



SINCE 1952



80  
EIGHTH  
AVENUE

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# 80 EIGHTH AVENUE

80 Eighth Avenue was completed in 1929 and originally known as the Banker's Trust Company Building. It was designed by the architect William Whitehall in a neo-Gothic style. Standing 282 feet tall and 20 stories high, the building offers 185,000 square feet of commercial space in a prime location. Situated at the crossroads of Chelsea, the Meatpacking District and the West Village, and a block away from Google's New York headquarters, this area has become a highly desired location for all tenants alike. The newly renovated lobby was restored to showcase the buildings authentic architectural elements and modernized to appeal to today's tenants.

The building's location provides a wealth of day-to-day amenities including quick access to excellent dining, retail and galleries that fill the nearby streets. Additionally, Chelsea Market and Barney's downtown are only a few blocks away. The A, C, E, and L trains are located directly below the building, while the 1, 2, and 3 trains are found a block away making for an easy commute to and from the building.



# THE BUILDING

**Location**

Corner of 8th Avenue and West 14th Street

**Year Built**

1929

**Renovations**

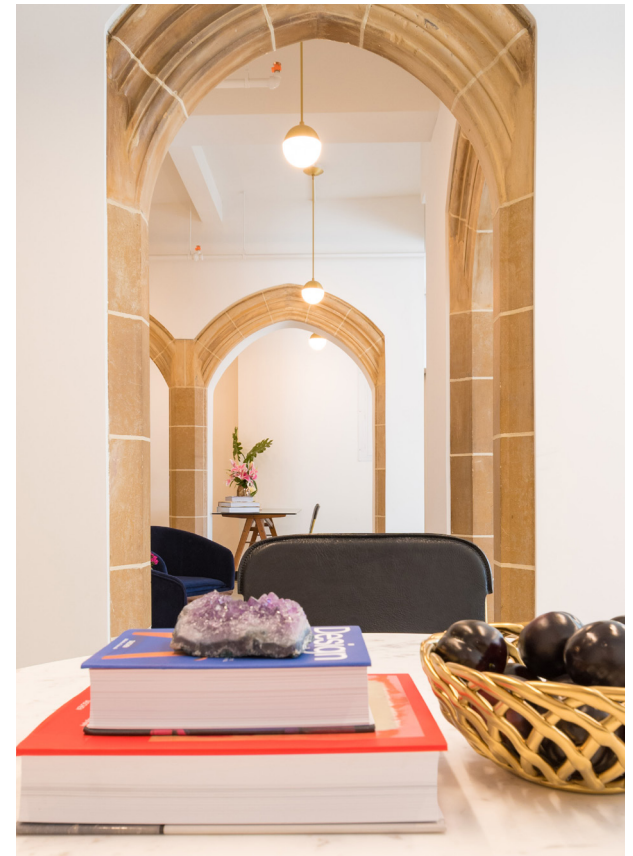
Elevators - 2016; Lobby - 2016

**Building Size**

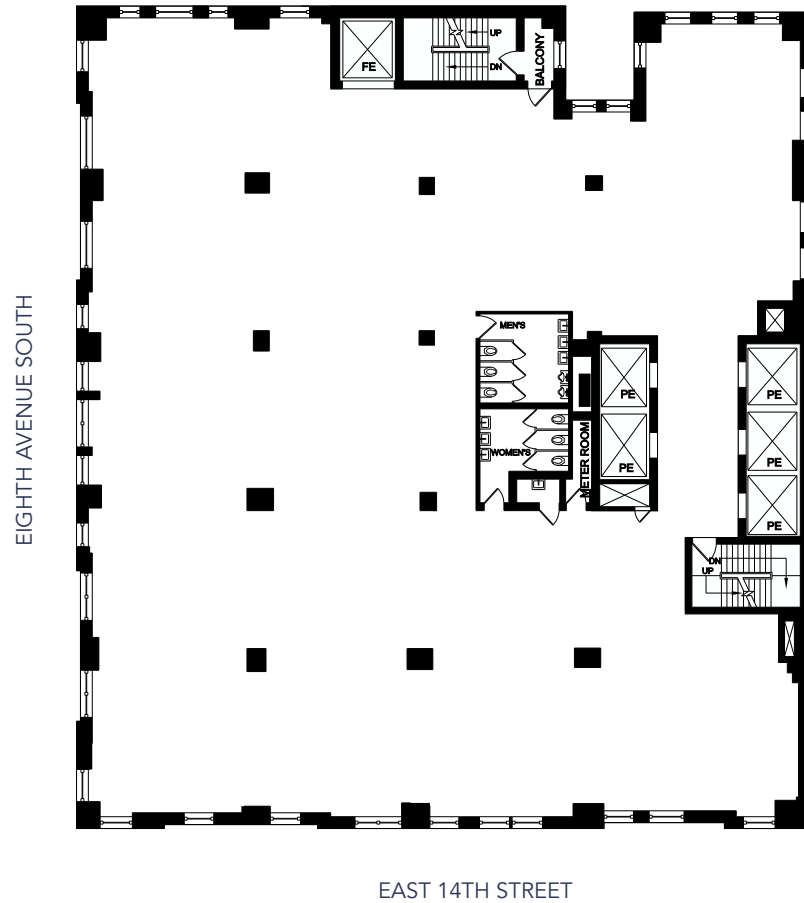
185,000 SF

**Floors**

20, 1 below-grade



# TYPICAL FLOOR PLAN 11,800 RSF



# BUILDING SPECIFICATIONS

<b>Location</b>	Corner of 8th Avenue and West 14th Street	<b>Windows</b>	Double-insulated, operable
<b>Year Built</b>	1929	<b>Fire &amp; Life Safety Systems</b>	Class E fire alarm system with outside central station, defibrillator, building fully sprinklered
<b>Architect</b>	William Whitehall	<b>Security Access</b>	24/7 attended lobby, key card access, closed-circuit cameras
<b>Building Size</b>	185,000 SF	<b>Building Hours</b>	24/7 with guard
<b>Floors</b>	20, 1 below-grade	<b>Telecom Providers</b>	Spectrum, Verizon, Pilot Fiber
<b>Construction</b>	Steel & masonry	<b>Cleaning</b>	Common Areas M-F
<b>Renovations</b>	Elevators - 2016; lobby - 2016	<b>Bicycle Storage</b>	None
<b>Loss Factor</b>	Full floors: 27%; Multi-tenanted floors: no greater than 35%	<b>Municipal Incentives</b>	N/A
