# **18** E 48

Partial 12th Floor: 4,114 SF

Divisible to 3,883 RSF, 2,162 RSF, 1,962 RSF

- Front corner space with good light
- Freshly whiteboxed
- Can provide workletter or build to a cap
- Open to office, medical, or jewelry uses
- Large operable windows and 24/7 tenant-controlled AC

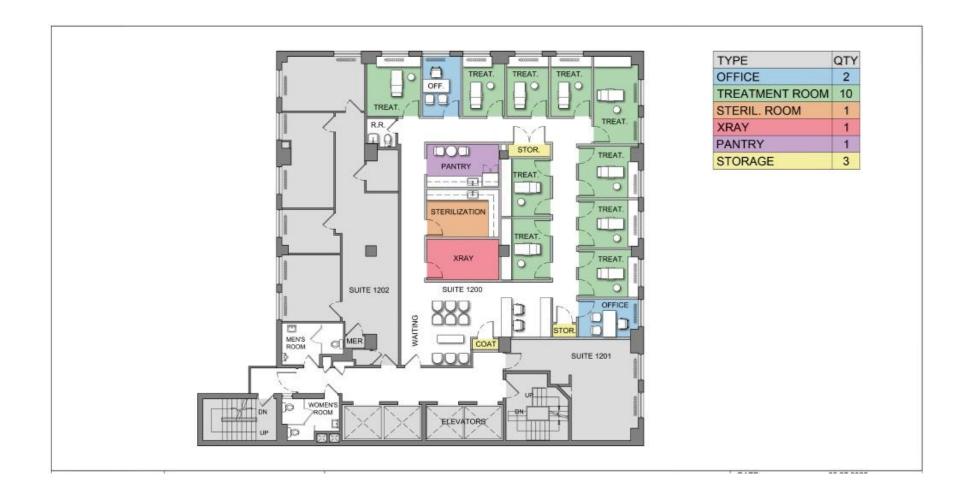
#### **BUILDING FEATURES**

- Owner-managed, owner-occupied building with stable, long term, and responsive ownership. Practically no debt on the property
- 24/7 attended lobby
- New high-speed intelligent elevator system w/ very short wait times
- Wired for FIOS
- Cleaning included
- Short walk to 4, 5, 6, S, 7, F, M B, D Subway Lines
- Citibike dock on the block

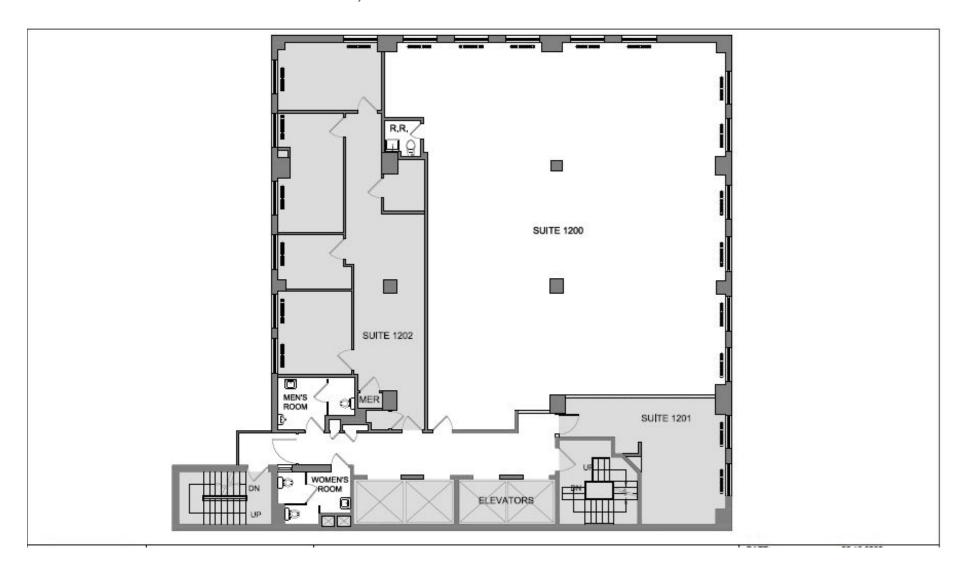
One block from Grand Central+ new LIRR entrance



### 4,114 SF MEDICAL TEST FIT



# 4,114 SF WHITEBOX PLAN



## 1,962 RSF POTENTIAL DIVISION + DENTIST TEST FIT







