

43-01
22ND STREET

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THE VIEW LOOKS GOOD FROM HERE

In the heart of Long Island City is 43-01 22nd Street, a six-story building with stunning views and workspaces tailored to small and medium-size companies.

Modern interiors paired with new oversized windows allow for tons of natural light, making this building a place to thrive. Access is swift, being one subway

stop to Manhattan. And, tenants' needs are understood by an ownership team comprised of two family run organizations, GFP Real Estate and Olmstead Properties. We look forward to meeting you.







Small workspaces boasting polished concrete floors, new oversized windows, and stunning views.

4301LIC.COM



All spaces feature 12' 6" slab-to-slab ceiling heights and industrial fluted columns.

4301LIC.COM



Medium spaces featuring abundant natural light, amazing views, and an overall inspiring work environment.

4301LIC.COM



ACCESS

98

WALK SCORE

100

TRANSIT SCORE

4 MIN
WALK

TO COURT SQUARE



7 MIN
WALK

TO QUEENSBORO PLAZA



5 CITIBIKE
STOPS

LESS THAN 5 MINUTES AWAY



LIC ON THE MOVE

Long Island City offers something special. This dynamic neighborhood features well known restaurants, longtime cultural institutions and plenty of vibrant venues to meet up with friends. Known for being a place to live, it's now a place to work with the added bonus of direct access to Manhattan, Williamsburg, and downtown Brooklyn.

39+

ARTS AND CULTURAL VENUES

16,780

COMPLETED RESIDENTIAL UNITS

37

HOTELS AND EVENT VENUES

11,800

ADDITIONAL RESIDENTIAL UNITS BY 2020

150+

RESTAURANTS, BARS & CAFES

421K SF

OF EXISTING RETAIL SPACE

5

WATERFRONT PARKS







411K SF

OF ADDITIONAL RETAIL SPACE UNDER CONSTRUCTION



AMENITIES

KEY

-  Restaurants
-  Arts & Culture
-  Bars & Lounges
-  Coffee & Tea
-  Fitness
-  Discounted parking

RESTAURANTS

- Aanchal
- Aunt Rosie's
- Bareburger
- Bellwether
- Bia
- Blend on the Water
- Brooks 1890
- Café Henri
- Casa Enrique
- Checkers
- Court Square Diner
- Cyclo
- Estate Garden & Grill
- Five Star
- Fushia
- Gordo's Cantina
- Hibino LIC
- House of Thai
- Jora
- Kavala Estiatorio
- Levante
- LIC Market
- Luzzo's LIC
- M. Wells Steakhouse
- Maiella
- Manducatis Rustica
- Momento
- Mu Ramen
- Murasaki
- Oro
- Pantry Market Eatery
- Penthouse 808 Rooftop
- Ramen Shack
- Sapps
- Sweet Chick
- The GoodFellas of Long Island
- The Green Street LIC
- The Inkan
- The LIC Grill
- Tournesol
- Tuk Tuk

ARTS & CULTURE

- Brickhouse Ceramic Studio
- Gantry Plaza State Park
- MoMA PS1
- Pepsi Cola Sign
- SculptureCenter
- Silvercup Studios

