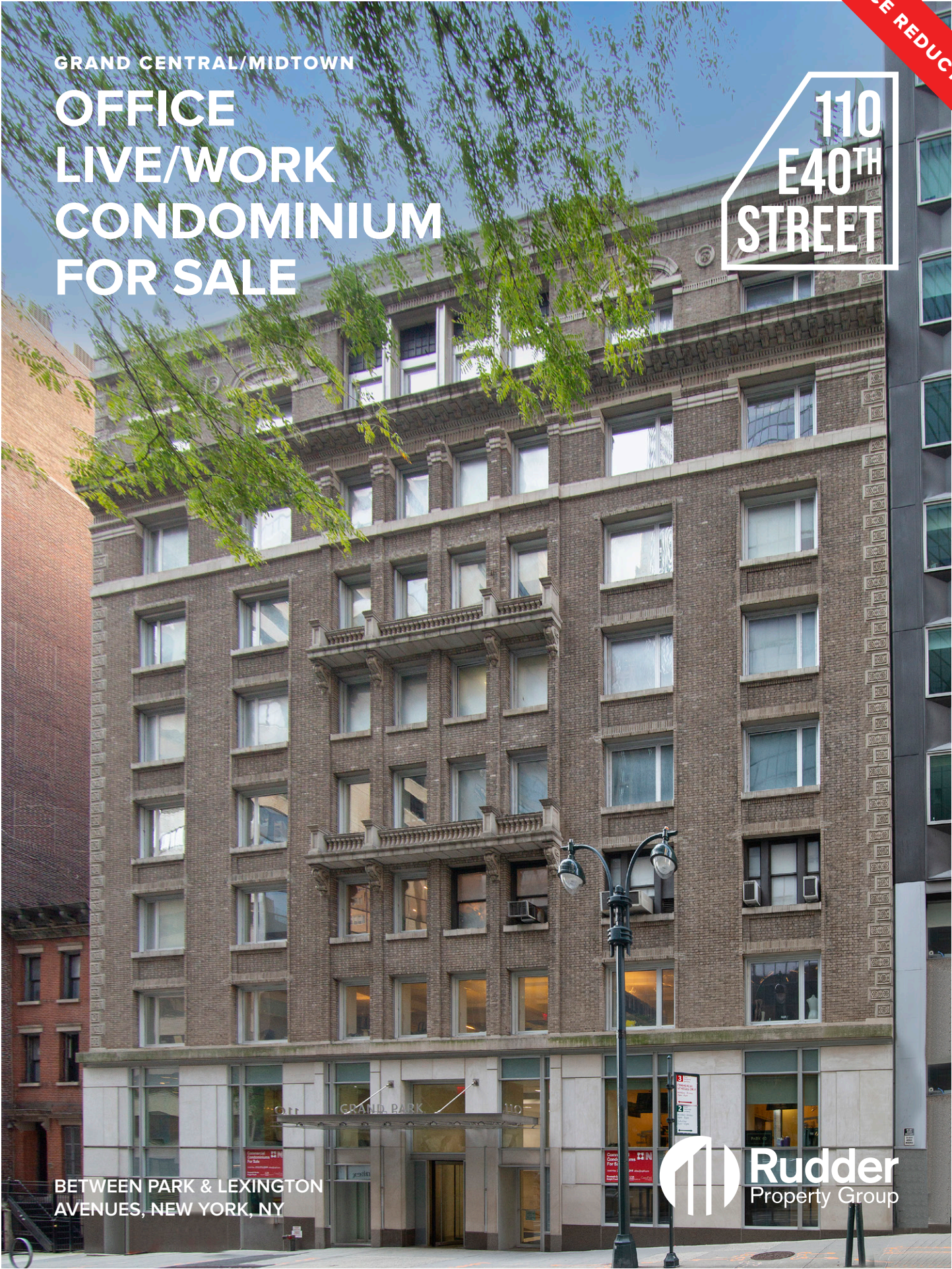


PRICE REDUCTION

GRAND CENTRAL/MIDTOWN

OFFICE LIVE/WORK CONDOMINIUM FOR SALE

110
E40TH
STREET



BETWEEN PARK & LEXINGTON
AVENUES, NEW YORK, NY



**110
E40TH
STREET**



**GRAND CENTRAL/MIDTOWN
OFFICE
LIVE/WORK
CONDOMINIUM
FOR SALE**

Available:

Partial 3rd Floor: 6,033 RSF

Reduced Price:

~~\$5,670,000 (\$940/RSF)~~ **\$4,977,225 (\$825/RSF)**

Annual Common Charges:

\$46,600 (\$7.72/RSF)

Annual Real Estate Taxes:

\$44,670 (\$7.40/RSF)

Features:

