



GFP Real Estate inks four fashion tenants at 209 West 38th St. - 5,066 s/f

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Manhattan, NY GFP Real Estate, LLC has signed four leases totaling 5,066 s/f at 209 West 38th St.

“Fashion tenants continue to seek out quality, well-located loft space in the Garment District,” said Mathew Mandell of GFP. “It’s exciting to see startups and established brands extending their leases as they continue to grow, and equally exciting to welcome in new companies joining the ranks at 209 West 38th St., which offers a prime location for fashion brands, makers and import businesses.”

Lady and Butler, a “female-led, design focused company dedicated to creating utilitarian, stylish and polished uniforms that seamlessly bridge the gap between form and function,” signed a new two-year lease for 1,600 s/f of showroom and office loft space on the fourth floor of the building. Lady and Butler collaborates with prestigious brands from all over the world to address their uniform needs. Clients include Four Seasons Hotels And Resorts, The Ritz Carlton, Equinox Hotels, Reina Sofia Museum, Via Carota, Veronika at Fotografiska Museum, The Mark Hotel, Museum Of Ice Cream, Aramark at Citi Field and The Edition London. Mandell represented the landlord and the tenant in the direct transaction. The company was previously located at 252 West 38th St.

Zateks Textile Inc., d.b.a. EZTextiles.com, which offers the largest online library of production-ready, royalty-free digital textile designs, signed a three-year lease extension for its existing 1,679 s/f of showroom and office space on the 11th floor. Mandell represented the landlord, GFP Real Estate, in the transaction; Evan Lieberman of HSP Real Estate represented the tenant. The company first moved into the building in 2020.

Duo Showroom, a brand agency that offers a platform to designers to help build strong, successful brands and the opportunity to present brands to retailers, signed a short-term lease extension for its existing 967 s/f of space on the third floor. Mandell represented the landlord and the tenant in the direct transaction. The company first moved into the building in 2021.

Ness Legwear LLC, a fashion accessories company, signed a new two-year lease for 820 s/f of showroom and office space on the third floor. Mandell represented the landlord and the tenant in the direct transaction.

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