

144 East 44<sup>th</sup> Street, Retail Level Suites Available for Lease

**1<sup>st</sup> Floor Retail Level, Suite # 400**

**Square Footage:** 565 RSF

**Lease Term:** Month to Month

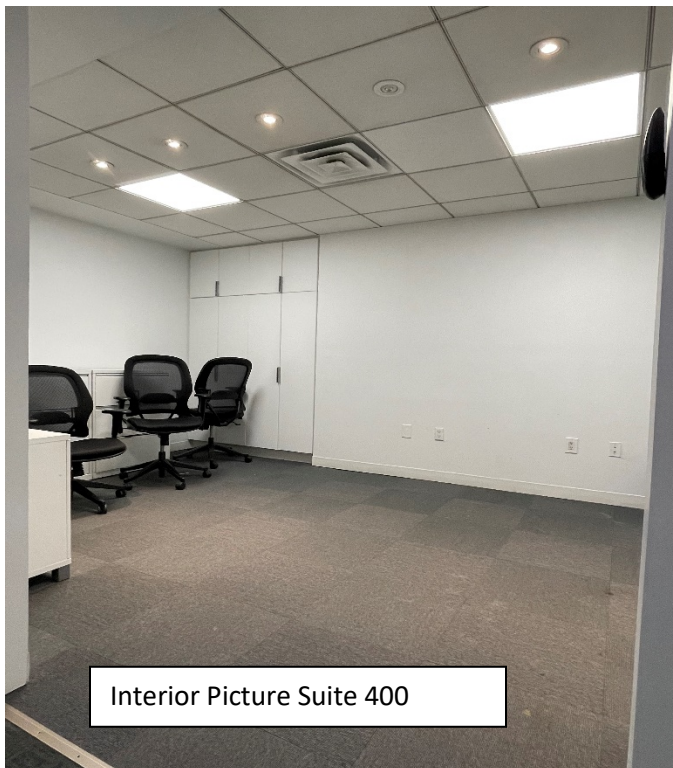
**Asking Price:** \$3,000.00 per month

**Utilities:** \$150.00 per month

**Layout:** 2 Offices, with flexible layout options (1 private office, 1 open/bullpen office)

**Amenities for 1<sup>st</sup> Floor Tenants:**

- **Shared Conference Room:** located on 1<sup>st</sup> Floor exclusive to 1<sup>st</sup> floor tenants
- **Shared Pantry Area:** Located on 1<sup>st</sup> Floor exclusive to 1<sup>st</sup> floor tenants
- **Exclusive Building Entrance:** 1<sup>st</sup> floor tenants have private/exclusive separate street level entrance with key code access, in addition to building main lobby entrance
- **Retail Branding/Signage:** 1<sup>st</sup> Floor tenants by add signage on street level 1<sup>st</sup> floor private door entrance for branding/marketing.



Interior Picture Suite 400



Interior Picture Suite 400

**New Jersey Office**

112 Avenue of Two Rivers

Rumson, NJ 07760

Phone: 646-453-3271

Email: [tconley@conleygrp.com](mailto:tconley@conleygrp.com)

