

110 E 40TH ST

**THE GRAND PARK
CONDOMINIUM**

**2589 SF, PENTHOUSE FLOOR
COMMERCIAL CONDOMINIUM**

**IDEAL FOR MEDICAL, NONPROFITS, INVESTORS OR ANY
PROFESSIONAL SERVICE**

CAN BE DELIVERED VACANT



PROPERTY INFORMATION

LOCATION	BETWEEN LEXINGTON & PARK AVENUE
Block & Lot	00895-7501
BUILDING	
Square Feet	66,567 sq ft
Building Dimensions	95 ft x 85 ft
Floors	9
Year Built	1919
Year Converted	2009
Building Class	Special Condominium Billing Lot (R0)
Construction	Reinforced Concrete
Zoning	C5-2.5, C5-3, MID
COMMENTS	<ul style="list-style-type: none"> • Full gut renovation in 2013 • Move in Ready Space • Sale leaseback option available • Can be delivered vacant
UNIT INFORMATION	
Square Feet	2589 sq ft
Real Estate Taxes	\$1,680/mo.
Common Charges	\$1,878.87/mo.
ASKING PRICE	\$625 PSF \$1,618,125



BUILDING HIGHLIGHTS

- LOCATION! LOCATION! LOCATION!
- Two Streets from **GRAND CENTRAL** with access to **Metro-North and LIRR** trains, **M101, M102, M103, M1, M2, M3, M4, Q32** and **M42** bus lines. Subway access to the **4, 5, 6, 7, & S** trains is **one street away!** (**Park Avenue: Between 41ST & 42ND**).
- Two blocks to **the NEW YORK PUBLIC LIBRARY AND BRYANT PARK** with access to the **B, D, F, M** Subway lines.
- Short walk or take the S train shuttle to **TIMES SQUARE** with access to **N, Q, R, W** subway lines and riders' Paradise!
- Steps to the **UN** and a few blocks to New York's Most Prestigious Hospitals.
- Secure lobby with 24/7 attendant and access.
- 2 Elevators servicing the building.
- Ideal for a wide range of occupiers including **Not- for Profits, Medical, Legal, Consulting, TAMI (Technology, Advertising, Media and Information), FIRE (Financial, Insurance and Real Estate) AND INVESTORS!**



UNIT FEATURES

- Low monthly maintenance fee of **\$1,878.87/Mo.** including heat and water.
- Estimated 2024/2025 property tax of **\$1,680/Mo.**
- Full **GUT-RENOVATION** completed in **2013 with:**
- Completely new electrical system from basement to unit, including whole office surge suppression and 240-volt outlets for industrial office equipment at multiple locations.
- GB wiring for data, phones, etc. including **HUGE utility closet** for server(s) copier(s) etc.
- **Two glass conference rooms** provide ideal spaces for meetings and collaborations.
- Accommodate up to 13 people comfortably with 2 large and 2 medium-sized offices, each boasting window views.
- Abundance of Natural light and air.
- **Individual temperature control** in each office and conference room via advanced Mitsubishi City Multi HVAC system.
- Fully equipped pantry features a refrigerator, coffee center, leased water filter/cooler, and ample storage.
- 2 in-unit restrooms including ADA restroom.
- Existing custom-built furniture is available.



INVESTMENT SUMMARY

Dallien has been exclusively retained to sell a 2,589 sq ft commercial condo on the ninth (9th) floor at 110 East 40th St – **THE GRAND PARK CONDOMINIUM**. This prime property is located between Lexington and Park Avenues within one of the most highly desired, globally recognized centers of transportation, civic architecture, and commerce – all at once embodying the historic, economic, cultural, and optimistic spirit of New York City's **GRAND CENTRAL AREA**.

The neighborhood boasts of remarkable dining like the world famous Grand Central Oyster Bar, to cozy cafes and bistros or casual bites across the street. Fifth Avenue's shopping is within walking distance, while Bryant Park hosts bustling seasonal markets.

The unit can be delivered vacant, or the new owner has the option for a sale leaseback, allowing immediate cash flow.

Seize the opportunity to personalize the space as your own and establish your business in the beating heart of New York City!



