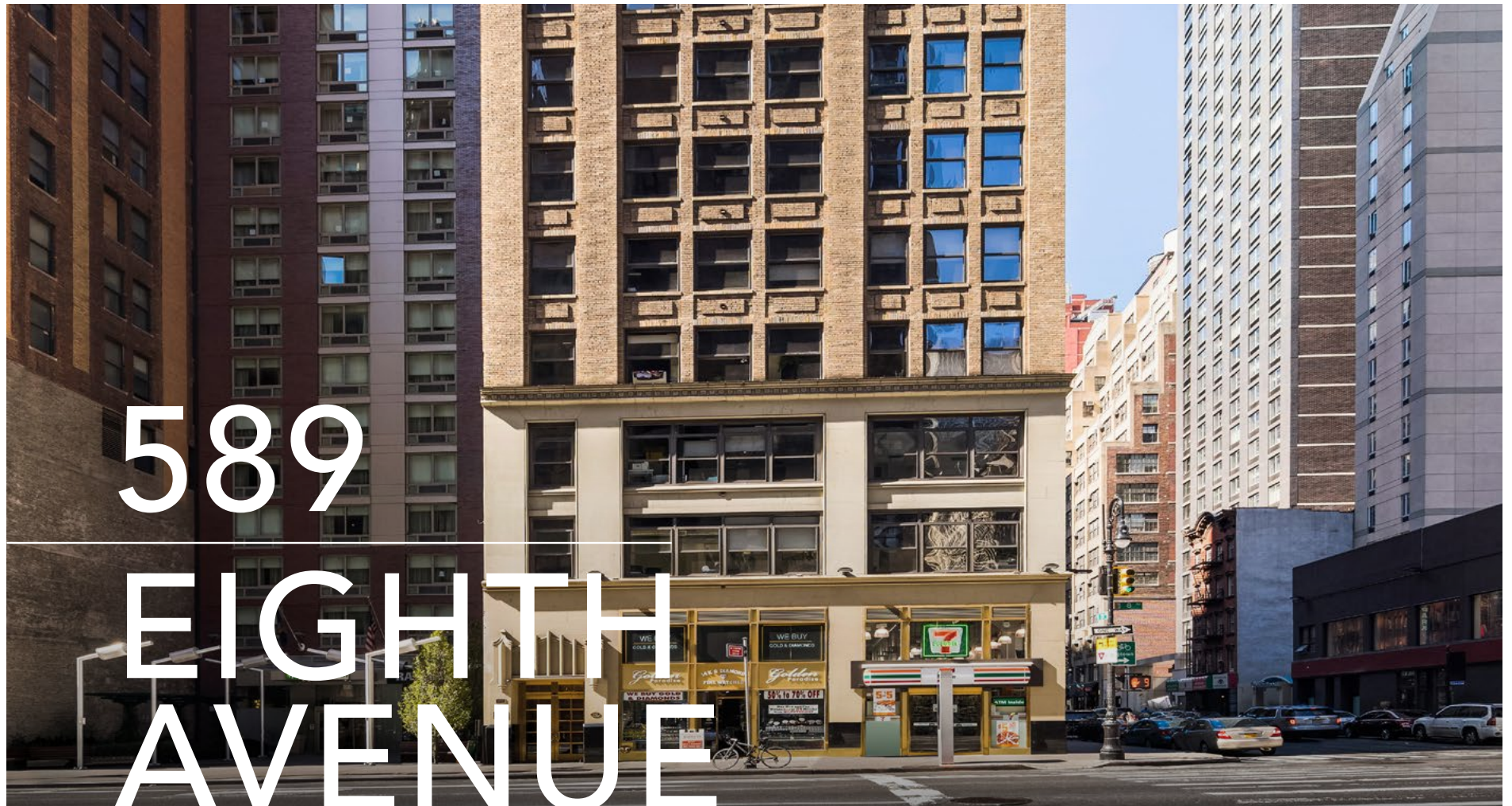




SINCE 1952



589 EIGHTH AVENUE

589 EIGHTH AVENUE

Built in 1927 by the architect Charles B. Meyers, 589 Eighth Avenue sits on the corner of Eighth Avenue and West 39th Street. The 23-story building features new windows highlighting excellent views of the city as well as a newly restored Art Deco style lobby which is attended 24/7. Building spaces feature high ceilings, polished concrete floors and tenant controlled A/C allowing for a quintessential open-flow work environment.

Located in the historic and booming Garment District, this building sits steps away from numerous amenities along Eighth Avenue including many transportation lines as well as various dining options. With transportation links provided by the A, C and E trains, and Port Authority Bus Terminal so close by, the building's location makes for easy access to come and go.