**New York Office**

144 East 44<sup>th</sup> Street

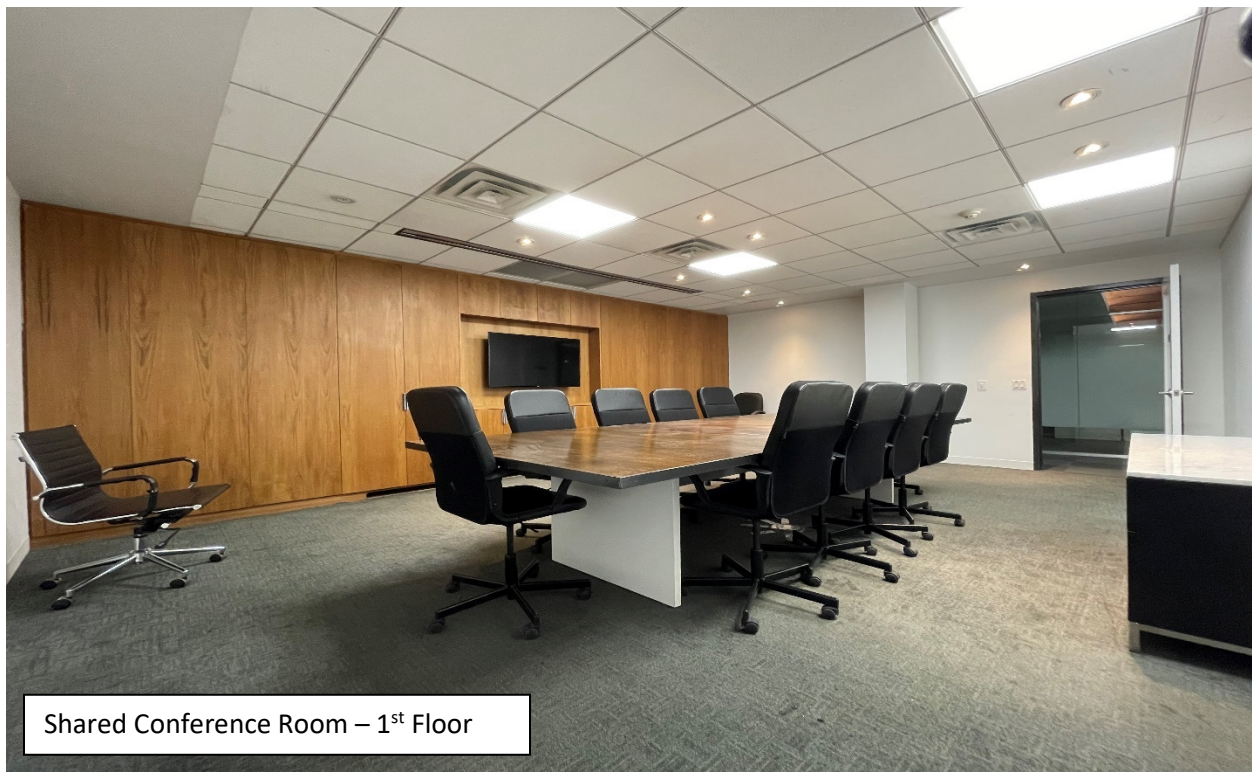
New York, New York, 10017

Phone: 212-338-0111 ext. 121

Email: [tconley@conleygrp.com](mailto:tconley@conleygrp.com)



Office Exterior Picture Suite 400



Shared Conference Room – 1<sup>st</sup> Floor

**New Jersey Office**

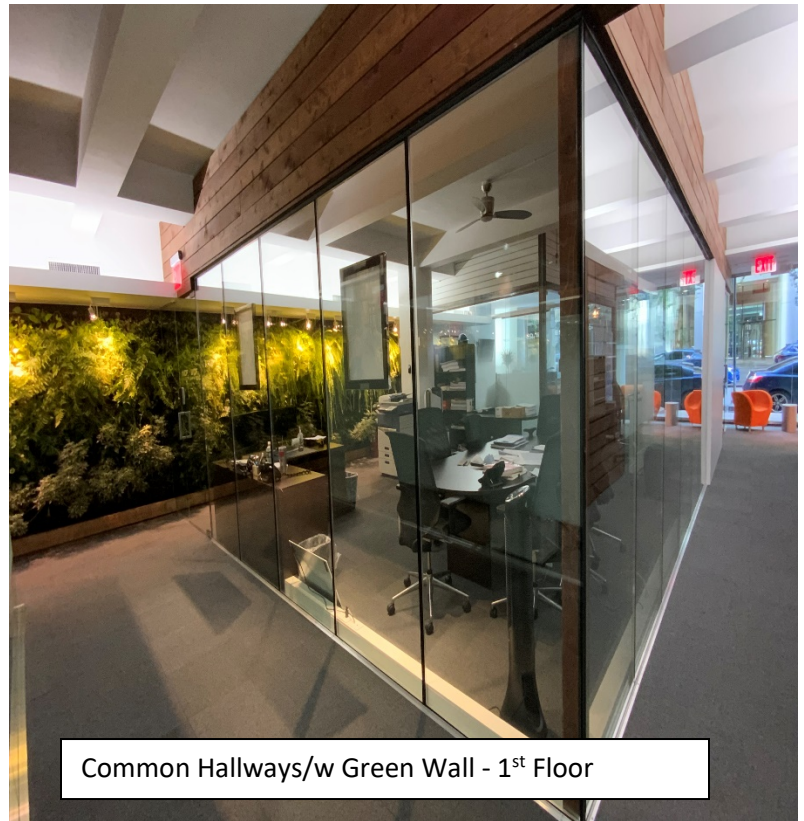
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Shared Pantry Area– 1<sup>st</sup> Floor



