



SINCE 1952



43-01
22ND
STREET

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Constructed in 1925, 43-01 22nd Street is a 222,000 square foot building which features 35,000 square foot floor plates that can be divided and accommodate tenants of all sizes. This fully renovated six story building is located on a full-block lot between 43rd and 44th Avenues in the heart of Long Island City. The property boasts spacious, light-filled offices, stunning views and close proximity to midtown Manhattan.

The building's location offers unbeatable access with three subway stations and several bus lines close by. In just 7 minutes you can be at Grand Central by train. With convenient, direct access to Manhattan and the closely knit neighborhood feel of Long Island City, 43-01 22nd Street makes for the ideal workplace.

www.4301LIC.com



THE BUILDING

Location

22nd Street between 43rd and 44th Avenues

Year Built

1925

Renovations

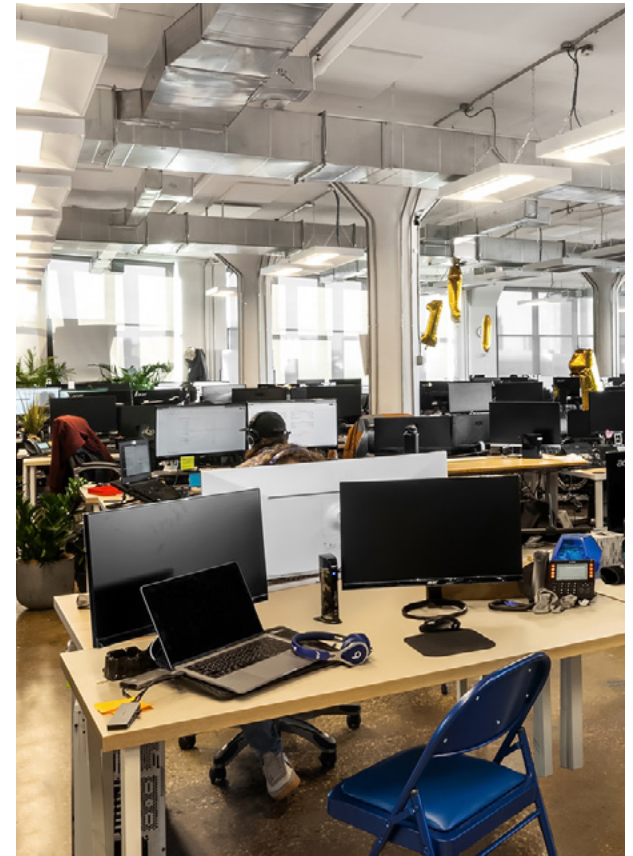
Lobby - 2018; Windows - 2018;
Common corridors and restrooms - 2018

