



SINCE 1952



330 SEVENTH AVENUE

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The original building at 330 Seventh Avenue was built in 1922 at a height of 239 feet and 20 floors by the architectural firm of Schwartz & Gross. An additional 2 floors were added to the top of the building for a total of 22 stories in 1927. The building boasts a brick exterior neo-classical facade and a brand new building entrance and welcoming canopy was completed in 2018. Along with the new building entrance, the lobby was completely renovated during the same period and is attended 24/7 for convenient and secure access at all hours of the day.

Located a block north of the Fashion Institute of Technology, there are numerous daytime dining options along Seventh Avenue, including a Whole Foods Market to the south. Access to the local 1 train is on the building's doorstep, while to the north Penn Station offers multiple transportation links. Only a few blocks away, one can indulge in shopping at the iconic Macy's and various other famous retailers along 34th Street.





# THE BUILDING

## Location

7th Avenue between West 28th  
and West 29th Street

## Year Built

1920

## Renovations

Sidewalk - 2011; Local Law 11 - 2017;  
Lobby - 2018; Entrance - 2018

## Building Size

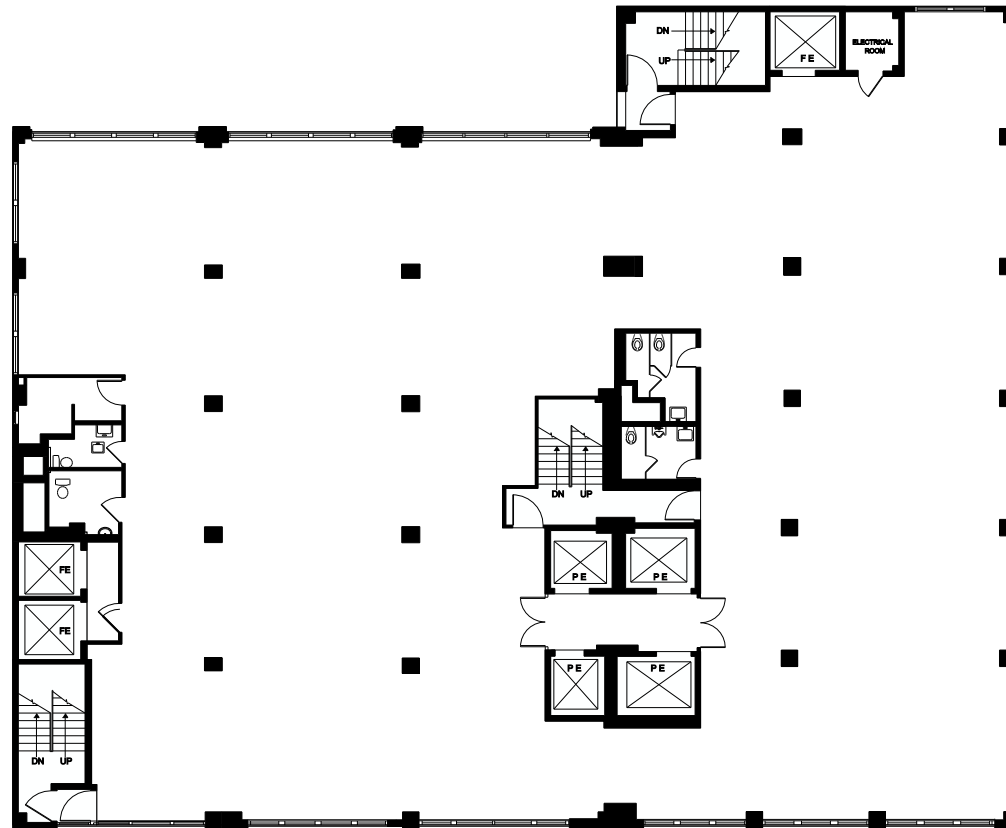
245,000 SF

## Floors

22, 1 below-grade



# TYPICAL FLOOR PLAN 12,000 RSF



29TH STREET

7TH AVENUE



# BUILDING SPECIFICATIONS

|                                  |  |
|----------------------------------|--|
| Location                         | 7th Avenue between West 28th Street and West 29th Street                     |
| Year Built                       | 1920   |
| Architect                        | Schwartz & Gross   |
| Building Size                    | 245,000 SF   |
| Floors                           | 22   |
| Construction                     | Steel & masonry  |
| Renovations                      | Sidewalk - 2011; local law 11 - 2017; lobby - 2018; entrance - 2018          |
| 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'  |
| Column Spacing                   | 20-25'   |
| Elevators                        | 5 passenger, 2 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 central station monitor, defibrillator, building fully sprinklered   |
| Security Access            | 24/7 attended lobby, key card access, closed-circuit cameras  |
