



SINCE 1952



118 WEST 22ND STREET

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Built in 1911 by the architect Frederick C. Zobel, the 100,000 square foot 12-story loft building at 118 West 22nd Street is a perfect choice for companies looking for office space in the iconic Flatiron District, located just one block from Madison Square Park. Commuters have easy access to PATH and 1, C, F, E, N, M and R subway lines at nearby 23rd Street Station.

Fantastic amenities can be found along Avenue of the Americas and 23rd Street; from Trader Joe's and Eataly to Shake Shack and Blue Mercury Coffee, the area offers an abundance of food, beverage and retail options for all. The building welcomes tenants and visitors with an elegant light brown limestone facade that still boasts many of its original metal cladding and stucco decorations.



THE BUILDING

Location

West 22nd Street between Avenue
of the Americas and 7th Avenue

Year Built

1911

Renovations

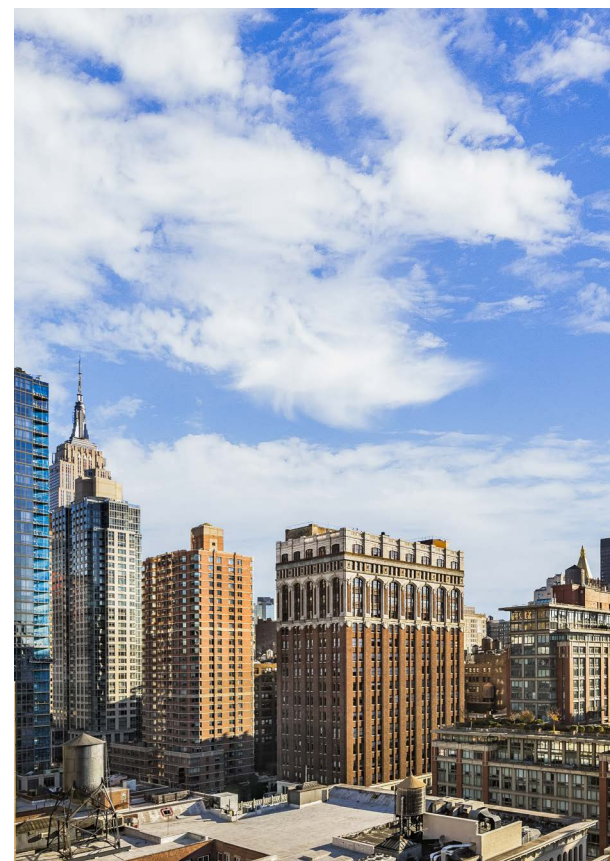
Lobby - 2010; Facade Restoration - 2016

Building Size

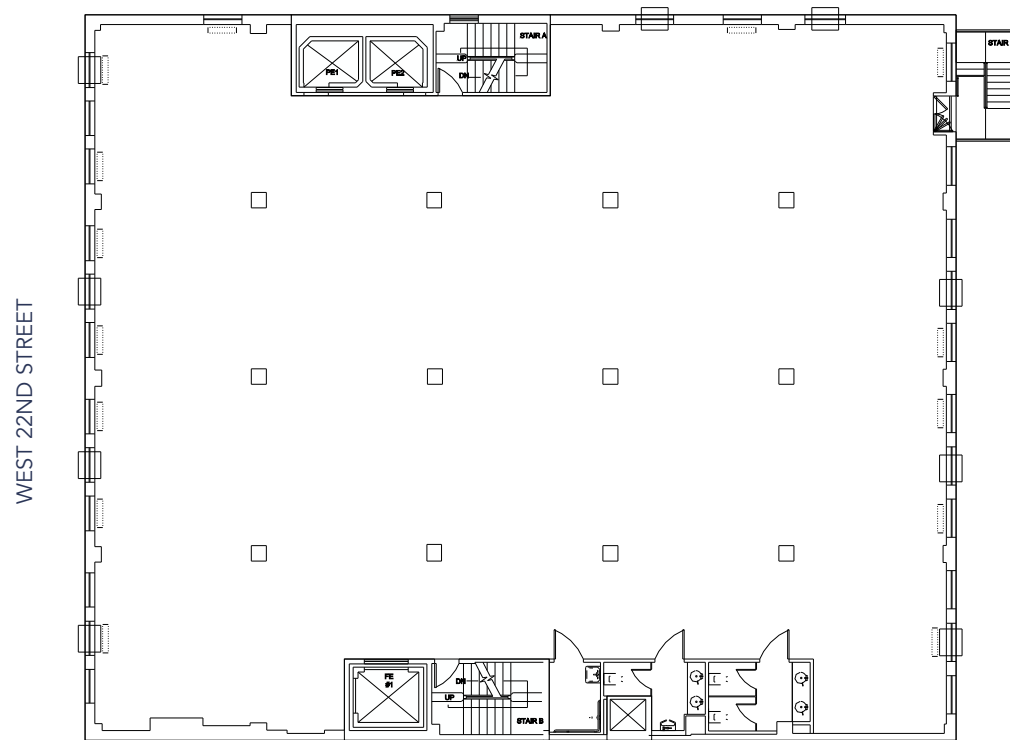
100,000 SF

Floors

12, plus mezzanine, 2 below-grade



TYPICAL FLOOR PLAN 8,500 RSF



BUILDING SPECIFICATIONS

Location	West 22nd Street between Avenue of the Americas and 7th Avenue
Year Built	1911
