

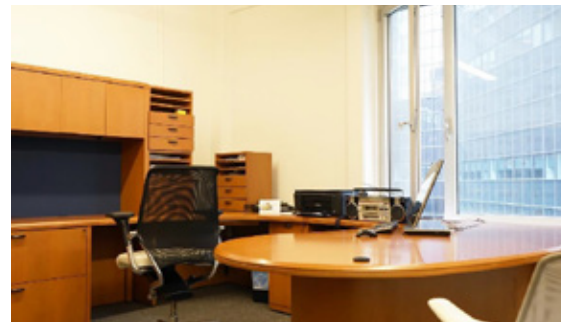
GRAND PARK

110 EAST 40TH STREET

COMMERCIAL CONDO FOR SALE



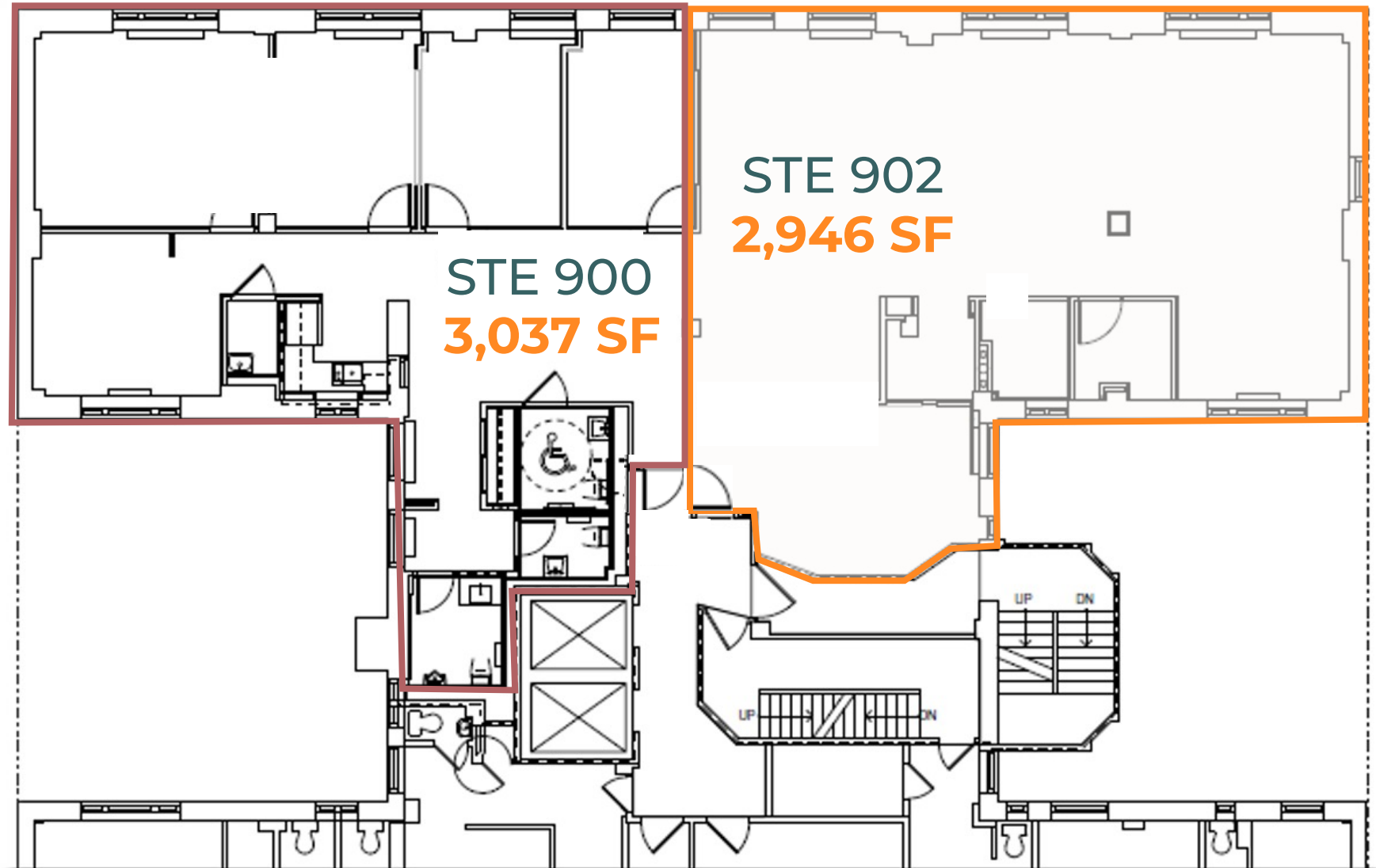
- ❑ Penthouse - 9th floor - 3,037 SF and 2,946 SF
- ❑ 3,037 SF Built with Offices and ADA Restroom
- ❑ 2,946 SF Mostly Open Space
- ❑ New Paint and New Convector Covers
- ❑ Office or Medical Use
- ❑ Windows on 2-3 Sides
- ❑ Renovated Attended Lobby
- ❑ 1 Block from Subways (4, 5, 6, 7, S) and Grand Central Station



FLOOR PLAN

3,037 SF + 2,946 SF
(CAN BE COMBINED FOR 5,983 SF)

EAST 40TH STREET



LISA ANN POLLAKOWSKI

Exec. Managing Director

646.723.4013

lpollakowski@lee-associates.com

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing for sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

**LEE &
ASSOCIATES**