| Building Hours             | 24/7 with guard   |
| Telecom Providers          | Cogent, RCN, Spectrum, Verizon  |
| Cleaning                   | Common Areas M-F  |
| Bicycle Storage            | Yes   |
| Municipal Incentives       | N/A   |
| Transportation             | 23rd Street (E), 23rd Street (1,2), 23rd Street PATH (Orange, Blue), 28th Street (N,Q,R,W), 28th Street (1,2), 34th Street-Penn Station (1,2,3, A,C,E), Penn Station for Amtrak and regional trains |
| Amenities (Neighborhood)   | The High Line, Chelsea Piers, Fashion Institute of Technology, Whole Foods Market, Panera Bread, CityMD, 330 Bar & Grill  |



# CHELSEA

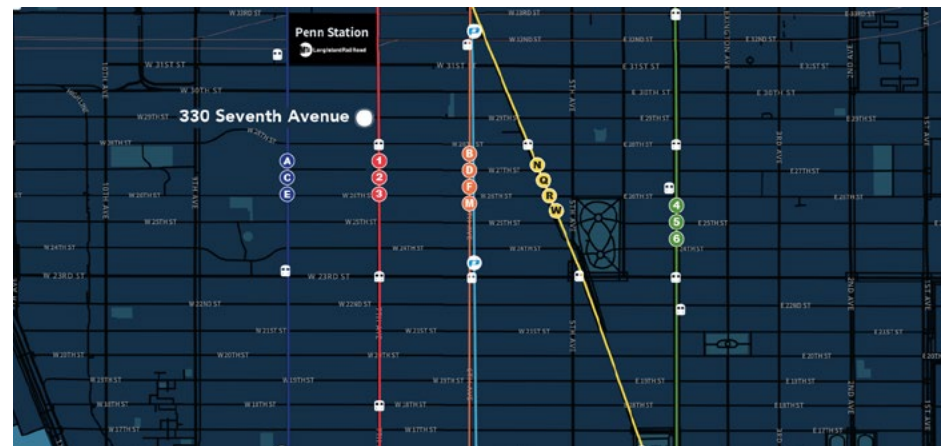
Bound by the Hudson River and Sixth Avenue, Chelsea stretches from 14th Street towards 34th Street.

Home to the High Line, which runs the length of Chelsea and more, a new energy has been injected into West Chelsea. The popular elevated walkway extends to 34th Street and 12th Avenue at Hudson Yards. An impressive mixed-use collection of skyscrapers, parks and plazas being built over the 28-acre West Side Rail Yard crowns Chelsea's border with Midtown West as one of the most ambitious engineering and construction projects ever seen in the city.

One of the larger neighborhoods in Manhattan, Chelsea offers a mix of architectural styles and atmospheres. Its wide avenues are filled with retail, offices, dining and apartment blocks, built on a dramatic scale. A fine pre-war example is Google's East Coast headquarters located at 111 Eighth Avenue, which occupies the full block between Eighth and Ninth Avenues, from 15th to 16th Street.

Chelsea Market on Ninth Avenue has dozens of eateries and artisanal retailers. Other area favorites include Red Cat, Bottino, Cookshop and Trestle on Tenth. In the evenings, Peter McManus Café, hosts happy hour for beer with one of their famous burgers, while Bathtub Gin on Ninth serves cocktails in a more upscale speakeasy setting.

Chelsea is served by 1, 2 and 3 trains along Seventh Avenue, A, C and E trains along Eighth Avenue and F and M trains along Sixth Avenue. To the south the L train terminal at 14th Street takes passengers east across town and to Brooklyn, to the north the Hudson Yards station provides access to 7 trains, and Penn Station connects hundreds of thousands of passengers to commuter and Amtrak service.



# 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.