



As exclusive agents, we are pleased to offer the following
prime office space for Lease or Sale

PENTHOUSE @ GRAND PARK

110 E 40TH STREET

BEAUTIFULLY BUILT OFFICE SPACE
OFFICE | **2,583 RSF**



Abundant light



2 offices, 4 trading desks,
conference room, pantry, private
restrooms with shower



Occupancy 60 days



Perfect for financial or
TAMI tenants



Turn-key - Furniture
can be made
available



Renovated Lobby &
Elevators



Flexible term



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

LISA ANN POLLAKOWSKI
Managing Director/Principal
lpollakowski@lee-associates.com
646.723.4013

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from 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.





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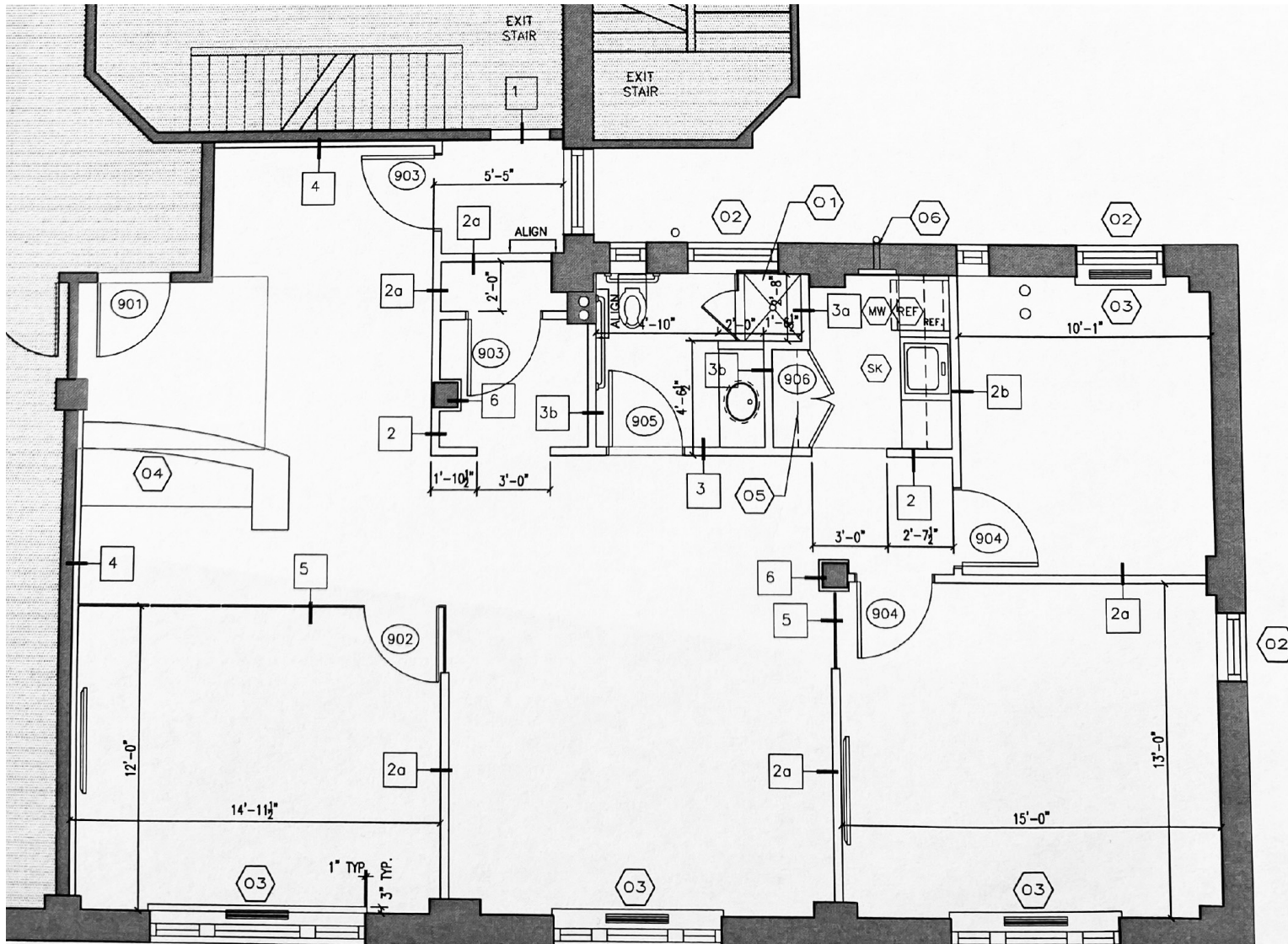
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PART 9TH FLOOR | 2,583 RSF



DELIVERY DATE: 60 Days
LAYOUT: 2 OFFICES, 4 TRADING DESKS, CONFERENCE ROOM, PANTRY,
PRIVATE RESTROOMS WITH SHOWER