BAR & LOUNGES

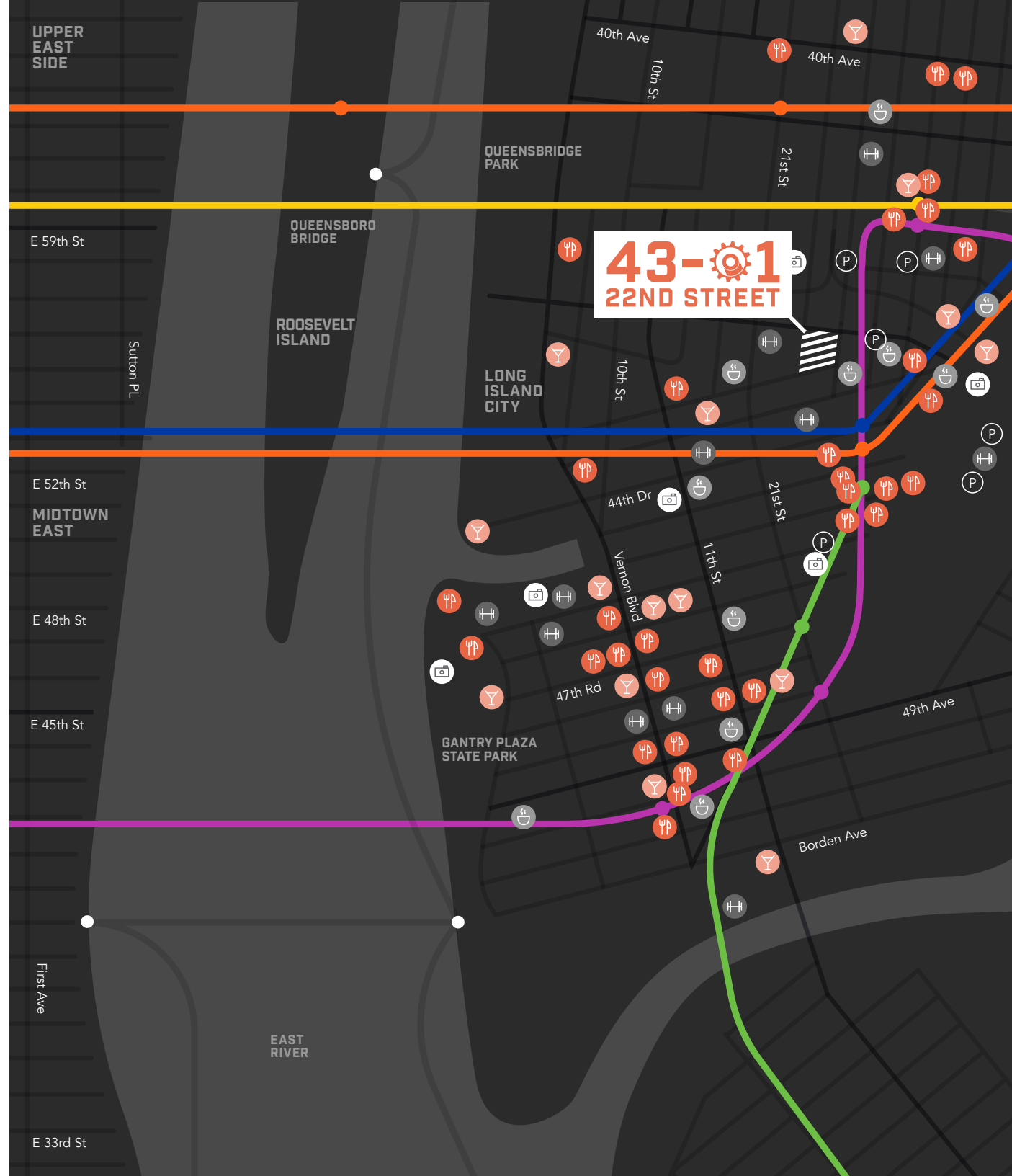
- Bierocracy
- Big aLICe Brewing
- BLVD Wine Bar
- Domaine Wine Bar
- Dutch Kills
- Fifth Hammer Brewing Co.
- LIC Bar
- Rockaway Brewing Company
- The Baroness
- The Beast Next Door
- The Gutter Bar LIC
- The Local NYC
- Transmitter Brewing
- Woodbines

COFFEE & TEA

- Birch Coffee
- Black Star Bakery & Cafe
- Caffeina Espresso Bar
- Communita
- Cranberry
- Indie LIC
- Resobox
- Sweetleaf Coffee Roasters
- The Mill
- Toby's Estate LIC Cafe

FITNESS

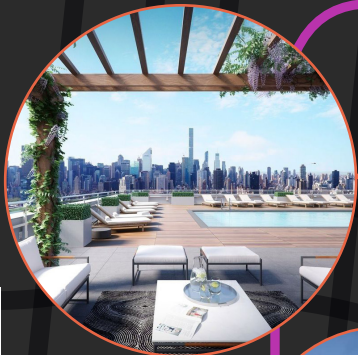
- Beyond Movement Fitness
- Brooklyn Boulders
- Circus Warehouse
- Cosmic Fit Club
- iLoveKickboxing
- PilatesWorks
- Pranavah Yoga Studio
- SLT Long Island City
- The Cliffs at LIC
- The Yoga Room



