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As exclusive sales agents, we are pleased to offer the following prime commercial condo for purchase.

# PENTHOUSE @ GRAND PARK

110 E 40TH STREET

BEAUTIFUL, BUILT, SPACE  
OFFICE | MEDICAL



Abundant light, widows on 3 sides



Offices, open space, pantry, phone rooms, reception/lounge area



Exposed Ceilings



ADA restroom



Renovated and upgraded elevators



Renovated marble attended lobby



Tenant controlled, 2 Zone HVAC



1 block from subways (4, 5, 6, 7, S) and Grand Central Station



5,651 SF



Owner financing available

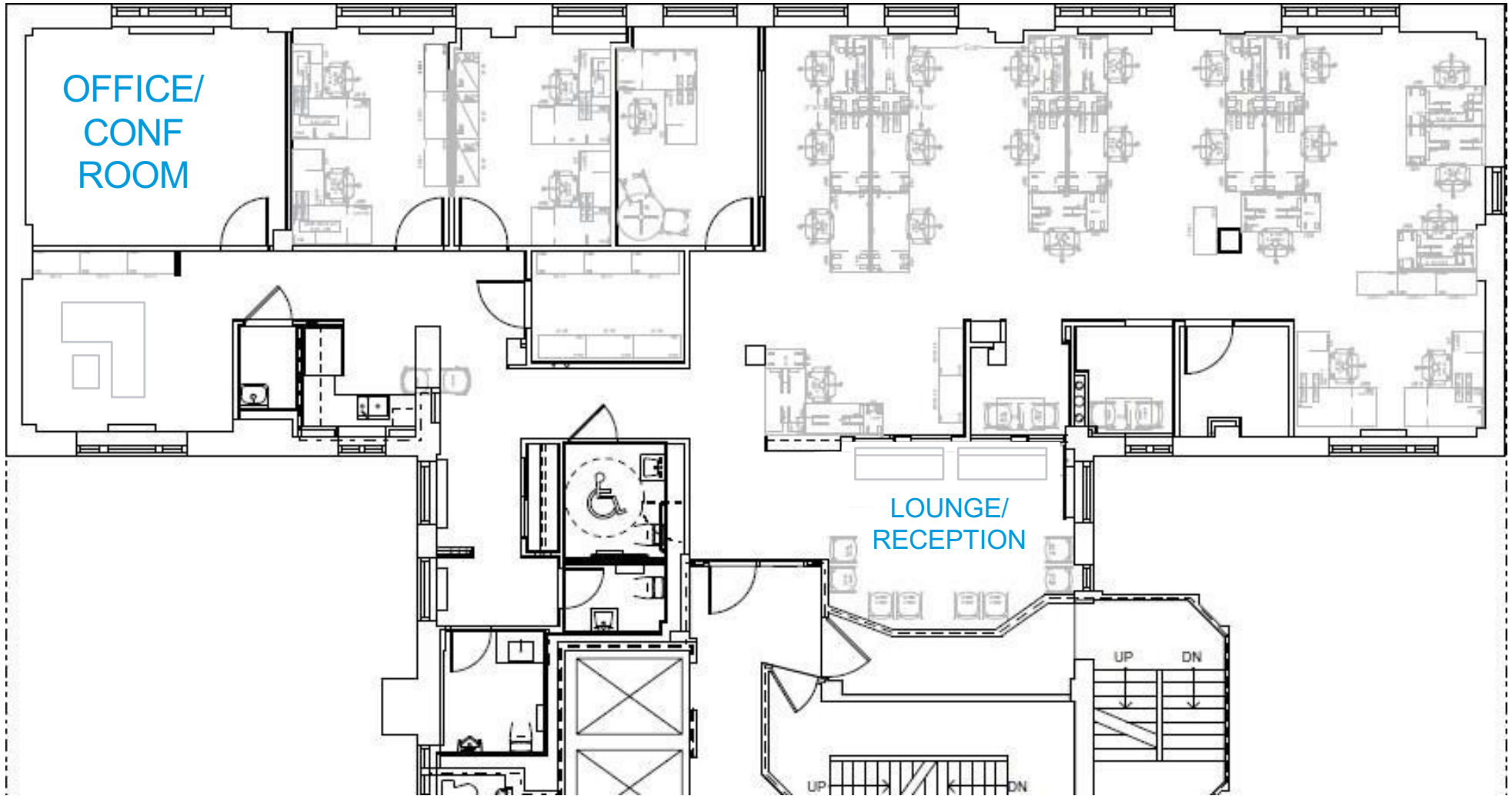
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 LEE &  
ASSOCIATES

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# PART 9<sup>TH</sup> FLOOR – PENTHOUSE | 5,651 SF (APPROX.)



DELIVERY DATE: **IMMEDIATE**  
PROPERTY TYPE: **COMMERCIAL CONDOMINIUM**  
LAYOUT: **4 OFFICES, OPEN SPACE,  
PANTRY, PHONE/MEETING  
ROOMS, UP TO 30 SEATS**

ASKING PRICE: **REDUCED**  
ANNUAL TAXES: **\$10.35 PRSF**  
CAM: **\$7.30 PRSF**





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