



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

Michael Rudder

Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

Michael Heller

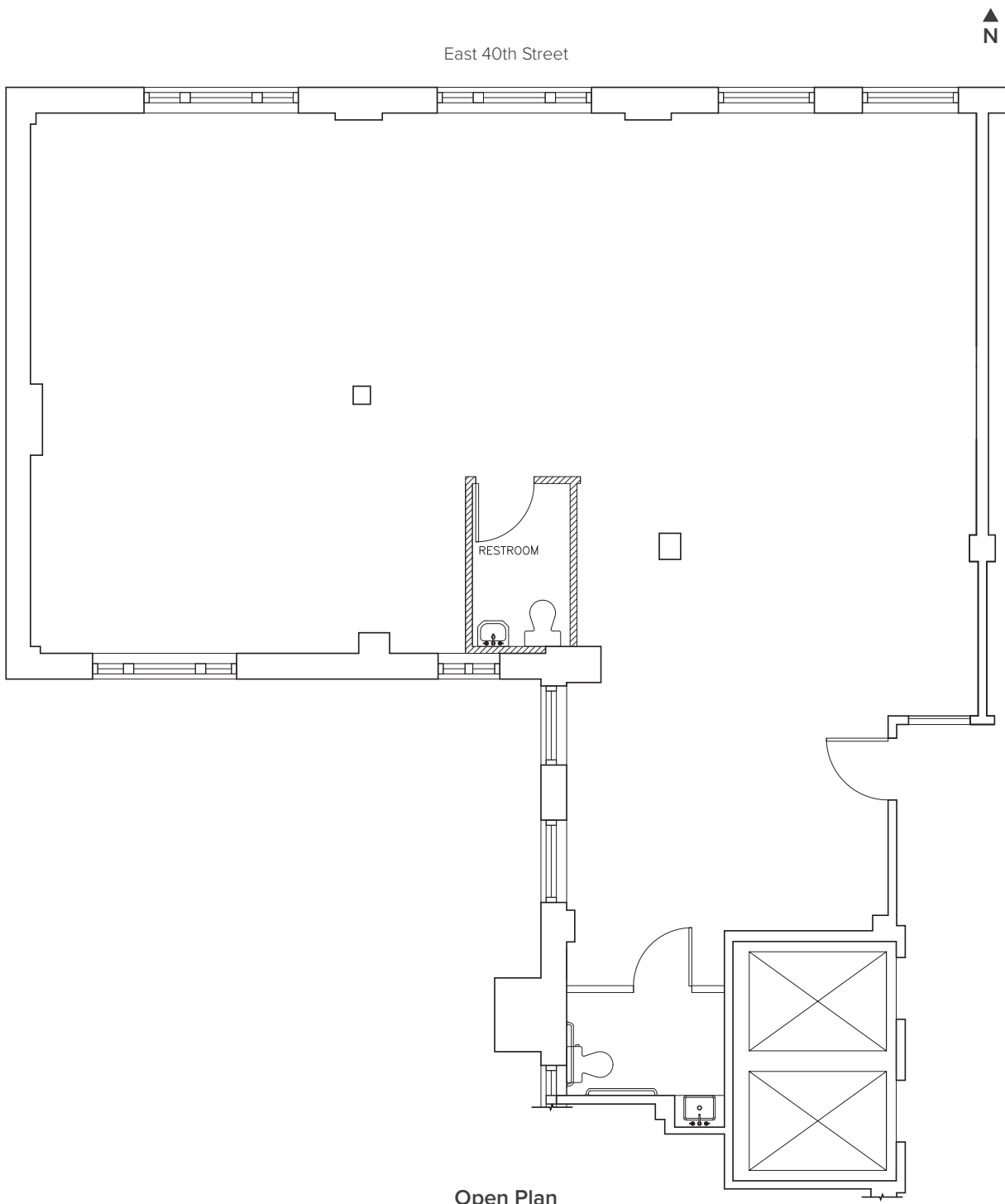
Office: (212) 966-3622
Mobile: (917) 439-2198
mheller@rudderpg.com

Rudder Property Group

36 West 44th Street
Suite 1411
New York, NY 10036
www.rudderpg.com



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.



