



247 WEST 37TH STREET



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247 West 37th Street sits on land originally assembled by the prominent real estate developer A.E. Lefcourt, at which time it was the largest plot in the Garment District controlled by an individual owner. The current building was designed by the architectural firm of Gronenberg & Leuchtag and built by the Bricken Construction Company in 1924, and was originally known as the Bricken Centre Building.

The building has recently undergone significant renovations and boasts state-of-the-art elevators and a brand new lobby. 247 is home to an array of non-profit and fashion tenants such as JASA, Workmens Circle, The Settlement Housing Fund and the famous American designer, Prabal Gurung. Located in the base of the building is Stitch Bar & Lounge which was voted the best "After Work Bar" in New York City by Citysearch.com. Situated in the heart of the historic Garment District, the building allows for a convenient walk to nearly any amenity, and numerous transit options are blocks away, allowing for a hassle-free commute to or from the building.



# THE BUILDING

## Location

West 37th Street between  
7th and 8th Avenue

## Year Built

1924

## Renovations

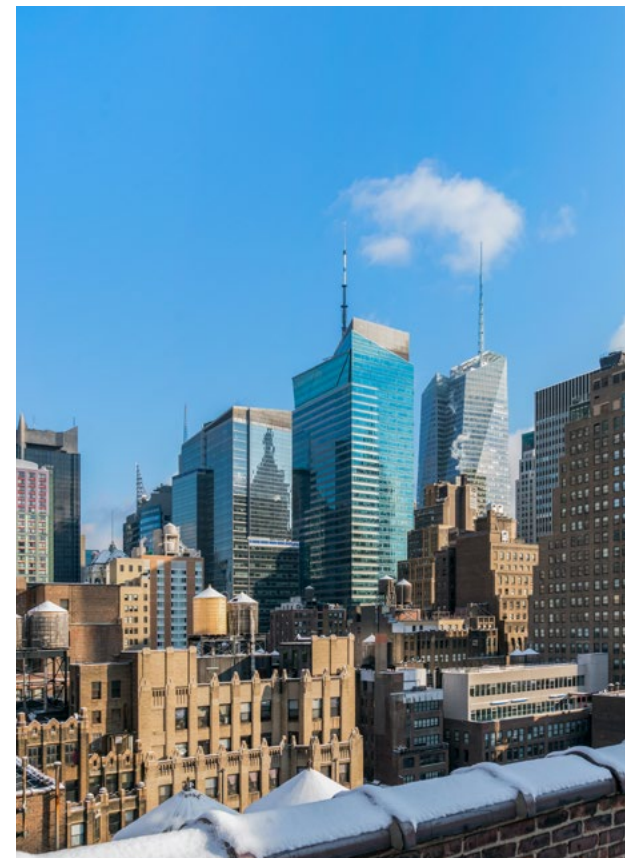
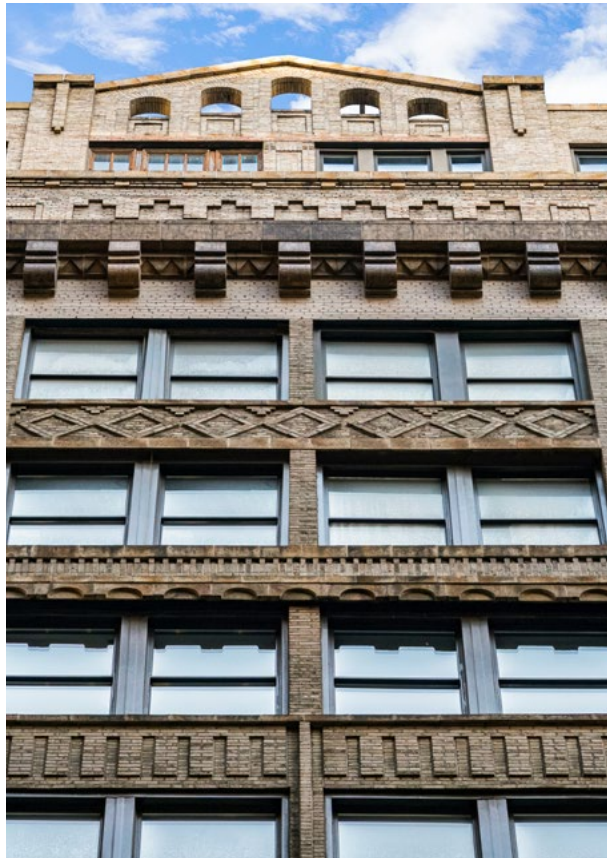
Elevators - 2014; Lobby - 2016

