

18 E 48

ENTIRE 20th FLOOR: 3,750 SF

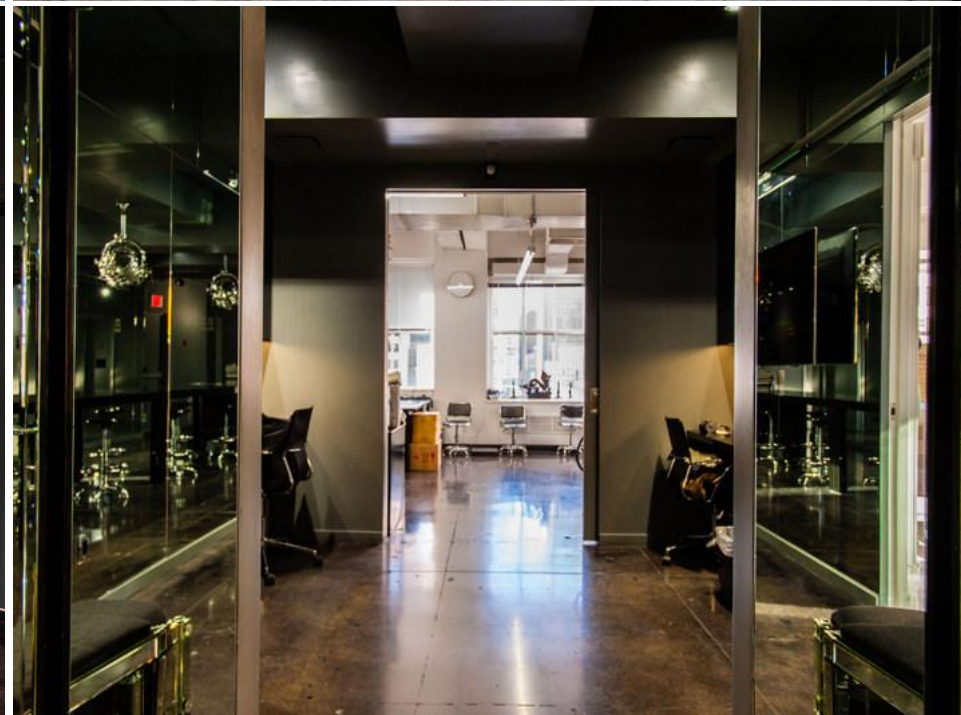
- Private terrace + Outstanding natural light on three exposures
- Built as high-end showroom with marble and polished concrete floors
- Exposed ceilings and operable windows throughout
- Two private bathrooms including a shower
- Ownership would demolish and build to suit for a credit tenant
- 100% hassle-free, 24/7 tenant-controlled a/c. Landlord warranties + maintains
- Ownership welcomes office users, medical, and jewelers

BUILDING FEATURES

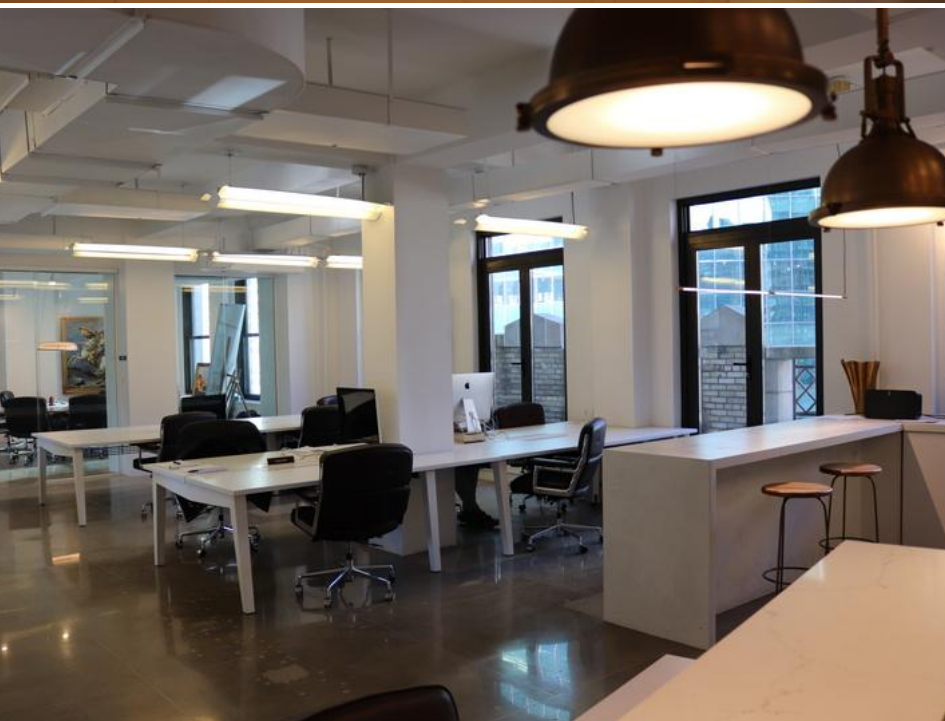
- Owner-managed, owner-occupied building with stable, long term, and responsive ownership. **Practically no debt on the property**
- 24/7 attended lobby
- New high-speed intelligent elevator system w/ very short wait times
- Wired for FIOS
- Cleaning included
- One block from Grand Central Terminal + 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 other spaces in the building to show potential finishes*











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