WWW.RUDDERPG.COM/110E40TH

Michael Rudder

Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

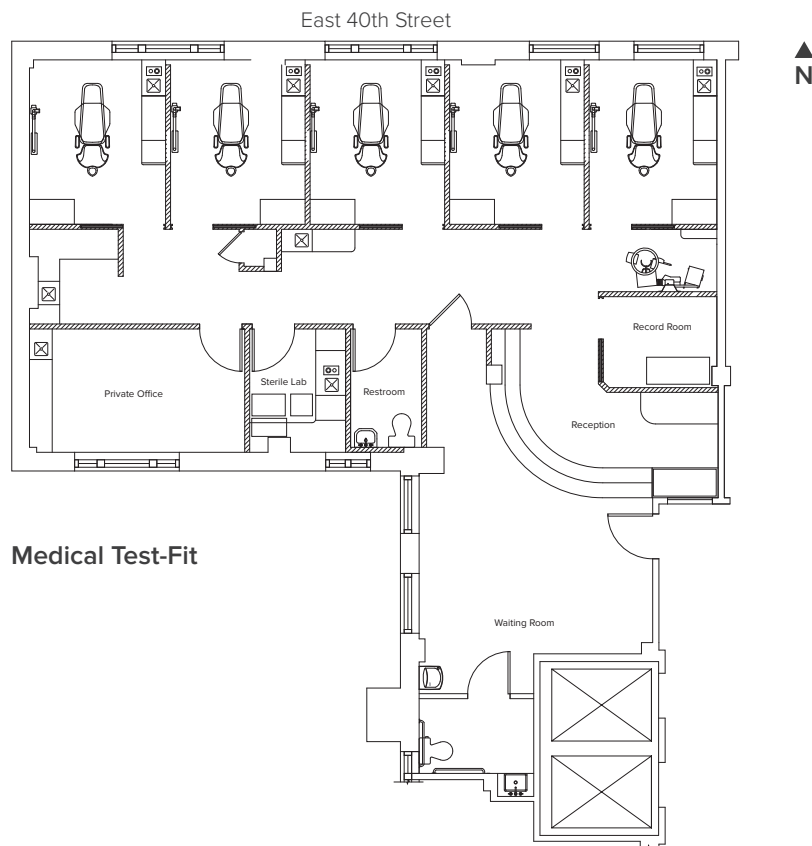
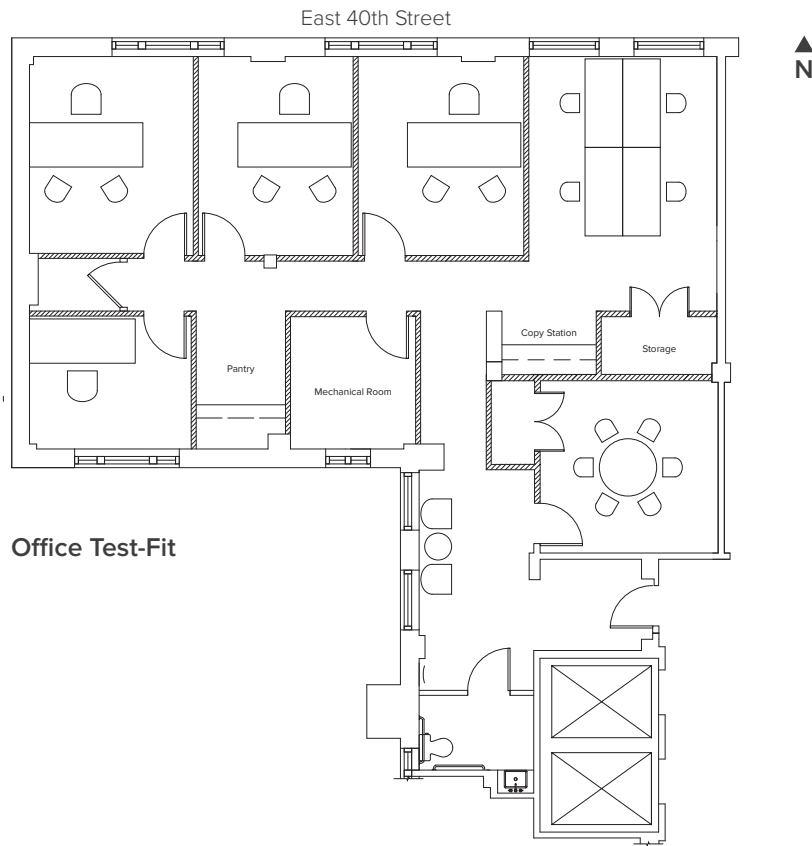
Michael Heller

Office: (212) 966-3622
Mobile: (917) 439-2198
mheller@rudderpg.com

Rudder Property Group

36 West 44th Street
Suite 1411
New York, NY 10036
www.rudderpg.com





Michael Rudder
Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

Michael Heller
Office: (212) 966-3622
Mobile: (917) 439-2198
mheller@rudderpg.com

Rudder Property Group
36 West 44th Street
Suite 1411
New York, NY 10036
www.rudderpg.com



