

144 East 44th Street, Lower Level Suites Available for Lease

Lower Level Suite 200

Square Footage: 3,053 RSF

Lease Term: Flexible term or Month to Month

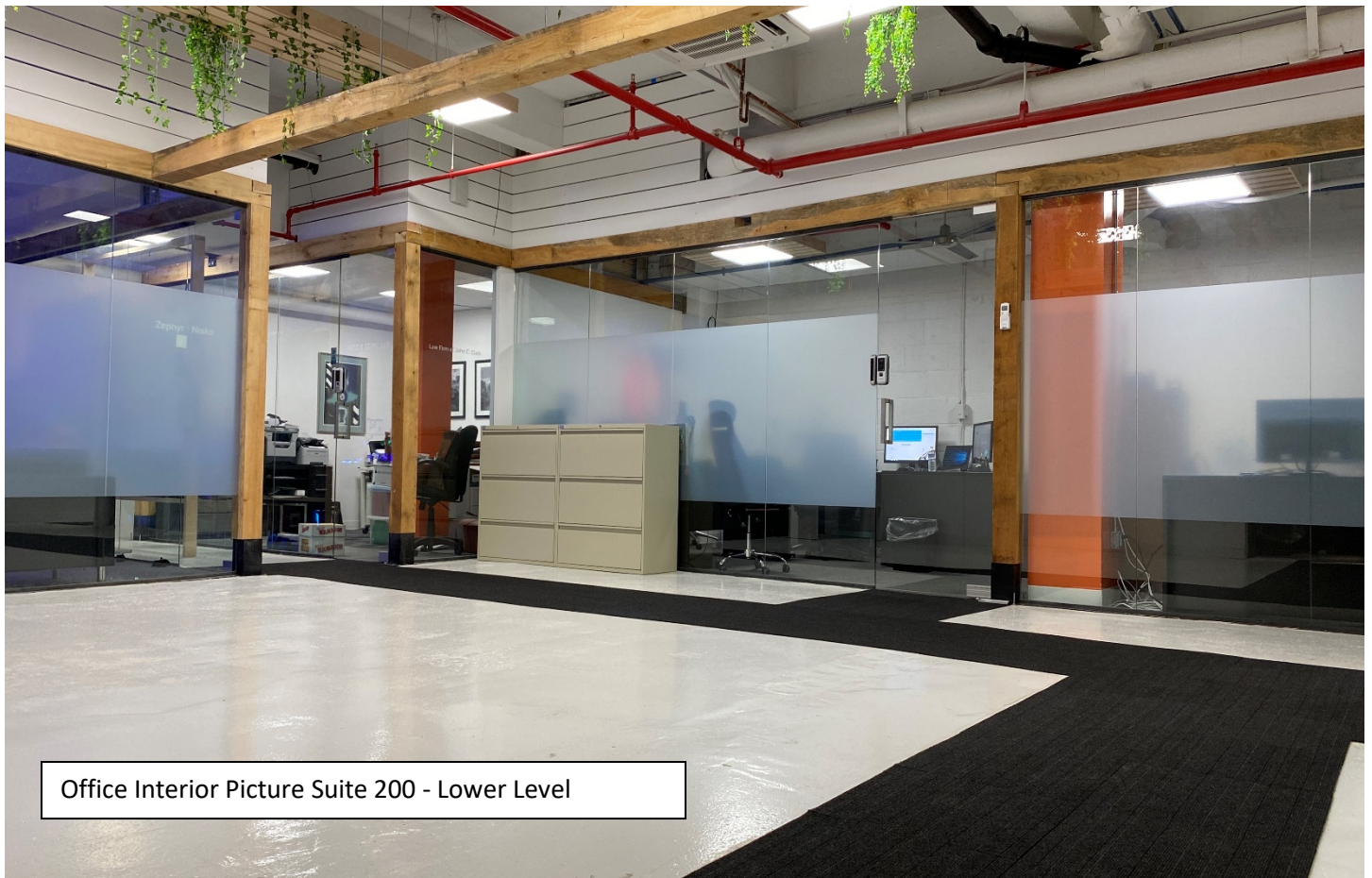
Asking Price: \$9,500.00 per month

Utilities: \$500.00 per month

Layout: 4 Private Offices with large bullpen area

Amenities for Lower Level Tenants:

- **Shared Pantry Area:** Located on Lower Level exclusive to lower-level tenant.
- **Exclusive Building Entrance:** Lower-Level Tenants have private/exclusive separate street level entrance with key code access, in addition to building main lobby entrance
- **Retail Branding/Signage:** Tenants may add signage on street level of private door entrance for branding/marketing.



