



ENTIRE 3RD FLOOR: 8,000 SF

**Will build to suit for credit tenant**

- 10'11" ceilings
- Massive, nearly floor-to-ceiling picture windows facing 48th Street
- 100% hassle-free, 24/7 tenant-controlled a/c. Landlord warranties + maintains
- **Ownership welcomes medical and office users**

## BUILDING FEATURES

- Owner-managed, owner-occupied building with stable, long term, and responsive ownership. **Practically no debt on the property**
- 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, S, 7, F, M B, D Subway Lines
- **Right across from new JP Morgan Chase World Headquarters**

**One block from Grand Central+ new LIRR entrance**

- Last two photo pages are other spaces in the building to show potential finishes



TYPE	QTY
OFFICE	3
10P CONFERENCE	1
TREATMENT ROOM	15
XRAY	1
LAB	1
STERIL. ROOM	1
PANTRY	1
RESTROOM	3
STORAGE	5



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## 18 E 48TH ST, FL 3 MEDICAL TEST FIT

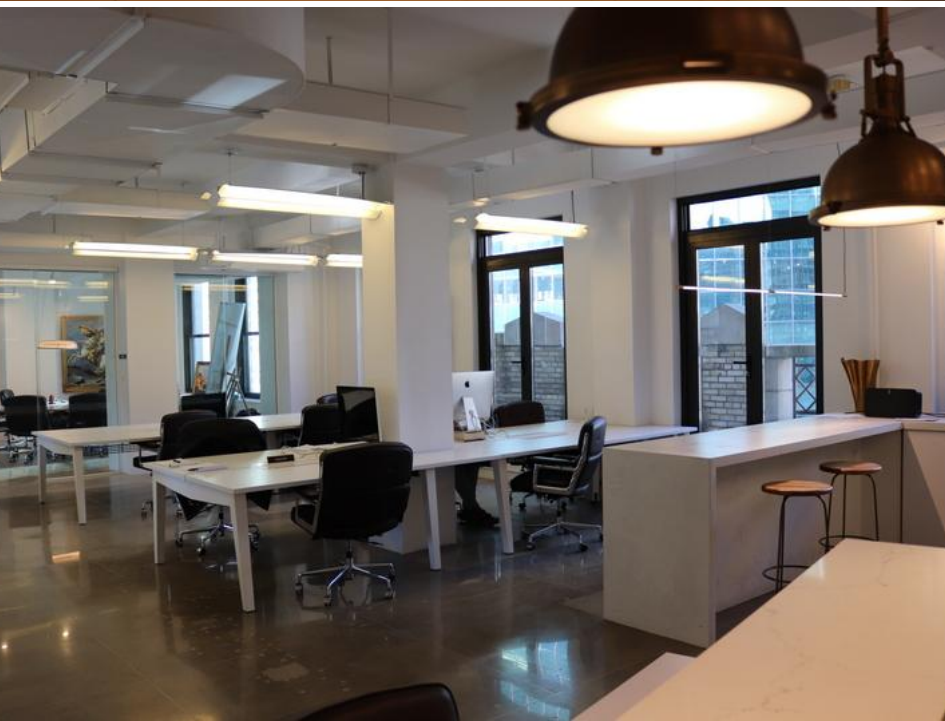
DATE: 05.16.2025  
 SCALE: 3/32" = 1'-0"  
 DRAWING #: 1.01  
 PREPARED FOR: M. RAPAPORT  
 REVISION #: 001

ALL DIMENSIONS APPROXIMATE  
 GC TO V.I.F.



Finishes on other floors







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