



Lower Level Private  
Street Entrance

**Grand Central Space Lower Level with Private Street/Retail Entrance**  
**3,500 -7,000 SF LOWER LEVEL**

*Space is divisible and Retail and Lower Level can be leased separately*



**Retail Frontage**  
15'

**Lower Level**  
3,500 - 7,000 SF

**Transportation**

Grand Central Terminal - .01 Miles  
4-5-6-7-S subway - .01 Miles  
Metro North - .01 Miles  
LIRR - .01 Miles  
Sea Streak Ferry - .09 miles  
NYC Water Taxi - .09 Miles  
Penn Station - 1.4 Miles

**Possible Use**

Showroom & Retail  
Medical Facility  
Training and School  
Gym and Fitness Location  
Office Space  
Media Space  
Logistics and Storage

**MANAGING AGENT**

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## About 144 E 44<sup>th</sup>

144 E 44th Street is a unique structure with a modern atmosphere located on a heavily trafficked corridor to Grand Central Station between Lexington and Third Avenue. The building is a sophisticated and modern office tower with a sleek glass and granite façade. The structure has been systemically modernized and preserved to maintain its clean aesthetic and building systems.

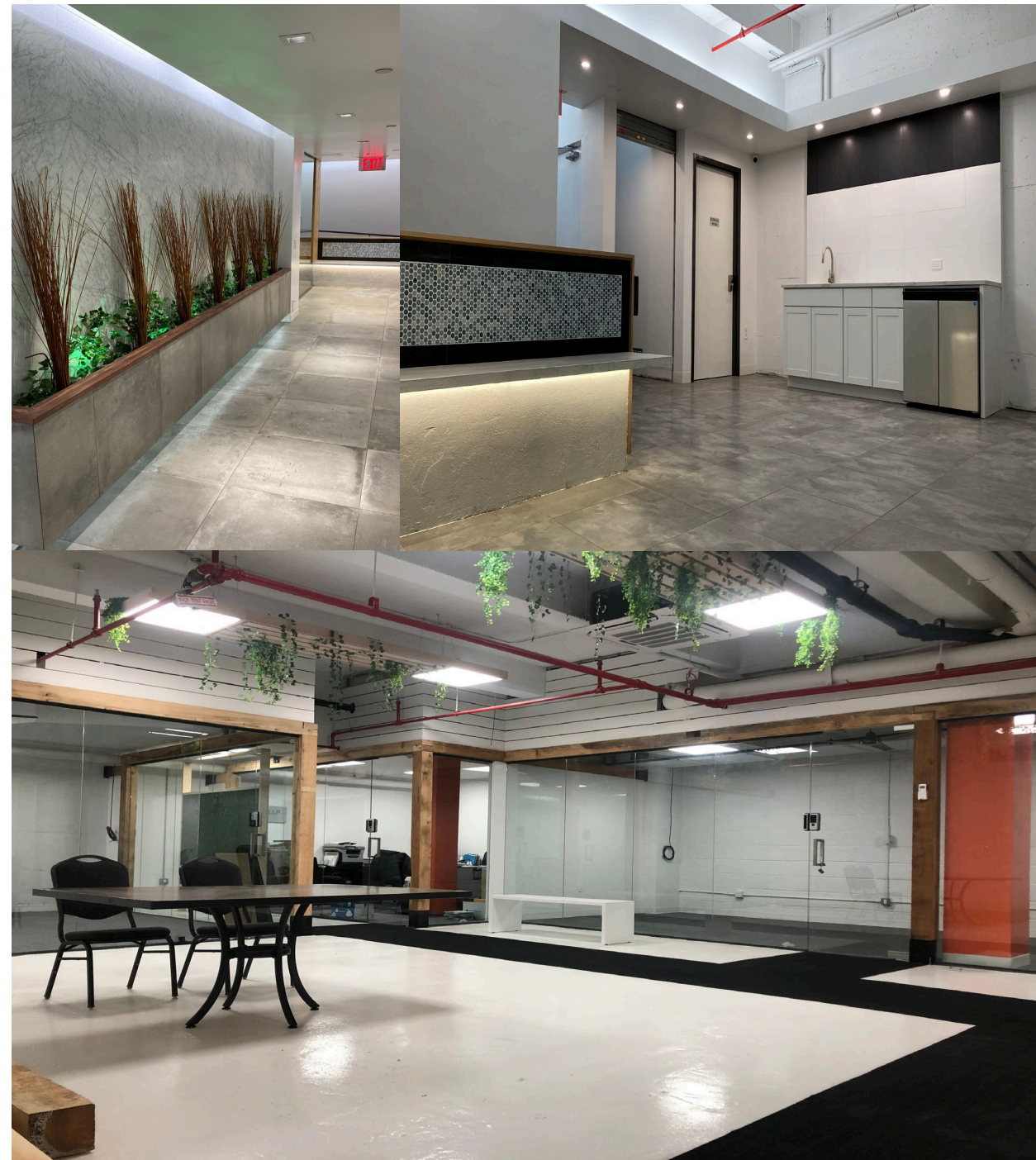
## Location

144 E 44th Street is exceptionally well located, only one blocks north of the landmark Chrysler Building, and steps from the 100-year old magnificent Beaux Arts Grand Central Terminal, an unparalleled public transportation hub that has made the area highly desired.

## Management & Staff

144 E 44<sup>th</sup> Street has assembled a full time staff of maintenance technicians and managers with the common goal of providing first class service to our tenants. Our fully integrated team can provide tenants with a wide range of services so they can focus on their core business activities. Those services include, but are not limited to the following:

- Design, Planning, Furniture
- Construction & General Maintenance
- Cleaning & Office Management
- Information Technology & Internet Services
- Landscaping / Interior Green Walls





## Lower Level – 7,000 SF

The Lower Level Space at 144 E 44<sup>th</sup> Street provides interested tenants with multiple design options and use types. The space has its own Entrance at the Street/Retail Level with a small lobby and option for private elevator access. The space from street level leads down a set of stairs into a large open lobby that branches off into large rooms. The space was formerly a designer kitchen / media studio and commercial kitchen, but can be converted to medical, entertainment, retail, or office use. The space has an existing open layout with access to water and drainage making conversion to any use possible.



## Technical Specifications

### **Electrical – Total 400 Amps**

- 1 direct meter providing 200 AMPS
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### **HVAC – New Tenant Controlled VRF Systems**

