



SINCE 1952

675

AVENUE OF  
THE AMERICAS



# 675 AVENUE OF THE AMERICAS

Originally constructed in 1901 to house the department store of Adams Dry Goods, the historic 675 AOA spans an entire city block situated on the west side of 6th Ave between 21st Street and 22nd Street. The Property features expansive 50,000 SF open floor plates, high exposed ceilings of 13' and 10' oversized operable windows. Each floor enjoys the advantages of four perimeter exposures and overlooks an expansive central atrium interior court that soars 123' covered by a 60' by 40' skylight, allowing for ample bright light throughout the interior core. 675 AOA provides a 24/7 attended lobby security, a tenant rooftop amenity, modernization of high-speed elevators, mechanical systems and new HVAC system.

675 Avenue of the Americas is ideally located just five blocks north of Union Square Park and one avenue west of Madison Square Park, providing unparalleled ease of access to all areas of New York City. The Property is situated on 6th Ave between 21st and 22nd Streets, just a short distance from Gramercy Park, one of the most desirable residential neighborhoods in New York City.

The Property is located in the heart of New York City's Silicon Alley, the corridor that connects Midtown to Lower Manhattan, running past the Flatiron building at Madison Square Park and Union Square towards SoHo. The area, once known as Ladies' Mile, was a prime shopping district at the end of the 19th century. The district contains mostly multi-story store and loft buildings which have become a magnet for tech and media companies. These creative companies are attracted to the district's unconventional building stock, with its open layouts and high ceilings, which hold great appeal for companies that rely on open floorplans.





