

110 East 40th Street

Commercial / Medical Condo for Lease or Sale

re | solution
REAL ESTATE



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 month (\$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

Michael Adler
Director / Leasing
212.519.2046
madler@rreny.com

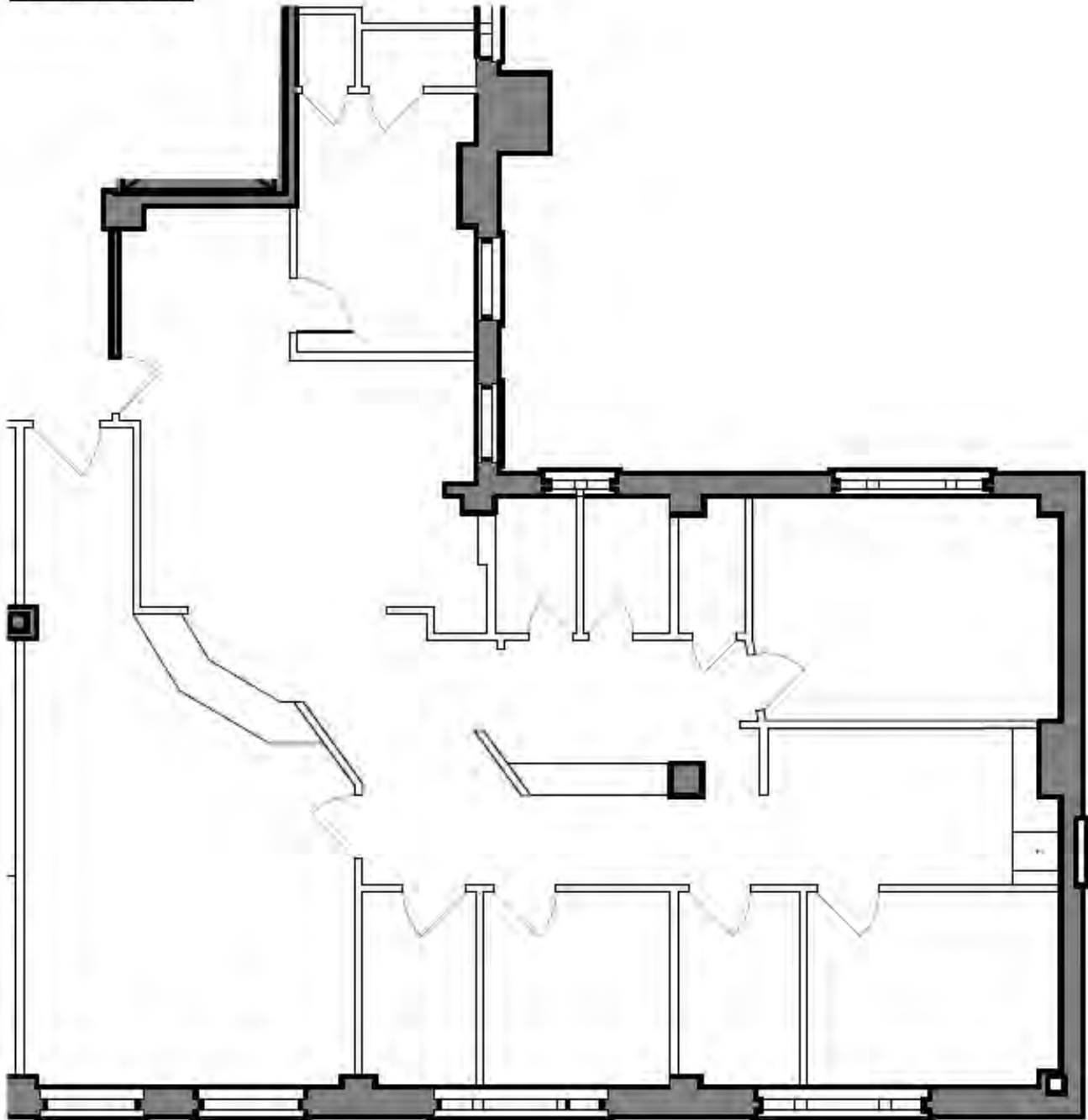
Jonata Dayan
Executive Vice President
212.519.2009 | 917.751.1067
jdayan@rreny.com

110 East 40th Street

Commercial / Medical Condo for Sale

re solution
REAL ESTATE

EXISTING PLAN



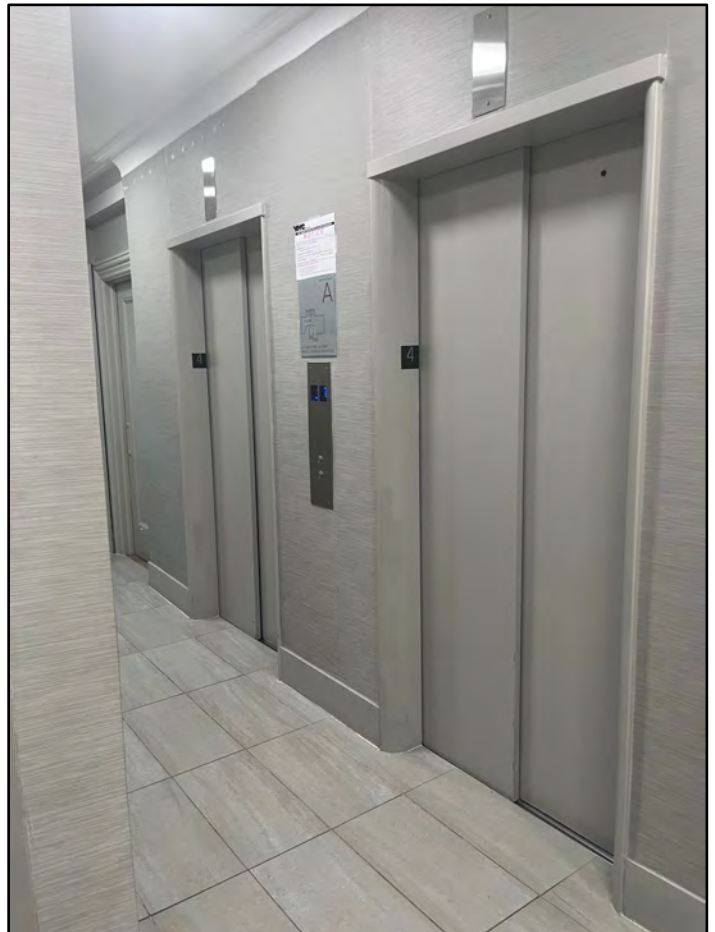
— ALL DIMENSIONS AND CONDITIONS ARE —
APPROXIMATE AND SUBJECT TO FIELD VERIFICATION

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made, nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

110 East 40th Street

Commercial / Medical Condo for Sale

re solution
REAL ESTATE



Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made, nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.