New Jersey Office

112 Avenue of Two Rivers

Rumson, NJ 07760

Phone: 646-453-3271

Email: tconley@conleygrp.com

New York Office

144 East 44th Street

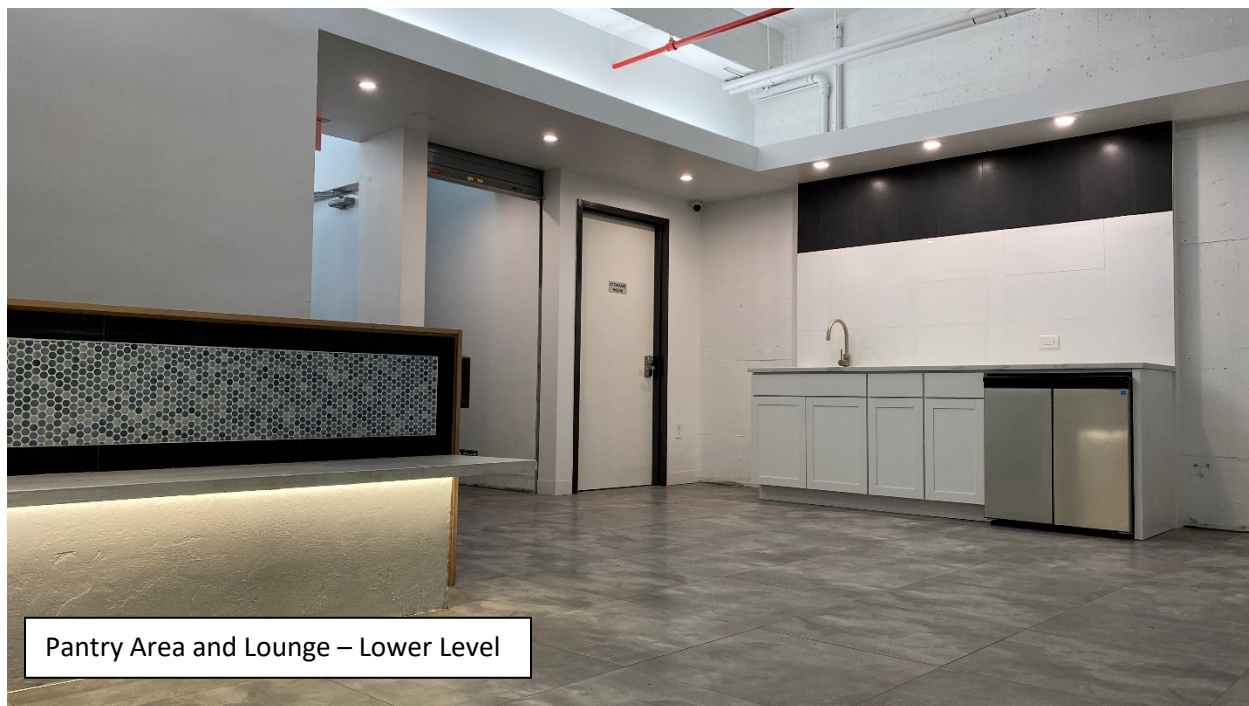
New York, New York, 10017

Phone: 212-338-0111 ext. 121

Email: tconley@conleygrp.com



Office Interior Suite 200



Pantry Area and Lounge – Lower Level

New Jersey Office

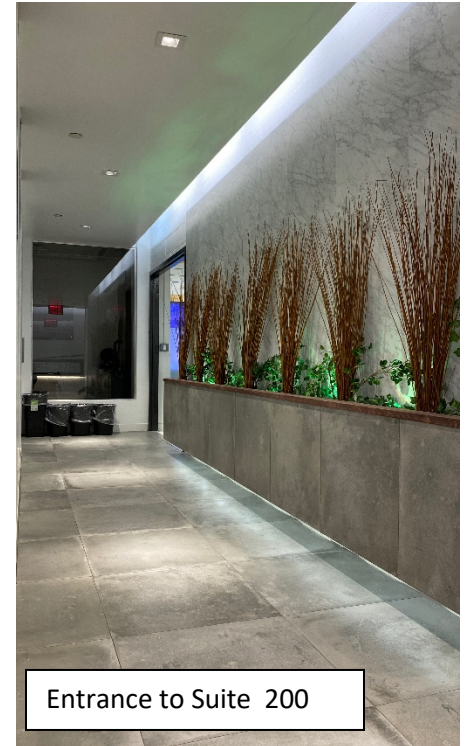
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Common Hallway -Lower Level



