



SINCE 1952



11-05
44TH
DRIVE

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Originally constructed in 1931 as a factory, 11-05 44th Drive is now a two and three-story commercial loft building. The building area is 55,000 square feet and is currently leased to Cosmos, a communications, marketing, and printing firm. The property features large windows and skylights and has an impressive presence with 420 feet of frontage along 44th Drive, 11th Street and 44th Road; which is a prime corner location in a highly active area of Long Island City. Multiple mass transit options are available including six subway lines and many nearby bus lines.



THE BUILDING

Location

East side of 11th Street between
44th Drive and 44th Road

Year Built

1931

Renovations

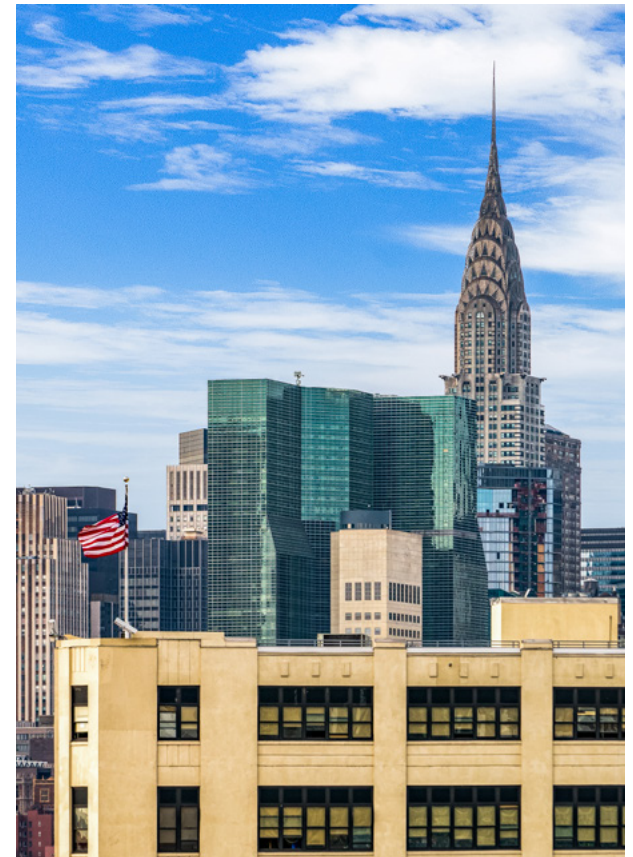
Interior Renovations - 2008

Building Size

55,000 SF

Floors

3, 1 below-grade



BUILDING SPECIFICATIONS

Location	East side of 11th Street between 44th Drive and 44th Road	Security Access	Key card accessible
Year Built	1931	Building Hours	24/7 tenant access
Architect	N/A	Telecom Providers	Spectrum, XChange Communications
Building Size	55,000 SF	Cleaning	M-F Common Areas
Floors	3, 1 below-grade	Bicycle Storage	None
Construction	Brick	Municipal Incentives	As-of-Right Incentives: Relocation Employment Assistance Program (REAP), Energy Cost Savings Program (ECSP), and Commercial Rent Tax (CRT). Discretionary Incentives: Excelsior Jobs Program & Training Grants
Renovations	Interior renovations - 2008	Transportation	Subway Services: line 7 at Vernon-Blvd and Jackson Ave or Court Square, lines E and M at Court Square-23 St Station and line G at 21 Street-Van Alst Station. Montauk, Oyster Bay and Port Jefferson rail lines via Long Island City rail station. Access to Babylon, Far Rockaway and Ronkonkoma lines also nearby. Easy access to Queens Midtown Tunnel. Direct river connection to Wall Street Pier 11 via the Astoria ferry from the Long Island City ferry stop
Loss Factor	Full floors: 27%; multi-tenanted floors: no greater than 35%	Amenities (Neighborhood)	MoMA PS1 Art Museum, Gantry Plaza State Park, Queens West Sports Field, Rockaway Brewing Company, Fifth Hammer Brewing
Floor Loads (per SF)	150 lbs./SF		
Avg Slab-to-Slab Ceiling Heights	18.5'		
Column Spacing	20' x 26'		
Elevators	1 freight		
HVAC	Tenant-controlled package air-cooling units with gas-fired heating		
Electrical	6 watts/RSF		
Windows	Double-insulated		
Fire & Life Safety Systems	Fire alarm system, building fully sprinklered		

LONG ISLAND CITY

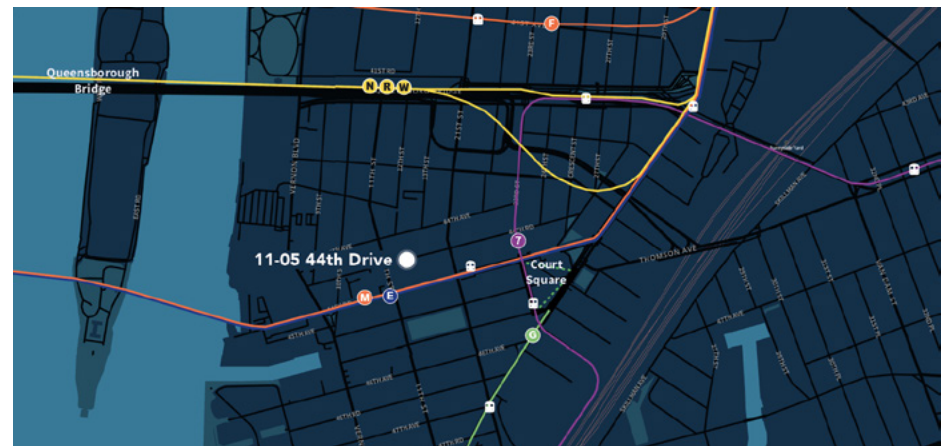
Once home to numerous factories and bakeries, Long Island City on the western edge of Queens and positioned just over the Queensboro Bridge has seen a building boom unlike any other part of New York City. At night its skyline stands tall and proud with new developments and renovated industrial buildings, housing luxury lofts and commercial space rivaling the best in Manhattan.

The trend of businesses relocating from Manhattan to Long Island City began in 1990 with the building of One Court Square, also known as the Citigroup Building. Citigroup continues to maintain offices in the building. Other major tenants in the area include JetBlue Airways, Ralph Lauren and Uber just to name a few.

With continued development in the area, Bloomingdale's will also be moving much of its corporate operations to LIC. Numerous smaller tech firms have also made their homes in Long Island City and enjoy close proximity to the new Cornell Tech campus located on Roosevelt Island.

Along with stunning renovated loft buildings and gleaming residential towers, the area is known for its waterfront parks, its established arts community and its booming artisanal scene. MoMA PS1, one of the country's largest contemporary art institutions, and the Fisher Landau Center for Art are also found in the district. With an abundance of dining options, from waterfront dining to local breweries, pubs and bistros, LIC has it all.

N, R, W, 7, E, F and M trains serve Long Island City from Manhattan, with service to Brooklyn provided by the G train. The Long Island City and Hunterspoint Avenue stations of the Long Island Rail Road are also located within Long Island City.



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 57 buildings and more than 13.8 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 additional buildings that cover more than 5 million square feet. The combined GFP portfolio of both owned and managed properties includes 80 buildings with over 18.5 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.