



SINCE 1952

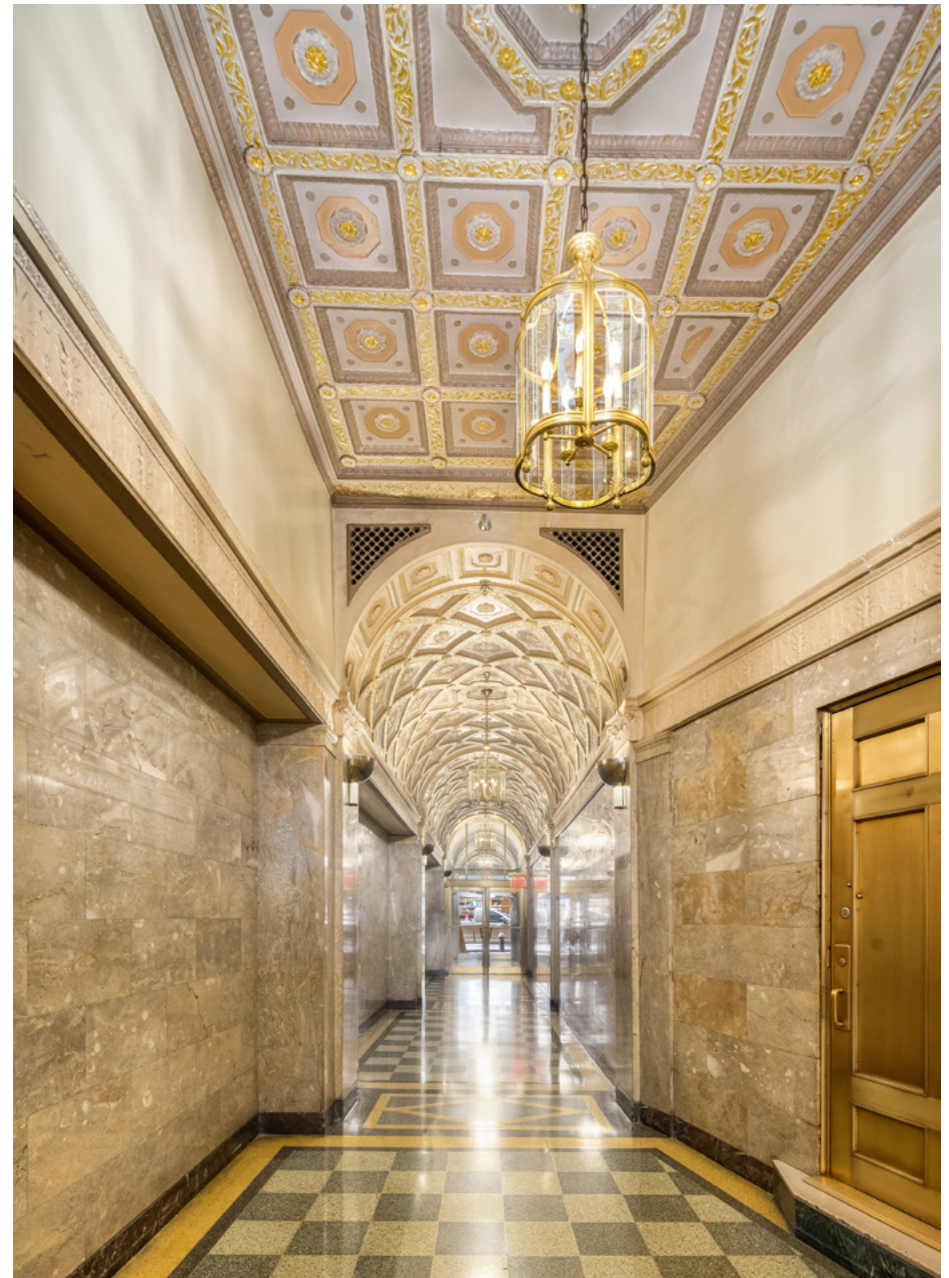


119 WEST 57TH STREET

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Built in 1926 by the iconic architect Emery Roth, this pre-war office building originally housed such notable former tenants as the Chas. H. Hansen Music Corp., whose publications were performed by artists ranging from The Beatles and Elton John to Hank Williams, Jr. Located directly across the street from Carnegie Hall and only steps from Central Park, tenants can easily enjoy lunch in the park or an Itzhak Perlman performance in the evening. Situated along Billionaires' Row, the building is surrounded by luxury residences and retailers, five-star hotels and some of the city's finest dining establishments.

The location affords convenient access to major subway lines including the F Line at 57th Street Station and Sixth Avenue, the N, Q, R and W lines at 57th Street Station and 7th Avenue or the 1, A, B, C and D lines at 59th Street, Columbus Circle and B, D, E lines at 7th Avenue; allowing for an easy commute to and from the building.



