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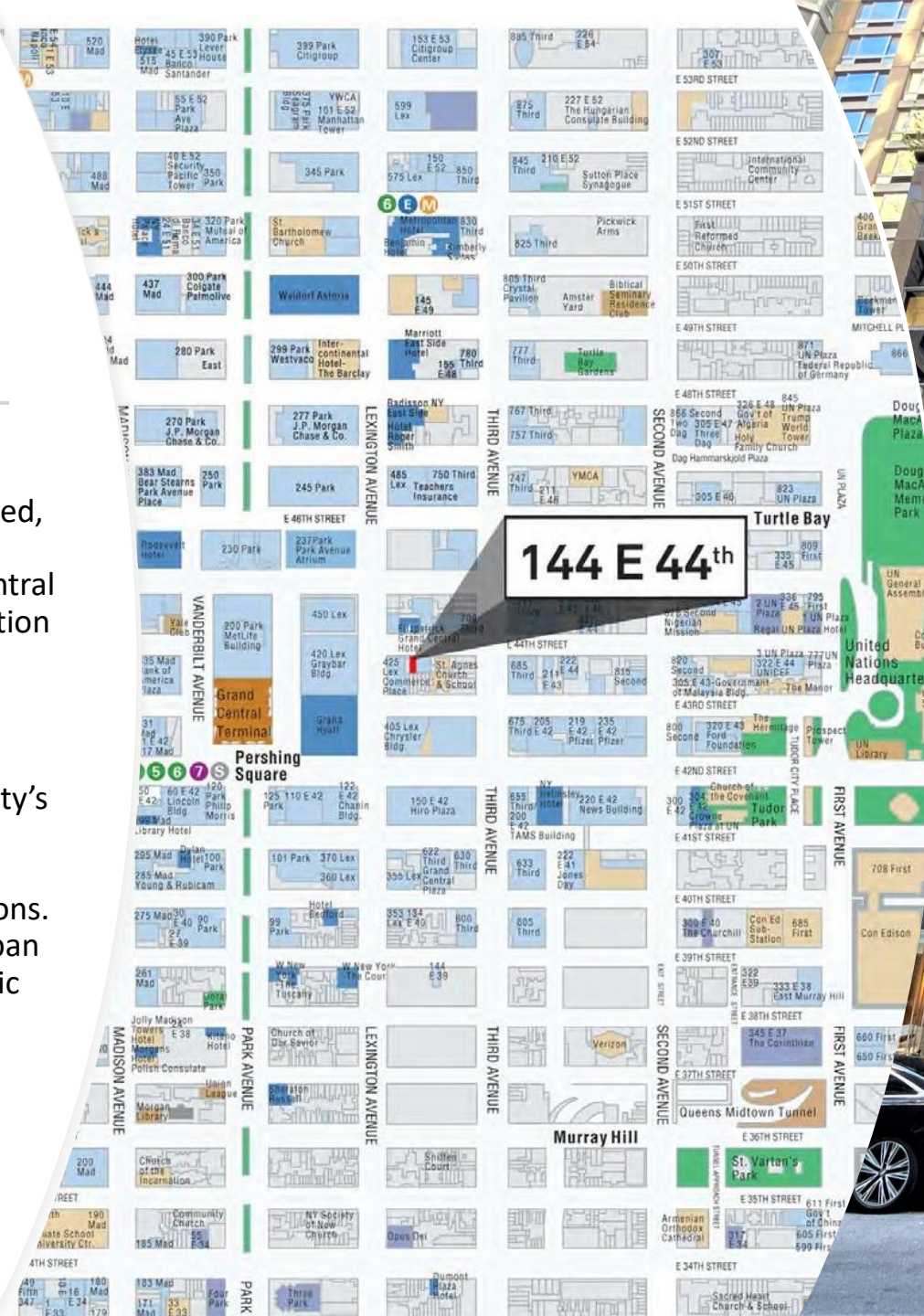
144 East 44th Street – Lower-Level for Lease

- Lower-Level (Cellar) Availability: 2,000 – 5,000 SF
- Direct Street Level Access to Space, High Ceiling, New HVAC, Flexible Layout Options
- Uses: Construction Office, Field Offices, Flex Office, Design Studios, Secure Storage
- Flexible Lease Terms and Pricing

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.



