

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



TYPE	QTY
OFFICE	2
TREATMENT ROOM	10
STERIL. ROOM	1
XRAY	1
PANTRY	1
STORAGE	3

4,114 SF WHITEBOX PLAN



1,962 RSF POTENTIAL DIVISION + DENTIST TEST FIT



SAMPLE DENTIST INSTALLATION