Building Size

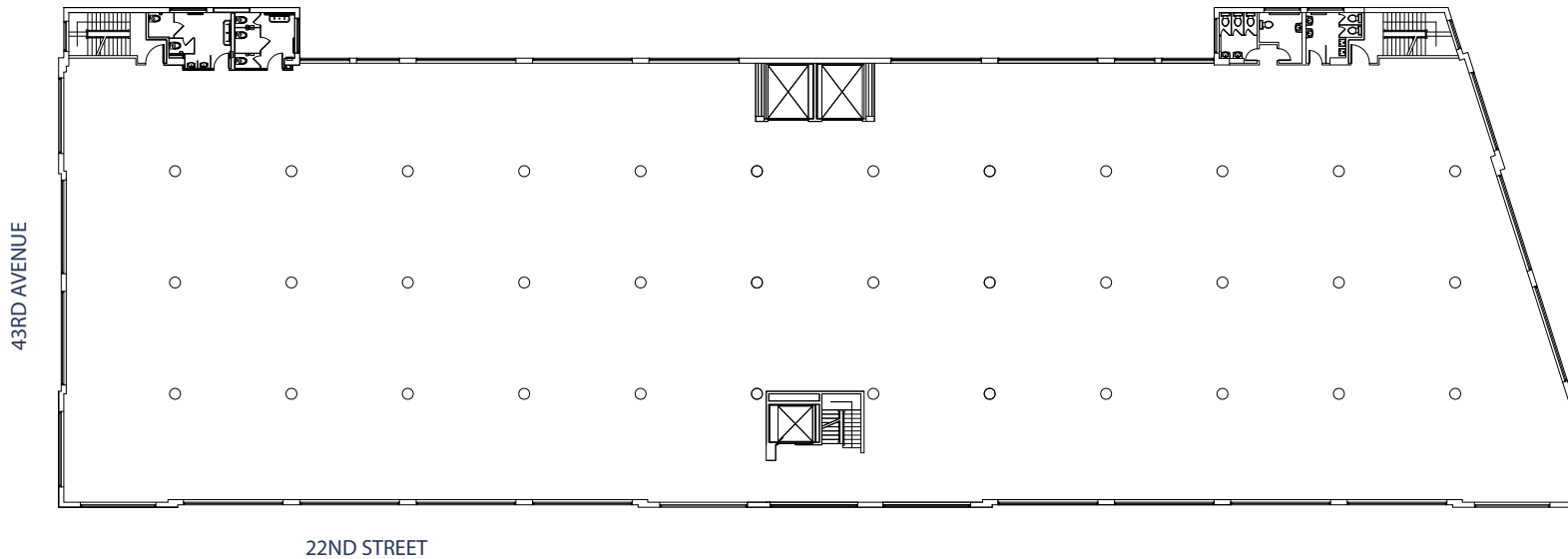
222,000 SF

Floors

6, 1 below-grade



TYPICAL FLOOR PLAN 35,000 RSF



BUILDING SPECIFICATIONS

Location	22nd Street between 43rd Avenue and 44th Avenue
Year Built	1925
Architect	N/A
Building Size	222,000 SF
Floors	6, 1 below-grade
Construction	Concrete
Renovations	Lobby - 2018; windows - 2018; common corridors and restrooms - 2018
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	N/A
Avg Slab-to-Slab Ceiling Heights	14' 2"
Column Spacing	23'
Elevators	1 passenger, 2 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	Building fully sprinklered and connected to central station

Security Access	Key card access, closed-circuit cameras
Building Hours	24/7 tenant access
Telecom Providers	Spectrum, Verizon Fios
Cleaning	Common Areas M-F
Bicycle Storage	Available
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
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
Amenities (Neighborhood)	MoMA PS1 art museum, Gantry Plaza State Park, Queens West Sports Field, Rockaway Brewing Company, Fifth Hammer Brewing
Building Website	www.4301LIC.com

LONG ISLAND CITY

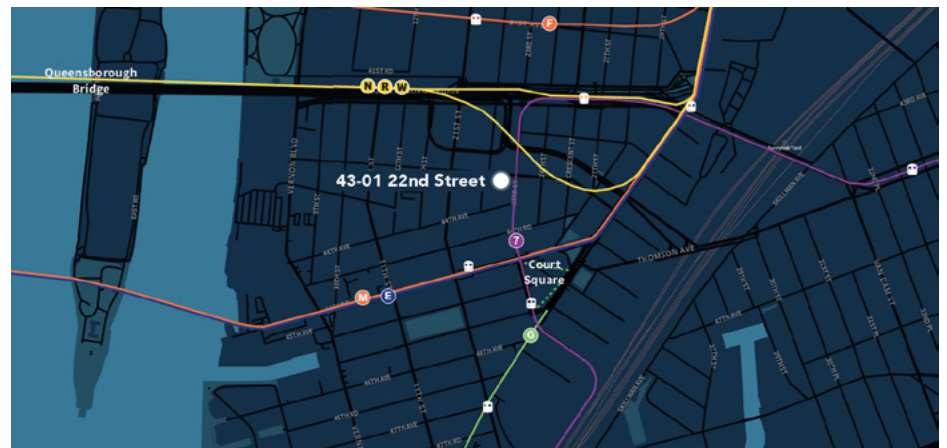
Once home to numerous factories and bakeries, Long Island City on the western edge of Queens and positioned just over the Queensboro Bridge has seen a building boom unlike any other part of New York City. At night its skyline stands tall and proud with new developments and renovated industrial buildings,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