

GRAND CENTRAL/MIDTOWN

OFFICE  
LIVE/WORK  
CONDOMINIUM

110  
E40<sup>TH</sup>  
STREET

BETWEEN PARK & LEXINGTON  
AVENUES, NEW YORK, NY



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STREET**



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**Available:**

Partial 3rd Floor: 6,033 RSF

**Reduced Price:**

~~\$5,670,000 (\$940/RSF)~~ **\$4,977,225 (\$825/RSF)**

**Annual Common Charges:**

\$46,600 (\$7.72/RSF)

**Annual Real Estate Taxes:**

\$44,670 (\$7.40/RSF)

**Features:**

- Prestigious location between Park and Lexington Avenues
- Steps from Grand Central Terminal
- Flooded with light and spectacular views overlooking 40th Street and Park Avenue
- High-end office installation with new windows, private bathrooms, and HVAC units
- Unit includes a 550 square foot legal residential apartment, making this a unique live/work opportunity
- Newly renovated attended lobby, elevators and common corridors



Private offices with large window and HVAC units



Private offices with large windows



Unit includes 550 square foot legal residential apartment with separate entrance



Apartment includes a bathroom with a shower



Separate bedroom



Apartment has luxury finishes including a full kitchen

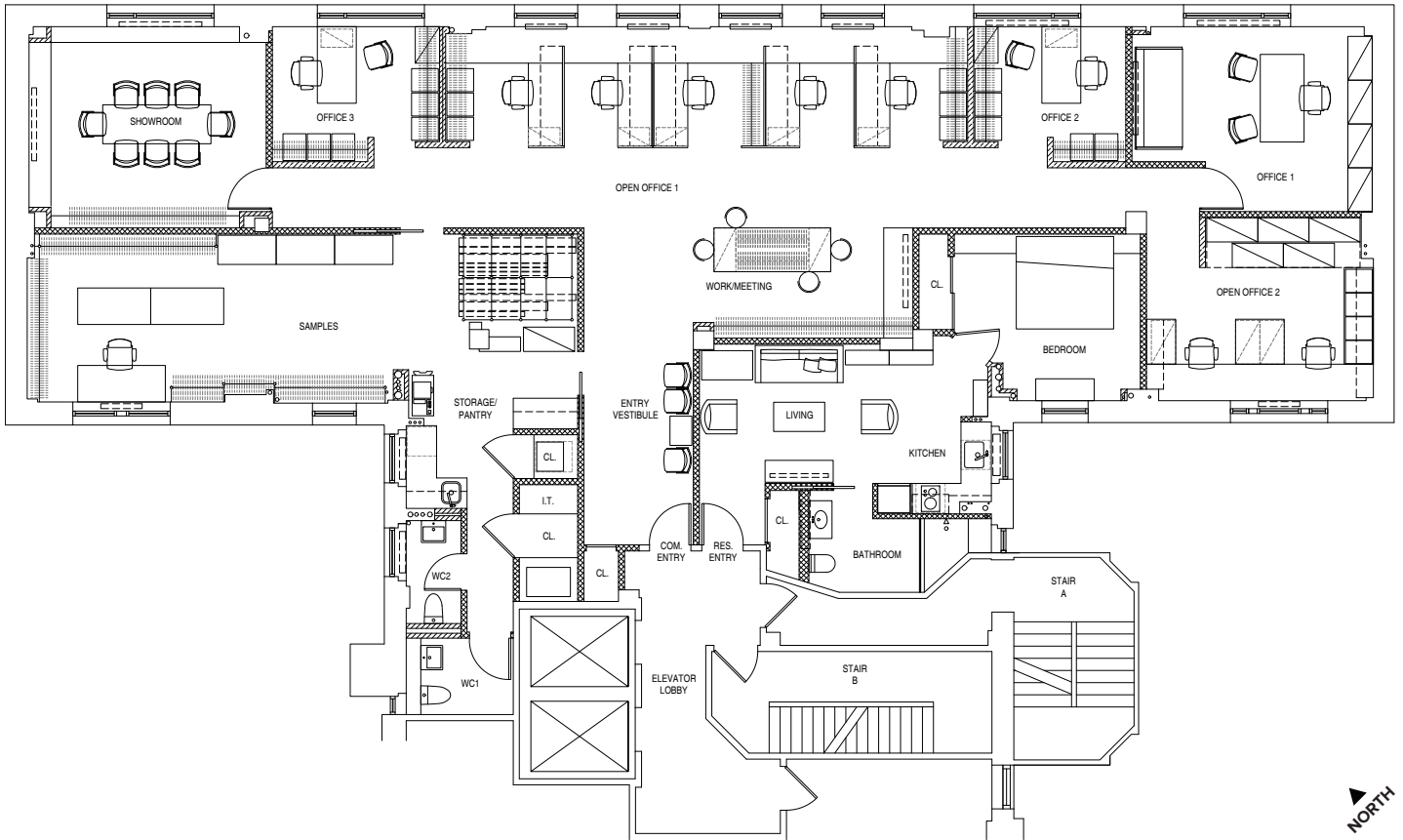


Prestigious location off Park Avenue, steps from Grand Central



Newly renovated common corridors

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