Common Hallways/w Green Wall - 1<sup>st</sup> Floor



Private Entrance w/ Signage- 1<sup>st</sup> Floor

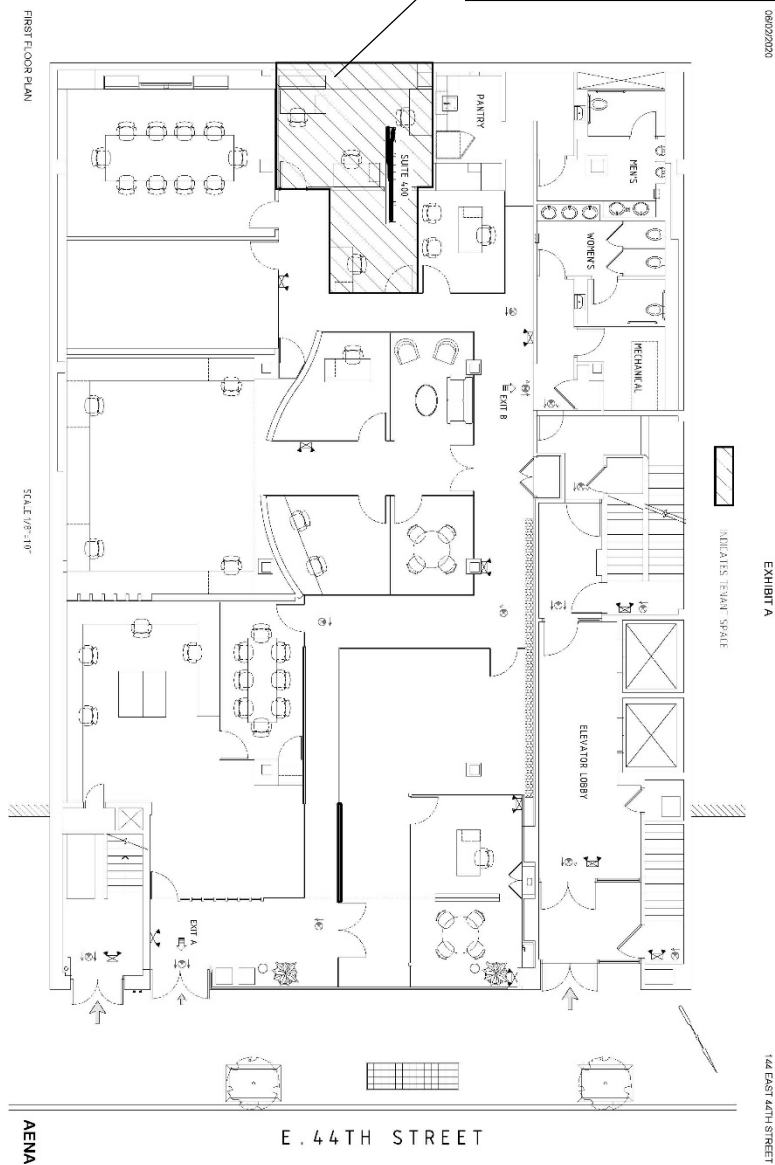
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