



SINCE 1952



100 CROSBY STREET

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The building at 100 Crosby Street, formerly known as 560 Broadway, was completed in 1884 by architect Thomas Stent in a neo-Grecian style. The building was recently reconfigured and fully renovated, moving its main entrance and lobby from Broadway to Crosby Street. Located in the Soho cast-iron historic district, the building's new lobby and entrance celebrate the unique architectural character of the surrounding neighborhood featuring materials such as backlit "bullet-glass", exposed brick, white marble and large original timber beams that were salvaged during renovation and hung from the lobby's ceiling.

Perhaps best known for housing the upscale Soho grocer Dean & DeLuca on the southeast corner of Prince Street and Broadway, the building is also now home to the famous shoe brand, Converse, who also resides on the ground floor.

Situated in the trendy neighborhood of Soho, considered Manhattan's iconic shopping mecca, 100 Crosby Street is surrounded by numerous retail and dining options. Commuting is made easy to and from anywhere in the city with access to the R and W trains at the building and the 6 train only one block away.



THE BUILDING

Location

Between Prince and Spring Streets
at Crosby

Year Built

1884

Renovations

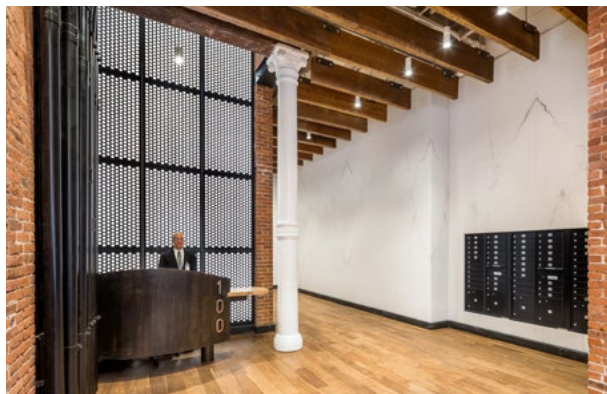
Elevators - 2016; Lobby - 2016;
Windows - 2018; Common
corridors and restrooms - 2017

