



SINCE 1952



16 WEST 22ND STREET

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Constructed in 1910 by the architect William Harvey Birkmire, this 12-story neo-Renaissance store and loft building - characteristic of the later development phase of this district - extends through the middle of the block and has two virtually identical facades of terracotta, stone, and buff-colored brick. It replaced four 4-story residences with basements once used as boarding houses.

Located in the historic Flatiron District, the building boasts 165,000 square feet of commercial and retail space. On the ground floor, one can find the highly coveted, Michelin-starred Korean Steakhouse Cote. The building is conveniently situated near multiple subway transportation hubs as well as extensive shopping and dining - including the vibrant Eataly NYC Flatiron - and the open space of Madison Square Park.



# THE BUILDING

## Location

West 22nd Street between 5th Avenue and Avenue of the Americas

## Year Built

1910

## Renovations

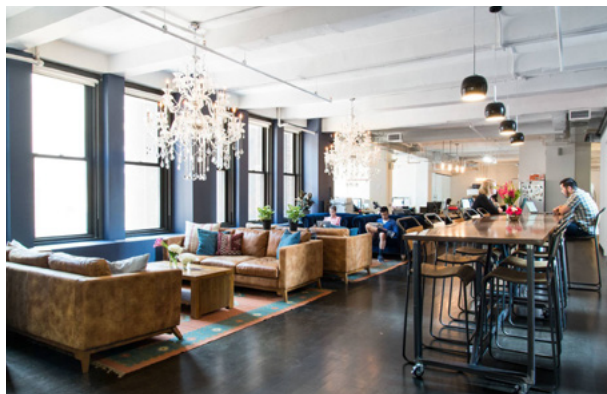
Lobby - 2003

## Building Size

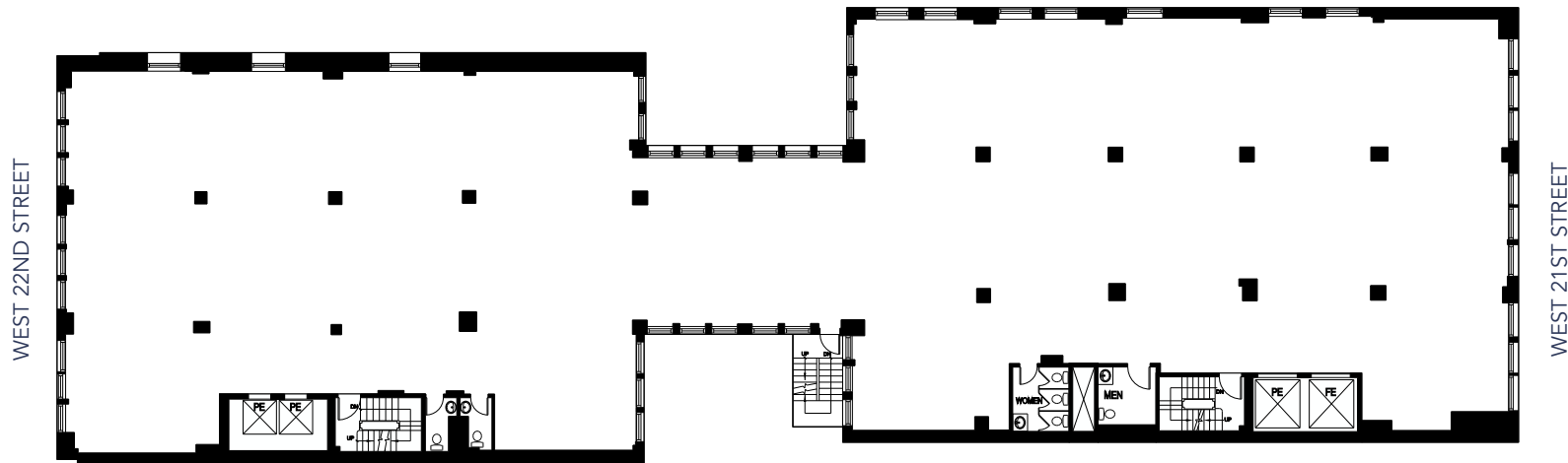
165,000 SF

## Floors

12, 1 below-grade



# TYPICAL FLOOR PLAN 13,500 RSF



# BUILDING SPECIFICATIONS

|                                  |  |
|----------------------------------|--|
| Location                         | West 22nd Street between 5th and 6th Avenue                                  |
| Year Built                       | 1910   |
| Architect                        | William Harvey Birkmire  |
| Building Size                    | 165,000 SF   |
| Floors                           | 12, 1 below-grade  |
| Construction                     | Steel & masonry  |
| Renovations                      | Lobby - 2003   |
| Loss Factor                      | Full floors: 27%; Multi-tenanted floors: no greater than 35%                 |
| Floor Loads (per SF)             | 100 lbs./SF  |
| Avg Slab-to-Slab Ceiling Heights | 12'  |
| Column Spacing                   | 10'  |
| Elevators                        | 2 passenger, 2 freight   |
| HVAC                             | Tenant-controlled package air-cooled units, perimeter steam and pipe heating |
| Electrical                       | 12 watts/RSF   |

|                            |   |
|----------------------------|---|
| Windows                    | Double-insulated, operable  |
| Fire & Life Safety Systems | Class E 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          | Spectrum, Verizon, Pilot  |
| Cleaning                   | Common Areas M-F  |
| Bicycle Storage            | None  |
| Municipal Incentives       | N/A   |
| Transportation             | PATH Trains from 23rd Street Station (Orange & Blue), East 23rd Station (N,Q, R, W), 23rd Street Station (4,5,6), 23rd Street Station (1,2)                   |
| Amenities (Neighborhood)   | Flatiron Building, Madison Square, Eatly Flatiron, Trader Joe's, Restoration Hardware, Home Depot, SUGARFISH Flatiron, Cosme Modern Mexican, Equinox Flatiron |

# FLATIRON DISTRICT

The district is named after the world renowned Flatiron Building, situated at the crossroads of Fifth Avenue and Broadway at 23rd Street. The Flatiron district is bound by Union Square to the south, 23rd Street to the north, and reaches west to Sixth Avenue and east to Park Avenue South.

This iconic neighborhood offers an abundance of amenities for many area workers and residents. From the open space of Madison Square Park – and the very first Shake Shack that still has lines forming nearly 15 years since the first humble summer cart was replaced with a permanent kiosk – to high-end eateries and much in between, it is a foodie's paradise.

For something ultra-smart, diners at Eleven Madison Park, named the Best Restaurant in the World in 2017, sample 3-star Michelin cuisine from Chef-owner Daniel Humm. For similarly polished execution in a more relaxed yet extremely stylish setting, Mexico's leading chef Enrique Olvera has been wowing diners since 2014 at Cosme, which also made the top 50 list. Other go-to destinations include Jean-Georges Vongerichten's ABC kitchen with locally sourced farm-to-table offerings and Gramercy Tavern.

Another famous chef making his mark in the area is Mario Batali. Eataly, the original location of his famed Italian market with offerings through morning to night, keeps the lunch crowd and late-night diners happy with restaurants, counters, cafés and the market.

There are numerous high-profile tenants in the area including Credit Suisse, Yelp, Sony and Tiffany's.

Transport connections include N, Q, R, W trains at 23rd Street and Fifth Avenue, 4 and 6 trains from 23rd / Park Avenue South and PATH service from 23rd / Sixth Avenue.



# 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.