



GFP
REAL ESTATE™

SINCE 1952



149 WEST 36TH STREET

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Completed in 1909 and designed by Mulliken & Moeller, 149 West 36th Street is a 12-story 58,000 square foot office building located in NYC's historic Garment District. This side-core building boasts floorplates that maximize efficiency with interiors that feature high ceilings, architectural detailing and an abundance of windows which flood with natural light.

Situated at the heart of the commuter triangle, the building is conveniently located equidistant from three of Manhattan's major transportation hubs: Grand Central Station, Penn Station and Port Authority Terminal. The area offers tenants a full range of modern conveniences and amenities including Shake Shack Herald Square, Urban Outfitters, Muji and Parker & Quinn. It is a quick five minute walk to Bryant Park. To enjoy an after-work cocktail with breathtaking views of the city, tenants can visit a number of top Manhattan roof bars in the area, including the Skylark, Refinery Hotel, Top of The Strand, Spyglass Rooftop Bar and Monarch Rooftop Lounge.



THE BUILDING

Location

West 36th Street between Broadway
and 7th Avenue

Year Built

1909

Renovations

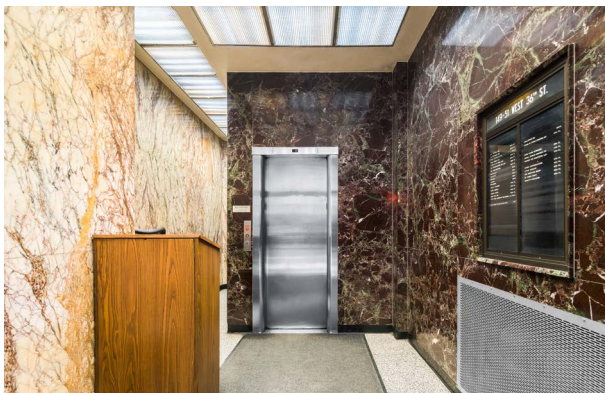
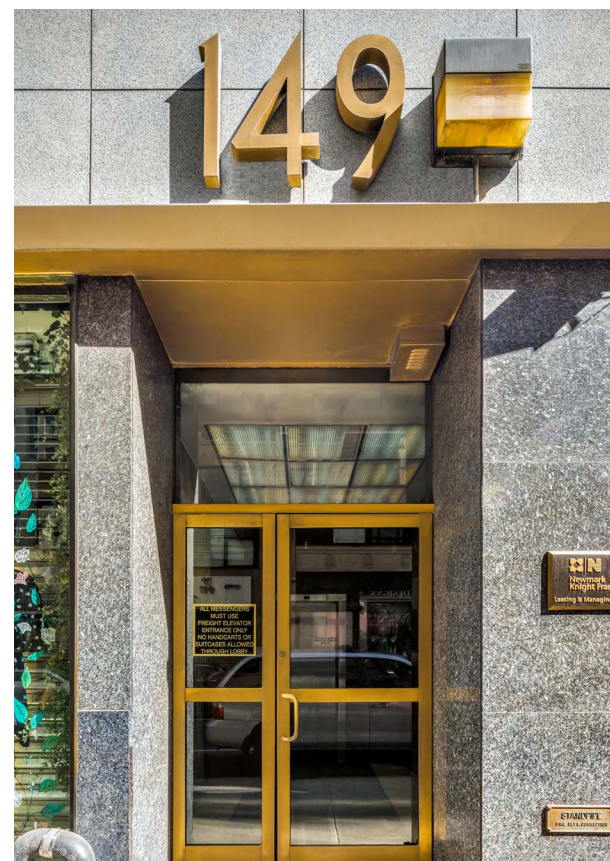
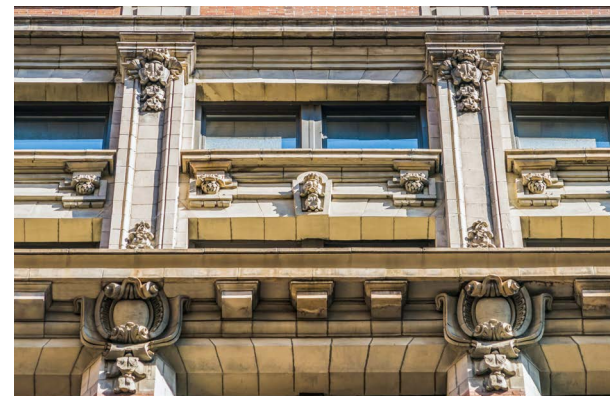
Lobby - 1998

Building Size

58,000 SF

Floors

12, 1 below-grade



BUILDING SPECIFICATIONS

Location	West 36th Street between Broadway and 7th Avenue
Year Built	1909
Architect	Mulliken & Moeller
Building Size	58,000 SF
Floors	12, 1 below-grade
Construction	Steel & masonry
Renovations	Lobby - 1998
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	150 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'
Column Spacing	10'
Elevators	1 passenger, 1 freight
HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating
Electrical	12 watts/RSF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Class E fire alarm system with outside central station, building fully sprinklered
Security Access	Guard present 8 am - 7 pm, M-F, key card access, closed-circuit cameras
Building Hours	Guard present 8 am - 7 pm, 24/7 tenant access
Telecom Providers	Verizon, Spectrum
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	34th Street-Herald Square (B,D,F,M,N,Q,R,W), 33 Street PATH Station (Orange, Blue), 33rd Street (4,5,6), 34th St-Penn Station (A,C,E,1,2,3), Port Authority Bus Terminal, Penn Station for Amtrak and regional trains
Amenities (Neighborhood)	Times Square, Crunch gym, Madison Square Garden, Fresh & Co, UPS Store, Capitol Cutlery, Macy's, short walk to Bryant Park. AMC Loews 34th Street

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.