THE BUILDING

Location

West 57th Street between Avenue of the Americas and 7th Avenue

Year Built

1926

Renovations

Lobby - 2015; Restrooms - 2018

Building Size

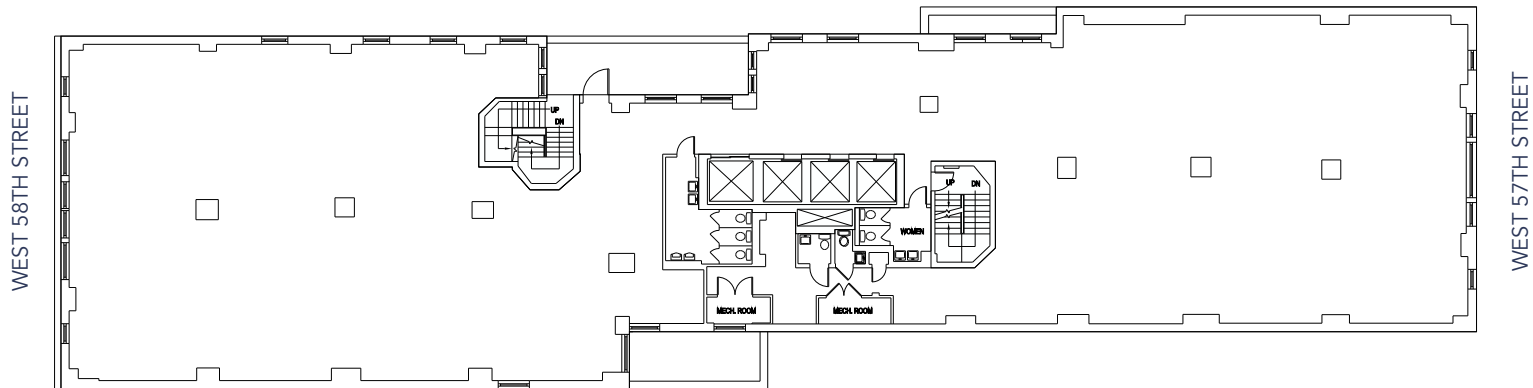
140,000 SF

Floors

15, plus penthouse, mezzanine,
1 below-grade



TYPICAL FLOOR PLAN 11,400 RSF



BUILDING SPECIFICATIONS

Location	West 57th Street between Avenue of the Americas and 7th Avenue
Year Built	1926
Architect	Emery Roth
Building Size	140,000 SF
Floors	15, plus penthouse, mezzanine, 1 below-grade
Construction	Steel & concrete
Renovations	Lobby - 2015; restrooms - 2018
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	11.5'
Column Spacing	18'
Elevators	3 passenger, 1 freight
HVAC	Tenant-controlled package air-cooling units, perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated; Operable
Fire & Life Safety Systems	Class E fire alarm system with command station; Building fully sprinklered
Security Access	24/7 Attended lobby; Key-card access
Building Hours	24/7 Attended lobby
Telecom Providers	Verizon/Fios, Spectrum
Cleaning	Common areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Subway: F Line at 57th Street Station on Sixth Ave, Lines N, Q, R and W at 57th Street Station on 7th Ave. N, R, W at 5th Avenue Station. Lines A, B, C and D at 59th Street, Columbus Circle. B, D, E at 7th Avenue
Amenities (Neighborhood)	Central Park, Carnegie Hall, The Shops at Columbus Circle, Whole Foods, Apple 5th Avenue, Museum of Modern Art, Park Hyatt, Viceroy Central Park, Quinn Hotel

PLAZA DISTRICT

The Plaza District, covering approximately half a square mile, is considered by many as Midtown's most coveted commercial neighborhood, and lies between Third and Seventh Avenues, from 42nd to 59th Street. The world-famous Plaza Hotel which gives the district its name is positioned at the southeastern corner of Central Park, crowning a long line of stellar retail that lines Fifth Avenue, running down past St. Patrick's Cathedral to The Rockefeller Center.

Bergdorf Goodman and Saks bring together some of the world's greatest names in fashion and jewelry— Gucci, Louis Vuitton, Tiffany and Ferragamo – with the 5th Avenue Apple Store also attracting much attention, further adding to the local bustle.

The area is packed with landmarks, fine dining and legendary hotels. The Museum of Modern Art thrills tourists and workers catching a break or seeking after-work inspiration, while Carnegie Hall equally lifts spirits with its fine acoustics and architecture. The Whitby on 56th Street welcomes international Firdale Hotel fans to its buzzy bar and smart, comfortable restaurant.

57th Street has become a corridor to showcase wealth and success with residential towers reaching even more dramatic heights than ever before, all overlooking Central Park.

Along with established retailers, luxury hotels and fine restaurants, the Plaza District is home to 30 Rockefeller Plaza, the headquarters of NBC, with the Today Show broadcasting live daily on the plaza. Bloomberg's offices are also in the area. Popular coffee shops, grocery stores and delis serve the lunch crowd.

Numerous subway stations serve the Plaza District with access to N,W,R,B,D,F,M,E,4,5 and 6 trains available.



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 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.