



520 EIGHTH AVENUE



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Constructed in 1926 by the architects Schwartz & Gross, the building reflects Neoclassical and early-20th century architectural styles prominent of that period. 520 Eighth Avenue is comprised of three separate buildings that occupy the entire eastern portion of Eighth Avenue from 36th to 37th Streets.

This high-rise building which encompasses more than 860,000 square feet, is home to large, medium and small tenants alike. With its expansive renovated lobby, modernized elevators and efficient floor plates, the building makes for an ideal home for all tenants. Abundant windows on every floor flood tenant's spaces with natural light and provide exceptional city views. A robust and dedicated on-site building management team handles tenant's day-to-day needs with the building annually awarded an Energy Star label for its operating efficiency.

Situated in the historic garment district, the area offers an array of dining and retail options including Gregory's Coffee or The Houndstooth Pub located at the base of the building. Only a few blocks from Penn Station, commuting is made easy with access to A, C, E, 1, 2 and 3 trains, the NJ Transit, LIRR and Amtrak regional trains.





# THE BUILDING

## Location

8th Avenue between West 36th  
and West 37th Street

## Year Built

1926

## Renovations

N/A

## Building Size

860,000 SF

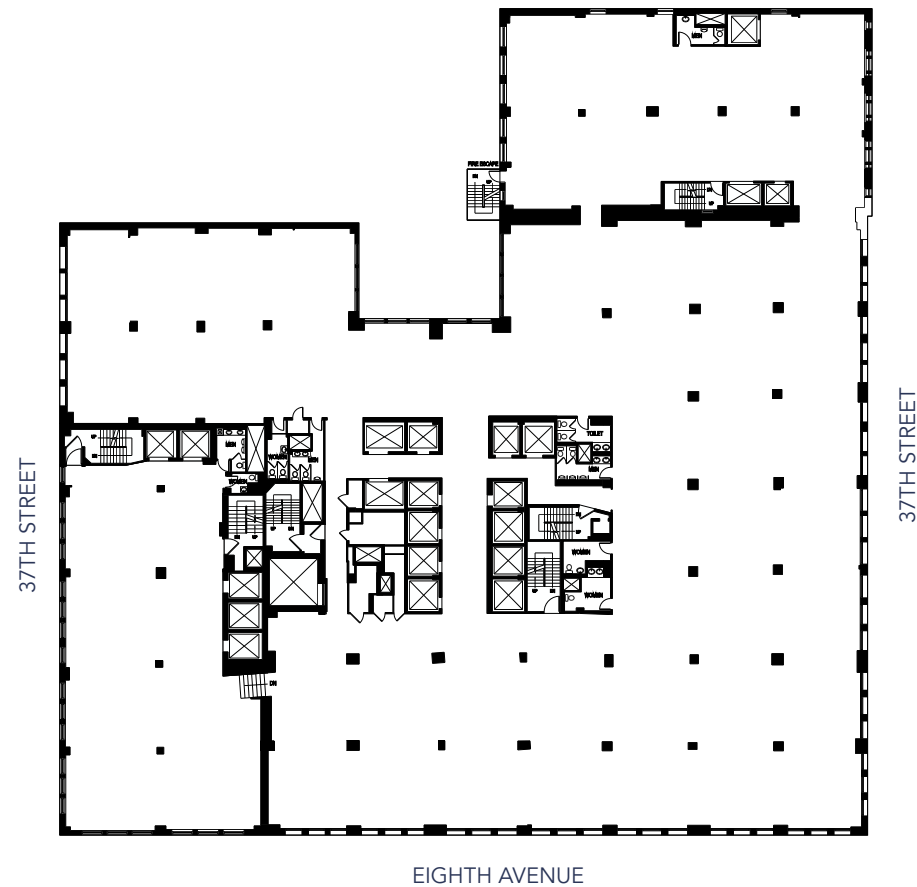
## Floors

26, plus penthouse, mezzanine,  
2 below-grade



# TYPICAL FLOOR PLAN

## 41,100 RSF



# BUILDING SPECIFICATIONS

|                                  |                                                                              |
|----------------------------------|------------------------------------------------------------------------------|
| Location                         | 8th Avenue between West 36th and West 37th Street                            |
| Year Built                       | 1926                                                                         |
| Architect                        | Schwartz & Gross                                                             |
| Building Size                    | 860,000 SF                                                                   |
| Floors                           | 26, plus penthouse, mezzanine, 2 below-grade                                 |
| Construction                     | Fireproof construction - steel, concrete with rebar                          |
| Renovations                      | N/A                                                                          |
| Loss Factor                      | Full floors: 27%; Multi-tenanted floors: no greater than 35%                 |
| Floor Loads (per SF)             | 120 lbs./SF                                                                  |
| Avg Slab-to-Slab Ceiling Heights | 10'5"                                                                        |
| Column Spacing                   | 18'                                                                          |
| Elevators                        | 13 passenger, 6 freight                                                      |
| HVAC                             | Tenant-controlled package air-cooled units, perimeter two pipe steam heating |
| Electrical                       | 6 watts/RSF                                                                  |
| Windows                          | Double-insulated, operable                                                   |

|                            |                                                                                                                                                                                                                                                                              |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire & Life Safety Systems | Edwards EST 3 fire alarm control panel connected to all three buildings, 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, TW Telecom, Broadview Networks, RCN, Light Tower, Zayo, Cogent, Signal Point                                                                                                                                                                                       |
| Cleaning                   | Common Areas M-F                                                                                                                                                                                                                                                             |
| Bicycle Storage            | Yes                                                                                                                                                                                                                                                                          |
| 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), 33rd Street PATH Station (Orange, Blue), Port Authority Bus Terminal, Penn Station for Amtrak and regional trains |
| Amenities (Neighborhood)   | Macy's, Madison Square Gardens, Bryant Park, Times Square, AMC Loews, Whole Foods, US Post Office, The New Yorker Hotel, DoubleTree Hotel, Starbucks, Adzuki Sushi, Chef Yu Restaurant                                                                                       |



# 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.

