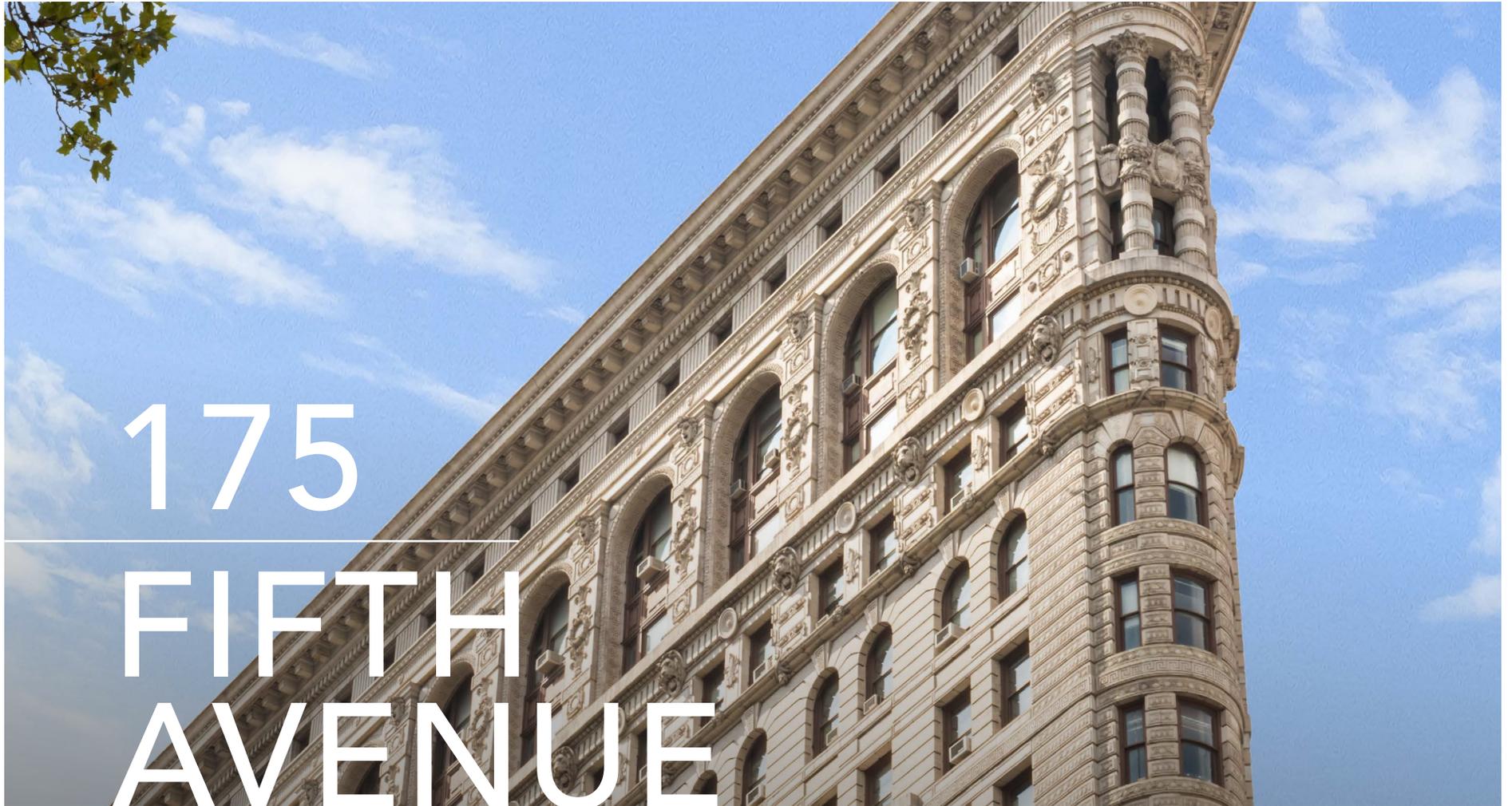




SINCE 1952



175 FIFTH AVENUE

175 FIFTH AVENUE

The triangular 22-story landmark located at 175 Fifth Avenue, the Flatiron Building was considered to be a pioneering skyscraper of its era. Upon completion in 1902, it was one of the tallest buildings in the city at 20 floors high and one of only two skyscrapers north of 14th Street. The building sits on a triangular block formed by Fifth Avenue, Broadway, and East 22nd Street, with 23rd Street grazing the triangle's northern peak. The building's name "Flatiron" is derived from its resemblance to a cast-iron clothes iron.

