



GFP
REAL ESTATE™

SINCE 1952



420 WEST 45TH STREET

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420 West 45th Street is a 7-story office building completed in 1918. Designed by Buchman & Fox, it consists of two combined sections, both clad in red brick. The east section has four floors, while the west section rises the full seven stories, while both have three bays of paired windows.

Occupied by a sole tenant, the 57,000 square foot commercial building features a sleek modernized lobby which is attended 24/7 and can alternatively be accessed via key card access and is surveilled by closed-circuit cameras.

Located in the vibrant Hell's Kitchen and on the doorstep of the Theater District, the building has access to diverse amenities, including a variety of dining options along 9th Avenue and the popular Gotham West Market a block away. Transport links are provided by A, C and E trains along Eighth Avenue as well as the nearby Times Square-42nd Street transportation hub.



THE BUILDING

Location

West 45th Street between
9th and 10th Avenue

Year Built

1918

Renovations

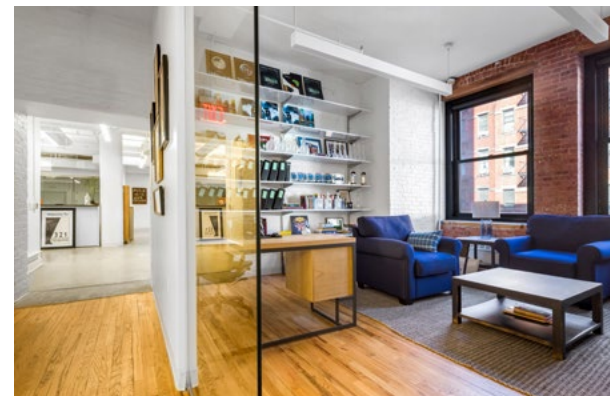
Lobby - 2012

Building Size

57,000 SF

Floors

7, 1 below-grade



BUILDING SPECIFICATIONS

Location	West 45th Street between 9th and 10th Avenue
Year Built	1918
Architect	Buchman & Fox
Building Size	57,000 SF
Floors	7, 1 below-grade
Construction	Steel & masonry
Renovations	Lobby - 2012
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	125 lbs./SF
Avg Slab-to-Slab Ceiling Heights	12'
Column Spacing	10'
Elevators	2 passenger
HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating
Electrical	6 watts/SF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Class E fire alarm system with outside central station, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	Verizon, Spectrum, Pilot Fiber
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	42nd Street (A,C,E), Port Authority Bus Terminal, 49th Street Station (N,Q,R,W), Quick access to the Lincoln Tunnel
Amenities (Neighborhood)	Five Napkin Burger, Nizza Restaurant, Marseille Restaurant and Bar, Juice Press, Gregory's Coffee, Times Square

MIDTOWN WEST

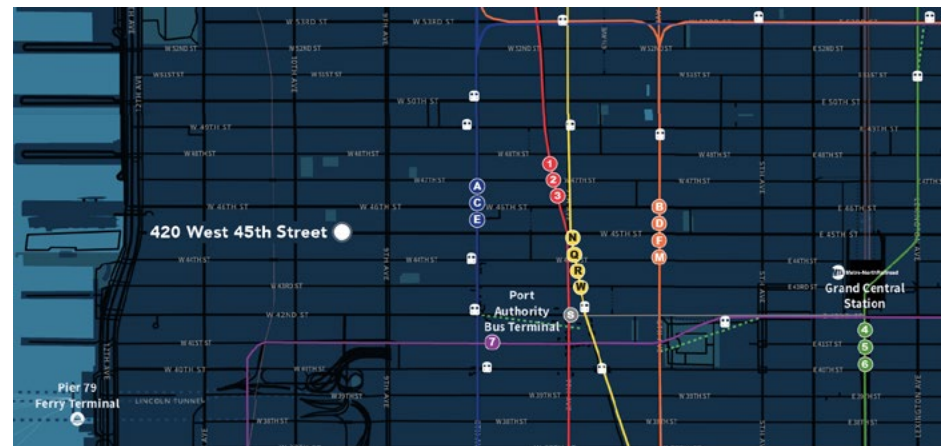
With gleaming towers of Hudson Yards taking shape to its south and the Time Warner Center a major retail and gastronomic hub on its northeast corner, Midtown West is a neighborhood embracing transformation. West of Eighth Avenue to the Hudson River, and from 34th to 59th Street, the neighborhood that three decades ago few in Manhattan made their way to, now sees them making a beeline for, to live and work.

With a mix of pre-war buildings situated amongst new developments continuing to rise along the West side, the area houses major tenants including Nomura Holdings America, The Hearst Organization and Ogilvy & Mather.

Bars along Ninth Avenue pulse with activity. For lunch or a post-work bite Gotham West Market is a must, with a collection of well-known names and smaller independent vendors all together under one roof for what many call the best food hall in the city. For more upscale options, 44 & X and Taboon are always popular.

Two mammoth structures in the district ensure steady flows of people, with Javits Convention Center to the south and Port Authority Bus Terminal to the southeast. Midtown West is near the Theater District and theatergoers cross Eighth Avenue for dinner at the eponymous Joe Allen. The newly relocated Upright Citizens Brigade Theatre on W 42nd Street is the place to head for first rate improvised comedy with many famous faces among its alumni.

Midtown West is served by A, C and E trains along Eighth Avenue and the 7 train at Hudson Yards. Penn Station connects passengers to commuter and Amtrak service, Port Authority Bus Terminal provides access to a wide range of destinations. For commuters travelling by car, the Lincoln Tunnel is moments away.



ABOUT OWNERSHIP

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.

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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.