

# 18 E 48

ENTIRE 21st FLOOR: 3,600 SF

Divisible to 1600 sf, 2000 sf, 689 sf, 1255 sf

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- Demising walls are flexible and we will consider any reasonable division
- Outstanding natural light on all three sides
- Exposed ceilings and operable windows throughout
- Ownership will build each unit to suit and each has plumbing for pantry
- 100% hassle-free, 24/7 tenant-controlled a/c. Landlord warranties + maintains
- Ownership welcomes office users, medical, and jewelers
- Newly renovated common area bathrooms

## BUILDING FEATURES

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- 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
- One block from Grand Central Terminal + new LIRR entrance
- Short walk to 4, 5, 6, S, 7, F, M B, D Subway Lines
- Citibike dock on the block

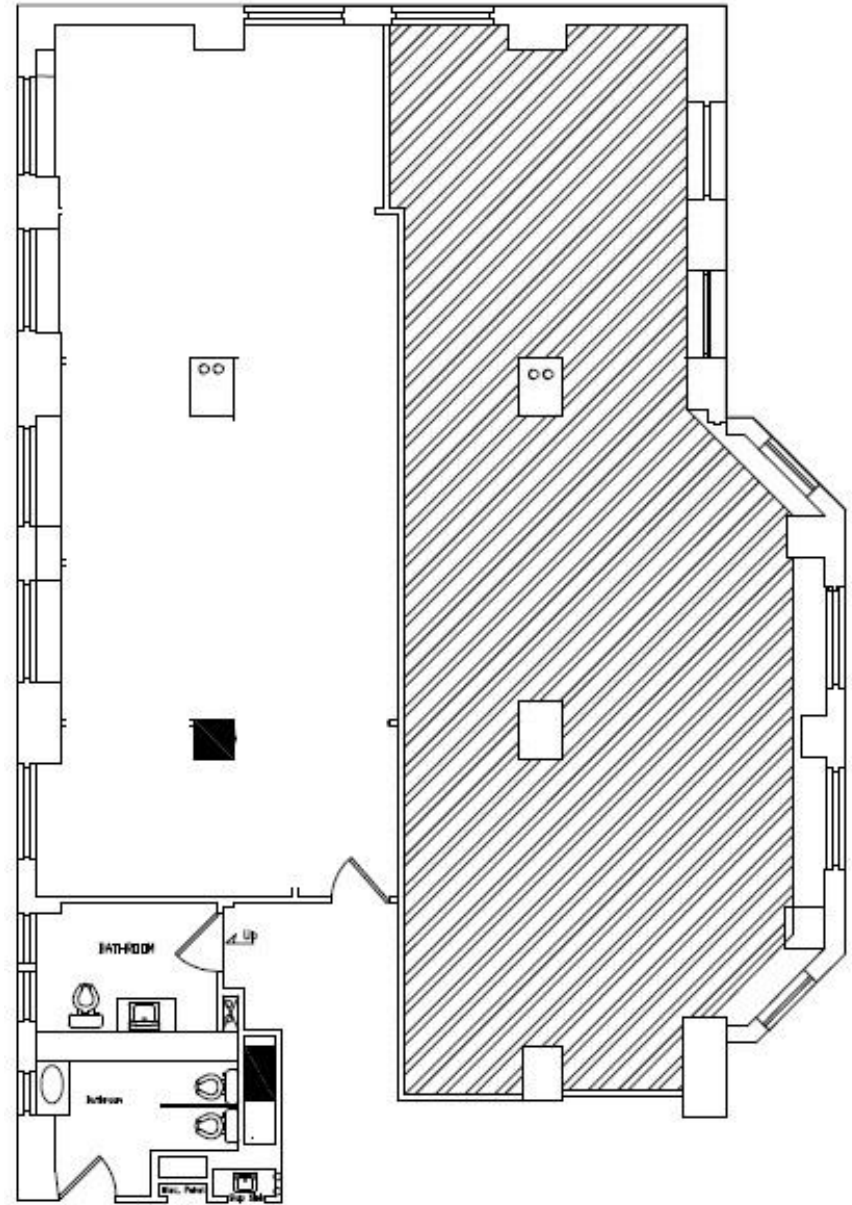
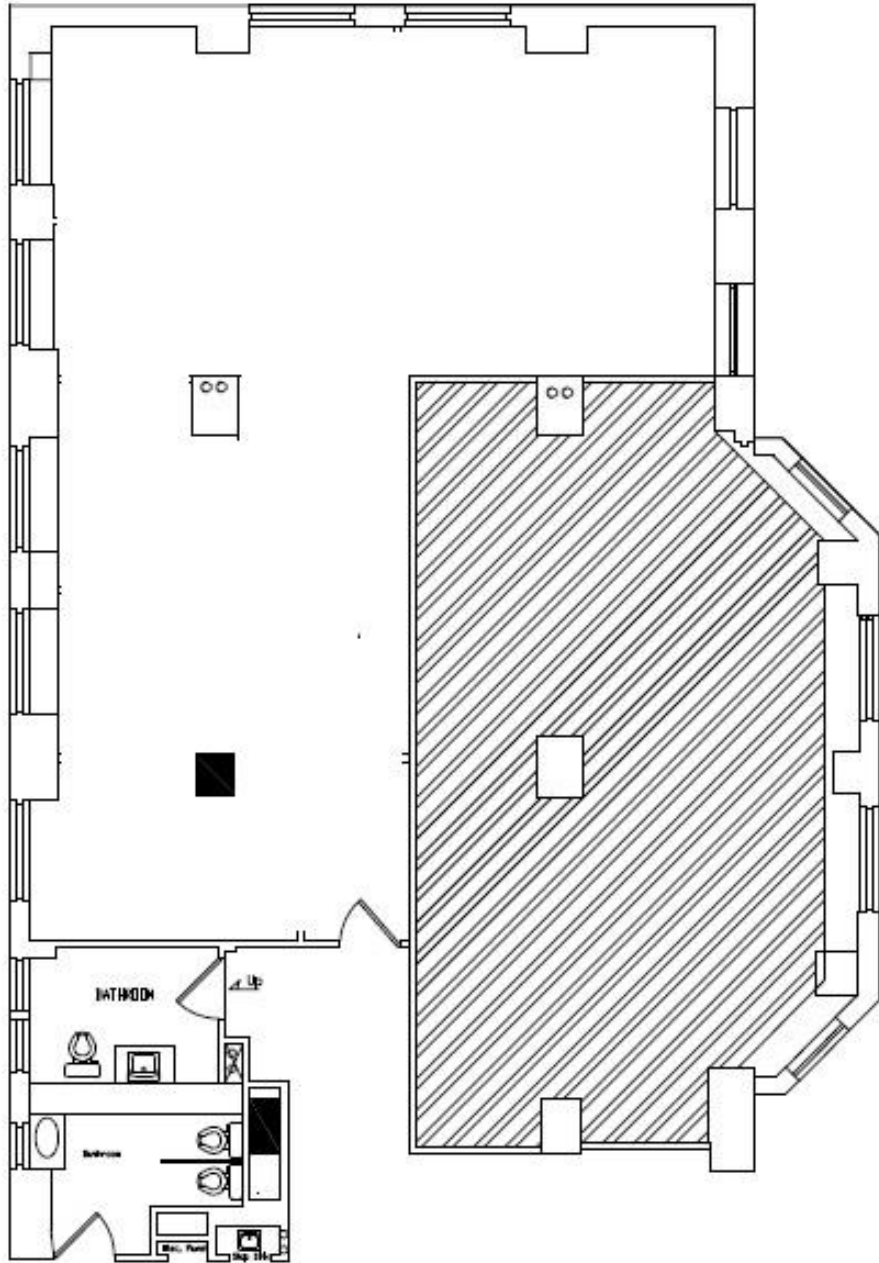
*Last two photo pages are of other spaces in the building to show potential finishes*



