



GRAND CENTRAL  
OFFICE CONDOMINIUM FOR SALE

110 | EAST 40TH  
STREET

NEW YORK, NY  
BETWEEN PARK & LEXINGTON AVENUES

**Available:**

Partial 5th Floor: 3,062 RSF

**Asking Price:**

\$3,200,000 (\$1,045/RSF)

**Annual Common Charges:**

\$22,386 (\$7.31/RSF)

**Annual Real Estate Taxes:**

\$31,808 (\$10.39/RSF)

**Highlights:**

- Newly installed large picture windows facing north and windows into the light-filled courtyard
- Tremendous natural light and views overlooking 40th Street and Park Avenue
- Electrical and plumbing infrastructure in place for medical use
- Newly renovated, 24/7 attended lobby
- Two recently upgraded passenger elevators
- Newly renovated common corridors
- Located conveniently in Midtown, off of Park Avenue
- Close proximity to Grand Central, Bryant Park and the United Nations
- Convenient transportation nearby: B, D, F, M, 4, 5, 6, and 7 subway lines and Grand Central Terminal

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**Michael Heller**  
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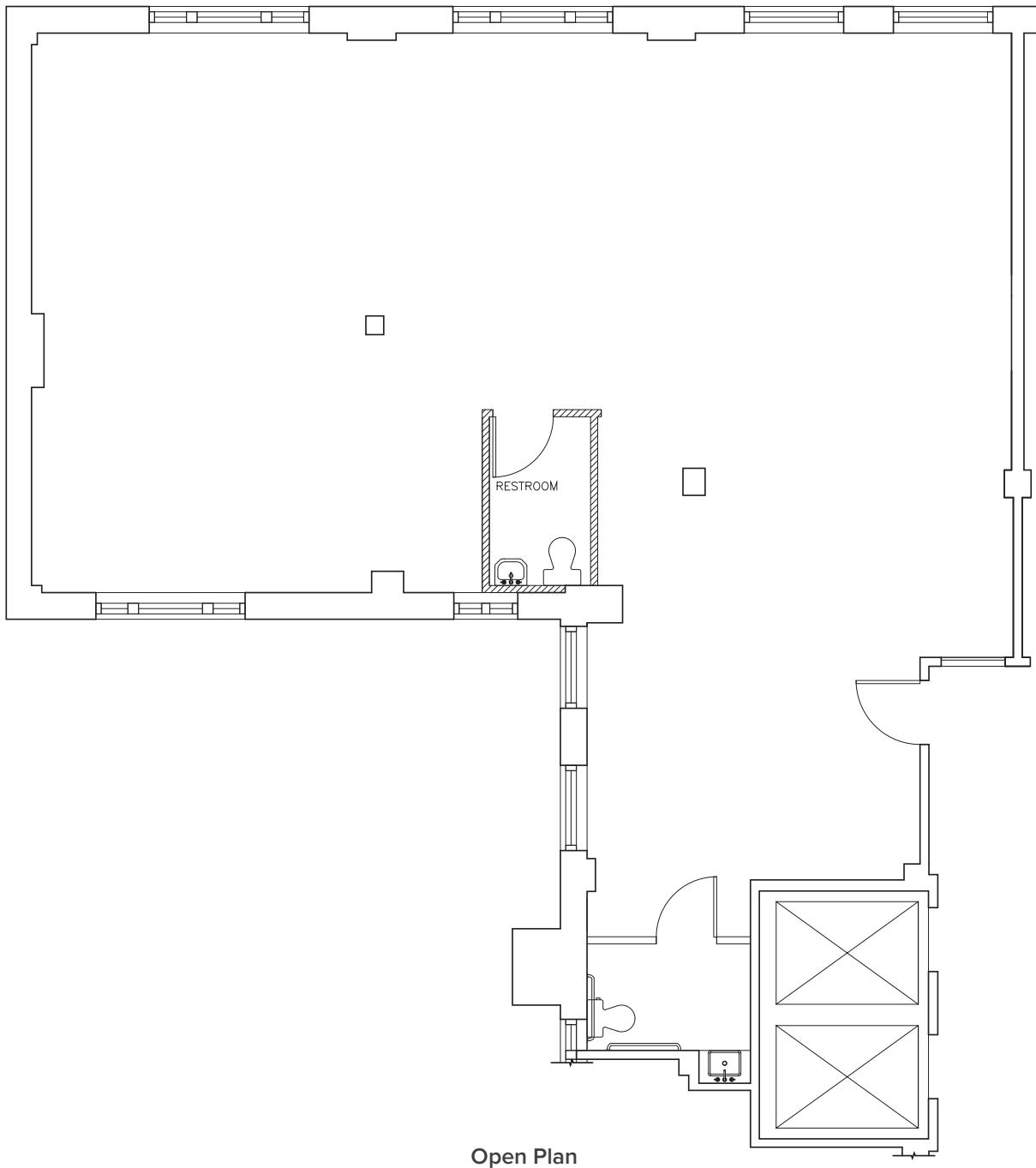
**Rudder Property Group**  
36 West 44th Street  
Suite 1411  
New York, NY 10036  
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East 40th Street