LOWER-LEVEL SUMMARY:

The Lower Level has recently been renovated into an innovative and modern flexible use space conveniently located steps from Grand Central Station. This space is being offered on flexible lease terms and discounted pricing and is well suited for uses such as: Contractor Field Office, Design Studios, Flex-office, Secure Storage, or General Admin use. The Lower Level has its own private street level entrance and staircase or secondary access through the building's main lobby. The space currently offers an open layout with access to pantry area and 3 private bathrooms on floor..

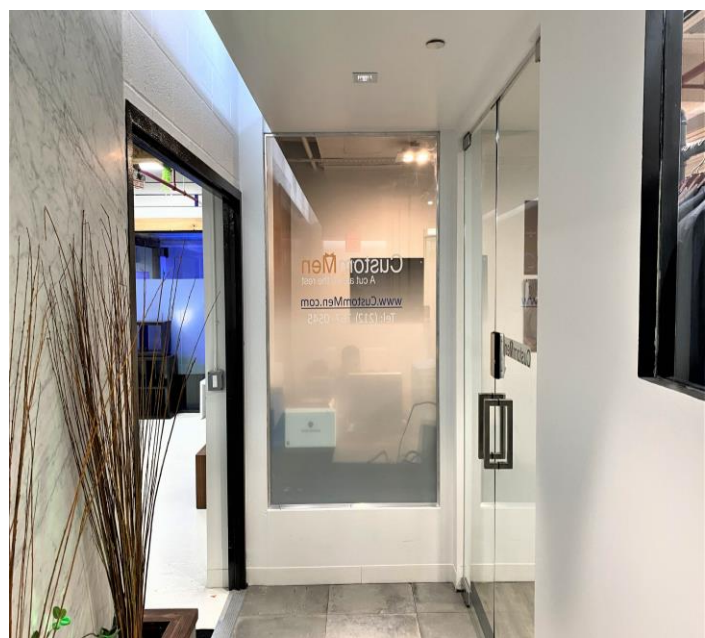
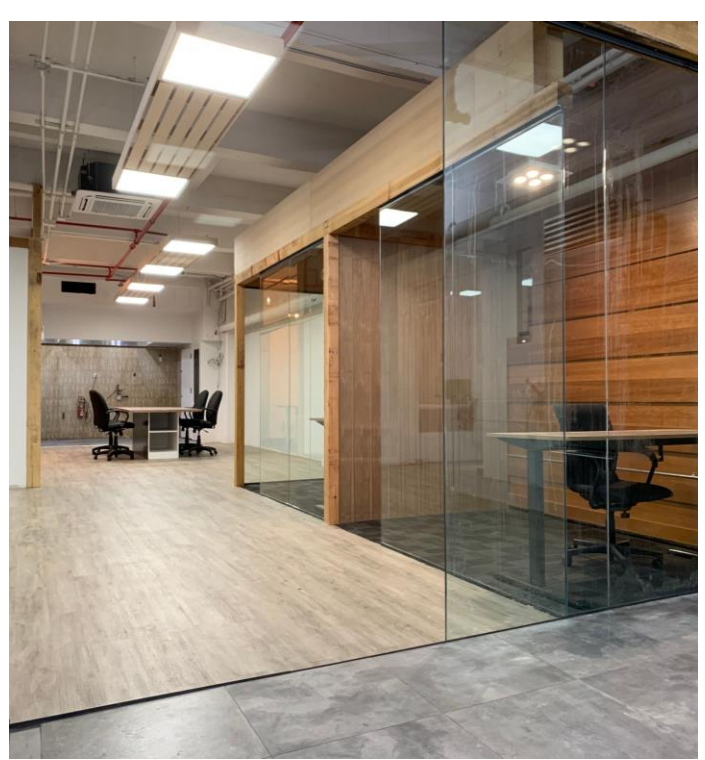
SIZE/LAYOUT: The Lower level can be leased in its entirety at 5,000 SF or can be partially demised in smaller units at 2,000 SF.

