

18 E 48

PARTIAL 21ST FLOOR: 2,000 SF

- Full wall of operable windows facing front/North for outstanding light
- Brand new prebuild underway - Tenant can have design input
- New common corridors and bathrooms
- Water for wet pantry
- 100% hassle-free, 24/7 tenant-controlled a/c. Landlord warranties + maintains
- Ownership welcomes office users, medical, and jewelers

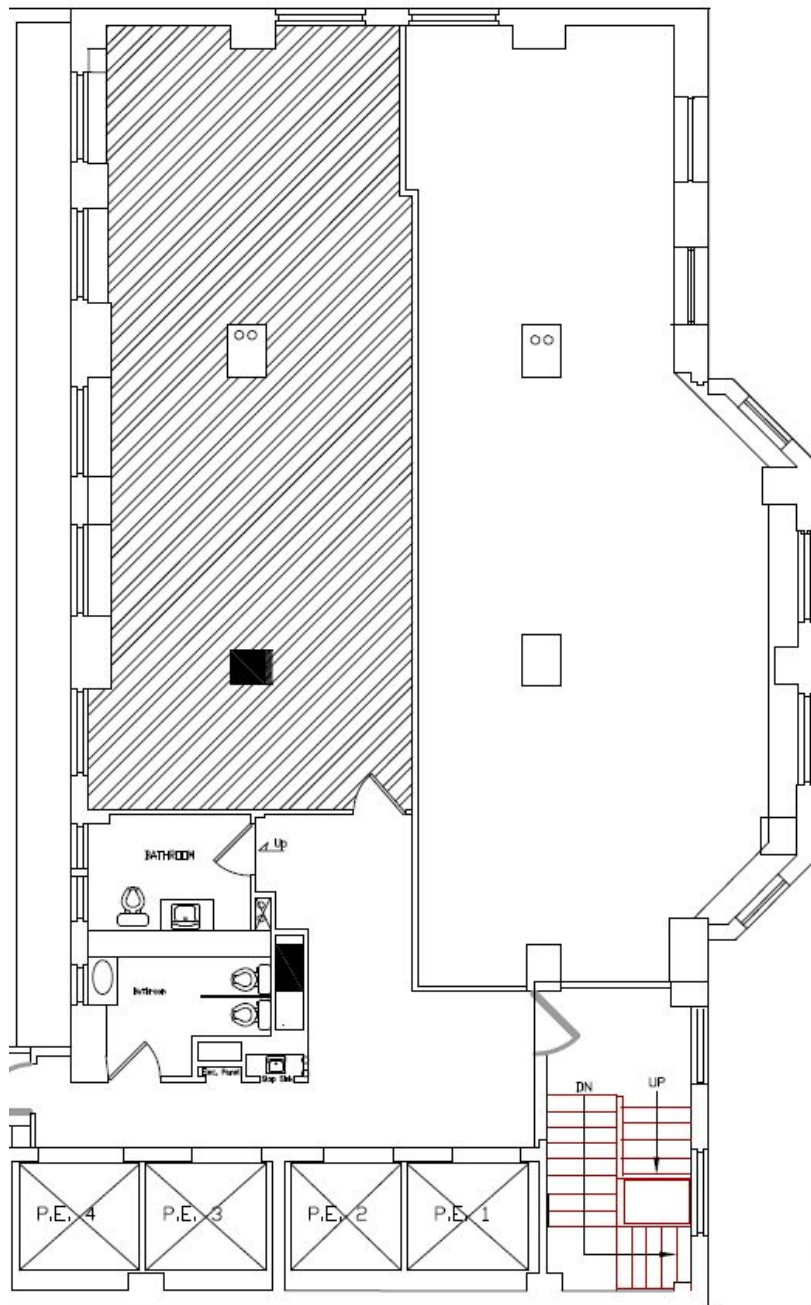
BUILDING FEATURES

- 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

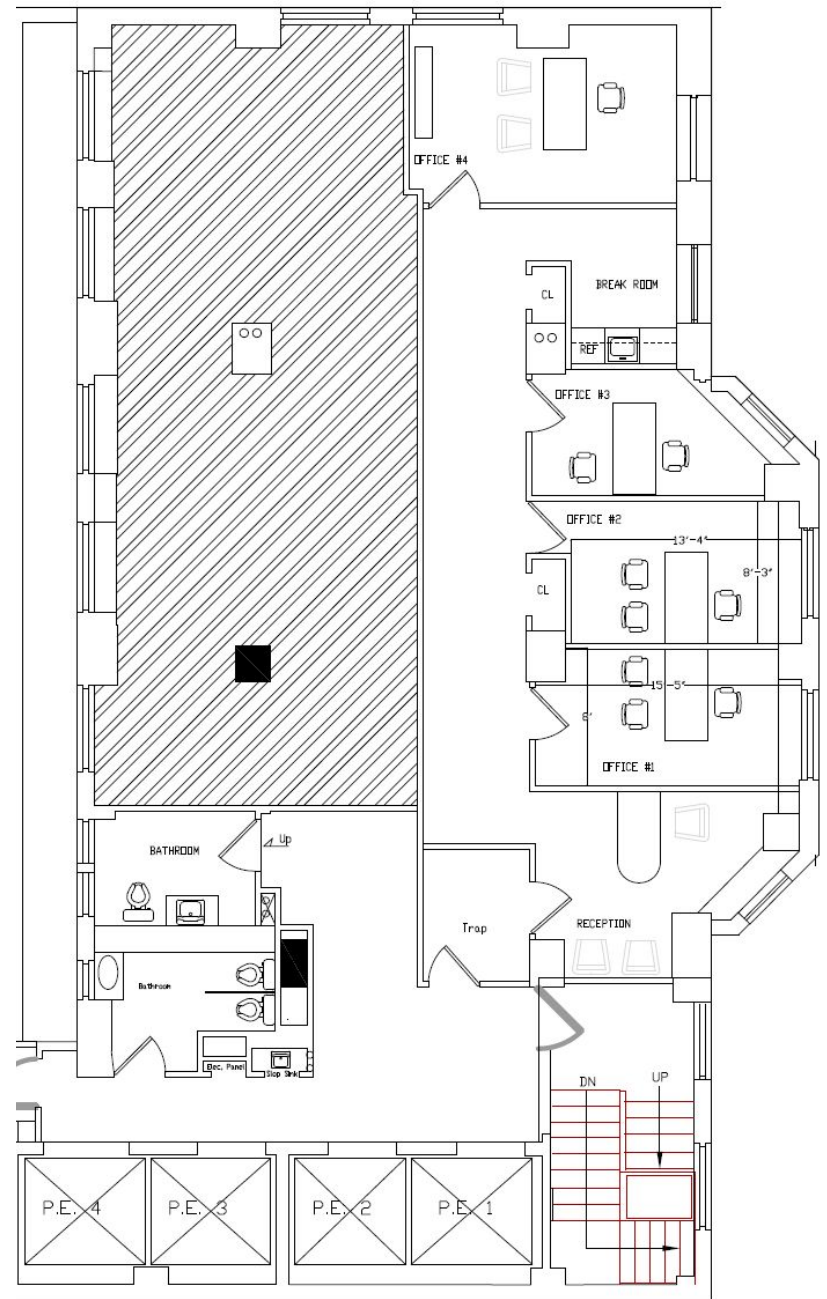
One block from Grand Central+ new LIRR entrance

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





WHITEBOX



JEWELRY TEST FIT