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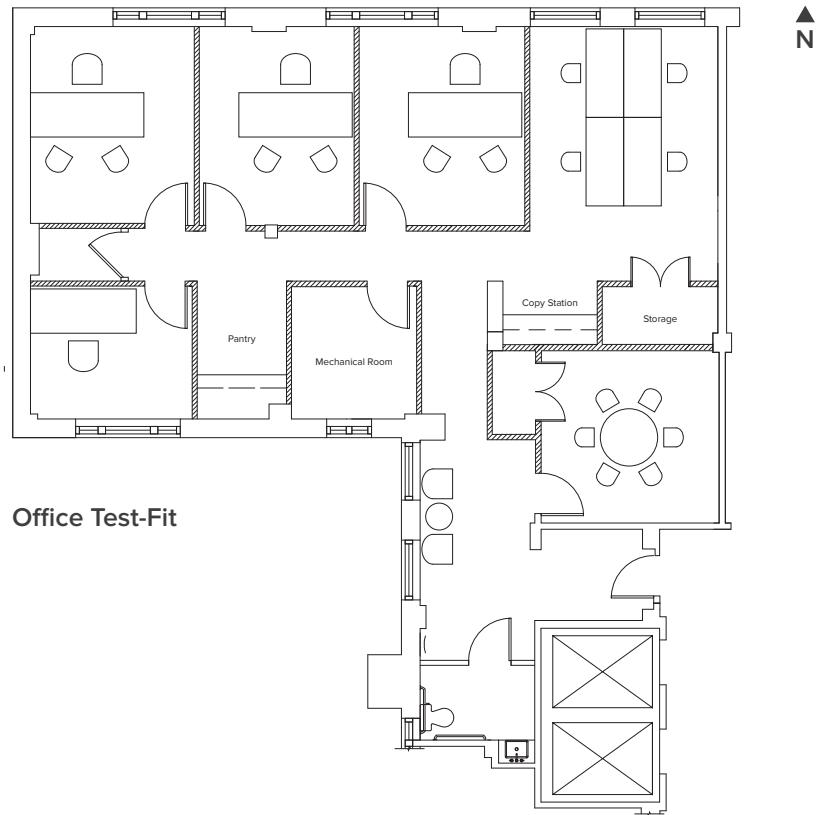
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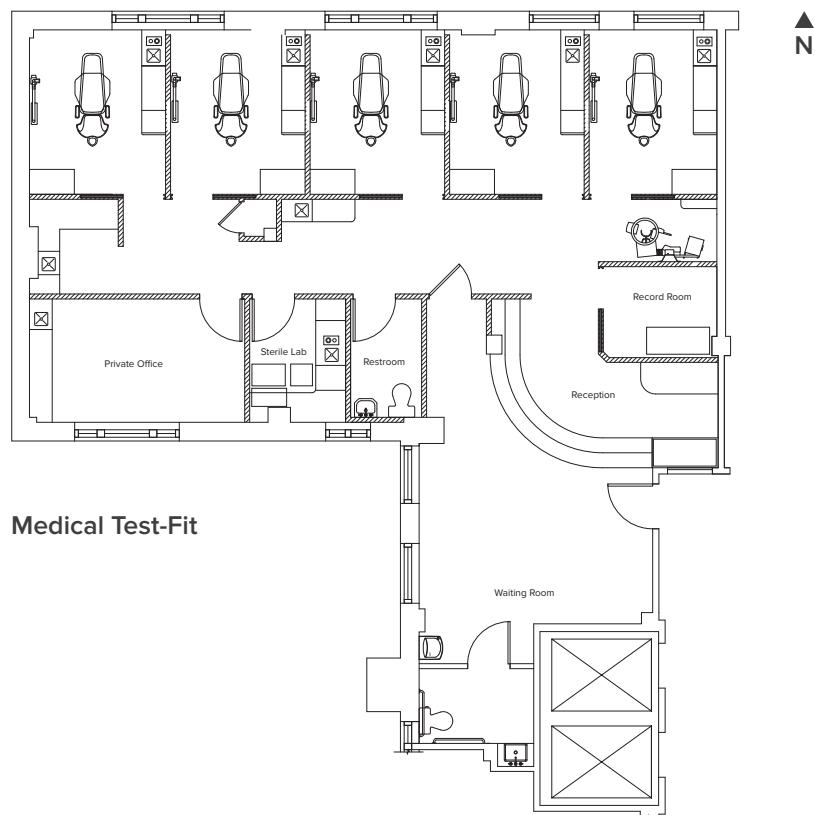
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East 40th Street