# THE BUILDING

## Location

West side of Sixth Ave between 21st Street and 22nd Street

## Year Built

1901

## Renovations

Elevators, mechanical systems, HVAC - 2013

## Building Size

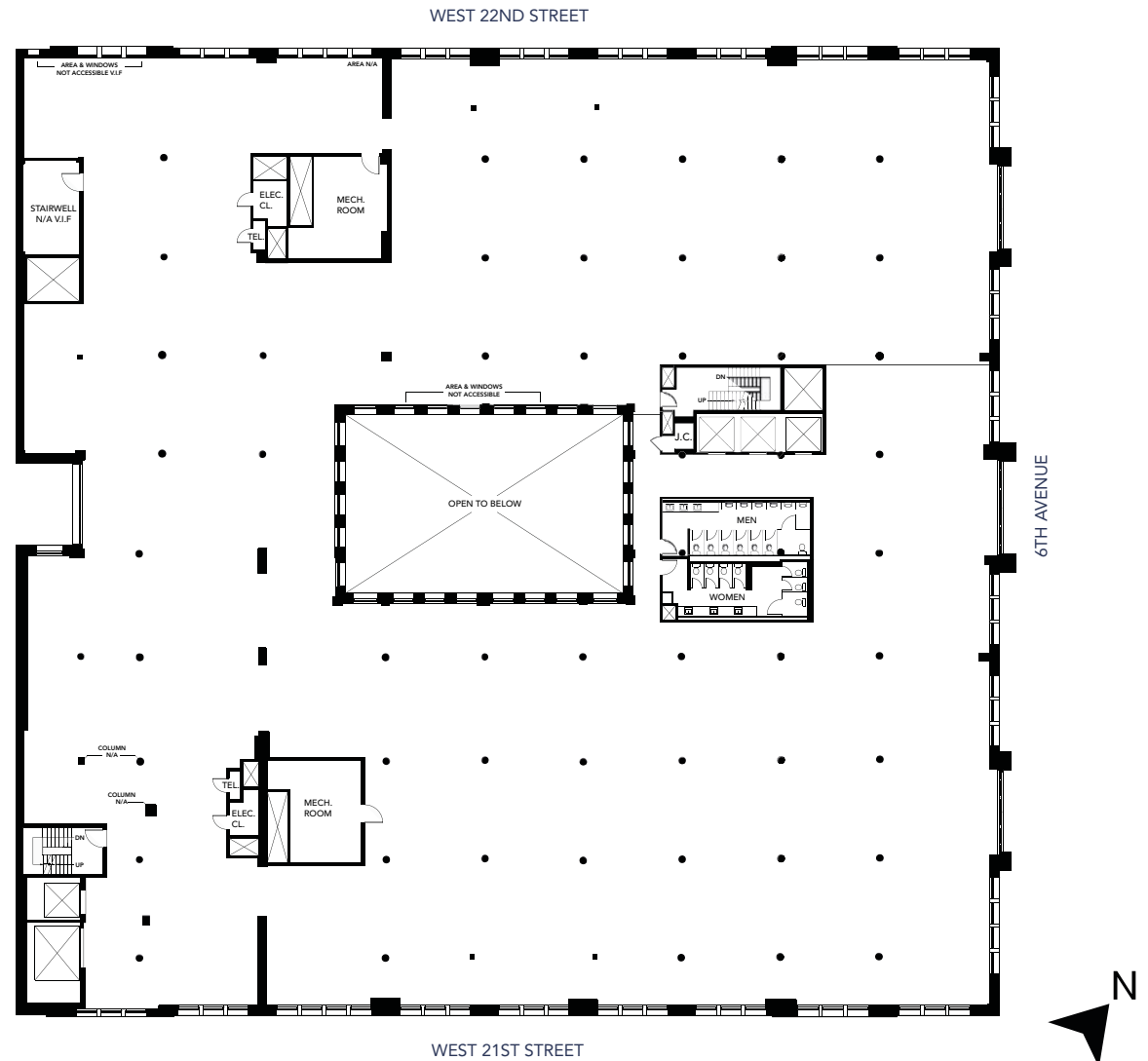
50,000 rentable SF

## Floors

6



# TYPICAL FLOOR PLAN 50,000 RSF



# BUILDING SPECIFICATIONS

Location	West side of Sixth Ave between 21st Street and 22nd Street
Year Built	1901
Architect	De Lemos & Cordes
Building Size	50,000 rentable SF
Floors	6
Construction	Masonry & limestone
Renovations	Elevators, mechanical systems, HVAC - 2013
Mullion Spacing	8'
Floor Loads (per SF)	250 lbs/RSF
Atrium	Grandiose atrium provides light on 4 sides
Column Spacing	20' on center
Elevators	Three passenger elevators each have a weight capacity of 3,500 lbs. 1 freight car in use with a weight capacity of 7,000 lbs.
HVAC	Centralized condenser water cooling plant with one 60 ton water cooled package unit on the third floor and one 50 ton on the fourth floor

Electrical	8 watts/RSF, exclusive of building systems.
Windows	10' operable windows
Fire & Life Safety Systems	Class E System
Security Access	Uniformed security guard control the concierge desk 24 hours a day, 7 days per week.
Building Hours	24/7 attended lobby
Telecom Providers	Fiber. Providers include: Time Warner, Verizon
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.

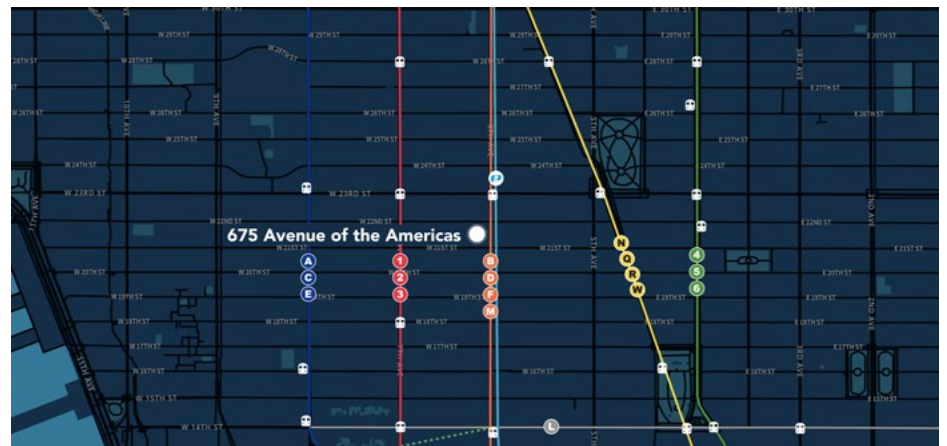
This iconic neighborhood offers an abundance of amenities for many area workers and residents. From the open space of Madison Square Park – and the very first Shake Shack that still has lines forming nearly 15 years since the first humble summer cart was replaced with a permanent kiosk – to high-end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