



SINCE 1952



10-27 46TH AVENUE

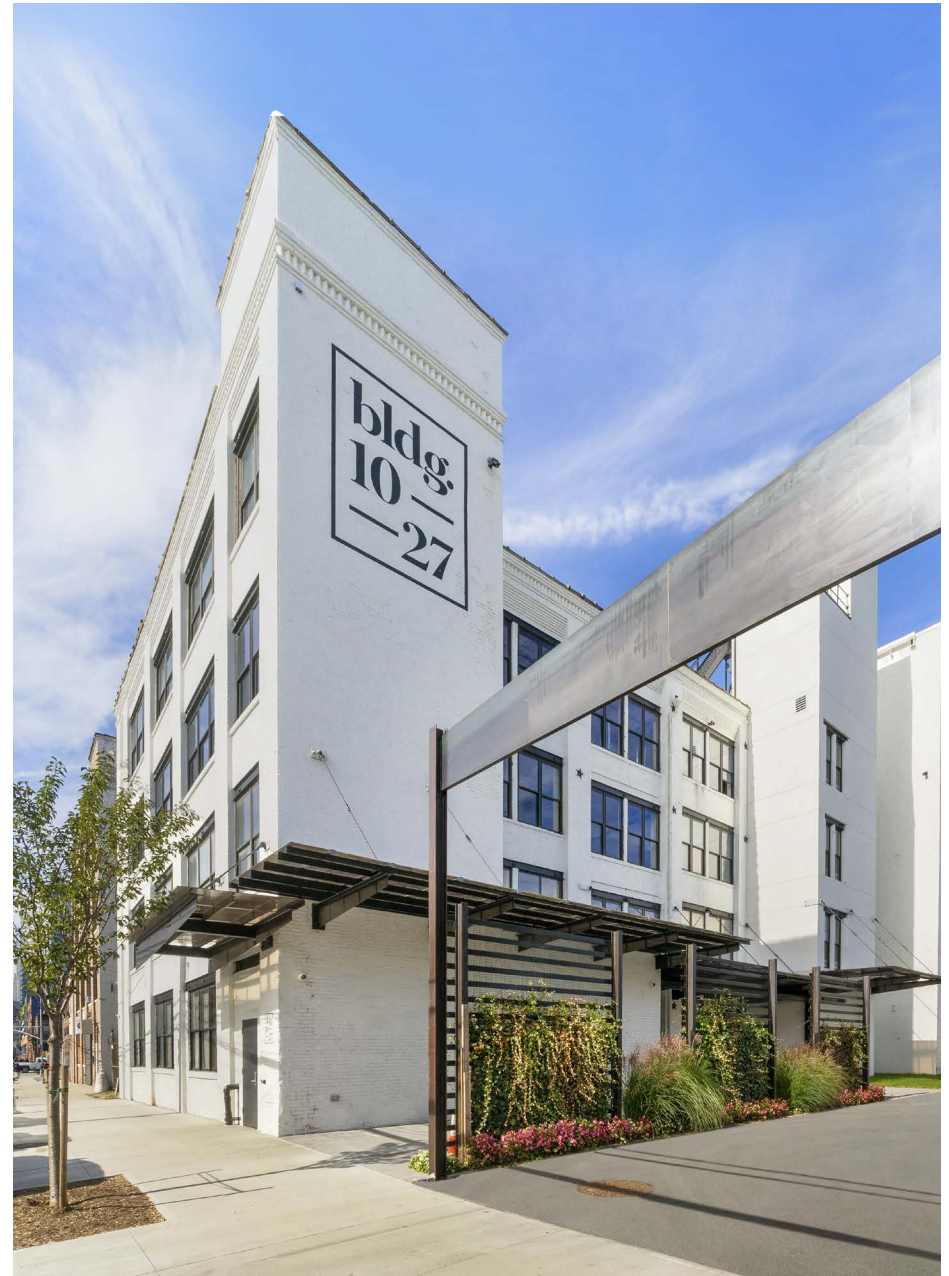
10-27 46TH AVENUE

10-27 46th Avenue offers 60,000 square feet of newly renovated workspace within a Long Island City industrial building. Polished spaces and an abundance of natural light are paired with swift commutes and a host of nearby amenities to provide a smart alternative to Manhattan.

