



SINCE 1952



10 ASTOR PLACE

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Built in 1876 by the architect Griffith Thomas in a neo-Grecian style, 10 Astor Place was originally a factory and printing office. This building stands 7 stories tall and encompasses 156,000 square feet featuring a recently renovated building lobby. The building's loft-like spaces feature high ceilings and large windows offering an abundance of natural light.

Located on Astor Place and in the Noho district, the building is close to the buzz of the Village with NYU and Washington Square Park just moments away. Retail, coffee shops and restaurants offer a variety of amenities along with quick, easy access to the R, W and 6 trains.



THE BUILDING

Location

Southwest corner of Astor Place and Lafayette Street

Year Built

1876

Renovations

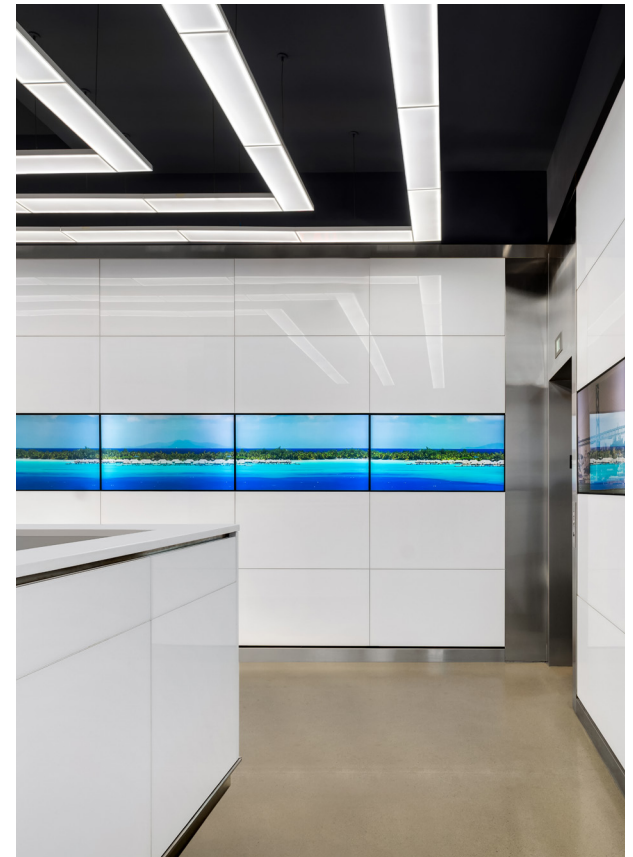
Lobby - 2016; Elevators - 2016;
Windows - 2018