Office Test-Fit

East 40th Street



Medical Test-Fit

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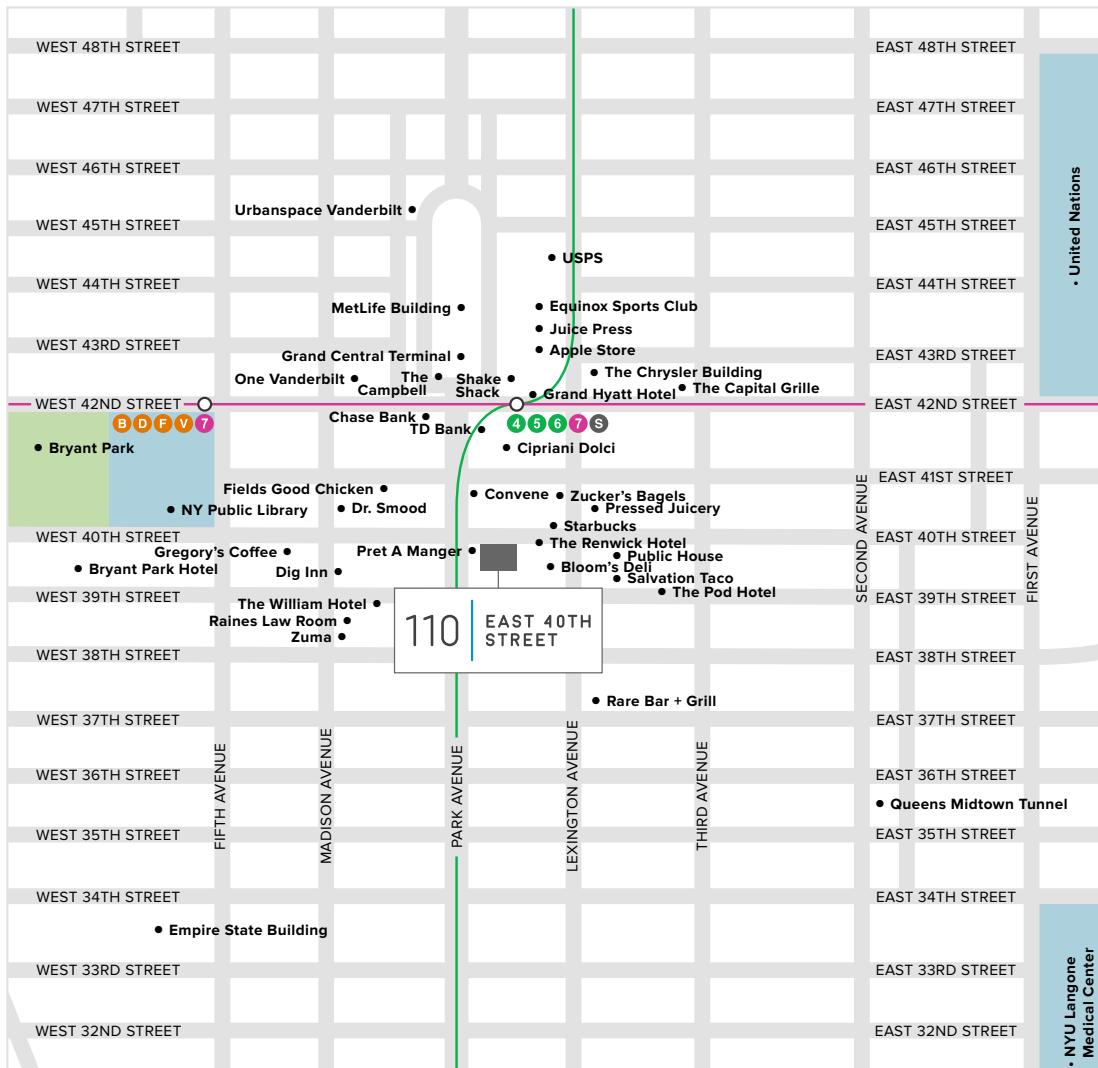
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