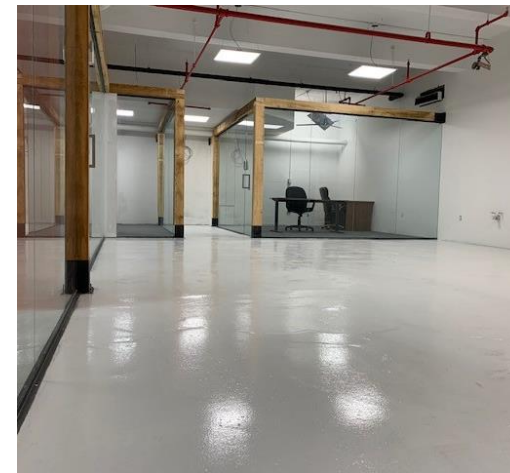
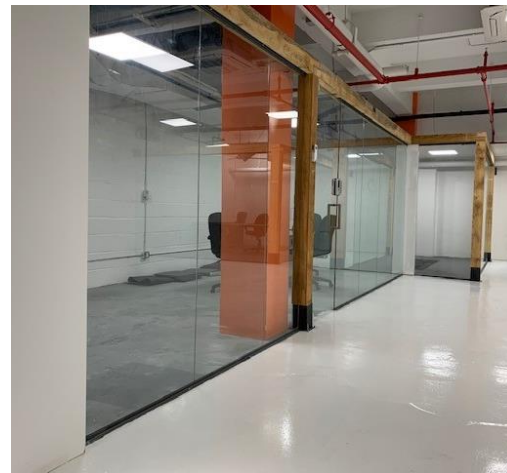
FRONTAGE/ENTRANCE: 144 East 44th Street's Lower Level provides 10 LF of Street frontage consisting of floor to ceiling glass doors and entrance vestibule leading to a dedicated staircase to space from street level.

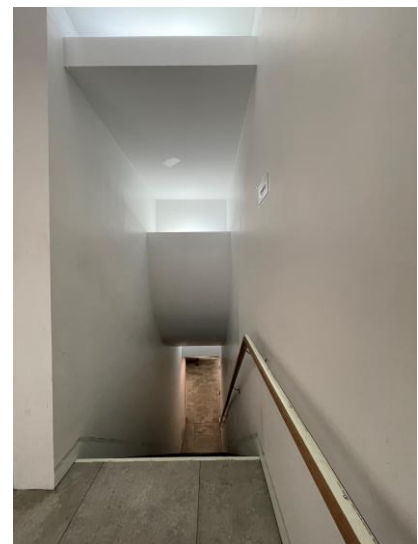
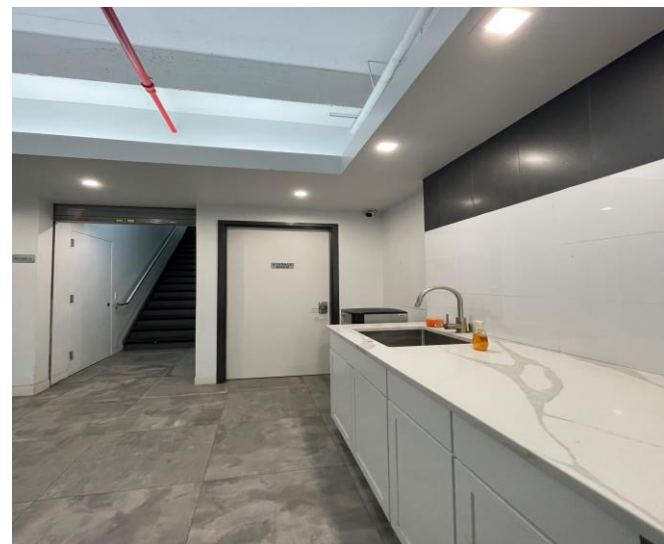
ACCESSIBILITY: The space currently provides direct access on 44th Street via a set of full height glass entrance doors & Vestibule. The space can also be accessed via a secondary entrance located directly in building's attended lobby area with elevator access.

