



Entire 23rd floor: 2,400 RSF

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- Top floor space built with 5 offices, conference room, pantry, reception, private bathroom
- Excellent light and views from every room (even bathroom)
- Turnkey with furniture
- Upstairs loft space with additional bathroom and storage space (not counted towards RSF)
- Landlord can modify for credit tenant
- One flight walk up from 22nd floor

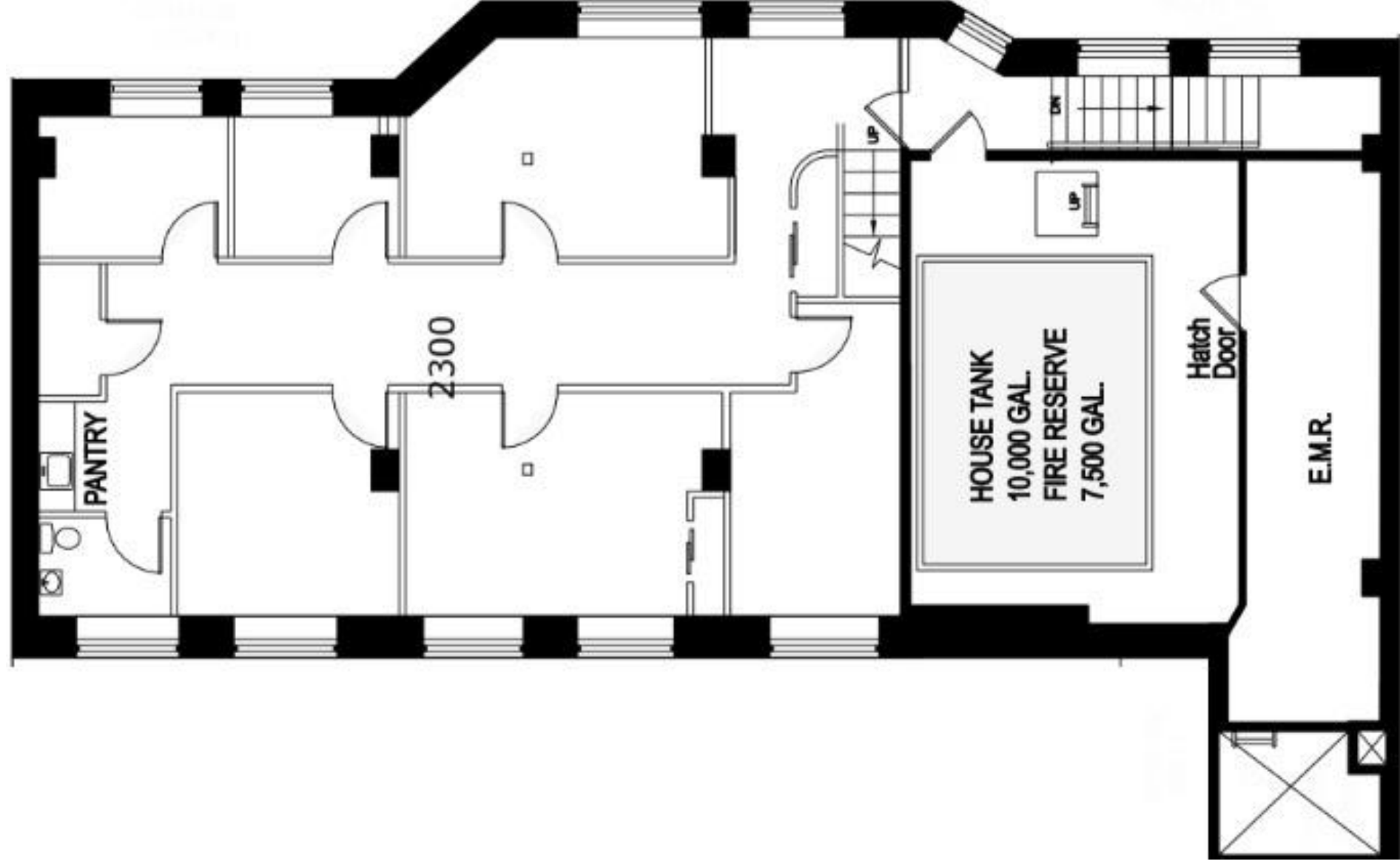
[LINK TO VTS](#)

## 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
- Citibike dock on the block

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





PANTRY

2300

HOUSE TANK  
10,000 GAL.  
FIRE RESERVE  
7,500 GAL.

Hatch  
Door

E.M.R.

UP

UP

UP







**M. Rapaport**  
CO., INC. EST. 1904

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# 18 E 48th Street | Local Map



## Transportation

- GC Metro-North & LIRR at 48th & Mad 1 min
- GC LIRR at 47th & Madison 2 min  
Closest entrance to new LIRR and access to MetroNorth + MTA
- GC LIRR to Great Neck 37 min
- 48th & 6th Ave 6 min
- 51st & Lex Ave 7 min
- 53rd & 5th Ave 10 min
- Citibike Dock on 48th St 0 min

## Points of Interest

270 Park Avenue | Brand New Chase World Headquarters

- |                                   |                                |                          |
|-----------------------------------|--------------------------------|--------------------------|
| 1 Beatnic                         | 28 Magnolia Bakery             | 45 415 Madison           |
| 2 Dos Toros                       | 29 Ben & Jerry's               |                          |
| 3 Joe's Soup Dumplings            |                                |                          |
| 4 Wolf & Lamb Steakhouse          | 30 MoMA   Museum of Modern Art | 46 TD Bank               |
| 5 Casa Limone                     |                                | 47 TD Bank               |
| 6 Hatsuhana                       |                                | 48 Wells Fargo           |
| 7 Mangia                          | 49 Flagstar Bank               | 50 Chase Bank            |
| 8 Málá Project                    | 51 Bank of America             |                          |
| 9 Vegan on the Fly                |                                |                          |
| 10 Mitr Thai                      | 31 Nike NYC                    | 52 Baccarat Hotel        |
| 11 Valerie                        | 32 Sephora                     | 53 Lotte New York Palace |
| 12 Joju                           | 33 Club Monaco                 | 54 Hilton Club 5th Ave   |
| 13 STK Steakhouse                 | 34 Hoka                        | 55 New York Yacht Club   |
| 14 Fig & Olive                    | 35 Saks + Christian Dior       | 56 Harvard Club of NY    |
| 15 Ace's Pizza                    | 36 Vince                       | 57 Penn Club of NY       |
| 16 Paris Baguette                 | 37 Nintendo                    | 58 Cornell Club of NY    |
| 17 Villard                        | 38 Michael Kors                | 59 The Yale Club         |
| 18 Duke Eatery                    | 39 Ted Baker                   |                          |
| 19 UrbanSpace Vanderbilt          | 40 Lululemon                   |                          |
|                                   | 41 Aritzia                     |                          |
|                                   | 42 Alo                         |                          |
| 20 Starbucks                      | 43 Citizen Watch Flagship      |                          |
| 21 Starbucks                      | 44 The North Face              |                          |
| 22 Maman                          |                                |                          |
| 23 Blue Bottle                    |                                |                          |
| 24 Bluestone Lane                 |                                |                          |
| 25 Intimissimi Cafe' by Dell'aria |                                |                          |
| 26 Macchiato Espresso Bar         |                                |                          |
| 27 Gregor's Coffee                |                                |                          |

11 min. walk to Broadway, Theaters & Entertainment