



SINCE 1952



520 EIGHTH AVENUE

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Constructed in 1926 by the architects Schwartz & Gross, the building reflects Neoclassical and early-20th century architectural styles prominent of that period. 520 Eighth Avenue is comprised of three separate buildings that occupy the entire eastern portion of Eighth Avenue from 36th to 37th Streets.

This high-rise building which encompasses more than 860,000 square feet, is home to large, medium and small tenants alike. With its expansive renovated lobby, modernized elevators and efficient floor plates, the building makes for an ideal home for all tenants. Abundant windows on every floor flood tenant's spaces with natural light and provide exceptional city views. A robust and dedicated on-site building management team handles tenant's day-to-day needs with the building annually awarded an Energy Star label for its operating efficiency.

Situated in the historic garment district, the area offers an array of dining and retail options including Gregory's Coffee or The Houndstooth Pub located at the base of the building. Only a few blocks from Penn Station, commuting is made easy with access to A, C, E, 1, 2 and 3 trains, the NJ Transit, LIRR and Amtrak regional trains.



THE BUILDING

Location

8th Avenue between West 36th
and West 37th Street

Year Built

1926

Renovations

N/A

Building Size

860,000 SF

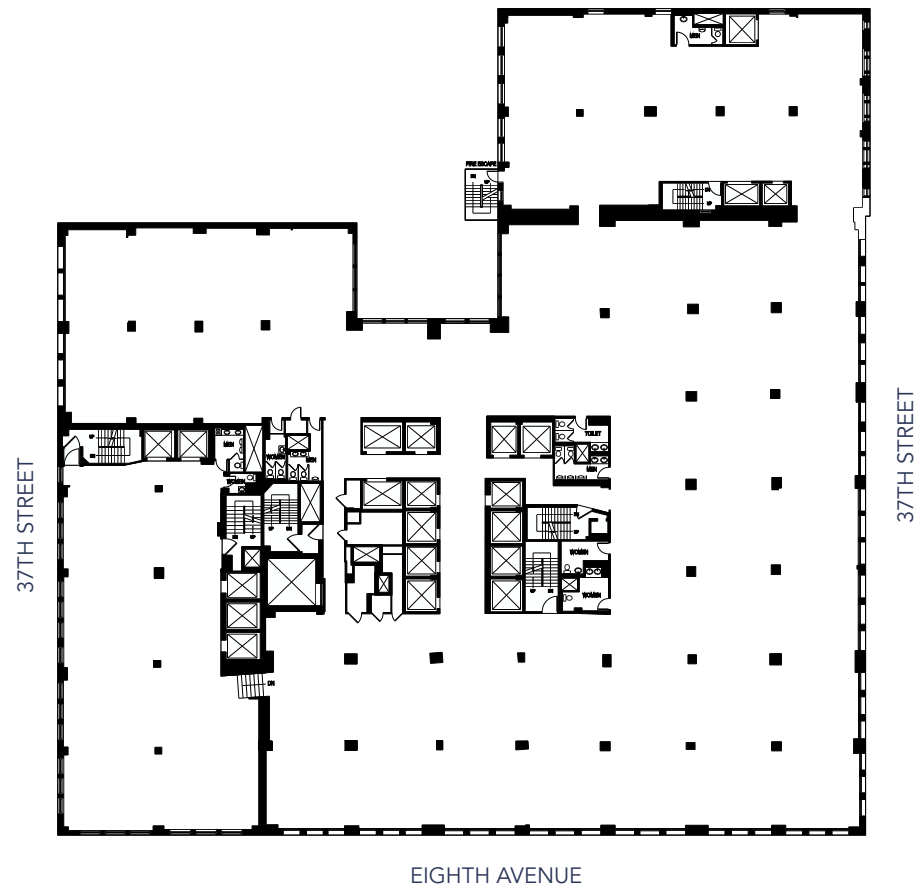
Floors

26, plus penthouse, mezzanine,
2 below-grade



TYPICAL FLOOR PLAN

41,100 RSF



BUILDING SPECIFICATIONS

Location	8th Avenue between West 36th and West 37th Street
Year Built	1926
Architect	Schwartz & Gross
Building Size	860,000 SF
Floors	26, plus penthouse, mezzanine, 2 below-grade
Construction	Fireproof construction - steel, concrete with rebar
Renovations	N/A
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	120 lbs./SF
Avg Slab-to-Slab Ceiling Heights	10'5"
Column Spacing	18'
Elevators	13 passenger, 6 freight
HVAC	Tenant-controlled package air-cooled units, perimeter two pipe steam heating
Electrical	6 watts/RSF
Windows	Double-insulated, operable

Fire & Life Safety Systems	Edwards EST 3 fire alarm control panel connected to all three buildings, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Spectrum, TW Telecom, Broadview Networks, RCN, Light Tower, Zayo, Cogent, Signal Point
Cleaning	Common Areas M-F
Bicycle Storage	Yes
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 Station (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, Starbucks, Adzuki Sushi, Chef Yu Restaurant

GARMENT DISTRICT

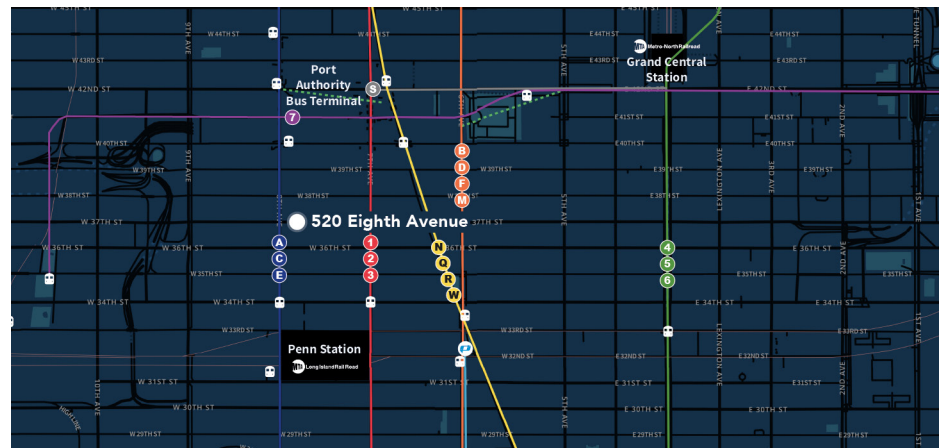
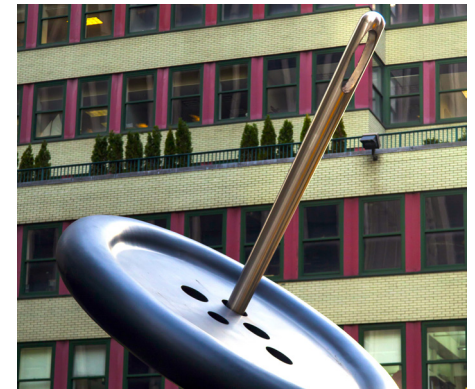
The Garment District lies at the heart of the commuter triangle, marked by Penn Station, Grand Central Station and Port Authority Terminal. Situated between Fifth Avenue and Ninth Avenue, from 34th to 42nd Streets, this area is also known as the Fashion District. It has rich history as home to showrooms,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