MEASUREMENTS ARE CALCULATED BY CURISOMA TECHNOLOGIES. EXCEED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLAN



ACTUAL PHOTOS





NEAR BY TRANSPORTATION



Metro-North
Railroad



Long Island
Rail Road



Bus



New York City Bus



M101, M102, M103

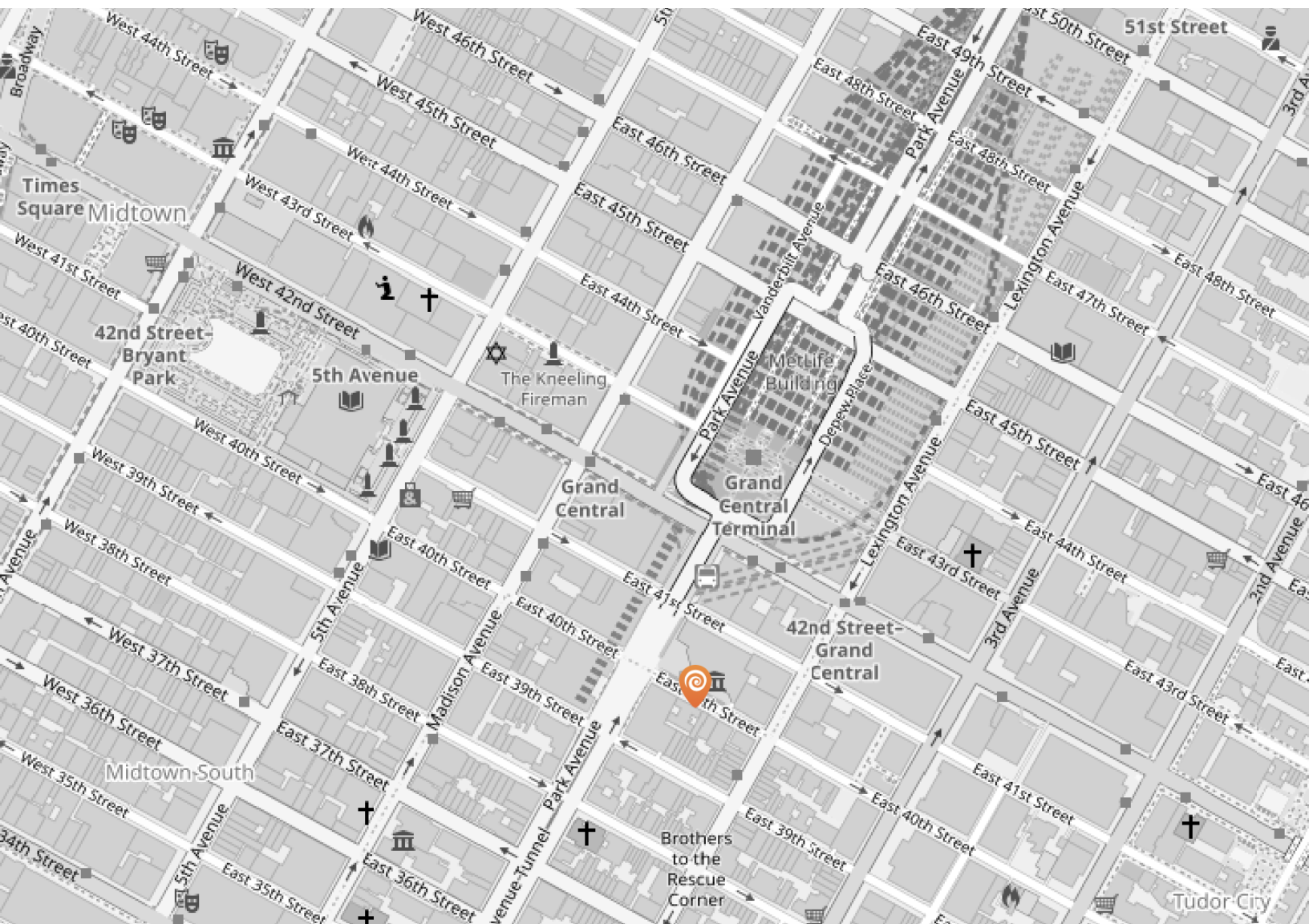
Lexington Ave & E 42nd St
3rd Ave & E 42nd St

M1, M2, M3, M4, Q32

Madison Ave & E 41st St
5 Ave & W 41st St

M42

Lexington Ave & E 42nd St



PLACES OF INTEREST

One Vanderbilt



Completed in 2020, One Vanderbilt is the tallest building in Midtown and is considered one of the three iconic buildings that define Manhattan's skyline.

Grand Central Terminal



New York Public Library



St Patrick's Cathedral



It's renowned for its titanic bronze doors, gorgeous high altar, and rich Neo-Gothic architecture, including thousands of stained-glass windows.

Chrysler Building

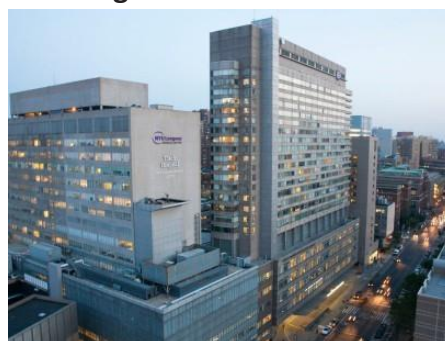


Located right next to Grand Central, the Chrysler Building is the tallest brick building in the world with a steel framework and has been one of New York's biggest tourist attractions ever since.

Bryant Park



NYU Langone Medical Center



Times Square



New York City's epicenter for Broadway shows, culture and sights ... Times Square is teeming with glitzy billboards, unique characters, iconic landmark and is home to top of the Rock, NBC Studios, the Rainbow Room and more.



GRAND PARK