



OFFICE CONDOMINIUM FOR SALE

110 | EAST 40TH STREET

NEW YORK, NY
BETWEEN LEXINGTON & PARK AVENUES

AVAILABLE:

Partial 2nd Floor: 5,226 RSF

Asking Price:

\$7,930,000

Estimated Annual Common Charges:

\$7.52/RSF

Estimated Annual Real Estate Taxes:

\$9.14/RSF

UNIT HIGHLIGHTS:

- High-end, pre-built installation
- Large picture windows facing north and windows into the light-filled courtyard
- Tremendous light and views

BUILDING HIGHLIGHTS:

- Located conveniently in Midtown, off of Park Avenue
- Close proximity to Grand Central and Bryant Park
- Newly renovated, 24/7 attended lobby
- Newly renovated common corridors
- Two recently upgraded passenger elevators

Michael Rudder

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

Michael Heller

Office: (212) 966-3622
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Rudder Property Group

866 United Nations Plaza
Suite 207
New York, NY 10017
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.

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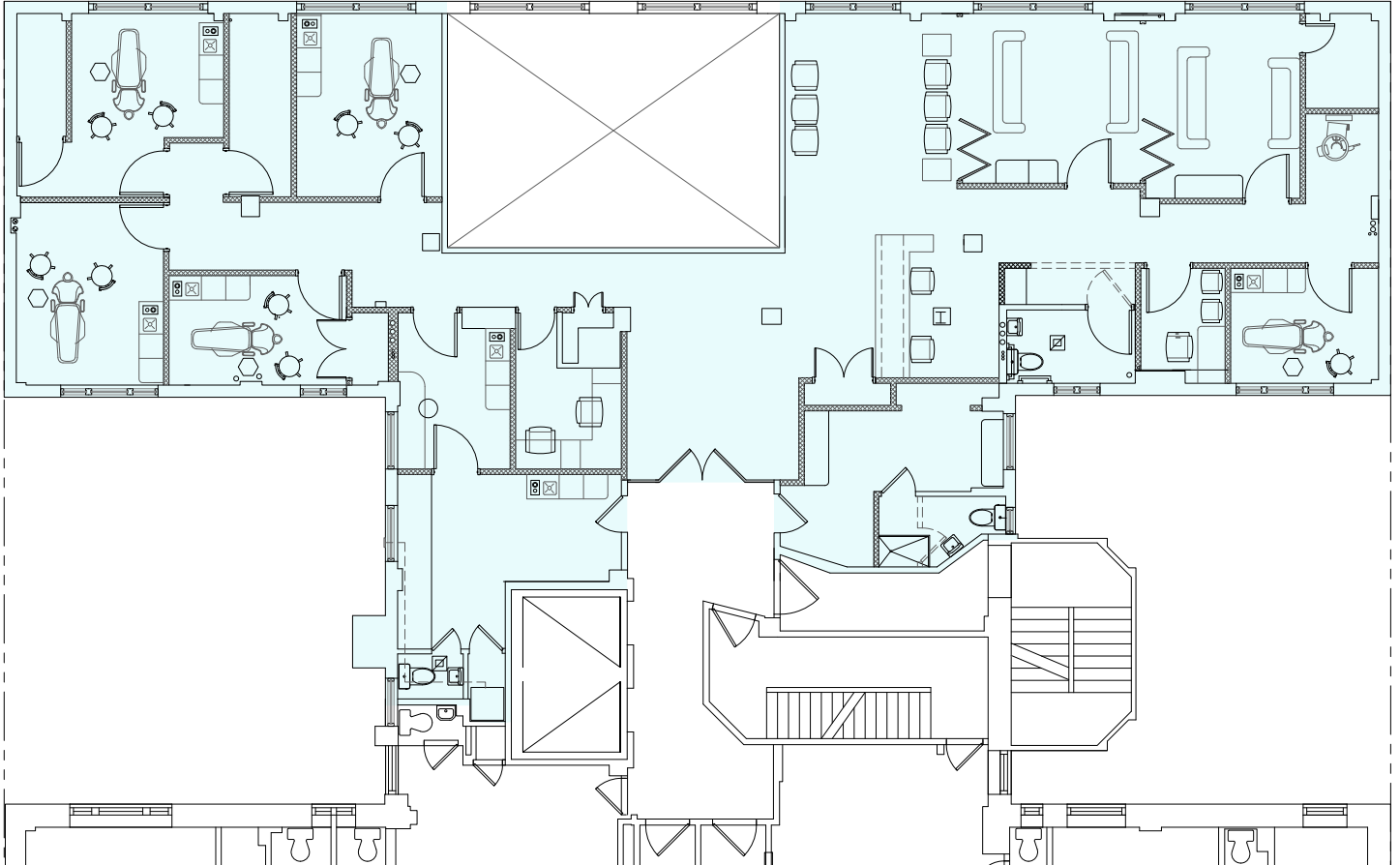


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