GRAND CENTRAL
OFFICE CONDOMINIUM FOR SALE

110 | EAST 40TH
STREET

NEW YORK, NY
BETWEEN PARK & LEXINGTON AVENUES



Michael Rudder

Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

Michael Heller

Office: (212) 966-3622
Mobile: (917) 439-2198
mheller@rudderpg.com

Rudder Property Group

36 West 44th Street
Suite 1411
New York, NY 10036
www.rudderpg.com

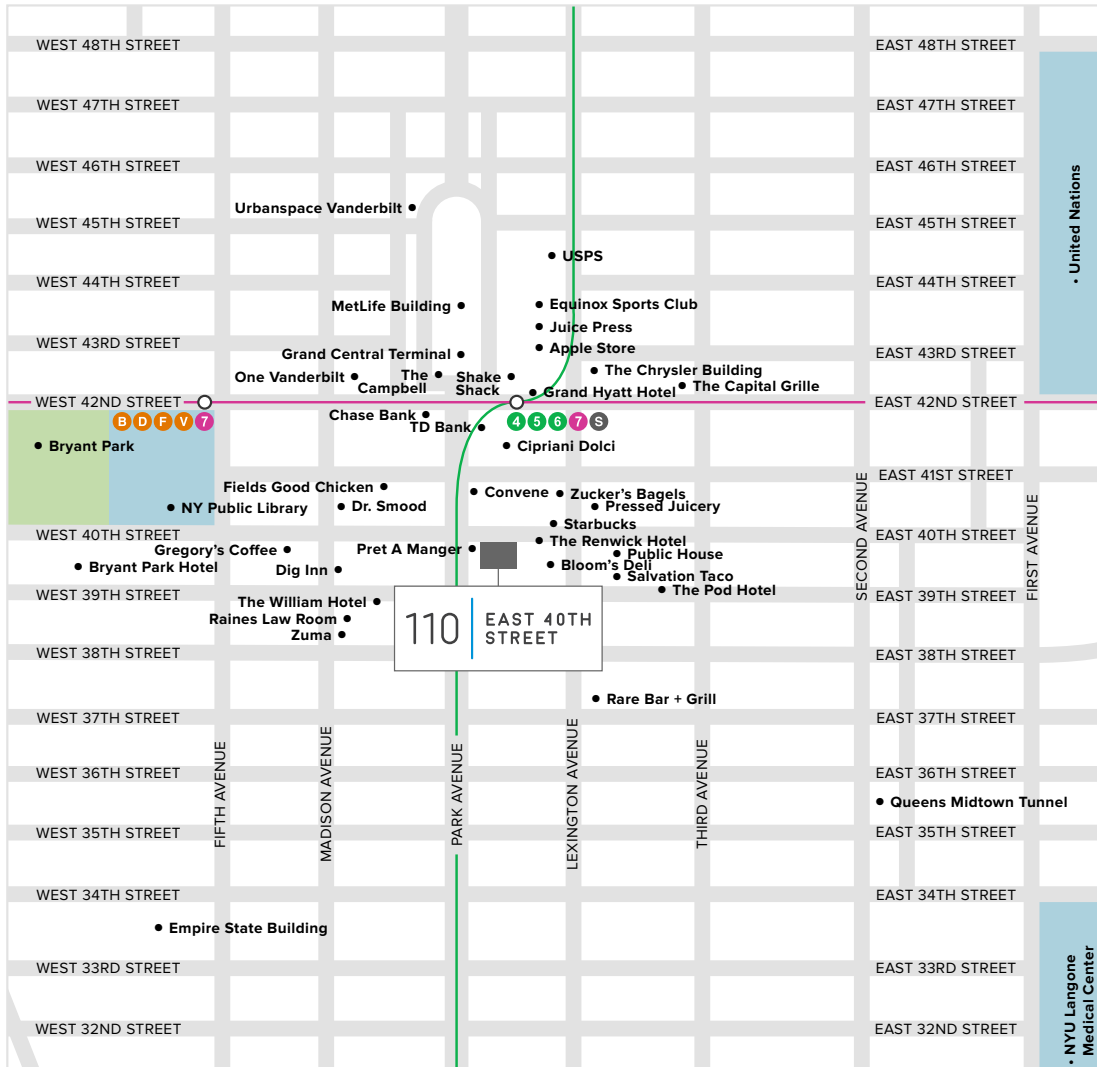


All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale, and to any listing conditions, including the prices. Floor plan represents only an approximation of the size and perimeter of the Unit(s). Details, 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.

GRAND CENTRAL
OFFICE CONDOMINIUM FOR SALE

110 | EAST 40TH
STREET

NEW YORK, NY
BETWEEN PARK & LEXINGTON AVENUES



WWW.RUDDERPG.COM/110E40TH

Michael Rudder
Office: (212) 966-3611
Mobile: (646) 483-2203
mrudder@rudderpg.com

Michael Heller
Office: (212) 966-3622
Mobile: (917) 439-2198
mheller@rudderpg.com

Rudder Property Group
36 West 44th Street
Suite 1411
New York, NY 10036
www.rudderpg.com



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.