Entrance to Suite 200



Suite 200 – Interior Office

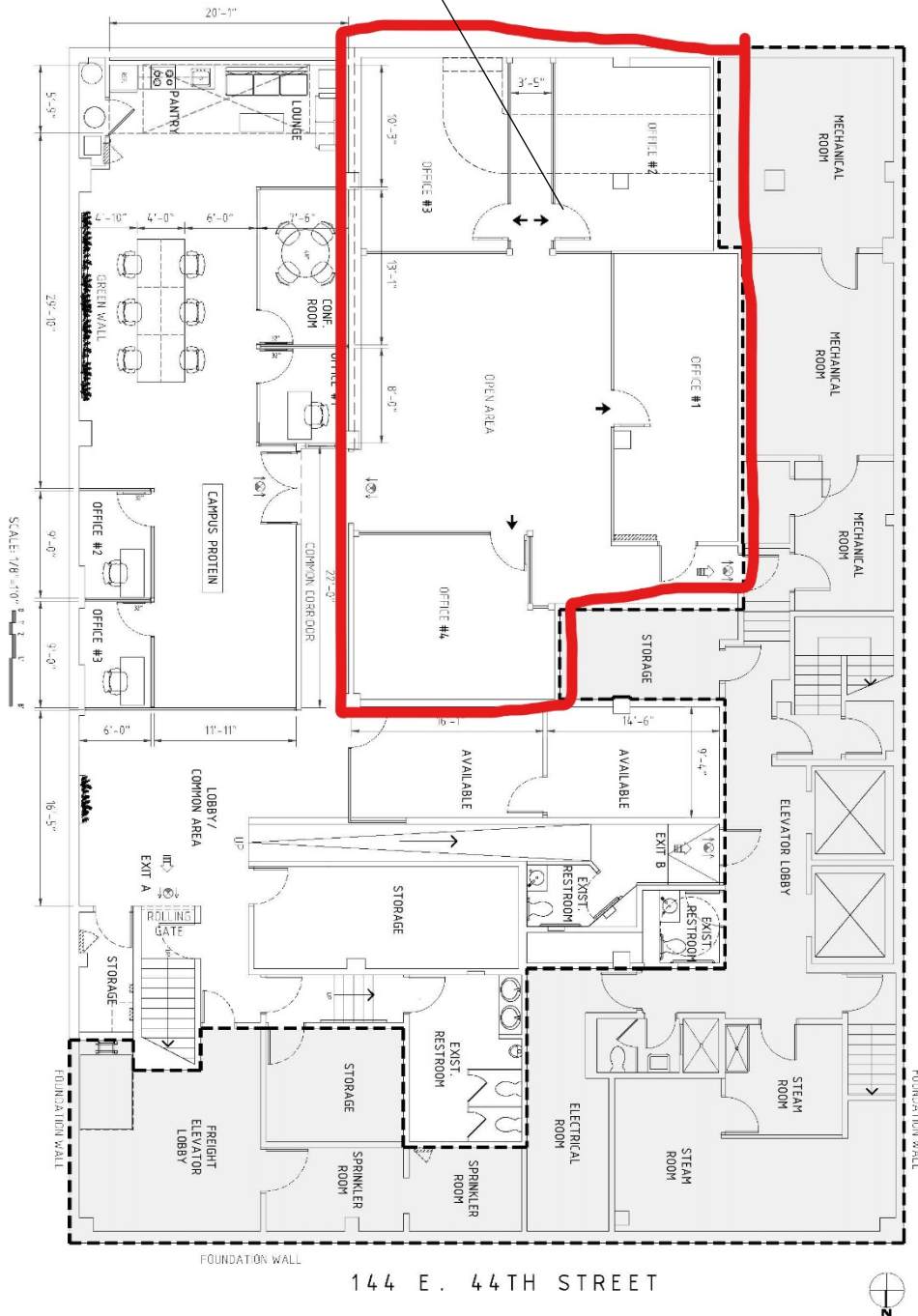
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Suite 200 – Lower Level

11/11/2019

CELLAR FLOOR PLAN



LEGEND:
--- INDICATES BUILDING'S SYSTEMS AREAS

SCALE: 1/8" = 1'-0"

AENA

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