

110 East 40th Street

Commercial / Medical Condo for Lease or Sale

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SPACE DETAILS

- **Space:** Suite 402
- **Total Area:** 2,430 RSF
- **Build-Out:** Owner will build to suit – Office / Medical

LEASE & SALE INFORMATION

- **Asking Rent:** \$55 / RSF
- **Common Charges (2025):** \$29,492 per month (\$12.12 PSF)
- **Taxes (2024/2025):** \$24,234 per annum (\$9.97 PSF)
- **Sale Price:** Upon Request

HIGHLIGHTS

- Landlord is currently executing a turn-key medical instillation
- 4 Windowed exam rooms
- Doctors Office
- New split AC
- New flooring
- New LED lighting

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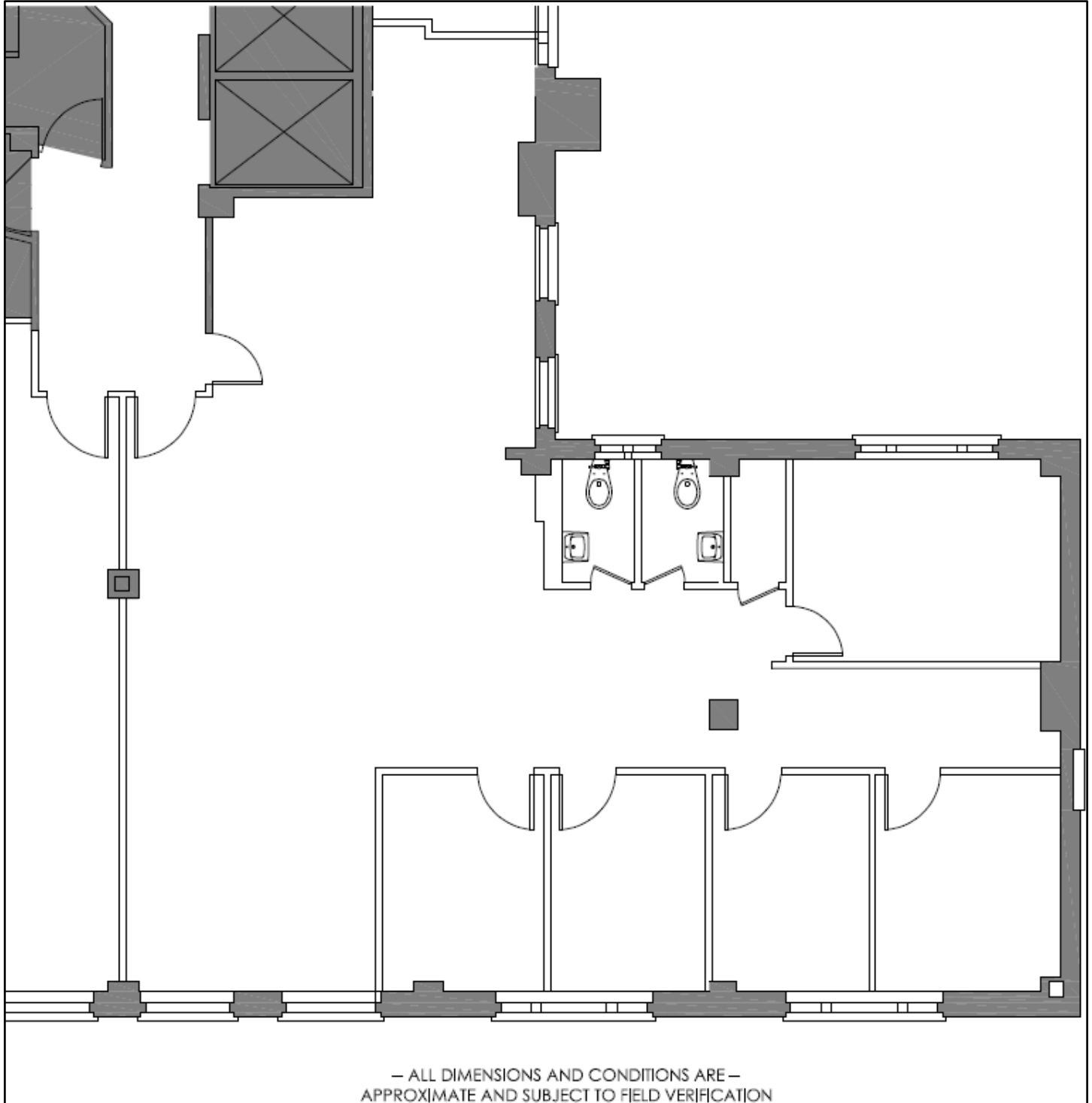


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