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144 East 44th Street - Retail Space for Lease

- Retail Availability: 3,000 – 6,000 SF
- Cellar Availability: 2,500 – 5,000 SF (option for contiguous additional space on level below)

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.



RETAIL SUMMARY: The retail level at 144 E 44th Street provides Tenants with an easily accessible location on a main corridor steps from Grand Central Station. The retail frontage provides exceptional exposure and a sleek and modern aesthetic with custom architectural details consisting of a black granite façade and floor to ceiling glass panels. The Landlord's affiliate design + build firm can convert this retail space into a variety of uses including but not limited to: Medical, Entertainment, Professional Services, Showroom, Beauty/Health Services, Construction Supply Center, or Traditional retail.

SIZE/LAYOUT: The retail level can be leased in its entirety at 6,000 SF with an option to expand by making retail level contiguous with cellar providing an additional 5,000 SF of cellar space. The retail level can also be demised into two separate units and partially leased at 3,000 SF

FRONTAGE: 144 East 44th Street's retail space provides 75 LF of frontage consisting of floor to ceiling glass providing exceptional street level exposure.

SIGNAGE: Tenants can maximize exposure by utilizing both exposed sides of the exposed building façade via billboard signage visible from both Lexington and Third Ave.

ACCESSIBILITY: The retail level currently provides direct access to premises on 44th Street via a set of full height glass entrance doors. The Retail premises can also be accessed via a secondary entrance located directly in building's attended lobby area.

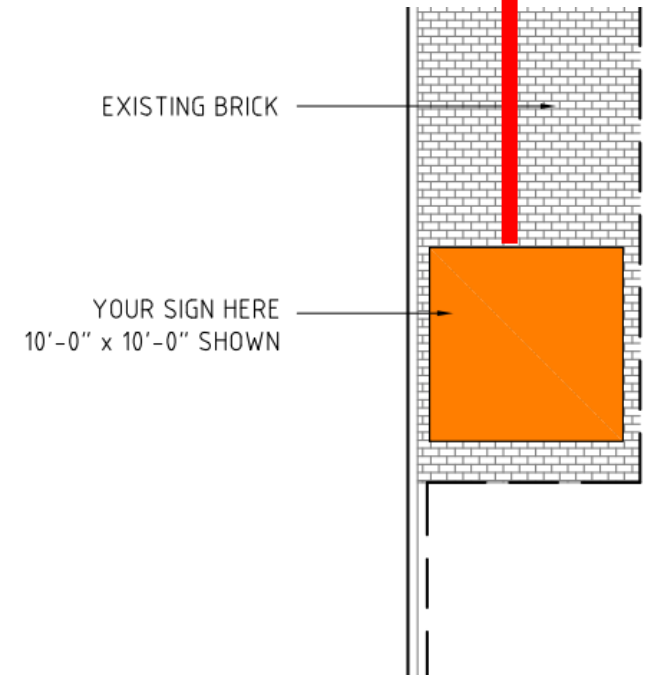
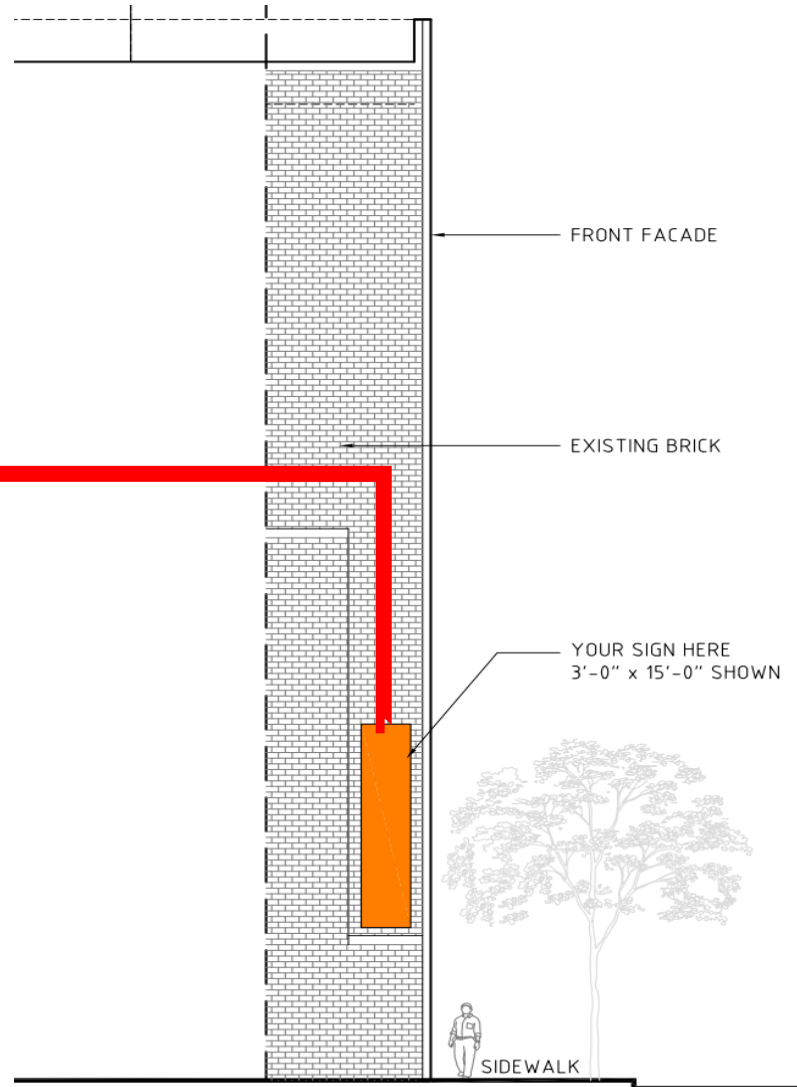
CEILING HEIGHTS: 10'0 – 11'-0 (slab to slab)





