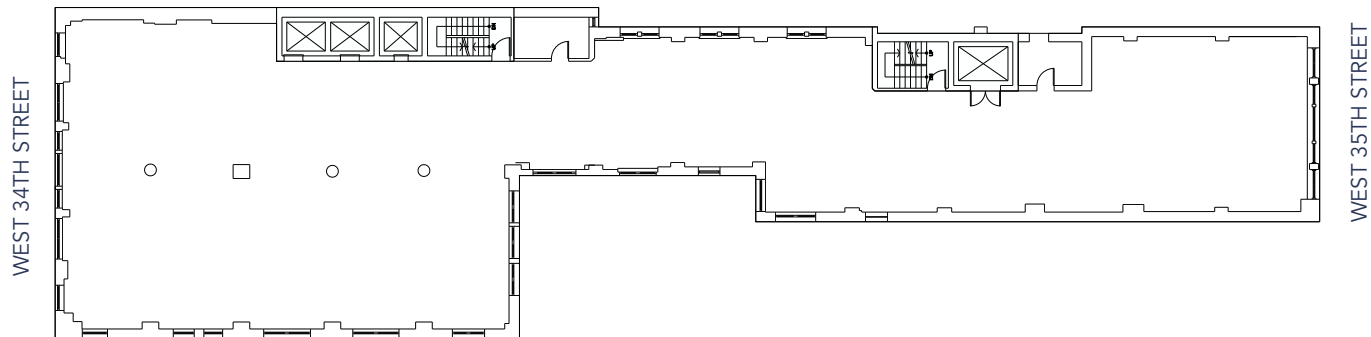
115,000 SF

Floors

12, 1 below-grade



TYPICAL FLOOR PLAN 8,600 RSF



BUILDING SPECIFICATIONS

| | |
|----------------------------------|--|
| Location | West 34th Street between 5th and 6th Avenue |
| Year Built | 1907 |
| Architect | Howells & Stokes |
| Building Size | 115,000 SF |
| Floors | 12, 1 below-grade |
| Construction | Steel & masonry |
| Renovations | Lobby - 2014 |
| 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 | 3 passenger, 1 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 | None |
| Municipal Incentives | N/A |
| Transportation | 34th Street-Herald Square (B,D,F,M,N,Q,R,W), 33 Street PATH Station (Orange, Blue), 33rd Street (4,5,6), 34th St-Penn Station (A,C,E,1,2,3), Port Authority Bus Terminal, Penn Station for Amtrak and regional trains |
| Amenities (Neighborhood) | Levi's, Empire State Building, Times Square, Crunch gym, Madison Square Garden, H Mart, Fresh & Co, UPS Store, Capitol Cutlery, Macy's, short walk to Bryant Park, AMC Loews 34th Street |

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

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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.