



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

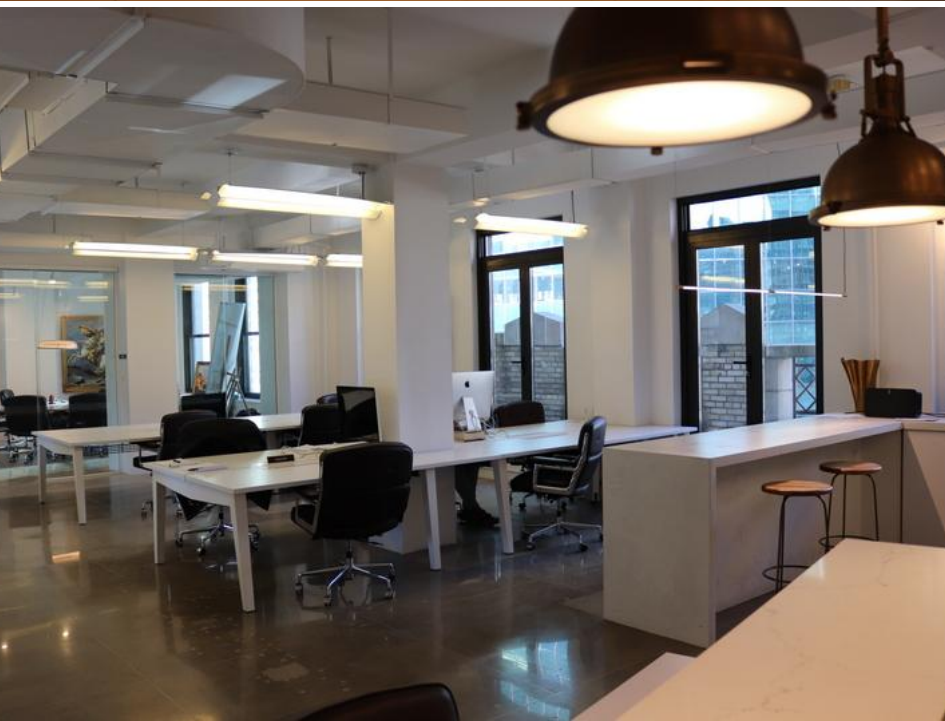
DATE: 05.16.2025
 SCALE: 3/32" = 1'-0"
 DRAWING #: 1.01
 PREPARED FOR: M. RAPAPORT
 REVISION #: 001

ALL DIMENSIONS APPROXIMATE
 GC TO V.I.F.



Finishes on other floors







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 | 45 115 Madison |
| 2 Dos Toros | 29 Ben & Jerry's | |
| 3 Joe's Soup Dumplings | 30 MoMA Museum of Modern Art | 46 TD Bank |
| 4 Wolf & Lamb Steakhouse | 47 TD Bank | 48 Wells Fargo |
| 5 Casa Limone | 49 Flagstar Bank | 50 Chase Bank |
| 6 Hatsuhana | 51 Bank of America | |
| 7 Mangia | 31 Nike NYC | 32 Sephora |
| 8 Málá Project | 33 Club Monaco | 34 Hoka |
| 9 Vegan on the Fly | 35 Saks + Christian Dior | 36 Vince |
| 10 Mitr Thai | 37 Nintendo | 38 Michael Kors |
| 11 Valerie | 39 Ted Baker | 40 Lululemon |
| 12 Joju | 41 Aritzia | 42 Alo |
| 13 STK Steakhouse | 43 Citizen Watch Flagship | 44 The North Face |
| 14 Fig & Olive | | |
| 15 Ace's Pizza | | |
| 16 Paris Baguette | | |
| 17 Villard | | |
| 18 Duke Eatery | | |
| 19 UrbanSpace Vanderbilt | | |
| 20 Starbucks | | |
| 21 Starbucks | | |
| 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