The building, which has been called "one of the world's most iconic skyscrapers and a quintessential symbol of New York City", anchors the south end of Madison Square Park. The neighborhood around it is called the Flatiron District after its signature building, which has become an icon of New York City, and the linchpin to a bustling district that is home to a wide variety of excellent dining and retail options. Transportation is provided by the R and W trains at the adjacent 23rd Street station, with access to F and M trains and PATH service a block away at 6th Avenue, and the 6 train at Park Avenue South.



THE BUILDING

Location

Fifth Avenue between West/East 22nd Street and West/East 23rd Street

Year Built

1902

Renovations

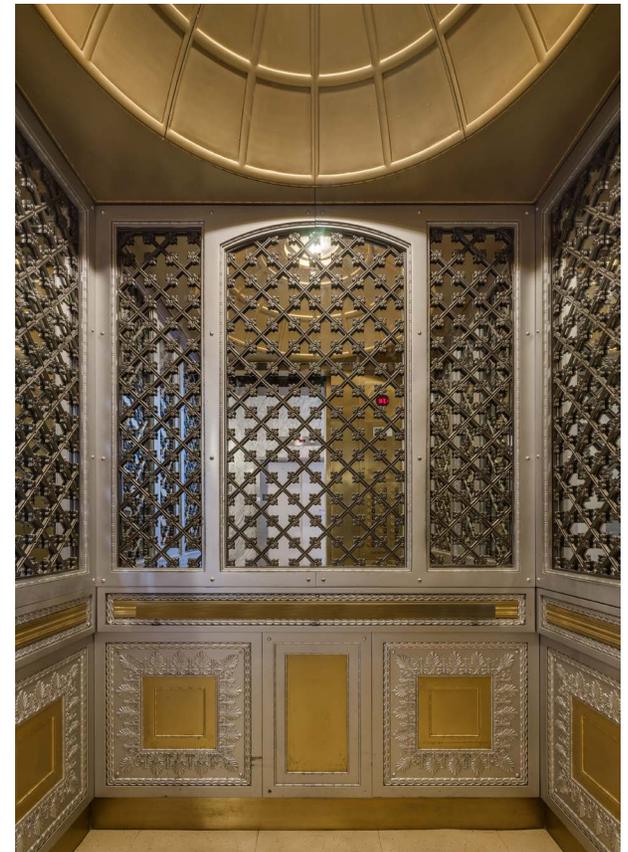
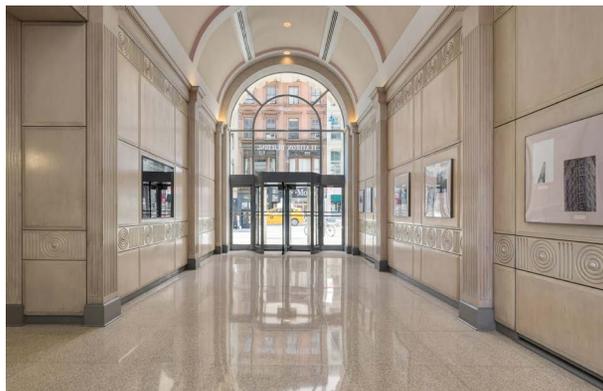
Elevators - 1999; Windows - 2004;
Roof - 2005