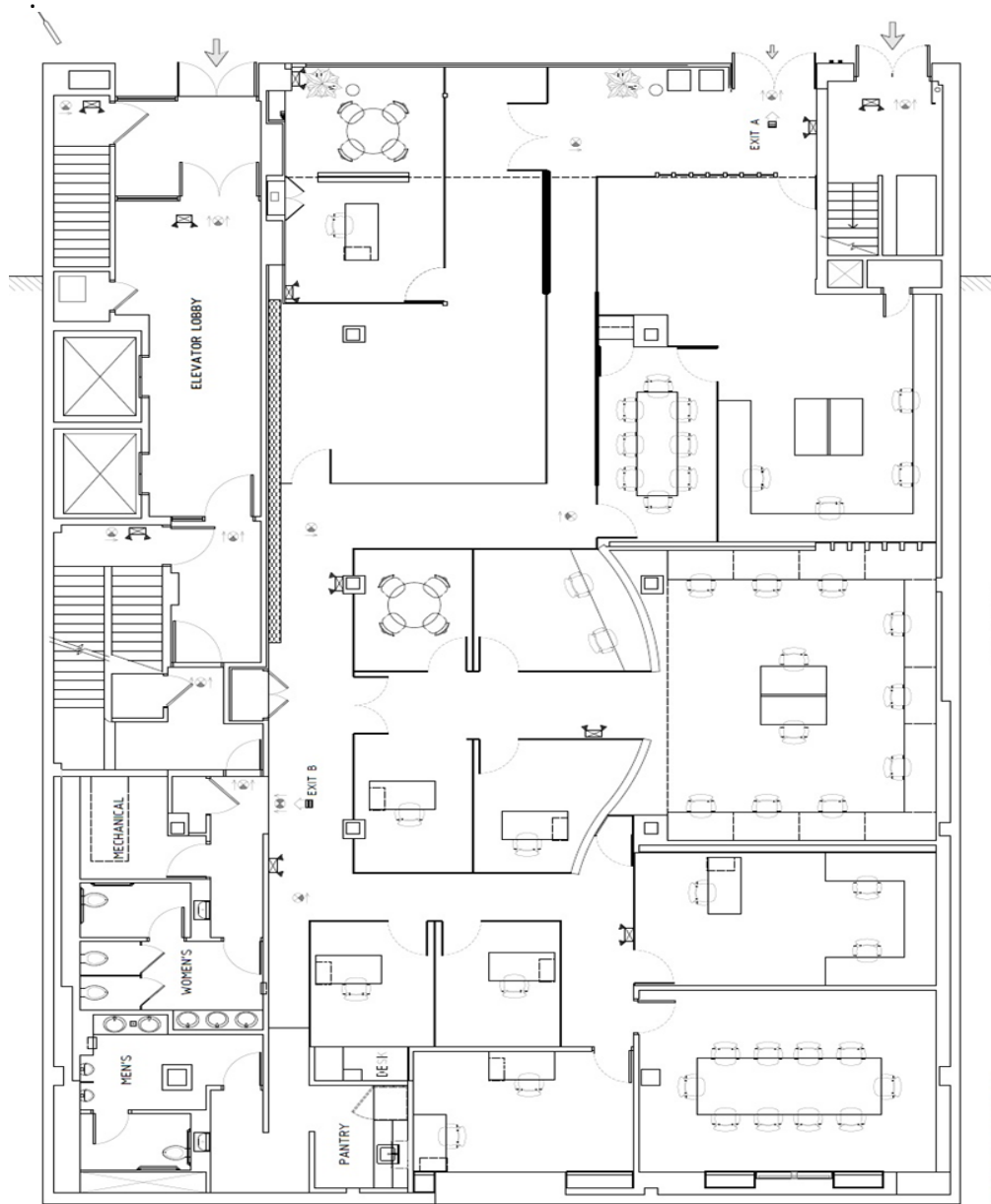
FAÇADE BILLBOARD SIGNAGE

Tenants can maximize exposure by utilizing both exposed sides of the exposed building façade via billboard signage visible from both Lexington and Third Ave.



RETAIL LEVEL FLOOR PLAN – AS BUILT - 6,200 SF

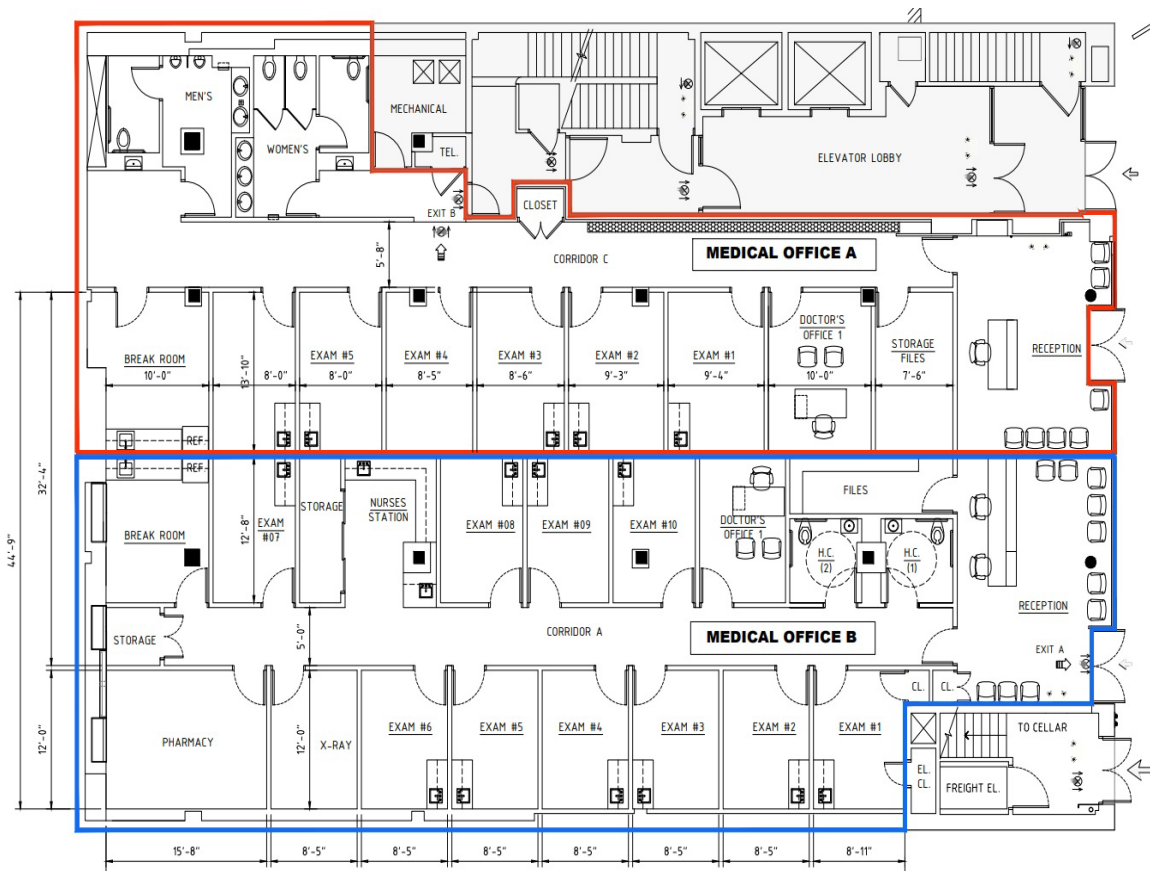
The retail level can be leased in its entirety at 6,200 SF shown in plan below. Tenant also has option to combine retail level with cellar for an additional 5,000 SF of contiguous space. The retail level can also be demised into two separate units and partially leased at 3,000 SF as shown in plan on following page.