## Building Size

271,000 SF

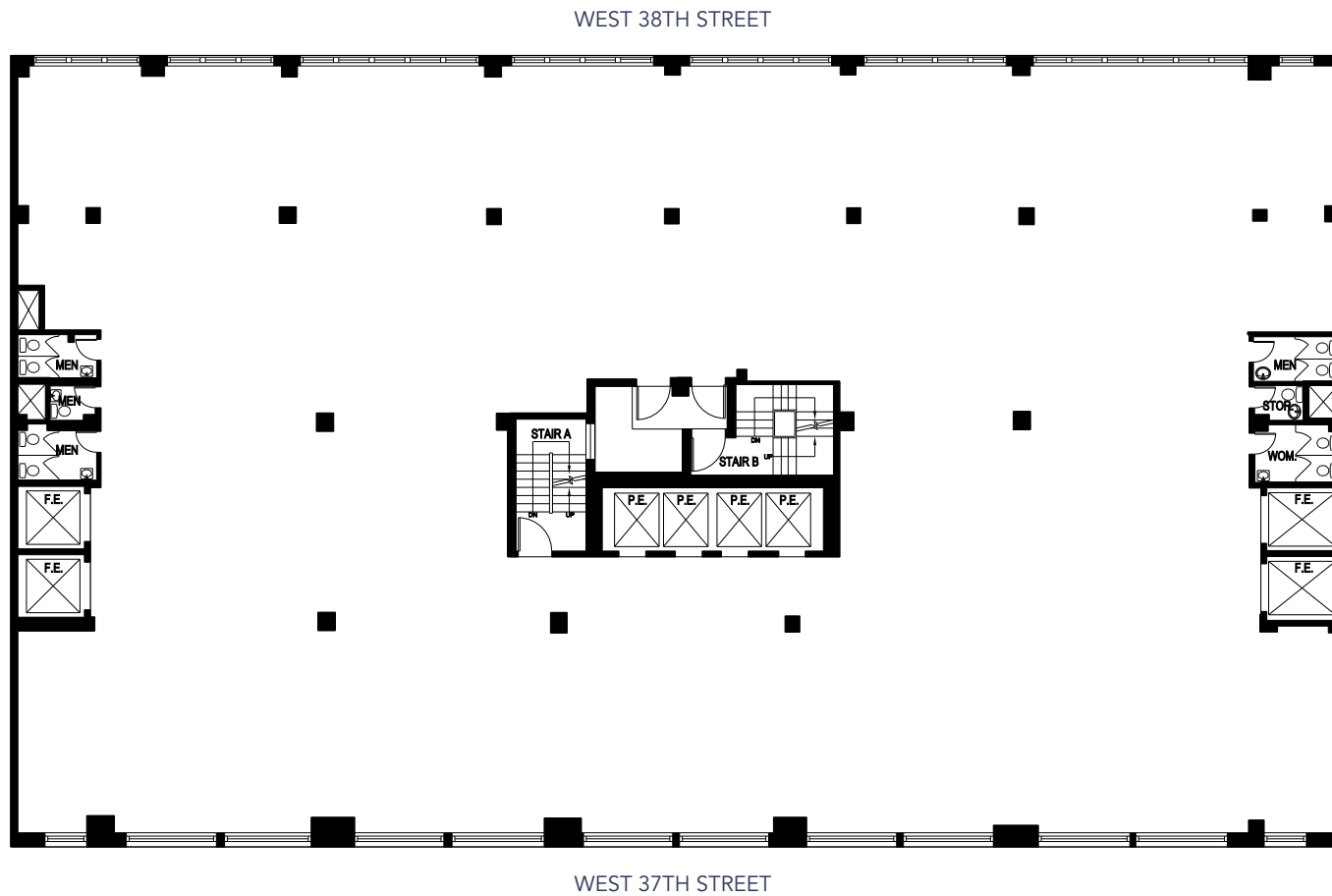
## Floors

19, plus mezzanine, 1 below-grade



# TYPICAL FLOOR PLAN

## 16,800 RSF





# BUILDING SPECIFICATIONS

|                                  |   |
|----------------------------------|---|
| Location                         | West 37th Street between 7th and 8th Avenue                                   |
| Year Built                       | 1924  |
| Architect                        | Gronenberg & Leuchtag   |
| Building Size                    | 271,000 SF  |
| Floors                           | 19, plus mezzanine, 1 below-grade   |
| Construction                     | Steel & masonry   |
| Renovations                      | Elevators - 2014; lobby - 2016  |
| 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                        | 4 passenger, 4 freight  |
| HVAC                             | Tenant-controlled packaged air-cooled units, perimeter steam and pipe heating |
| Electrical                       | 6 watts/RSF   |
| Windows                          | Double-insulated, operable  |

|                            |   |
|----------------------------|---|
| Fire & Life Safety Systems | Interior fire alarm system with outside central 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          | Pilot, Spectrum, Verizon  |
| Cleaning                   | Common Areas M-F  |
| Bicycle Storage            | None  |
| Municipal Incentives       | N/A   |
| 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 |
| Amenities (Neighborhood)   | District Social, Stitch Bar, Macy's, Madison Square Gardens, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel  |

# 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.