Building Size

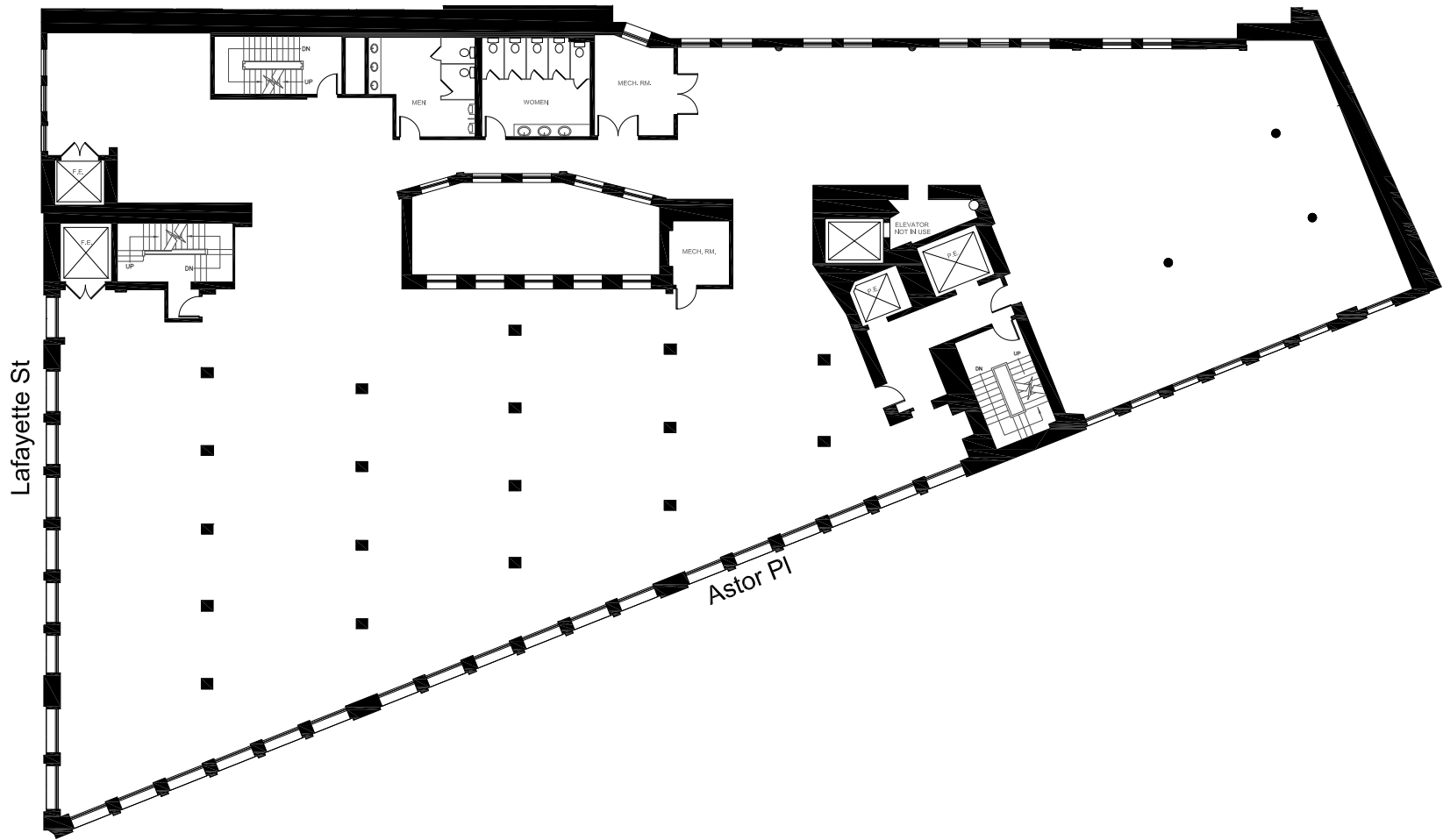
156,000 SF

Floors

7, 1 below-grade



TYPICAL FLOOR PLAN 19,400 RSF



BUILDING SPECIFICATIONS

Location	Southwest corner of Astor Place and Lafayette Street
Year Built	1910
Architect	Griffith Thomas
Building Size	156,000 SF
Floors	7, 1 below-grade
Construction	Concrete, steel & wood
Renovations	Lobby - 2016; elevators - 2016; windows - 2018
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	100 lbs./SF
Avg Slab-to-Slab Ceiling Heights	10'9"
Column Spacing	10'6"
Elevators	2 passenger, 1 freight, 1 private
HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Mini Class E fire alarm system with command 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	Spectrum, Verizon, Pilot
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Astor Place (6), 8th Street Station (R,W), 14th Street-Union Square Station (4,5,6,L,N,Q,R,W), 9th Street PATH (Orange, Blue)
Amenities (Neighborhood)	NYU, The Standard East Village, Washington Square, NYSC Astor Place, New York Health & Racquet Club, Walgreen's, Whole Foods at Union Square and at Delancey, Joe Coffee, Sweetgreen and Astor Place Pedestrian Plaza

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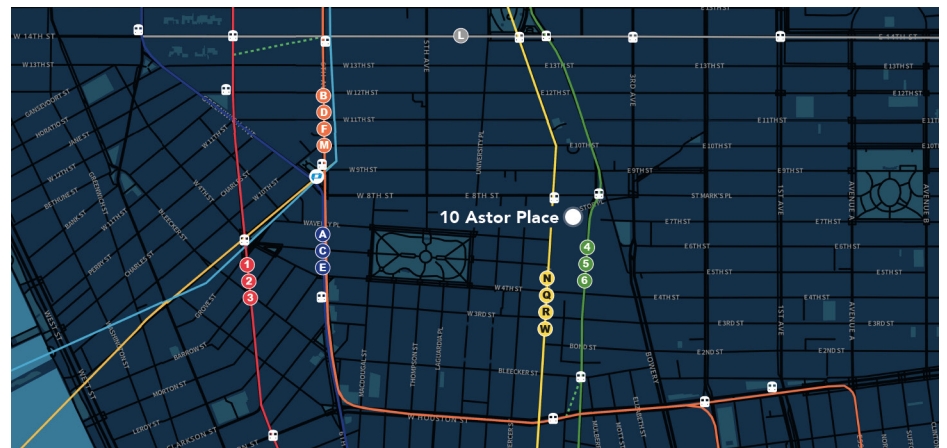
The neighborhood north of Houston Street and bounded by Broadway to the west and Bowery to the east stretches half a mile to the north to East 9th Street. Once home to New York's elite and their palatial mansions, Noho has again become a haven for some of today's biggest names. They make their homes in immaculately renovated loft spaces, new high-rise glass towers and boutique buildings designed by the likes of Herzog & de Meuron, whose 40 Bond Street with its graffiti gate has become an architectural landmark over the last decade.

The neighborhood caters to its residents with a mix of upscale bars and restaurants and more casual eateries and bars. Favorites include the B Bar & Grill with its lively bar scene and patio, and Bond Street for impeccable sushi in a slick setting. Coffee shops like La Colombe cater for the workday crowds, students and tourists alike.

Home to Cooper Union, the private college known for art, architecture and engineering, creative names of the future fill the streets between class, just as Andy Warhol, Jean-Michel Basquiat and Robert Mapplethorpe did before them. Cooper Union's Italianate Foundation Building dates back to the 1850s and is a major landmark in the area, as is its striking sister building with its undulating ultra-modern curves situated on the neighborhood's border with the East Village.

Office space mingles with the residential lofts, dining and retail and a number of landmarked turn-of-the century office buildings. Tenants in the area include NYU, Facebook, Virgin USA and prestigious publisher Phaidon.

Subway access is provided by B, D, F, M, 4 and 6 trains as well being in close proximity to the N, Q, R and W trains at 8th Street.



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.