THE BUILDING

Location

Corner of West 39th Street and 8th Avenue

Year Built

1927

Renovations

Elevators - 2014

Building Size

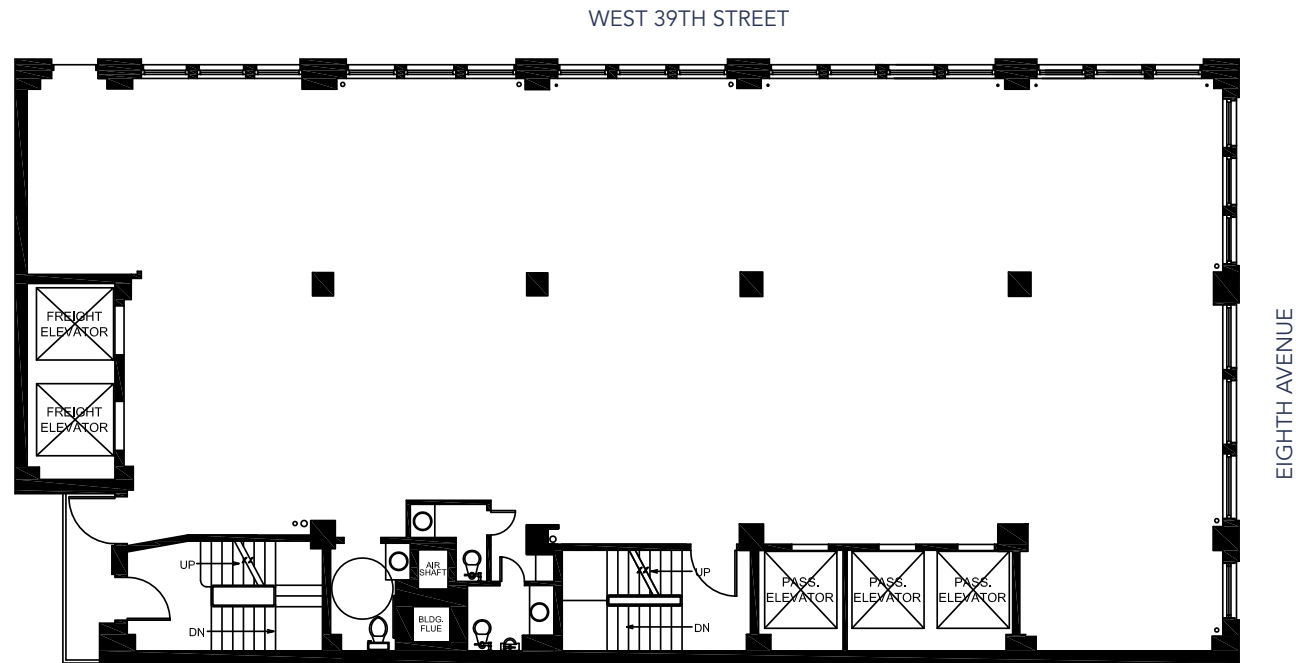
115,000 SF

Floors

22, plus penthouse, 1 below-grade



TYPICAL FLOOR PLAN 5,200 RSF



BUILDING SPECIFICATIONS

Location	Corner of West 39th Street and 8th Avenue	Windows	Double-insulated, operable
Year Built	1927	Fire & Life Safety Systems	Class E fire alarm system with command station, building fully sprinklered
Architect	Charles B. Meyers	Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Size	115,000 SF	Building Hours	24/7 with guard
Floors	22, plus penthouse, 1 below-grade	Telecom Providers	AT&T, Verizon
Construction	Steel & masonry	Cleaning	Common Areas M-F
Renovations	Elevators - 2014	Bicycle Storage	None
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%	Municipal Incentives	N/A
Floor Loads (per SF)	120 lbs./SF	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), Port Authority Bus Terminal, Penn Station for Amtrak and regional trains
Avg Slab-to-Slab Ceiling Heights	12'	Amenities (Neighborhood)	Madison Square Gardens, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel, Macy's
Column Spacing	18'		
Elevators	3 passenger, 2 freight		
HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating		
Electrical	6 watts/RSF		

GARMENT DISTRICT

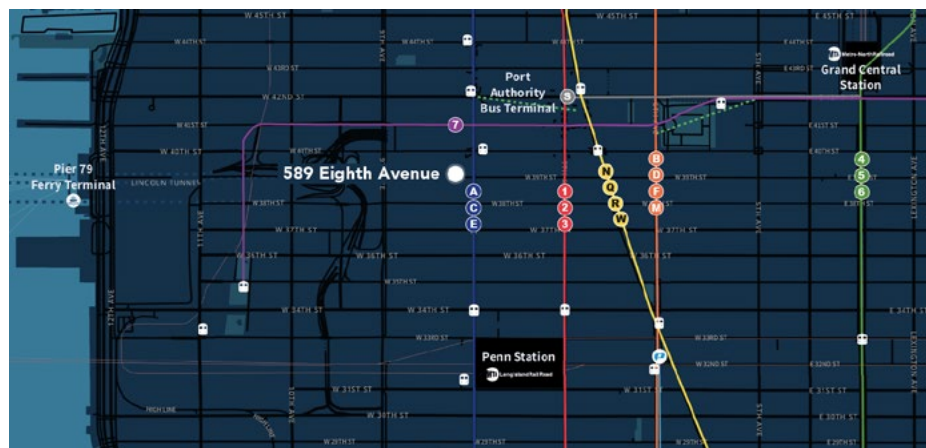
The Garment District lies at the heart of the commuter triangle, marked by Penn Station, Grand Central Station and Port Authority Terminal. Situated between Fifth Avenue and Ninth Avenue, from 34th to 42nd Streets, this area is also known as the Fashion District. It has rich history as home to showrooms,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

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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.