

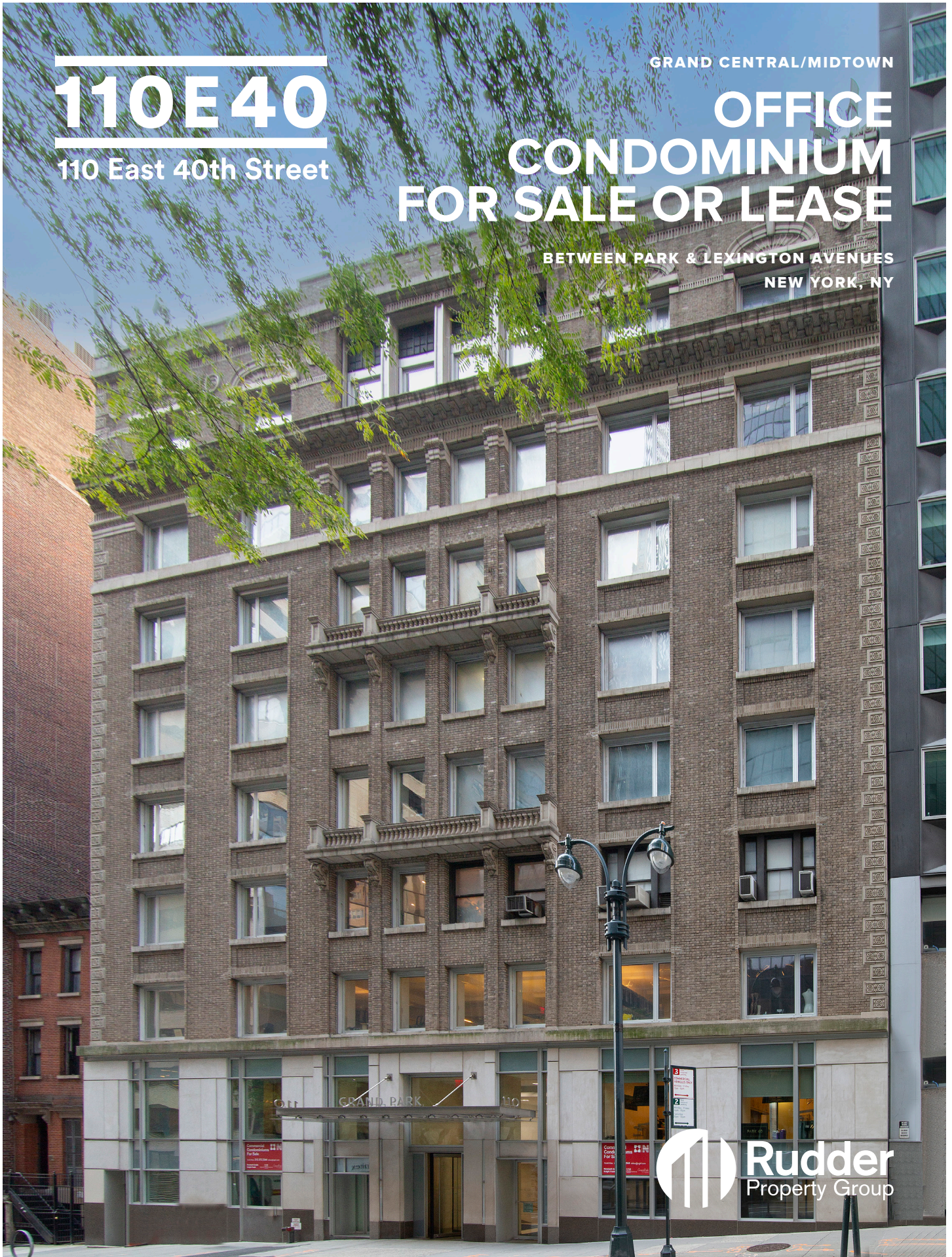
110E40

110 East 40th Street

GRAND CENTRAL/MIDTOWN

OFFICE CONDOMINIUM FOR SALE OR LEASE

BETWEEN PARK & LEXINGTON AVENUES
NEW YORK, NY



Rudder
Property Group

110E40

110 East 40th Street

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

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





Natural light with many windows and vinyl floors



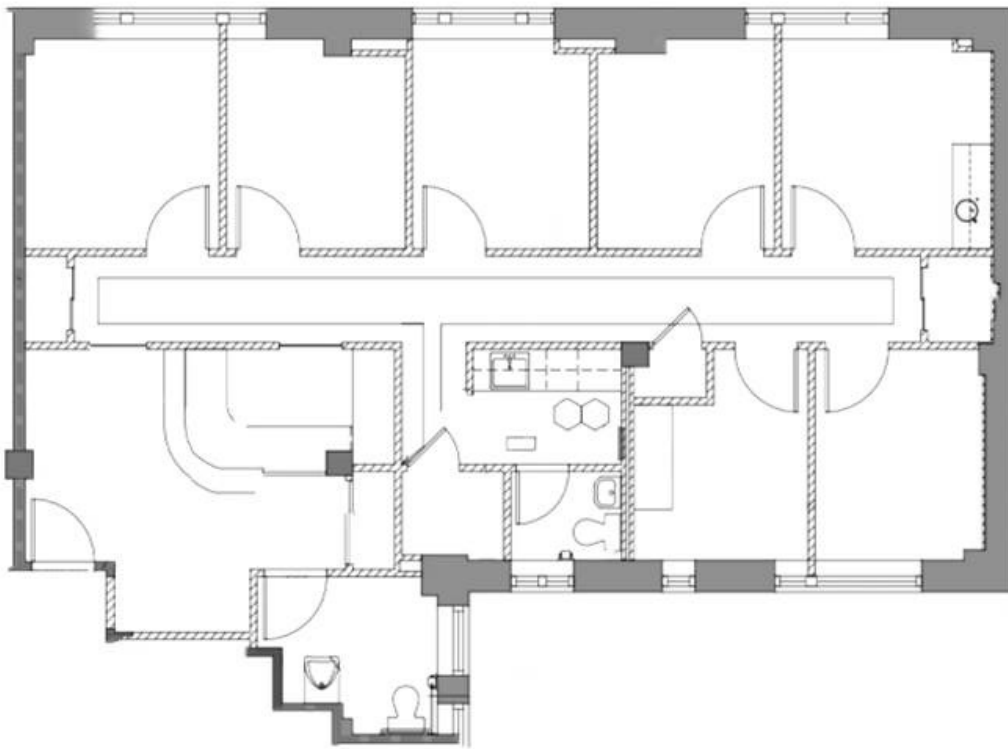
