

17 EAST 48TH STREET

ENTIRE 4TH FLOOR: 2,400 SF

- Brand new high end glass prebuild
- Built as large open area, three conference rooms, office, phone booth, spacious eat-in wet pantry, storage + two private bathrooms
- 24/7 tenant controlled HVAC from new mini-splits
- New LED lights + 10'10" exposed ceilings
- Furniture may be available
- Fast + easy deal. Short, simple 20 page lease

BUILDING FEATURES

- Owner-managed, owner-occupied building with stable, long term, responsive, and easy-going ownership
- One block from new Grand Central LIRR entrance
- Citibike dock directly across the street
- Attended lobby 9-5 Monday-Friday; 24/7 access via keycard
- Building is wired for Verizon + Spectrum Fiber
- One passenger + one freight elevator
- Highly regarded sushi restaurant, Hatsuhana on the ground floor

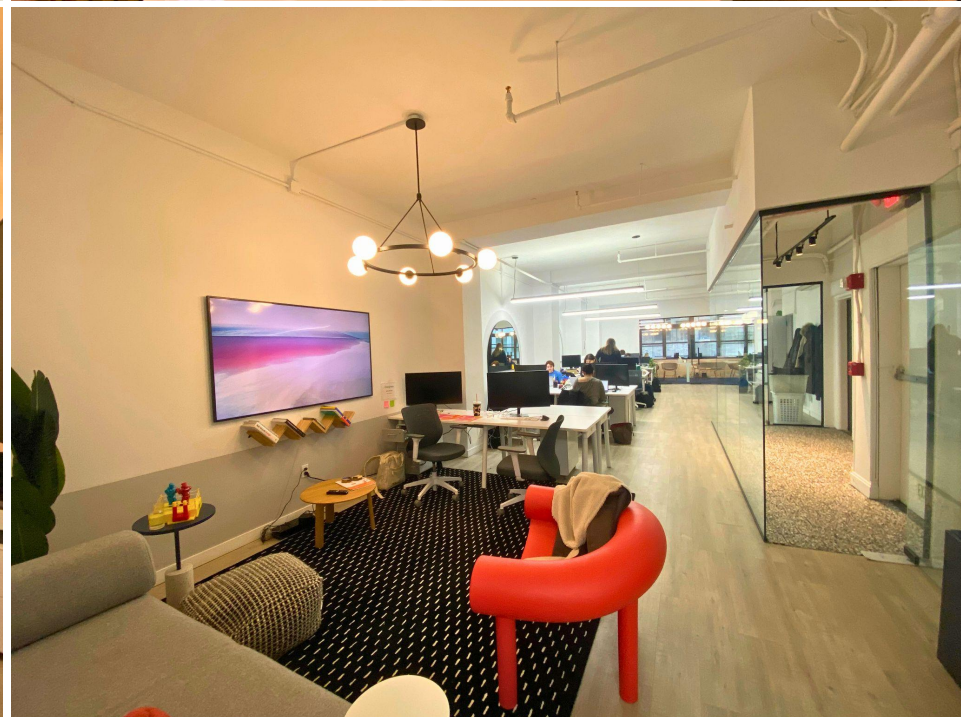
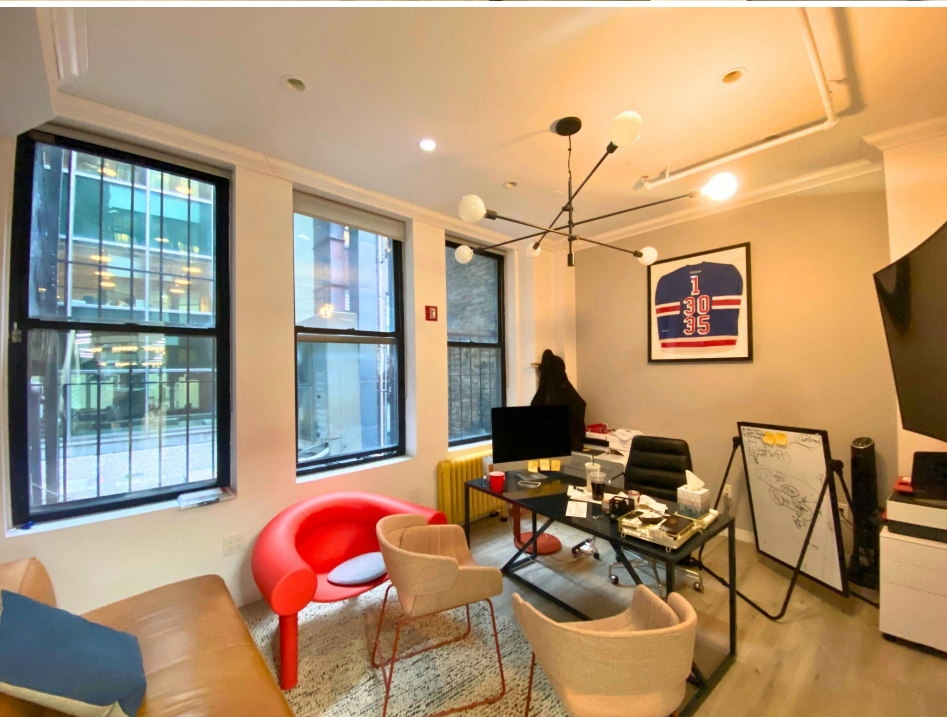


