



SINCE 1952



630 NINTH AVENUE

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Also known as the Film Center Building, 630 Ninth Avenue is a 13-story office building that once only catered to businesses involved in film, theater and music. It was completed in 1929 by the world renowned architect Ely Khan. Its landmarked Art Deco-styled lobby shows Pre-Columbian influences and is notable for its bold and varied colors. The building's common corridors and restrooms were renovated in 2017 along with the addition of a class-E fire system. Additionally in 2017, windows were added to the entire eastern side of the building between the 7th-14th floor and 25,000 square feet of obsolete film storage vaults were converted into new office space.

Located in the vibrant Hell's Kitchen neighborhood and moments from the Theater District, there are numerous amenities close by including a variety of dining options all along Ninth Avenue. Access to the Port Authority Bus Terminal, the NY Waterway Ferry, and the Lincoln Tunnel, as well as access to multiple subway lines is just a short walk away providing commuters with an easy way to and from the building.



THE BUILDING

Location

9th Avenue between West 44th
and West 45th Street

Year Built

1929

Renovations

Elevators - 2014; Lobby - 2015; Bathrooms -
2016; Corridors - 2017; Windows - 2018

Building Size

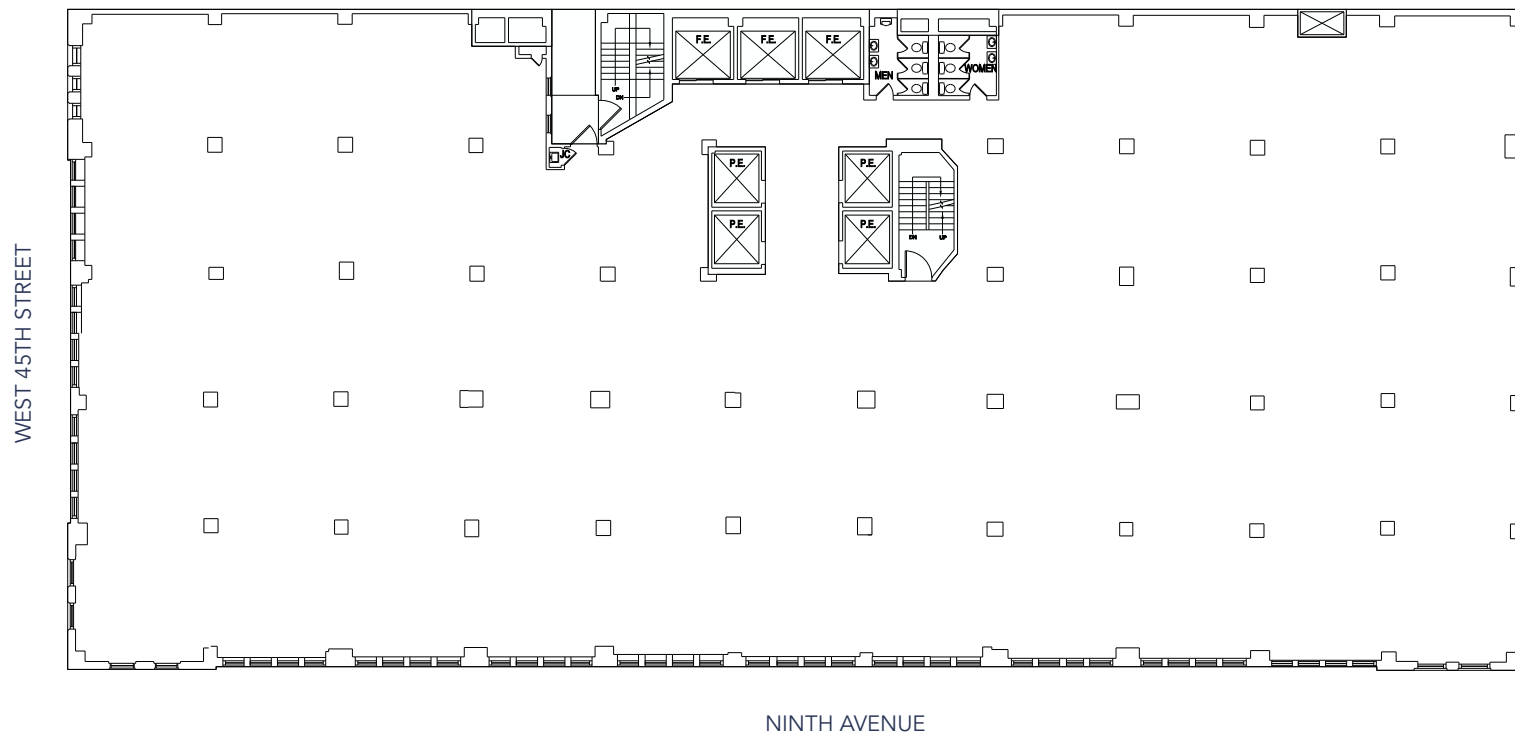
275,000 SF

Floors

13, 2 below-grade



TYPICAL FLOOR PLAN 22,700 RSF



BUILDING SPECIFICATIONS

| | |
|----------------------------------|--|
| Location | 9th Avenue between West 44th and West 45th Street |
| Year Built | 1929 |
| Architect | Ely Khan |
| Building Size | 275,000 SF |
| Floors | 13, 2 below-grade |
| Construction | Masonry, steel & brick |
| Renovations | Elevators - 2014; lobby - 2015; bathrooms - 2016; corridors - 2017; windows - 2018 |
| 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 | 11' |
| Column Spacing | 18'5" |
| Elevators | 4 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 command 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 | Cogent, Spectrum, Verizon |
| 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

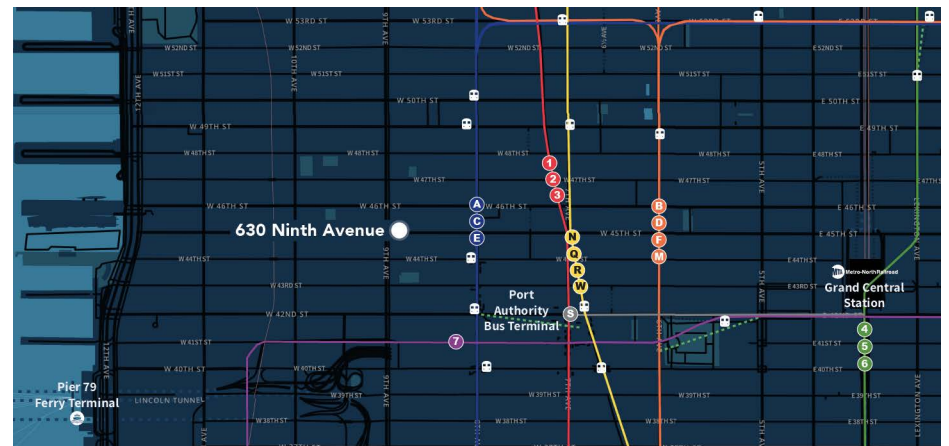
With gleaming towers of Hudson Yards taking shape to its south and the Time Warner Center, a major retail and gastronomic hub on its northeast corner, Midtown West is a neighborhood embracing transformation. West of Eighth Avenue to the Hudson River, and from 34th to 59th Street, the neighborhood that 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.