With natural light pouring in from four aspects, wood floors, and exposed brick and beams, 10-27 46th Avenue offers workspace where productivity and inspiration go hand in hand. The renovated lobby, featuring work by local artists, sets the stage for space where creative thinking can be nurtured.

PS1 MoMA and LIC Flea are nearby and it is across the street from Fifth Hammer Brewery and Gutters bowling hall. The property can be reached via the 7 train which is a quick five-minute subway ride from Manhattan.

bldg10-27.com



THE BUILDING

Location

46th Avenue between 11th Street
and Vernon Boulevard

Year Built

1903

Renovations

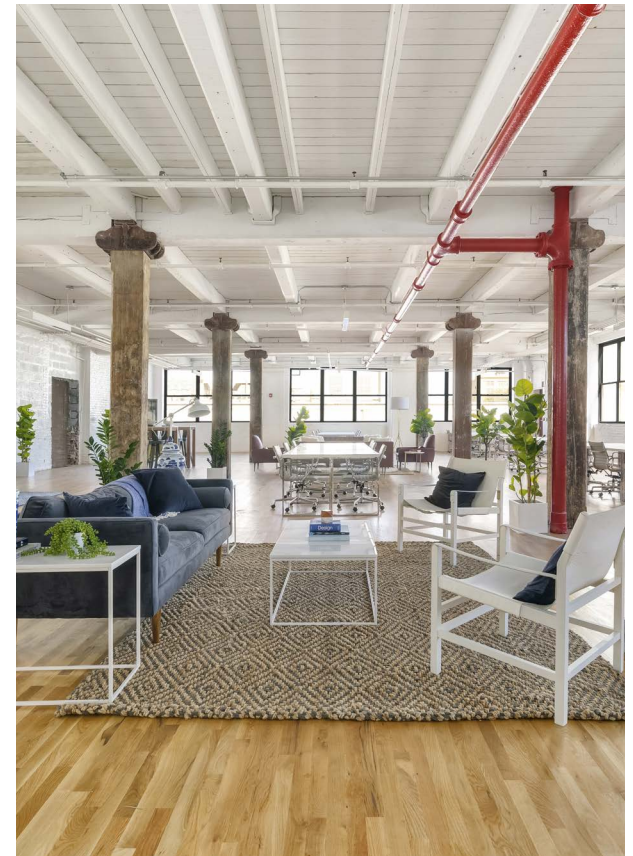
Full building renovation completed in 2018 including new building lobby & entrance, new windows throughout, facade restoration, new elevators, new restrooms, fire & life safety system, building security/ key-card access.

