



Description *Grand Park Building*

Location: 110 East 40th Street

Size: 3,087 SF.

Floor: 5th Floor

Price: Call to Discuss

Term: 5 - 10 Years

Increases: 3%

Electric: Electric

Features

- ▶ AAA Class Building (Park Avenue & Lexington)
- ▶ Renovated Lobby With ADA Access
- ▶ Great Medical Office - Facing Front of the Building
- ▶ Ready for Tenant Installation
- ▶ Potential for 5 Exam Rooms Plus
 - 2 Consultation Rooms
 - 2 Private Bathrooms
- ▶ Two Entrances (ideal for multiple doctors office)
- ▶ Tenant Controlled Air Conditioning
- ▶ Free Rent plus TI Contribution
- ▶ Convenient Location To Grand Central
- ▶ Easy Access To Subways #4, #5, #6 And S Line
- ▶ 24 Hour / 7 Day Building Access



For Further Information, Please Contact

Stanley J. Piesh

Exclusive Agent

Prime Manhattan Realty

212-594-7354 - direct

917-282-8590 - cell

spiesh@primemanhattan.com

3,087 RSF