2,160 SF / 1,440 SF

POTENTIAL DIVISIONS

1,600 SF / 2,000 SF

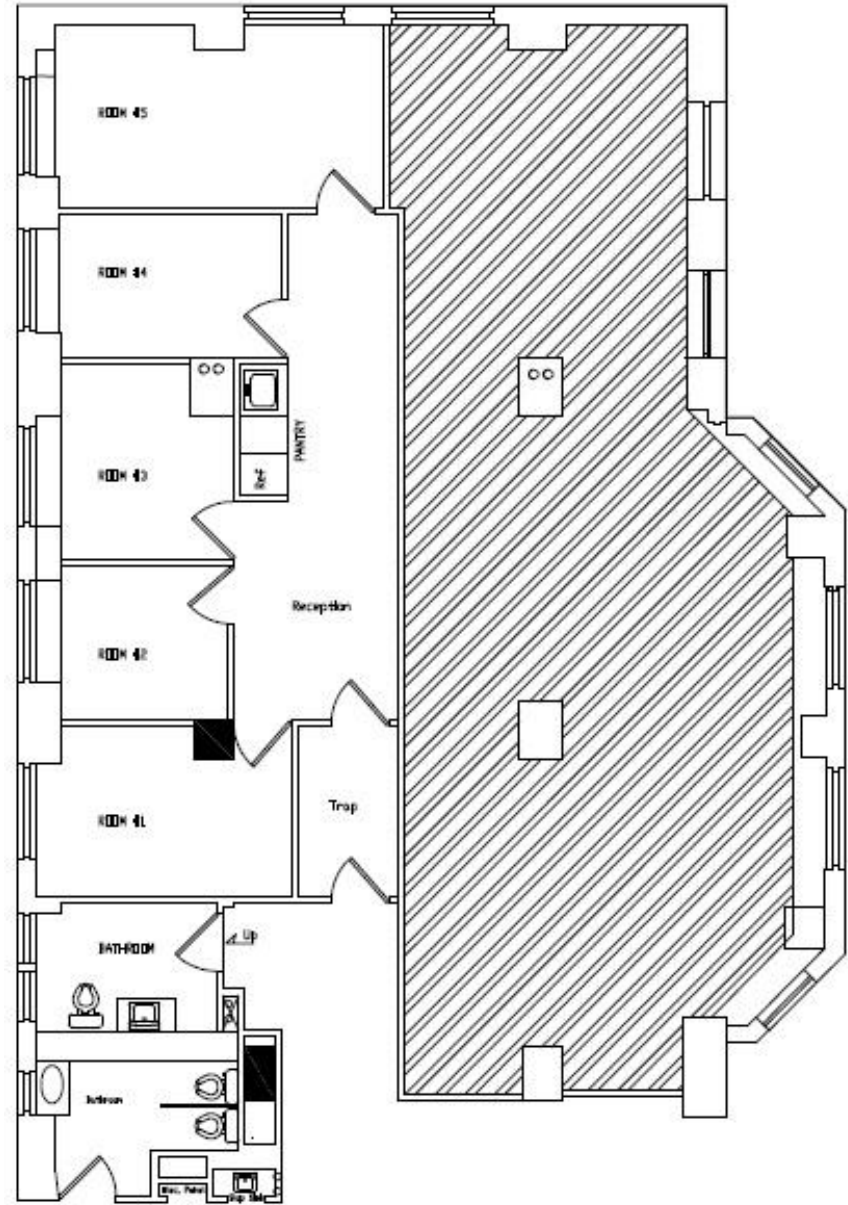
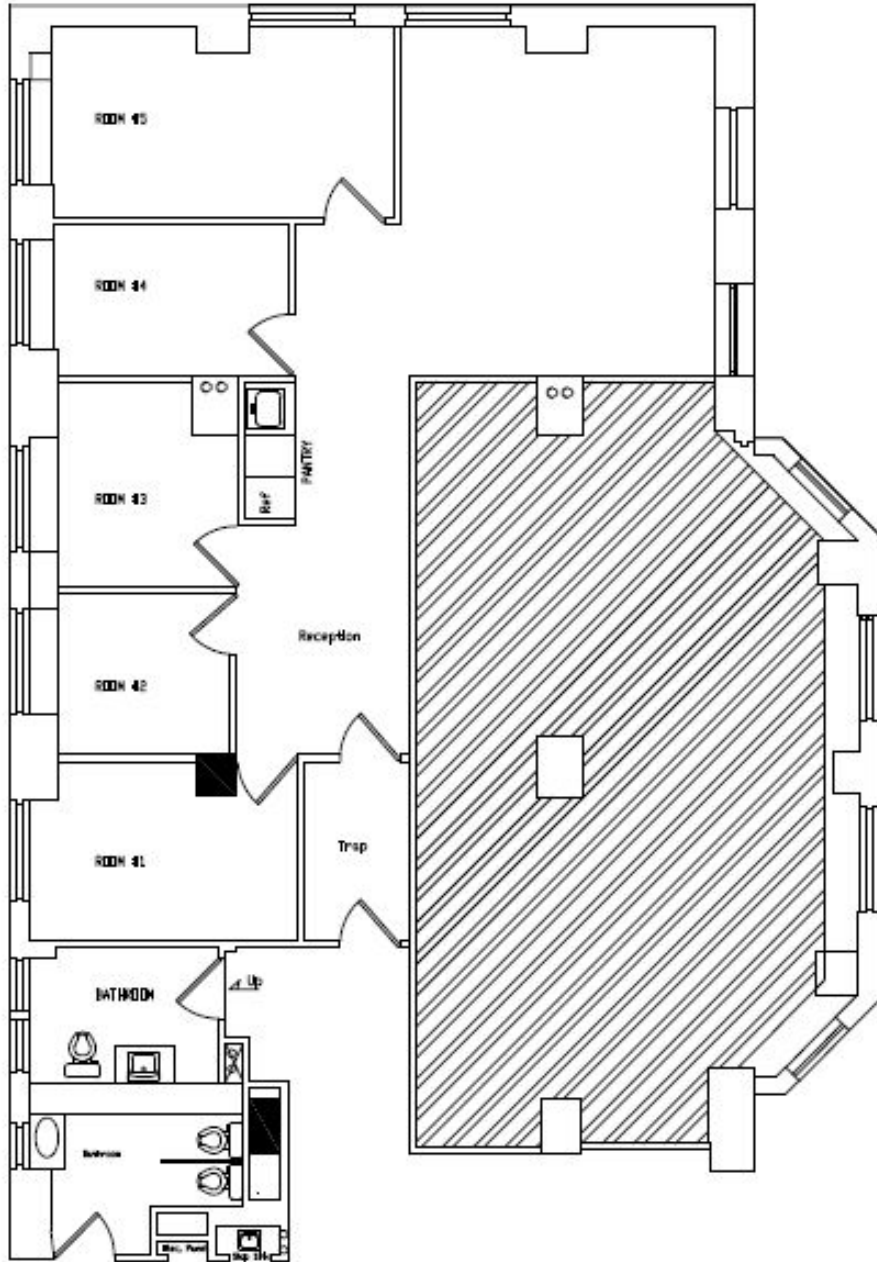




2,160 SF / 1,440 SF

Office Intensive Test fits

1,600 SF / 2,000 SF



# SMALLER POTENTIAL DIVISIONS