Building Size

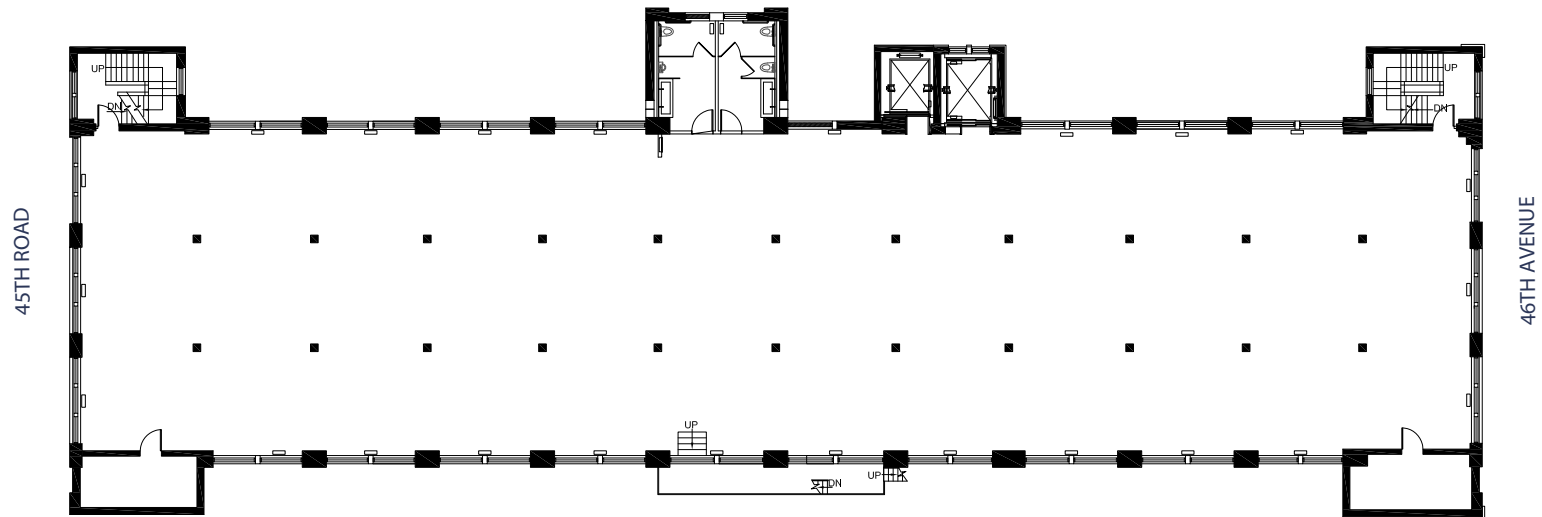
60,000 SF

Floors

4



TYPICAL FLOOR PLAN 13,600 RSF



BUILDING SPECIFICATIONS

Location	46th Avenue between 11th Street and Vernon Boulevard
Year Built	1903
Architect	N/A
Building Size	60,000 SF
Floors	4
Construction	Wood, masonry, brick
Renovations	Full renovation including lobby, windows, facade, elevators, restroom, fire protection, building security/access - 2018
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	65 lbs./SF
Avg Slab-to-Slab Ceiling Heights	13'6"
Column Spacing	17'
Elevators	1 passenger, 1 freight/passenger
HVAC	Tenant controlled refrigerant flow split systems providing air-cooling, ventilation
Electrical	6 watts/RSF
Windows	Double-insulated, operable

Fire & Life Safety Systems	Fire alarm system with command station, building fully sprinklered
Security Access	24/7 key card access, closed-circuit cameras
Building Hours	24/7 tenant access
Telecom Providers	Verizon, Spectrum, RCN
Cleaning	Common Areas M-F
Bicycle Storage	Yes
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
Building Website	bldg10-27.com

LONG ISLAND CITY

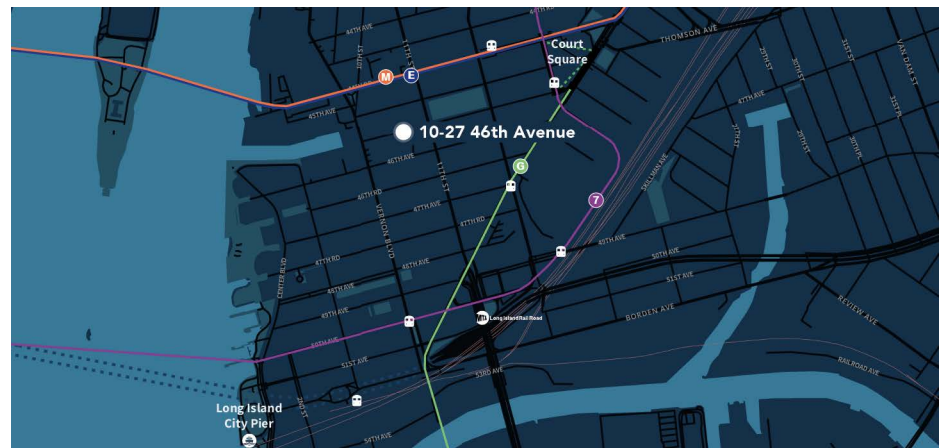
Once home to numerous factories and bakeries, Long Island City on the western edge of Queens and positioned just over the Queensboro Bridge has seen a building boom unlike any other part of New York City. At night its skyline stands tall and proud with new developments and renovated industrial buildings,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