

110E40

110 East 40th Street

GRAND CENTRAL/MIDTOWN

**OFFICE
CONDOMINIUM
FOR SALE OR LEASE**

BETWEEN PARK & LEXINGTON AVENUES
NEW YORK, NY



Rudder
Property Group

110E40

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GRAND CENTRAL/MIDTOWN

OFFICE CONDOMINIUM FOR SALE OR LEASE

Available:

Unit 407: 2,587 RSF

Asking Price:

\$1,400,000 (\$541/RSF)

Asking Rent:

\$77,610 (\$30/RSF) per year

Annual Common Charges (2023):

\$22,530 (\$8.71/RSF)

Annual Real Estate Taxes (2023/2024):

\$21,232 (\$8.21/RSF)

Features:

- Move-in ready high-end medical office installation with seven windowed offices and renovated large bathrooms
- Ideal for doctors, dentists and other office users
- Prestigious location between Park and Lexington Avenues
- Natural light with many windows and vinyl floors
- Newly renovated attended lobby, elevators and common corridors
- Steps from Grand Central Terminal

WWW.RUDDERPG.COM/110E40-UNIT407

Michael Rudder

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36 West 44th Street
Suite 1411
New York, NY 10036





Natural light with many windows and vinyl floors



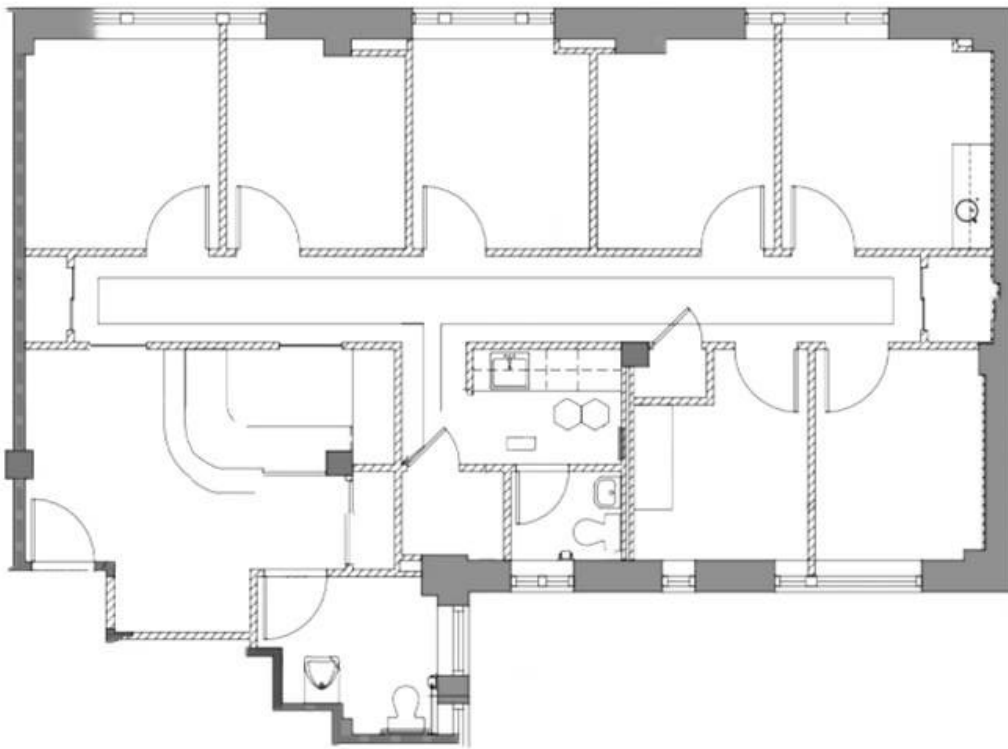
Move-in ready installation



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EAST 40TH STREET



UNIT 407 FLOORPLAN

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