Building Size

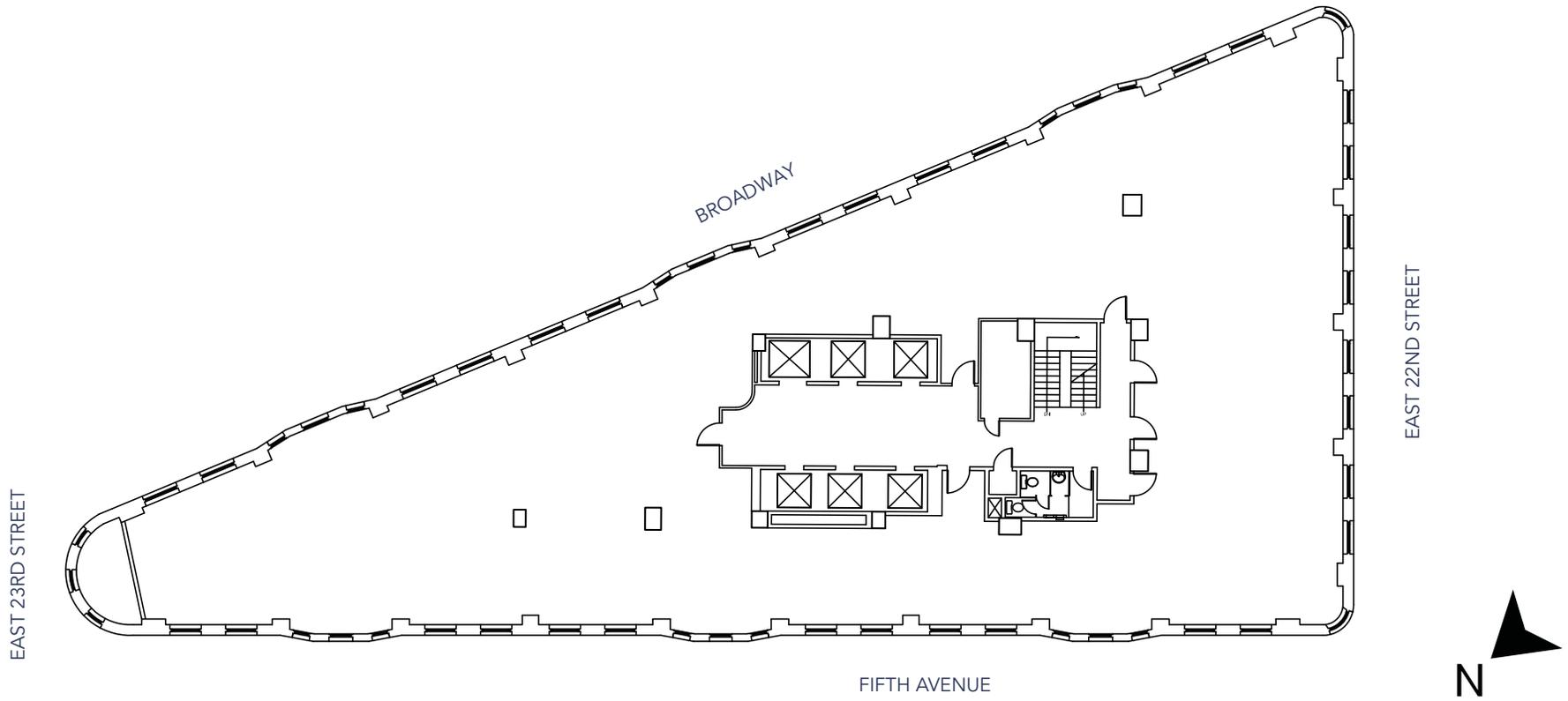
255,000 SF

Floors

22, plus penthouse, mezzanine,
3 below-grade



TYPICAL FLOOR PLAN 10,600 RSF



BUILDING SPECIFICATIONS

Location	Fifth Avenue between West/East 22nd Street and West/East 23rd Street
Year Built	1902
Architect	Daniel Burnham
Building Size	255,000 SF
Floors	22, plus penthouse, mezzanine, 3 below-grade
Construction	Steel & terracotta arch
Renovations	Elevators - 1999; windows - 2004; roof - 2005
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	11'6"
Column Spacing	11'6"
Elevators	6 passenger, 1 freight
HVAC	Window air conditioning units, perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated
Fire & Life Safety Systems	Class E fire alarm system with command station, defibrillator, common areas sprinklered with full installation in progress
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 tenant access
Telecom Providers	Spectrum
Cleaning	Common Areas M-F
Bicycle Storage	2 racks
Municipal Incentives	N/A
Transportation	East 23rd St Station (N,Q,R,W), 23rd St PATH Station (Orange, Blue), 23rd Street (4,5,6), 23rd St Station (1,2)
Amenities (Neighborhood)	Madison Square, Eataly Flat Iron, Trader Joe's, Maison Kayser, Restoration Hardware, Home Depot, SUGARFISH Flatiron, Cosme Modern Mexican, Equinox Flatiron, New York Health & Racquet Club

FLATIRON DISTRICT

The district, named after this very building, 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 and Park Avenue South and PATH service from 23rd and Sixth Avenue.



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 over 55 buildings and more than 12.8 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 an additional 20 buildings that cover more than 4 million square feet. The combined GFP portfolio of both owned and managed properties totals 75 buildings and approximately 16 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.