### **Fire Protection**

- Fully Sprinklered throughout LL
- Ansul System of cooking area

**Structure-** Concrete & Steel, concrete slab w/ reinforced steel

**Ceiling Height - 10'6" – 11'-6"**

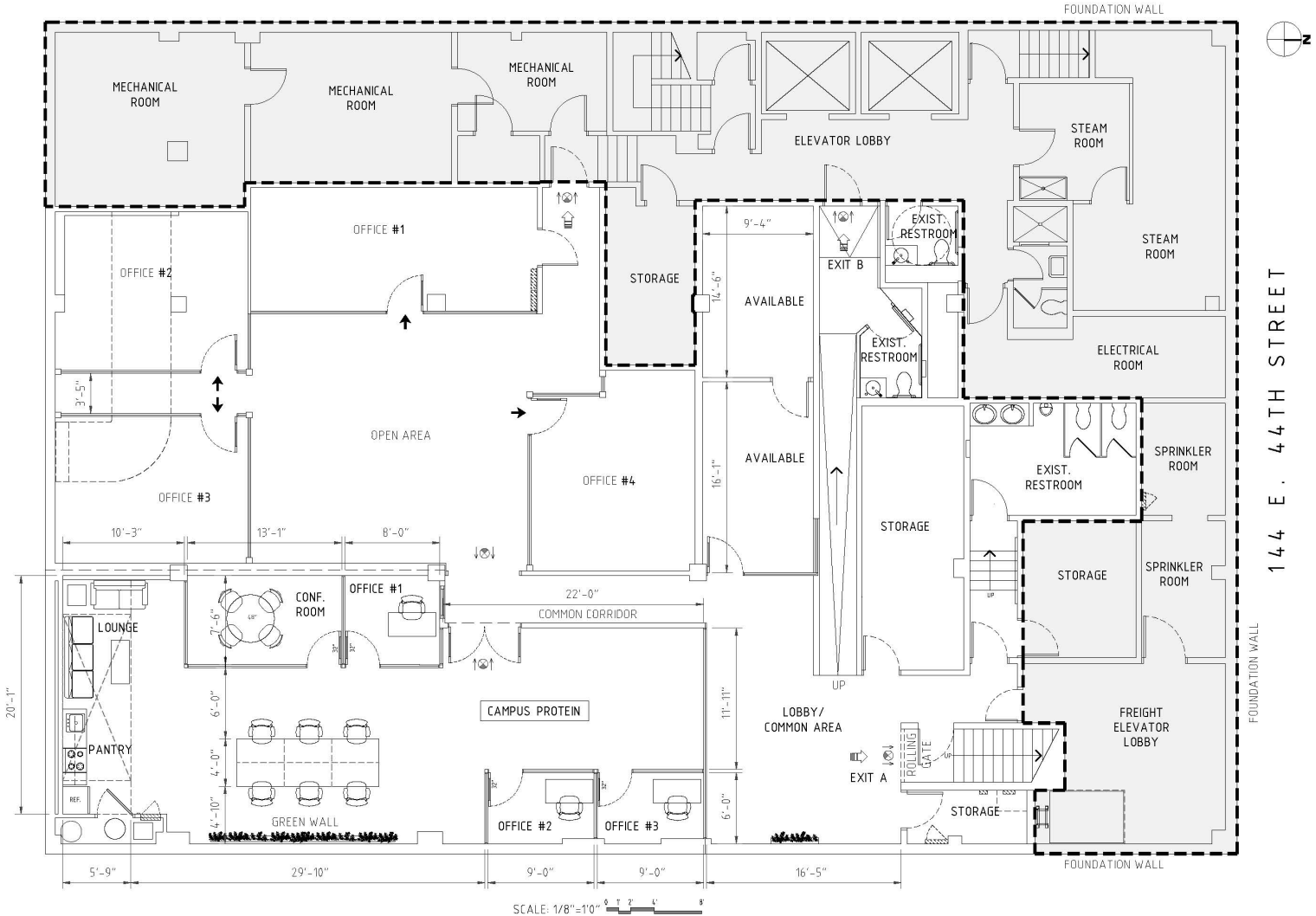


LEGEND:  
--- INDICATES BUILDING'S SYSTEMS AREAS

144 EAST 44TH STREET

# Lower Level As Built Floor Plan

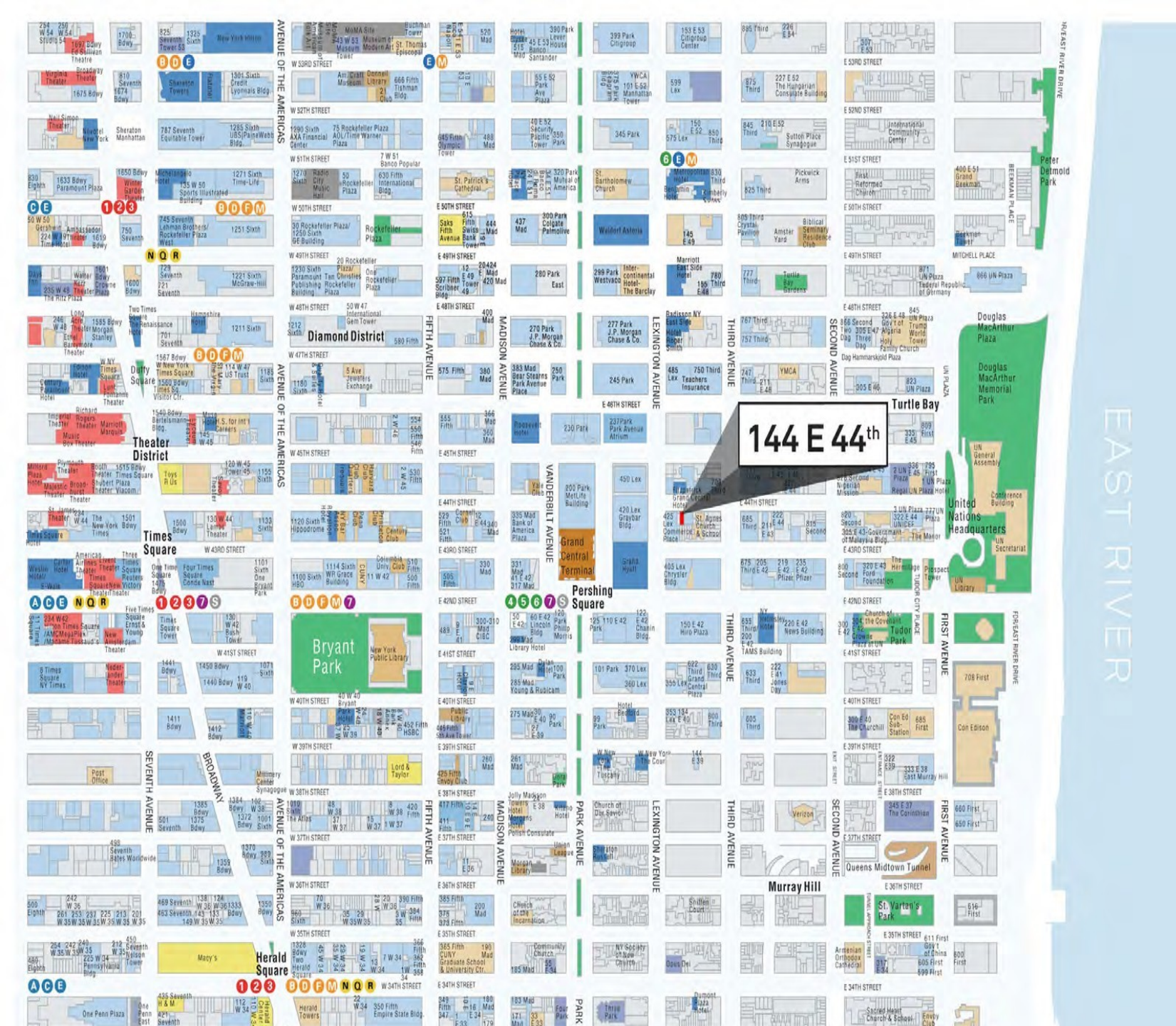
All floorplans are subject to change and modification as required by tenant.



CELLAR FLOOR PLAN

AENA





## Area Overview

144 E 44th Street is exceptionally well-located, only two blocks north of the land-marked Chrysler Building, and steps from Grand Central Terminal, an unparalleled public transportation hub that has made the area highly desired.

Both the geographic and iconic center of Manhattan, it features some of New York City's tallest buildings, busiest sidewalks, most recognizable attractions, finest restaurants, largest stores and greatest cultural institutions. Bryant Park, with its abundant shade an urban amenity, abuts the imposing New York Public Library main branch at 42nd Street and contributes greatly to the success of the neighborhood.

## Transportation Hubs

Grand Central Terminal - .01 Miles  
4-5-6-7-S subway - .01 Miles  
Metro North - .01 Miles  
LIRR - .01 Miles (coming into Grand Central soon)  
Sea Streak Ferry - .09 miles  
NYC Water Taxi - .09 Miles  
Penn Station - 1.4 Miles