18 East 48th Street

Suite 502 / 2,950 SF Available



CONDITION

Freshly whiteboxed with 10'7" ceilings. Landlord will build to suit.

CONVENIENCE

One block from Grand Central and new LIRR entrance

SECURITY

24/7 attended lobby

HVAC

24/7 tenant-controlled Extended cooling season

Established in 1904. Ownership + management office on the 6th floor.

STABILITY

Long-term, conservatively capitalized ownership

Suite 502 / 2,950 RSF

SUITE FEATURES

- Freshly whiteboxed
- Landlord will build to suit for qualified tenant
- 40 years of expertise building custom layouts in the building and can easily tailor to any tenant
- 10'7" ceiling height
- 24/7 tenant-controlled air conditioning, maintained by ownership, without overtime charges

BUILDING FEATURES

- Owner-managed and owner-occupied; ownership and management located on the 6th floor
- Stable, long-term, conservatively capitalized ownership
- 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, 7, S, B, D, F, and M subway lines
- Citibike dock on the block
- One block from Grand Central Terminal, Metro-North, and Grand Central Madison / LIRR


BUILDING LOBBY



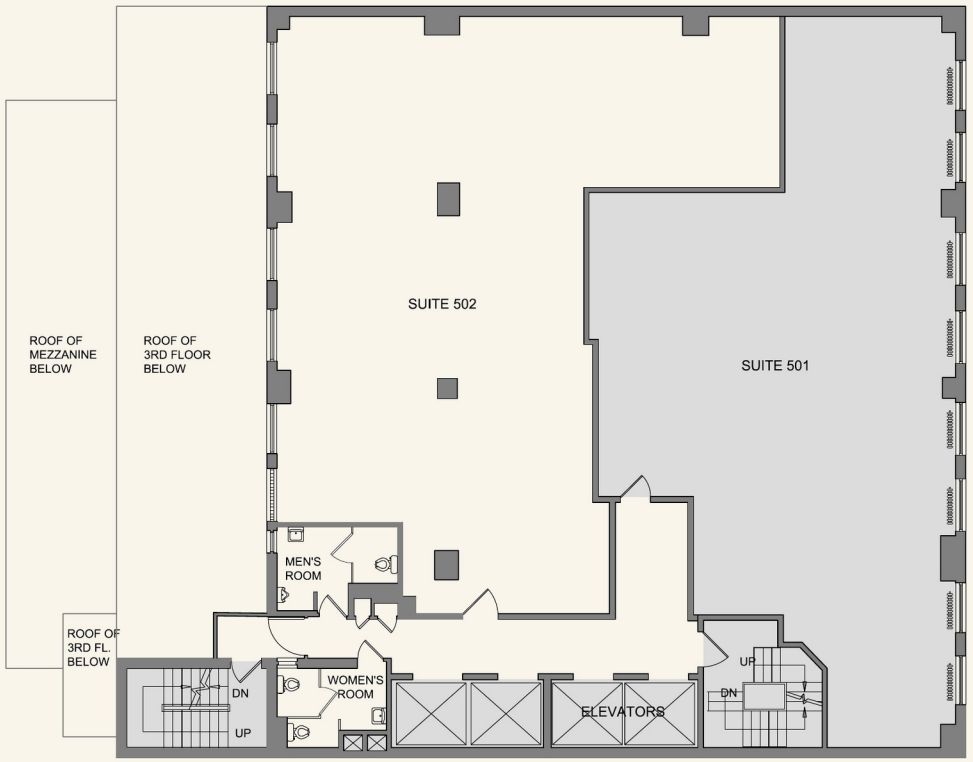




Existing Plan + Conceptual Office Test-Fit

Suite 502 shown in its existing white-box condition and as a conceptual office layout.

EXISTING WHITE-BOX PLAN



CONCEPTUAL OFFICE TEST-FIT



EXISTING CONDITION

Freshly whiteboxed. Landlord will build to suit for qualified tenant.

CONCEPTUAL PLANNING

Office test-fit shown for Suite 502. Layout can be modified for tenant requirements.

Plans shown for marketing purposes; all dimensions are approximate and subject to ownership approval.

Medical Test-Fit / Conceptual Planning

Conceptual test fit. Can be modified for tenant requirements and is subject to ownership approval.



