

# 110 East 40<sup>th</sup> Street

Commercial / Medical Condo for Lease or Sale

**re** solution  
REAL ESTATE

A MEMBER OF **M**Global



## SPACE DETAILS

- **Space:** Suite 402
- **Total Area:** 2,430 RSF
- **Possession:** December 2025
- **Sale Asking Price:** \$1.521 mm
  - \$650 / SF
- **Leasing Asking Price:** \$55 / RSF
- **Common Charges 2025:** \$29,492 per year (\$12.12 PSF)
- **Taxes 2024/2025:** \$24,234.00 Per annum (\$9.97 PSF)

## HIGHLIGHTS

- 4 Windowed Exam Rooms with sinks
- Reception area and file storage
- Storage room / Interior office
- Tenant controlled AC
- 2 Restrooms in space
- Wet Pantry
- 1 Doctors Office
- Modernized - attended Lobby with Elevators
- All Office Uses Will Be Considered

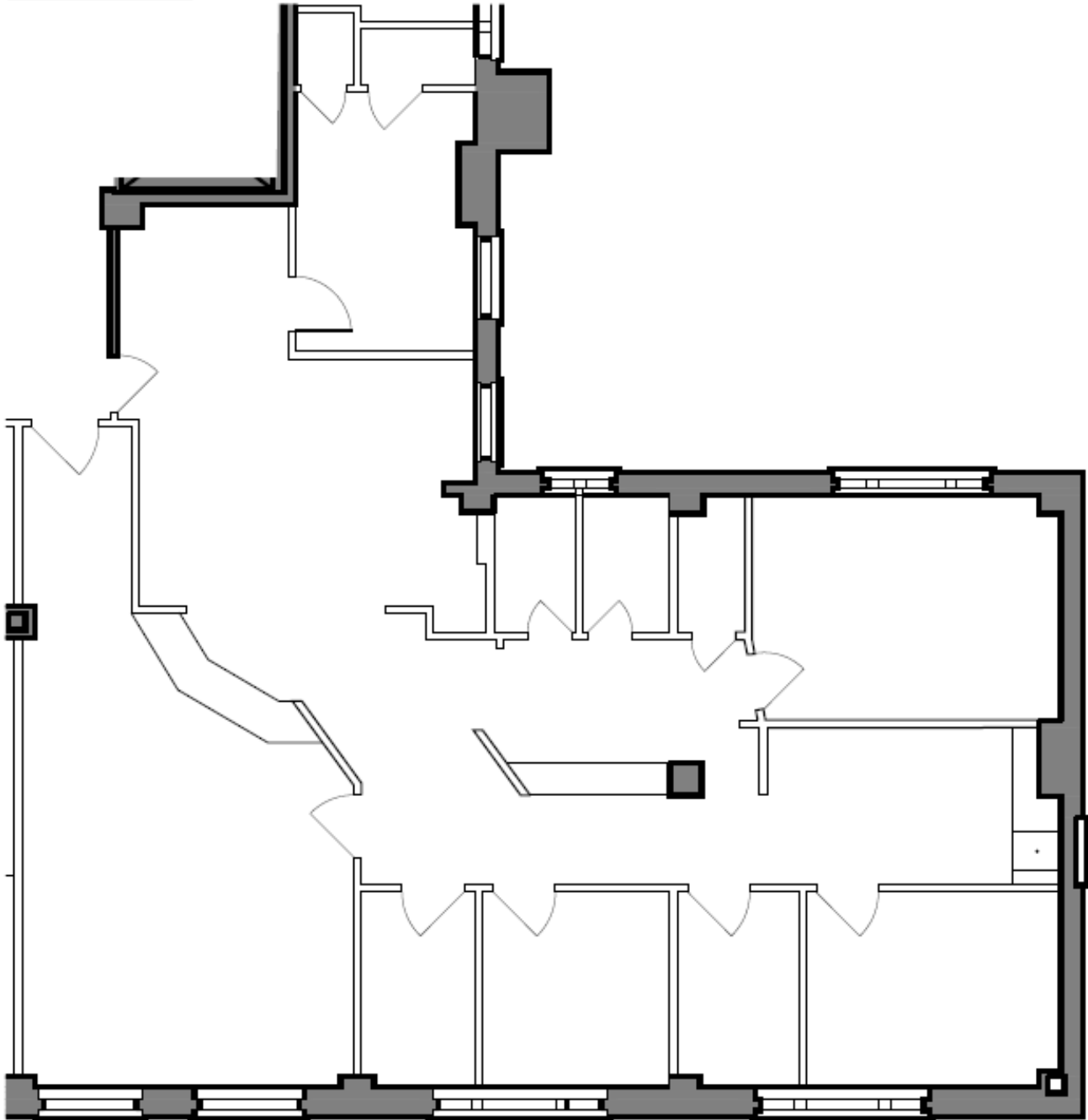
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## EXISTING PLAN



-- ALL DIMENSIONS AND CONDITIONS ARE --  
APPROXIMATE AND SUBJECT TO FIELD VERIFICATION

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