

18 E 48

ENTIRE 3RD FLOOR: 8,000 SF

Aggressive as-is deal

or demo and build to suit for credit tenant

- 10'11" ceilings
- Massive, nearly floor-to-ceiling picture windows facing 48th Street
- Currently built as a jewelry space w/ mantrap, walk-in safe, + manufacturing area
- 100% hassle-free, 24/7 tenant-controlled a/c. Landlord warranties + maintains
- **Ownership welcomes medical and office users**

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
- **Right across from new JP Morgan Chase World Headquarters**

One block from Grand Central+ new LIRR entrance

- *Last two photo pages are other spaces in the building to show potential finishes*



JEWELRY MANUFACTURING TEST-FIT