SUITE 502, MEDICAL TEST FIT

Ideal For Medical Tenants

01

24/7 HVAC Flexibility

24/7 tenant-controlled air conditioning
Extended cooling season

02

Patient Experience

Fast, streamlined lobby check-in
Intelligent elevator system
Grand Central, Metro-North, LIRR, and subway access

03

Established Track Record

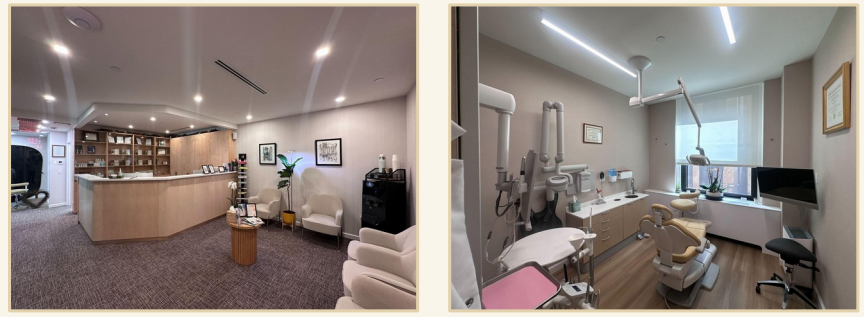
40 years of experience coordinating medical and dental build-outs, including specialty planning, plumbing, and HVAC requirements.

05

Synergy & Community

Curated ecosystem of leading medical practitioners. 18 East 48th Street is home to an established mix of healthcare professionals, including general dentists, orthodontists, oral surgeons, physical therapists, and other specialty practices. Several medical and dental practices have remained in the building for significant periods, reflecting stable, responsive ownership and familiarity with healthcare users' operational needs.

EXISTING DENTAL INSTALLATION / Same exposure two floors up



CONCEPTUAL RENDERING / RECEPTION



CONCEPTUAL RENDERING / TREATMENT AREA



Illustrative only. Final scope, systems, and finishes are subject to design review and approval.

Location & Access

MIDTOWN MANHATTAN



LOCATION / DIRECTORY

Neighborhood Directory

PROPERTY

18 East 48th Street

TRANSIT

Grand Central Terminal / 89 E 42nd Street
Grand Central Madison / Madison Ave., 43rd-48th Sts.
Subway / 4, 5, 6, 7, S, B, D, F, M
Citi Bike / E 48th Street at Madison Avenue

FINANCE

JPMorgan Chase / 270 Park Avenue
Flagstar Bank / 52nd Street & Madison Avenue
UBS / 1285 Avenue of the Americas
Blackstone / 345 Park Avenue
Santander CIB / 437 Madison Avenue

LANDMARKS

Waldorf Astoria / 301 Park Ave
Rockefeller Center / 45 Rock. Plaza
Radio City / 1260 Sixth Ave
MoMA / 11 W 53rd Street
Bryant Park / 40th-42nd Sts.
NY Public Library / 476 Fifth Ave

NEARBY SERVICES

FedEx Office / 6 W 48th Street
Maman / 12 W 48th Street
Magnolia Bakery / 1240 Sixth Ave
City Winery / 77 Rockefeller Plaza

GRAND CENTRAL ACCESS

Elevator access to Grand Central Terminal is one block away.

Locations approximate. Map not to scale.

Streamlined Leasing Process

LEASING & BUILD-OUT COORDINATION

01	Rapid Test Fits	Typically 1-3 business day turnaround for high-quality test fits, facilitating custom design-builds.
02	Lease Generation + Review	Very fast turnaround for lease documents and comments. Leasing, ownership, and legal have collaborated for 15 years to fast-track deals with no surprises.
03	Responsive Leasing Team	A leasing team that's always available, prioritizes the asset, and is ready to make quick deals. Immediate decision-making with no institutional bureaucracy.
04	Customization & Build-Out	Flexibility and decades of experience customizing layouts for specialties, with a construction team that reliably meets aggressive timelines.
05	Unparalleled Personal Touch	Ownership's President meets with each tenant to build rapport and trust. All tenants have the President's contact information to ensure accountability throughout the lease.
06	Commission Payments	Processed within days of receipt of an invoice; no follow-ups required.

STABLE, RESPONSIVE MANAGEMENT

07	Legacy of Stability	Established in 1904. Long-term ownership and conservative financing support continued investment; no demolition or redevelopment provisions.
08	On-Premises Management	In-house ownership and management maintain direct knowledge of the property.
09	Staff Continuity	High staff retention provides continuity and familiarity with tenant needs.
10	Responsive Team	Proactive, attentive management works to identify and address issues promptly.
11	Direct Accountability	Direct access to ownership without unnecessary layers.
12	Full-Service HVAC	Landlord warranties and provides full-service maintenance for every unit; tenants control temperature at any time.

24/7 Tenant-Controlled Air Conditioning + Extended Cooling Season

Each tenant controls its own air conditioning without overtime charges or advance coordination. The building provides an extended cooling season based on conditions.