Move-in ready installation



110E40

110 East 40th Street

EAST 40TH STREET



UNIT 407 FLOORPLAN

Size: 2,587 RSF

Asking Price: \$1,400,000 (\$541/RSF)

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

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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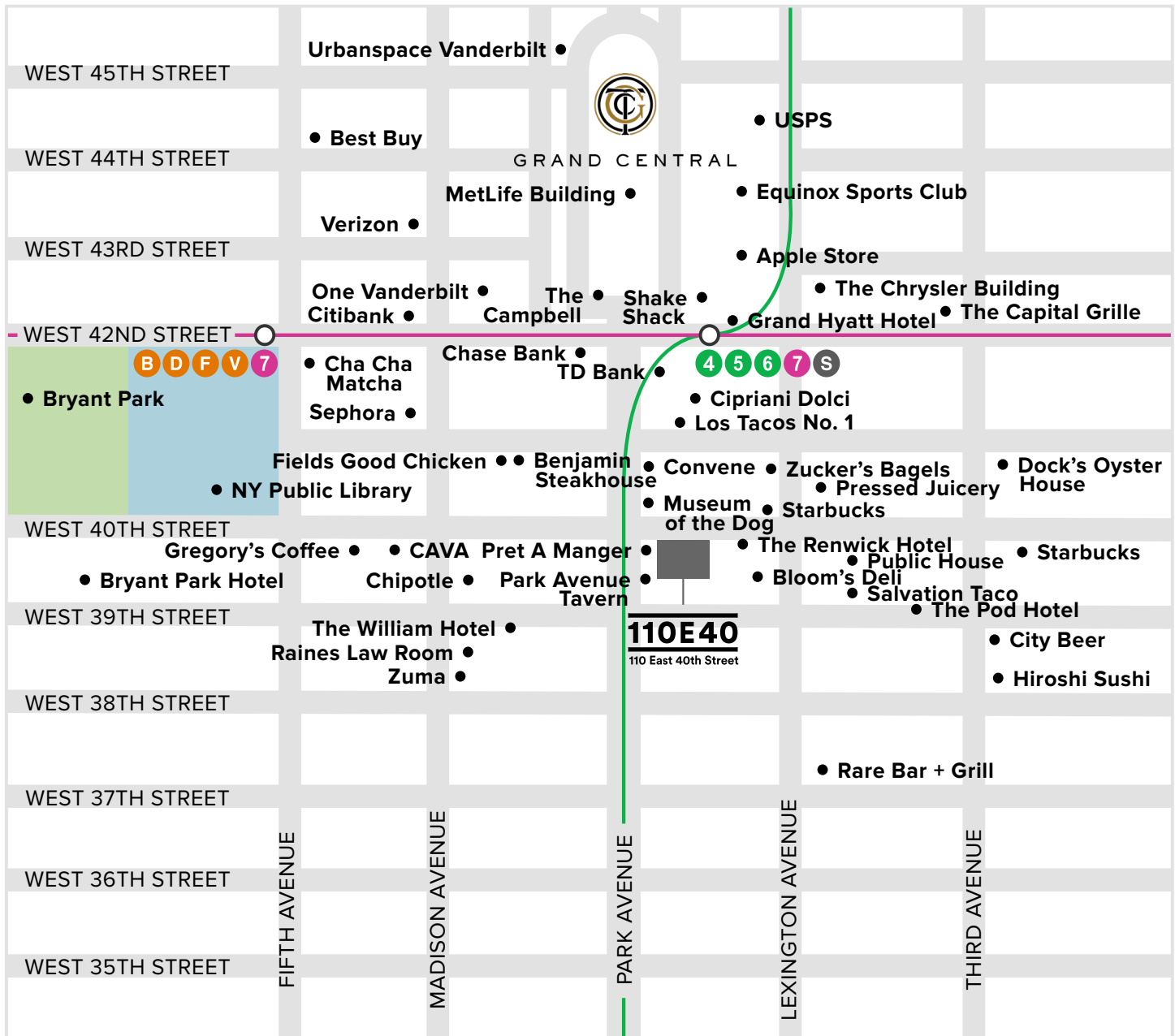
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