

144 East 44th Street

Grand Central District, New York
Between Lexington and Third Avenue

Building Overview:

144 E 44th Street is a boutique 8 story office building that is located just a 1/2 block east of Grand Central Station, between Lexington and 3rd Avenues. The building is comprised of professional tenants and is a great alternative to the crowds and congestion of high-rise towers while offering the same level service and attention to detail. The building provides its tenants with an exceptional location, customized office space, and all building services with its in-house operations and management team.

Building Highlights:

- Fully staffed Lobby, Maintenance, and Building Services team on site 24/7.
- Pre-built/turnkey and customizable office space solutions
- High Speed Fiber Internet from Verizon and Spectrum readily available
- New VRF HVAC & Air Filtration Systems Installed

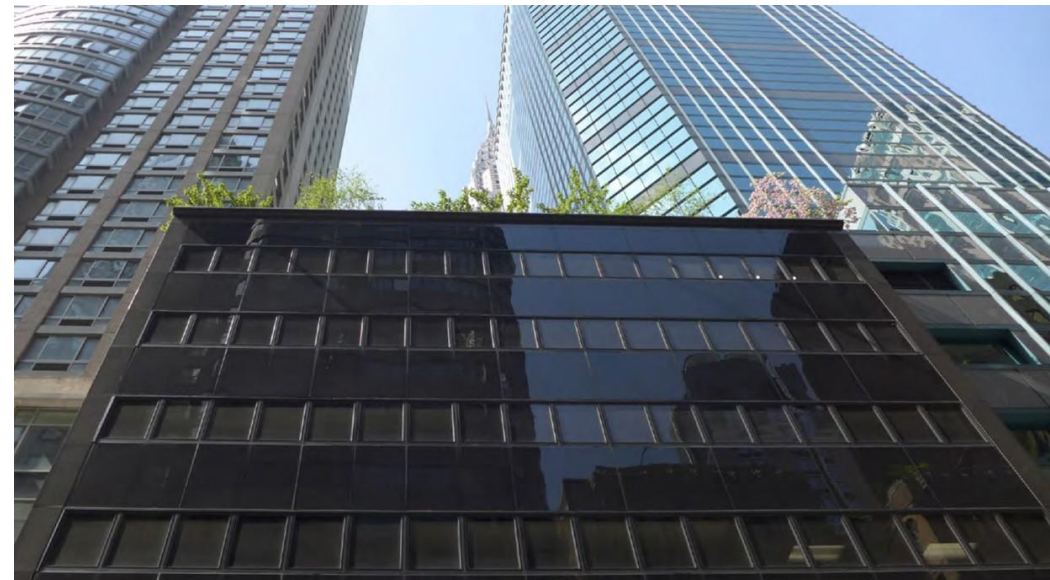
Availabilities:

5th Floor – 5,071 RSF, Pre-built/Turnkey Modern Office Space

Lease Terms:

Asking Price: \$52 per RSF

Lease Term: Negotiable (3-10 years)



5th Floor, Suite # 502 - Summary

Space Overview:

Suite # 502 is a newly renovated professional office space that was designed and constructed utilizing a combination of architectural features to maximize natural light while developing a clean and modern aesthetic. New Fujitsu VRF HVAC and air filtration systems have been installed on this floor, as well as upgrades to the 5th floor elevator lobby and common areas which includes; green walls, decorative lighting, lounge seating, and a large board/conference room. Suite 502 consists of the following: 1 Executive Corner Office, 4 private offices, Open Bullpen Seating for 12, 1 private conference room, Pantry Area, Reception Area, 1 training room or additional workstations, Printing & filing Station, Dedicated Server Closet, and other storage areas.



