

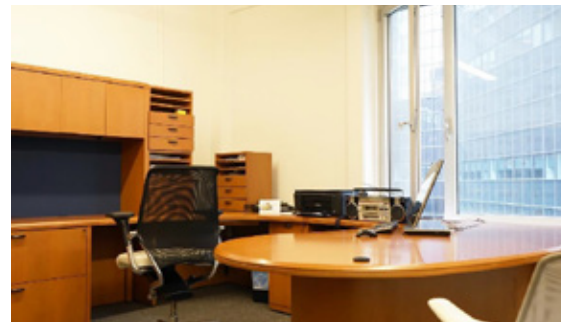
GRAND PARK

110 EAST 40TH STREET

COMMERCIAL CONDO FOR SALE



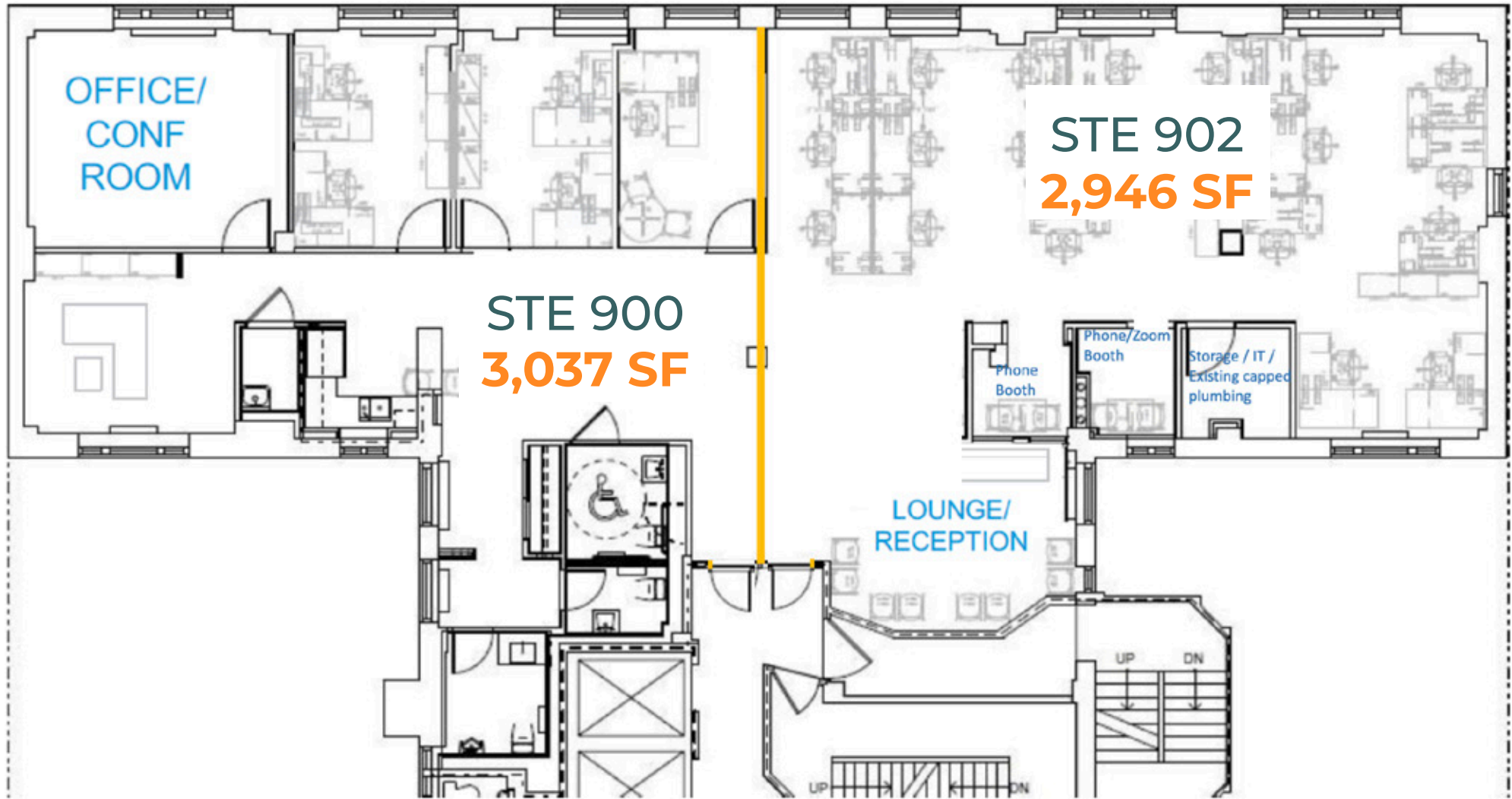
- ❑ **Penthouse - 9th floor - 3,037 SF and 2,946 SF**
- ❑ **3,037 SF Built with Offices and ADA Restroom**
- ❑ **2,946 SF Mostly Open Space**
- ❑ **New Paint and New Convector Covers**
- ❑ **Office or Medical Use**
- ❑ **Windows on 2-3 Sides**
- ❑ **Renovated Attended Lobby**
- ❑ **1 Block from Subways (4, 5, 6, 7, S) and Grand Central Station**



FLOOR PLAN

3,037 SF + 2,946 SF
(CAN BE COMBINED FOR 5,983 SF)

EAST 40TH STREET



LISA ANN POLLAKOWSKI

Exec. Managing Director

646.723.4013

lpollakowski@lee-associates.com

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**LEE &
ASSOCIATES**