REDWOOD
PROPERTY GROUP

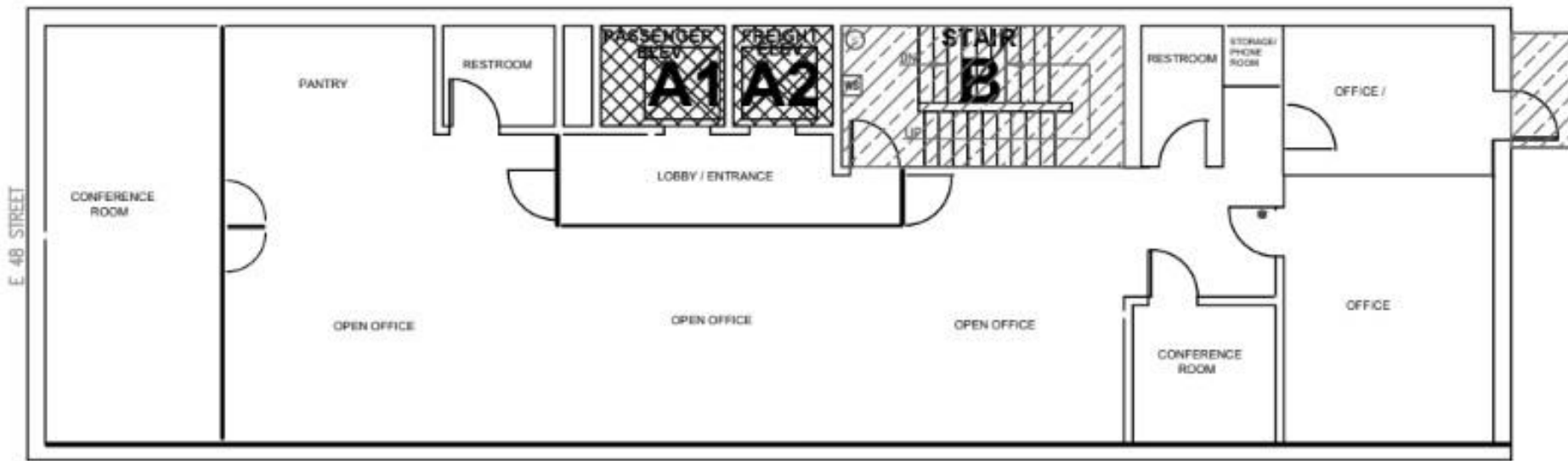


Amy Price / amy.price@redwoodnyc.com / 903.253.4278

Eli Someck / eli.someck@redwoodnyc.com / 917.335.4948







4TH FLOOR PLAN
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