

GRAND CENTRAL/MIDTOWN

OFFICE CONDOMINIUM FOR SALE OR LEASE

between Park & Lexington Avenues

NEW YORK, NY

110
E40TH
STREET

PRICE REDUCTION



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OFFICE CONDOMINIUM FOR SALE OR LEASE

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Available:

Unit 802: 2,868 RSF

Reduced Price:

~~\$2,350,000 (\$819/RSF)~~ **\$1,720,800 (\$600/RSF)**

Asking Rent:

\$108,000 (\$38/RSF) per year

Annual Common Charges:

\$24,996 (\$8.72/RSF)

Annual Real Estate Taxes:

\$22,353 (\$7.79/RSF)

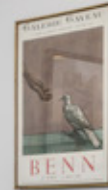
Features:

- High-end plug-and-play office installation with six windowed offices
- Well designed reception area, pantry and two high-end bathrooms
- Natural light and views overlooking 40th Street and Park Avenue
- Newly renovated attended lobby, elevators and common corridors
- Can be delivered fully furnished
- Ideal for financial firms, non-profits and medical users
- Prestigious location between Park and Lexington Avenues
- Steps from Grand Central Terminal
- High loan-to-value financing readily available for qualified purchasers

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High-end office installation with windowed offices



Prestigious location between Park and Lexington Avenues



Natural light and views overlooking 40th Street and Park Avenue



Beautifully renovated space with six glass offices

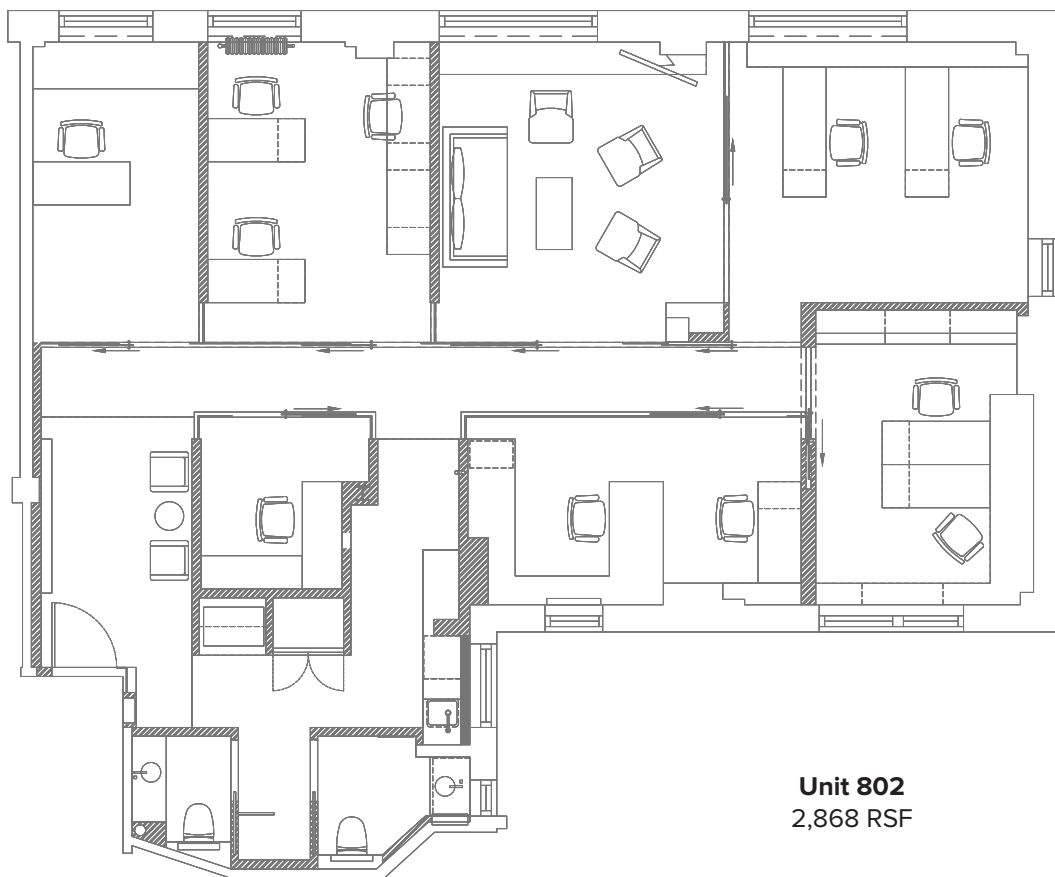


Reception area

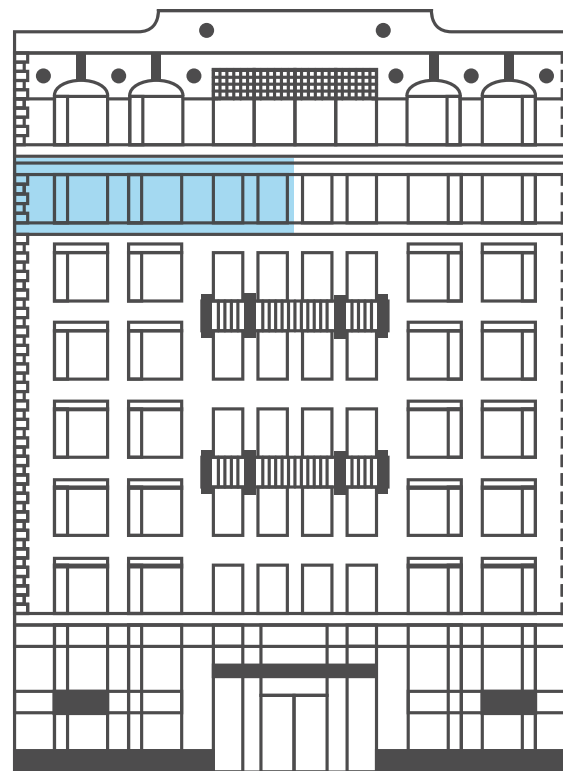
110 E40TH STREET



EAST 40TH STREET



Unit 802
2,868 RSF



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.

Michael Rudder

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

Justin Harris

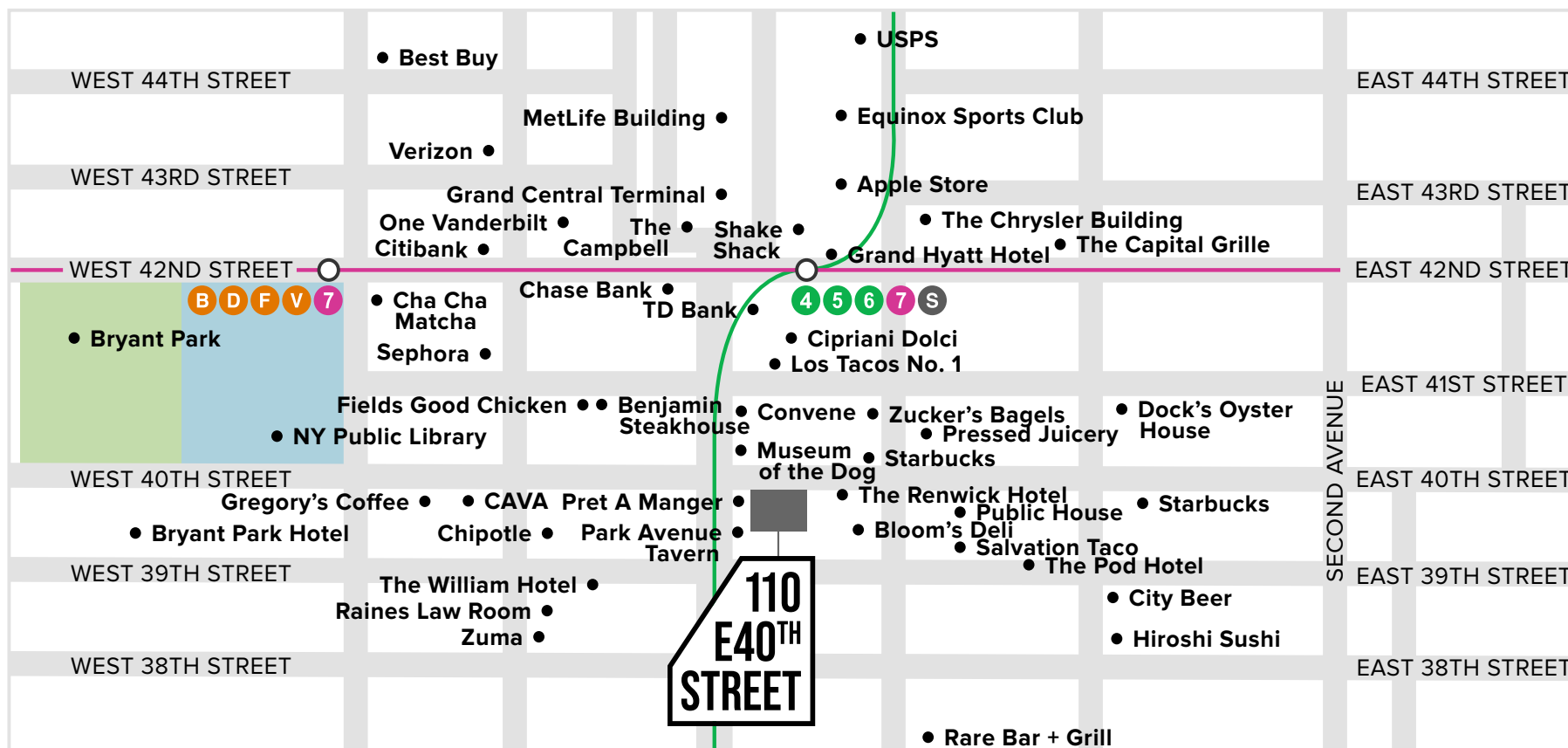
Office: (212) 966-5638
Mobile: (914) 582-9227
jharris@rudderpg.com

Rudder Property Group

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



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