Architect	Frederick C. Zobel
Building Size	100,000 SF
Floors	12, plus mezzanine, 2 below-grade
Construction	Masonry & limestone
Renovations	Lobby - 2010; facade restoration - 2016
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	2 passenger, 1 freight
HVAC	Tenant -controlled package air-cooled 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	Attended lobby 9 am - 6 pm M-F, video intercom, closed-circuit cameras
Building Hours	24/7 tenant access; Attended lobby 9 am - 6 pm M-F
Telecom Providers	Verizon, Spectrum, Pilot
Cleaning	Common areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Subway: Lines 1 and 2 via 23rd Street Station. Lines E, F, M, N, Q, R, W via East 23rd St Station. PATH train at 23rd Street
Amenities (Neighborhood)	Trader Joe's, Madison Square Park, Eataly, Shake Shack, New York Health & Racquet Club, Fashion Institute of Technology

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.

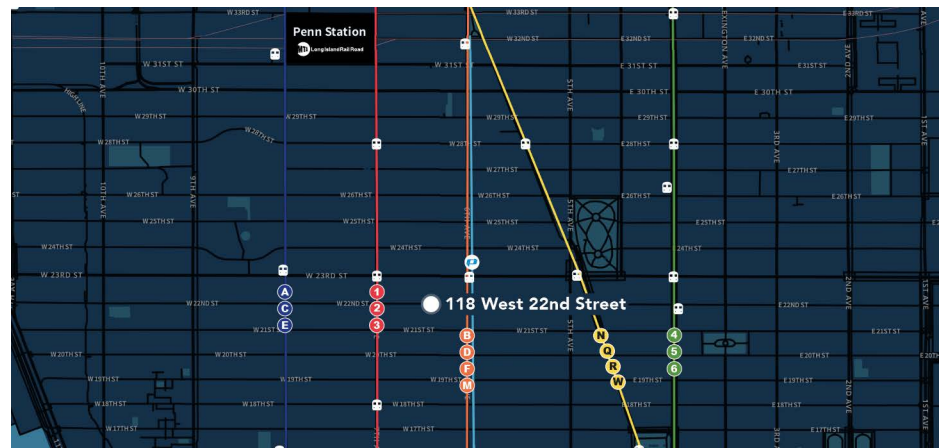
This iconic neighborhood offers an abundance of amenities for many area workers and residents. From the open space of Madison Square Park – and the very first Shake Shack that still has lines forming nearly 15 years since the first humble summer cart was replaced with a permanent kiosk – to high-end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