21st St

21st St

43-1
22ND STREET



1

2



4



3

NEW DEVELOPMENTS

KEY

- Residential
- Office Space
- Hotels
- Mixed Use

OFFICE SPACE

- 1 Court Square – Amazon HQ2 by 2020 (4)**
- 21-15 Queens Plaza South
- 27-01 Queens Plaza North
- 43-01 21st Street
- 44-16 23 Street
- Court Square City View Tower
- Two Court Square
- UN Federal Credit Union

RESIDENTIAL

- 1QPS (1)**
- 21-01 46th Avenue
- 21-21 44th Drive
- 21-22 45th Road
- 21-59 44th Drive
- 25-24 Jackson Ave
- 41-32 27th Street
- 42-20 27th Street (2)**
- 42-43 27th Street
- 42-44 Crescent Street
- 42-50 27th Street
- 42-83 Hunter Street
- 43-12 Hunter Street
- 43-30 24th Street
- 5Pointz
- Arcadia LIC
- Corte (3)**
- Dutch LIC
- Galerie
- Hunter’s Point Townhouses
- Liv@ Murray Park North
- Packard Square No. 3
- QLIC
- Star Tower
- The Decker
- The Delmar
- The Hayden
- The Independent
- The Madison LIC
- Tower 28
- View 59

HOTELS

- 42-59 Crescent Street Hotel
- Hyatt Place Hotel
- Red Lion Inn & Suites

MIXED USE

- 21-16 44th Drive
- Jackson Square

BUILDING FACTS

BUILDING ADDRESS

43-01 22nd Street
Long Island City, NY 11101

LOCATION

Court Square, 22nd Street
between 43rd and 44th Avenues

OWNERSHIP

GFP Real Estate, LLC and
Olmstead Properties, Inc.

PROPERTY MANAGER

Olmstead Properties, Inc.

LEASING AGENT

GFP Real Estate, LLC

WEBSITE

4301lic.com

BUILT

1925

RENOVATIONS

2018 - 2019

FLOOR SIZES

Ground - 6th Fl: Approx. 35,000 RSF
Total: Approx. 222,000 RSF

FLOORS

6

SLAB-TO-SLAB CEILING HEIGHTS

Ground: 14'
Floor 2 - 6: 12' 6"

COLUMN SPACING

Approximately 23' x 23'

BUILDING CONSTRUCTION

Concrete and masonry

FLR LOAD CAPACITY

200 LBS/SF (Live Load)

ELECTRICAL

Capacity (watts/USF):
2000A @ 208 3ph = 720KW

Electrical closets:

Planned two per floor
(one per 17,500 SF)

GENERATOR

Landlord would consider, should it
be imperative to a tenant's
requirement.

HVAC

Tenant controlled packaged AC
units and perimeter heat.

ELEVATORS

Currently one passenger elevator
with additional freight elevators.

LOBBY

Newly renovated in 2018

LOADING DOCKS

On the southeast side
of the courtyard.

Hours of operation: 9am - 5pm

SECURITY/ACCESS

24/7 Keycard access; Closed
circuit security cameras surveil
the premises.

BATHROOMS

New restrooms (including two
mens, two womens and ADA) on
every floor.

SUSTAINABILITY

Energy efficient windows, water
efficient bathroom fixtures, LED
lighting, cogeneration elevator.

EMERGENCY SYSTEMS

Fire and life safety system; building
has a full sprinkler system in place.

TELECOM SYSTEM

High speed fiber available.
Landlord open to providing higher
specification if required by tenant.

PARKING

Priority discounted parking
available a block away.

TRANSPORTATION

7, E, M, and G trains within
three blocks, N, Q, F within five
blocks, LIRR within .5 miles.

BICYCLE STORAGE

Available

INCENTIVES

The following pages outline examples of economic incentives available at 43-01 22nd Street based on tenancy and square footage.