- Prestigious location between Park and Lexington Avenues
- Steps from Grand Central Terminal
- Flooded with light and spectacular views overlooking 40th Street and Park Avenue
- High-end office installation with new windows, private bathrooms, and HVAC units
- Unit includes a 550 square foot legal residential apartment, making this a unique live/work opportunity
- Newly renovated attended lobby, elevators and common corridors

WWW.RUDDERPG.COM/110E40

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36 West 44th Street
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Private offices with large window and HVAC units



Private offices with large windows



Unit includes 550 square foot legal residential apartment with separate entrance



Apartment includes a bathroom with a shower



Separate bedroom



Apartment has luxury finishes including a full kitchen

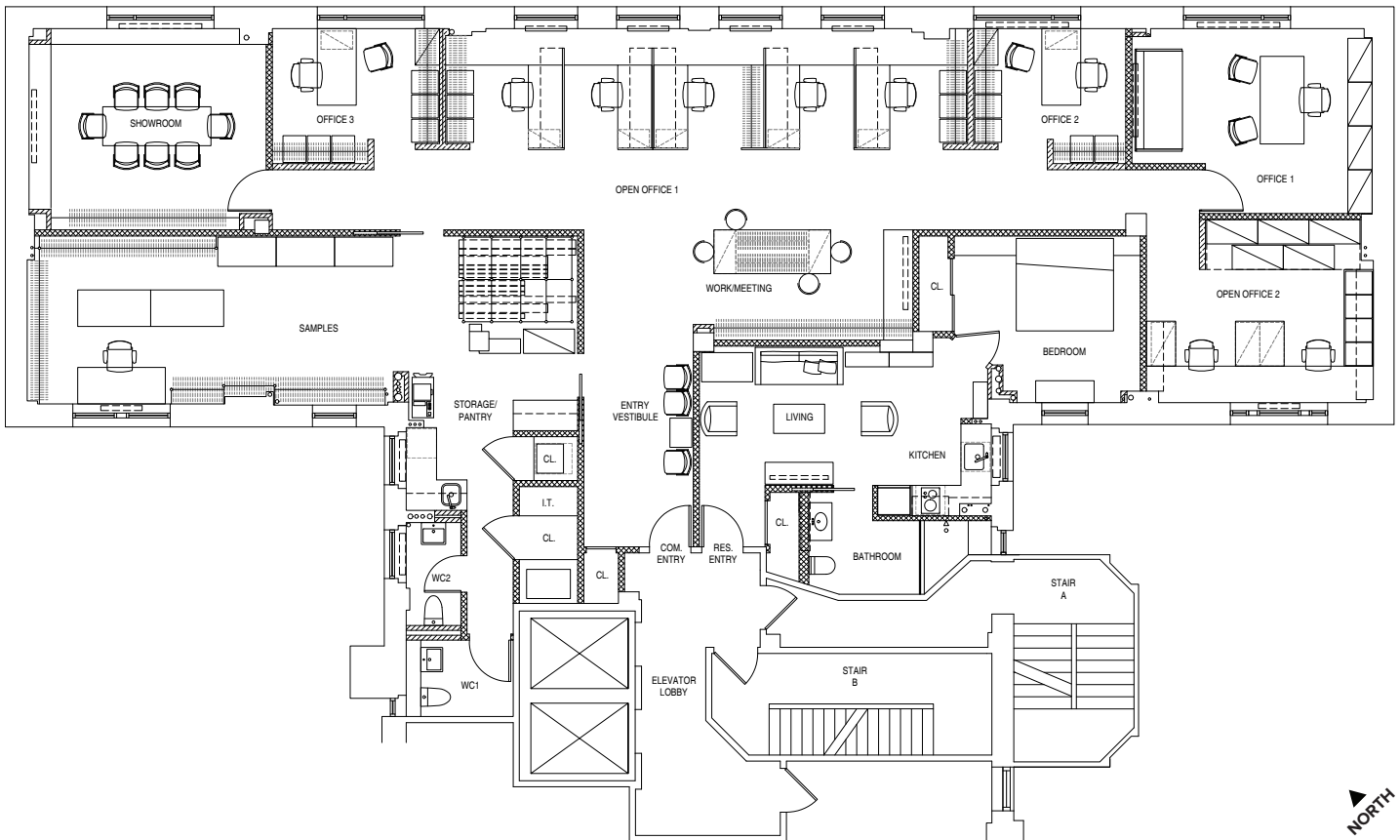


Prestigious location off Park Avenue, steps from Grand Central



Newly renovated common corridors

110 E40TH STREET



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. Floor plan represents only an approximation of the size and perimeter of the Unit(s). Details, including but not limited to, partitions and furniture shown hereon, are for demonstration purposes only and do not reflect existing conditions, which likely vary from the conditions shown hereon. Any square footage dimensions set forth are estimates based on approximate rentable measurements.

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