<b>Floor Loads (per SF)</b>	150 lbs./SF	<b>Transportation</b>	14th Street Station (A,C,E,L), 14th Street Station (1,2,3)
<b>Avg Slab-to-Slab Ceiling Heights</b>	12'	<b>Amenities (Neighborhood)</b>	Barneys New York Downtown, Soho House New York, Apple West 14th Street, HSBC Bank, Chelsea Market, Gansevoort Market, Equinox Greenwich Ave
<b>Column Spacing</b>	10'		
<b>Elevators</b>	5 passenger, 1 freight		
<b>HVAC</b>	Tenant-controlled package air-cooled units, perimeter steam and pipe heating		
<b>Electrical</b>	6 watts/RSF		

# MEATPACKING DISTRICT / CHELSEA

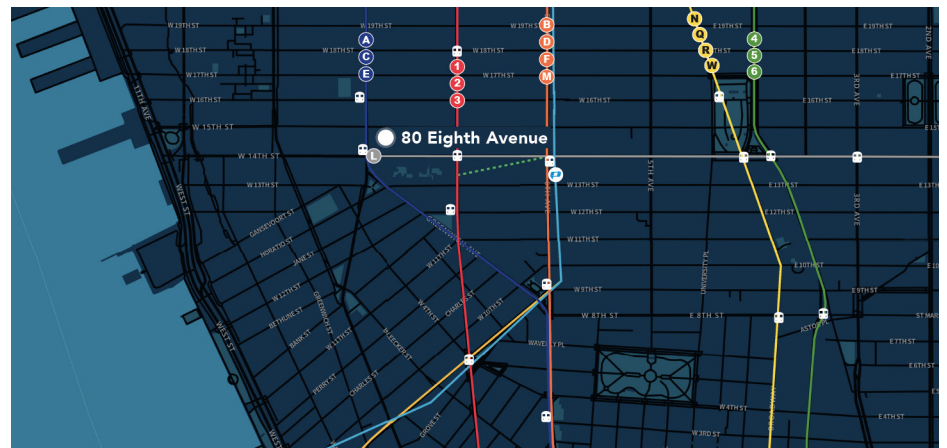
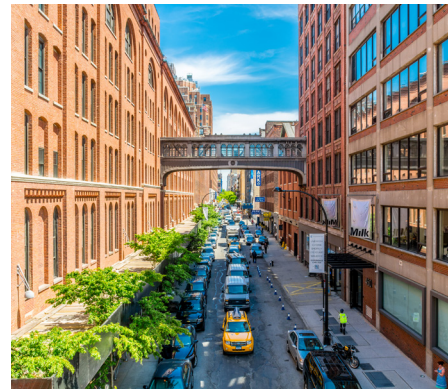
Now home to the Whitney Museum and the southern end of the Highline, the Meatpacking District has come a long way. The transformation could not be more remarkable; where there were still abattoirs and dive bars just a decade or two ago, now slick designer stores, destination dining and nightlife sit side-by-side, with New York's exclusive Soho House and the perennially popular Standard Hotel defining the scene.

Casual popular eateries include Chelsea Market, Grey Dog and Westville, while for Michelin-starred fare, Mario Batali and Joseph and Lidia Bastianich's Del Posto or the Maritime Hotel's La Sirena remain popular. Beneath the Maritime Hotel the hot spot Tao Downtown, serves fine pan-Asian cuisine within a club atmosphere, catering to celebrities and high-end clientele.

In recent years the southern end of Chelsea has emulated its freshly-polished neighbor, the Meatpacking District, with shoppers heading to Barney's Downtown and upscale boutiques such as Comme des Garçons. In its west, affluent art collectors flock to the area's nearly 200 commercial art galleries.

Anchored by pre-war staples, such as Google's 111 Eighth Avenue, striking examples of modern architecture have injected new life into the old streets, including the IAC Building by Frank Gehry – InterActiveCorp's headquarters. This district is home to some of the City's largest and most progressive tenants, including Google, DVF, Major League Baseball and EMI Publishing.

The Meatpacking District and neighboring Chelsea are served by A, C, and E trains along Eighth Avenue and the L train at 14th Street for journeys across town and to Brooklyn. 1, 2 and 3 train service is a short walk away on Seventh Avenue.



# 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.