Building Size

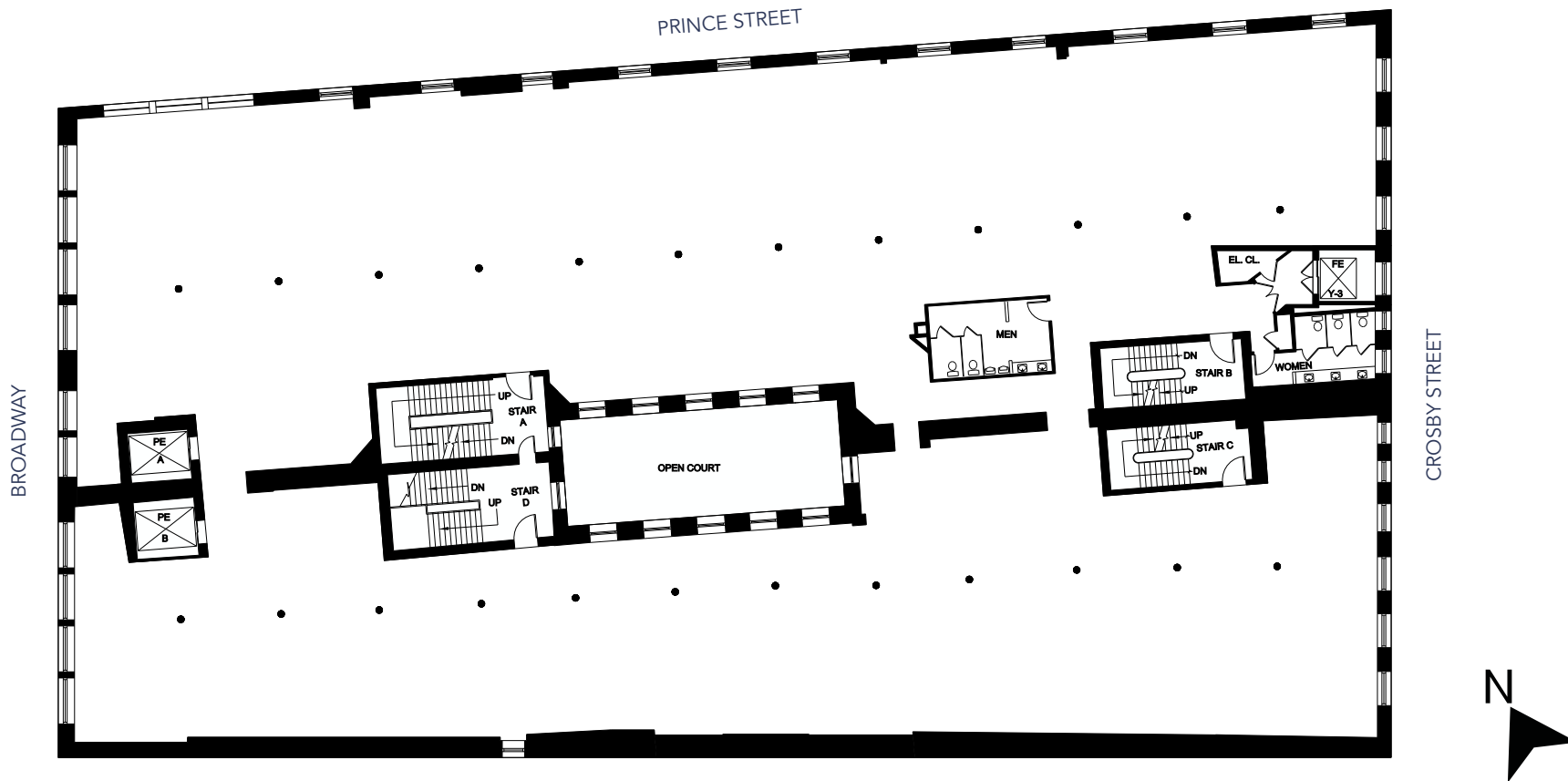
175,000 SF

Floors

8, 2 below-grade



TYPICAL FLOOR PLAN 23,800 RSF



BUILDING SPECIFICATIONS

Location	Between Prince and Spring Streets at Crosby
Year Built	1884
Architect	Thomas Stent
Building Size	175,000 SF
Floors	8, 2 below-grade
Construction	Brick & wood
Renovations	Elevators - 2016; lobby - 2016; windows - 2018; common corridors and restrooms - 2017
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	75 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'
Column Spacing	13'5"
Elevators	2 passenger, 1 freight
HVAC	Window units and 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	24/7 attended lobby, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Spectrum, Verizon, Rainbow, Pilot
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Broadway-Lafayette St Station (B,D,F,M), Prince St Station (R,W), Spring St Station (6), Spring Street St (C,E)
Amenities (Neighborhood)	Dean & DeLuca Grocery, Apple Soho, REI, Balthazar, Angelika Film Center, abundant fashion, shopping and dining throughout Soho

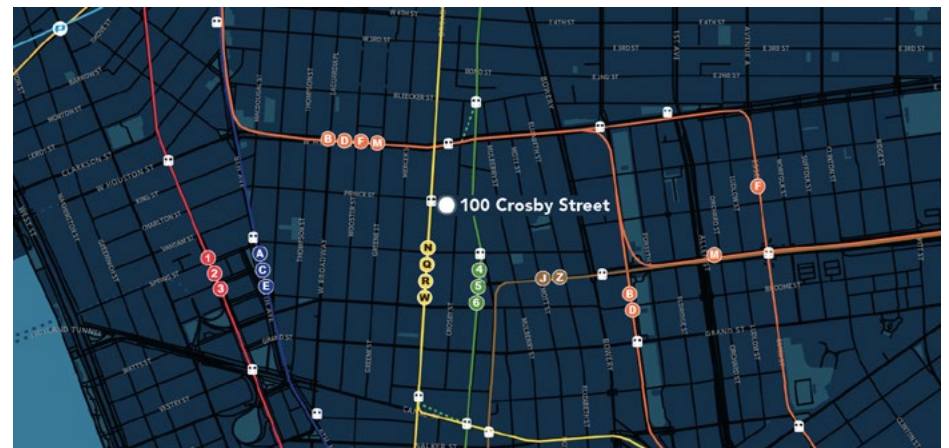
SOHO

Soho's famous, landmarked, cast iron buildings with their iconic fire escapes are among the finest in the world, and were originally home to the city's textile industry. As the textile merchants moved on, the neighborhood fell into decline until it was re-discovered by artists and gallery owners seeking sprawling spaces, who brought life back to the empty buildings.

Today, although some galleries remain, the district south of Houston Street is alive with commerce as one of the city's great retail meccas, drawing heavy footfall from across the city and the world. High-end international fashion retailers line the streets, with Prada's Rem Koolhaas-designed flagship, Balenciaga, Versace, Louis Vuitton and many more showcasing the finest in fashion. Along Broadway shoppers head to Nike, Converse, Zara and H&M, plus Bloomingdale's Downtown store, and those not after apparel are drawn to Apple, the MoMA Design Store, or to browse in the Housing Works Bookstore.

Interspersed within you will find luxurious boutique hotels and numerous restaurants, bars and cafés that serve the bustling neighborhood. In floors above the ground floor retail, offices and lofty residential space are among some of the most coveted in Manhattan. Commercial tenants in the area include Estée Lauder and the world's largest children's book publisher Scholastic.

Subway connections to Soho are numerous with the 4, 6, B, D, F, M, N, R, A, C and E trains all servicing this vibrant district.



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.