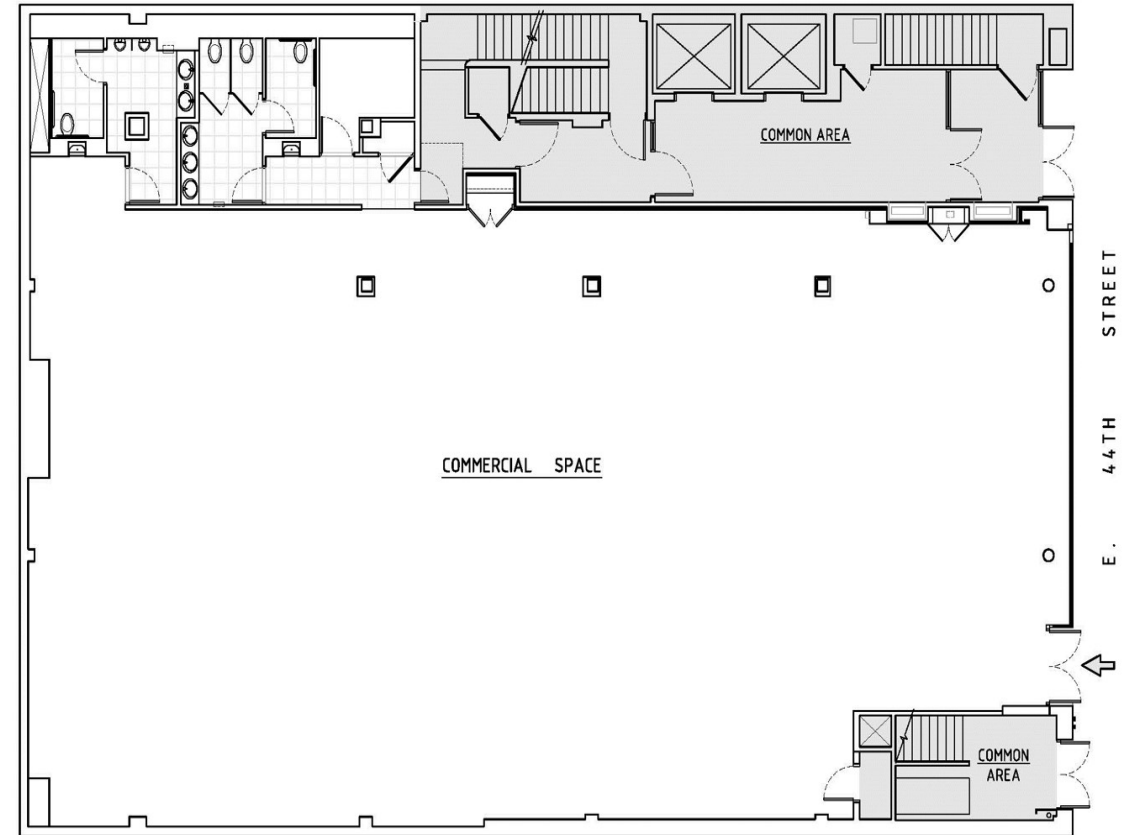
Retail Level – Concept Plan with 2 Suites @ 3,000 SF

Office/Suite A – Shown in Red Outlined Area

Office/Suite B – Shown in Blue Outlined Area



Retail Level – Full Floor Vanilla Box Plan @ 6,200 SF









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MANAGEMENT

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About Us:

Our firm provides our clients with a single source of accountability and reliability as a full-service commercial real estate firm. Conley Management Group works directly with Tenants throughout the entire life cycle of a transaction from acquisition to operations. Our team can manage all aspects of a commercial lease transaction by providing brokerage, design, construction, and operational services. This fully integrated approach provides Tenants with a single source of communication and responsibility throughout the entire lease cycle.

As exclusive Agent and Manager at 144 E 44 our team can assist prospective tenants in all phases of the leasing and relocation process making the transition into the building seamless. Tenants will have the ability to work with our designers to customize floorplans to meet their professional requirements. Then once floorplans have been developed our construction team can handle the workload and deliver turnkey space in an expedited and cost-efficient manner. Our full-service team is available to assist tenants during lease and occupancy at 144 E 44th Street.