ECONOMIC INCENTIVE GUIDE

AS-OF-RIGHT	DESCRIPTION
RELOCATION EMPLOYMENT ASSISTANCE PROGRAM (REAP)	Business income tax credits of up to \$1,000 or \$3,000 per qualified employee for 12 years for companies moving from outside NYC or from Manhattan into qualified areas.
ENERGY COST SAVINGS PROGRAM (ECSP)	Up to 12 years of energy discounts for commercial and manufacturing businesses that can reduce regulated costs up to 45% in qualified buildings.
COMMERCIAL RENT TAX (CRT)	Permanent exemption of NYC Commercial Rent Tax, worth 3.9% of annual gross rent.

DISCRETIONARY	DESCRIPTION
EXCELSIOR JOBS PROGRAM	10 years of discretionary tax credits worth up to 6.85% off of payroll taxes for new hires in targeted industries and 2% off capital investment facilities.
TRAINING GRANTS	Up to 70% off of training-related costs for employees up to \$400,000.

1,500 SF BUSINESS INCENTIVE CASE STUDY

Business Incentive Case Study: Technology company relocates 5 employees from Manhattan to Long Island City and leases 1,500 SF. Company plans to add 5 employees over next 5 years.*

PROGRAMS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6-10	TOTAL SAVINGS
COMMERCIAL RENT TAX EXEMPTION (CRT)	\$2,340 \$1.56 PSF	\$2,340 \$1.56 PSF	\$2,340 \$1.56 PSF	\$2,340 \$1.56 PSF	\$2,340 \$1.56 PSF	\$11,700 \$7.80 PSF	\$23,400
ENERGY COST SAVINGS PROGRAM (ECSP)**	\$450 \$0.30 PSF	\$450 \$0.30 PSF	\$450 \$0.30 PSF	\$450 \$0.30 PSF	\$450 \$0.30 PSF	\$1,980 \$1.32 PSF	\$4,230
RELOCATION EMPLOYMENT ASSISTANCE PROGRAM (REAP)***	\$30,000 \$20.00 PSF	\$30,000 \$20.00 PSF	\$30,000 \$20.00 PSF	\$30,000 \$20.00 PSF	\$30,000 \$20.00 PSF	\$150,000 \$100.00 PSF	\$300,000
EXCELSIOR JOBS PROGRAM (NY STATE)	\$23,975 \$15.98 PSF	\$23,975 \$15.98 PSF	\$23,975 \$15.98 PSF	\$23,975 \$15.98 PSF	\$23,975 \$15.98 PSF	\$119,875 \$79.92 PSF	\$238,750
TOTAL SAVINGS	\$56,765 \$37.84	\$56,765 \$37.84	\$56,765 \$37.84	\$56,765 \$37.84	\$56,765 \$37.84	\$238,555 \$189.00	\$567,380 \$378.25

* Assumes: 10 year lease for commercial office activity with \$40 psf base rent, \$3 psf electric, and \$45 psf build-out.

** ECSP is a 12 year program that starts to phase out year 9. Remaining benefits for years 11 & 12 are estimated to be \$270.

*** REAP is a 12 year program that has remaining benefits for years 11 and 12 estimated to be \$60,000.

3,000 SF BUSINESS INCENTIVE CASE STUDY

Business Incentive Case Study: Technology company relocates 10 employees from Manhattan to Long Island City and leases 3,000 SF. Company plans to add 10 employees over next 5 years.*

