



## Description *Grand Park Building*

**Location:** 110 East 40th Street

**Size:** 2,840 SF.

**Floor:** 7th Floor

**Price:** Call to Discuss

**Term:** 5 - 10 Years

**Increases:** 3%

**Electric:** Direct

## Features

- ▶ AAA Class Building (Park Avenue & Lexington)
- ▶ Renovated Lobby With ADA Access
- ▶ Great Medical Office - Facing Front of the Building
- ▶ Ready for Tenant Installation
- ▶ 3 Exam Rooms
- ▶ 2 Consultation Rooms
- ▶ 2 Private Bathrooms
- ▶ Two Entrances (ideal for multiple doctors office)
- ▶ Tenant Controlled Air Conditioning
- ▶ Large Lab and Kitchenette
- ▶ 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

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