PROGRAMS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6-10	TOTAL SAVINGS
COMMERCIAL RENT TAX EXEMPTION (CRT)	\$4,680 \$1.56 PSF	\$4,680 \$1.56 PSF	\$4,680 \$1.56 PSF	\$4,680 \$1.56 PSF	\$4,680 \$1.56 PSF	\$23,400 \$7.80 PSF	\$46,800
ENERGY COST SAVINGS PROGRAM (ECSP)**	\$900 \$0.30 PSF	\$900 \$0.30 PSF	\$900 \$0.30 PSF	\$900 \$0.30 PSF	\$900 \$0.30 PSF	\$3,960 \$1.32 PSF	\$8,460
RELOCATION EMPLOYMENT ASSISTANCE PROGRAM (REAP)***	\$45,000 \$15.00 PSF	\$60,000 \$20.00 PSF	\$60,000 \$20.00 PSF	\$60,000 \$20.00 PSF	\$60,000 \$20.00 PSF	\$300,000 \$51.00 PSF	\$585,000
EXCELSIOR JOBS PROGRAM (NY STATE)	\$35,962 \$12.00 PSF	\$47,950 \$16.00 PSF	\$47,950 \$16.00 PSF	\$47,950 \$16.00 PSF	\$47,950 \$16.00 PSF	\$239,750 \$80.00 PSF	\$287,700
TOTAL SAVINGS	\$86,542 \$28.84	\$113,530 \$37.84	\$113,530 \$37.84	\$113,530 \$37.84	\$113,530 \$37.84	\$567,110 \$189.00	\$927,960 \$309.32

* Assumes: 10 year lease for commercial office activity with \$40 psf base rent, \$3 psf electric, and \$45 psf build-out.

** ECSP is a 12 year program that starts to phase out year 9. Remaining benefits for years 11 & 12 are estimated to be \$540.

*** REAP is a 12 year program that has remaining benefits for years 11 and 12 estimated to be \$120,000.

14,000 SF BUSINESS INCENTIVE CASE STUDY

Business Incentive Case Study: Technology company relocates 70 employees from Manhattan to Long Island City and leases 14,000 SF. Company plans to add 30 employees over next 5 years.*

PROGRAMS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6-10	TOTAL SAVINGS
COMMERCIAL RENT TAX EXEMPTION (CRT)	\$21,840 \$1.56 PSF	\$21,840 \$1.56 PSF	\$21,840 \$1.56 PSF	\$21,840 \$1.56 PSF	\$21,840 \$1.56 PSF	\$109,200 \$7.80 PSF	\$218,400
ENERGY COST SAVINGS PROGRAM (ECSP)**	\$4,200 \$0.30 PSF	\$4,200 \$0.30 PSF	\$4,200 \$0.30 PSF	\$4,200 \$0.30 PSF	\$4,200 \$0.30 PSF	\$18,480 \$1.32 PSF	\$39,480
RELOCATION EMPLOYMENT ASSISTANCE PROGRAM (REAP)***	\$240,000 \$17.14 PSF	\$255,000 \$18.21 PSF	\$270,000 \$19.29 PSF	\$285,000 \$20.36 PSF	\$300,000 \$21.43 PSF	\$1,500,000 \$107.14 PSF	\$2,850,000
EXCELSIOR JOBS PROGRAM (NY STATE)	\$191,800 \$13.70 PSF	\$203,787 \$14.55 PSF	\$215,775 \$15.41 PSF	\$227,762 \$16.27 PSF	\$239,750 \$17.13 PSF	\$1,198,750 \$85.63 PSF	\$2,275,624
TOTAL SAVINGS	\$457,859 \$32.70	\$484,847 \$34.63	\$511,836 \$36.56	\$538,824 \$38.49	\$565,813 \$40.42	\$1,829,065 \$202.00	\$5,383,504 \$384.54

* Assumes: 10 year lease for commercial office activity with \$40 psf base rent, \$3 psf electric, and \$45 psf build-out.

** ECSP is a 12 year program that starts to phase out year 9. Remaining benefits for years 11 & 12 are estimated to be \$2,520.

*** REAP is a 12 year program that has remaining benefits for years 11 and 12 estimated to be \$600,000.

TEAM & CONTACT

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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. Helmed over six decades by three generations of the Gural Family, the company is steeped in the tradition of doing business the family way. GFP Real Estate owns and manages over 50 properties comprising more than 11 million square feet of office, retail, residential and storage properties in the New York City area. Working to improve its properties and the New York City community, GFP Real Estate prioritizes strong tenant relations with a focus on small- and medium-sized businesses and non-profit organizations.

gfpre.com

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Olmstead Properties, Inc. is a full service real estate company that was established in New York City in 1930 and is one of the oldest privately held real estate companies in New York.

olmsteadinc.com