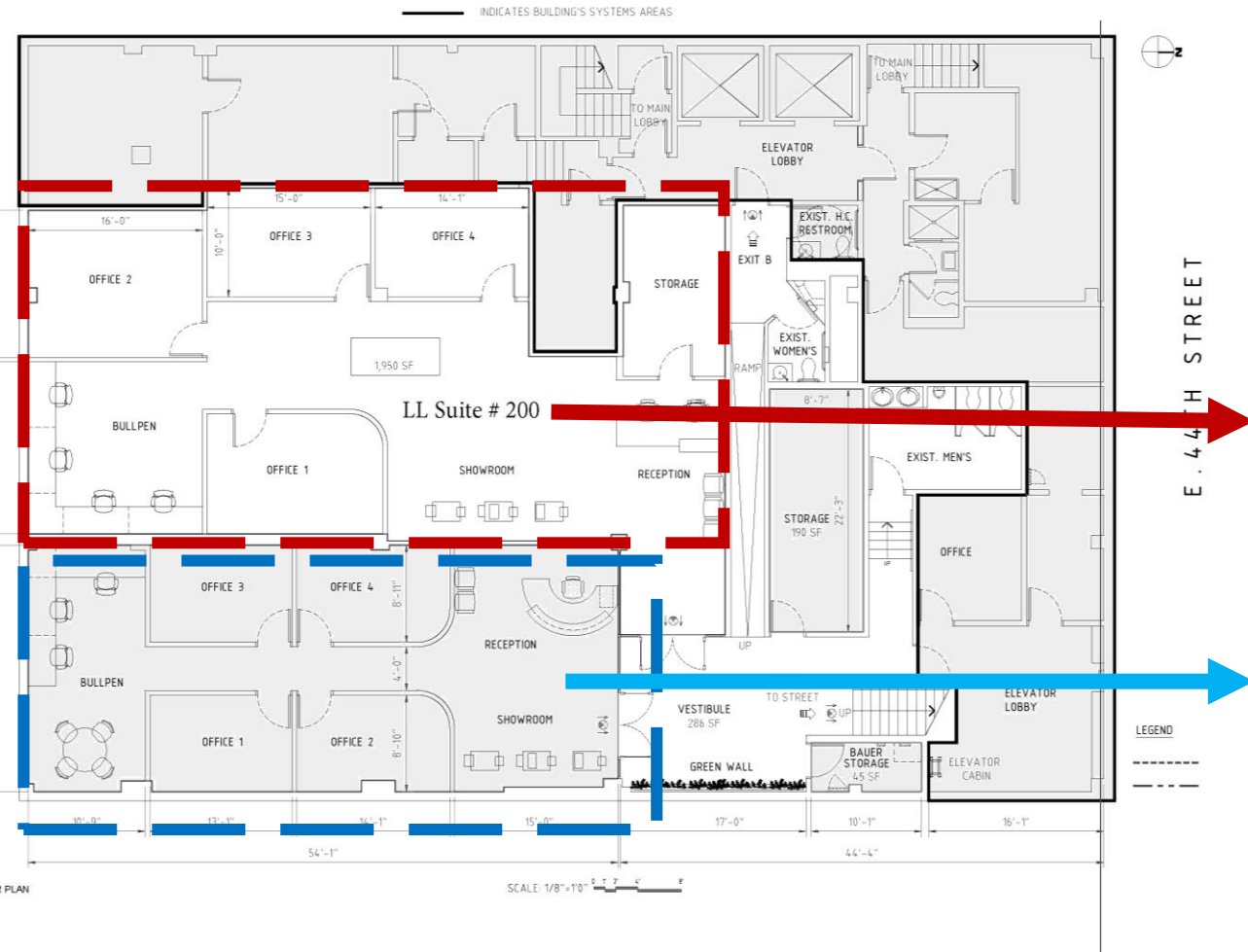
CEILING HEIGHTS: 11'-0 (slab to slab)









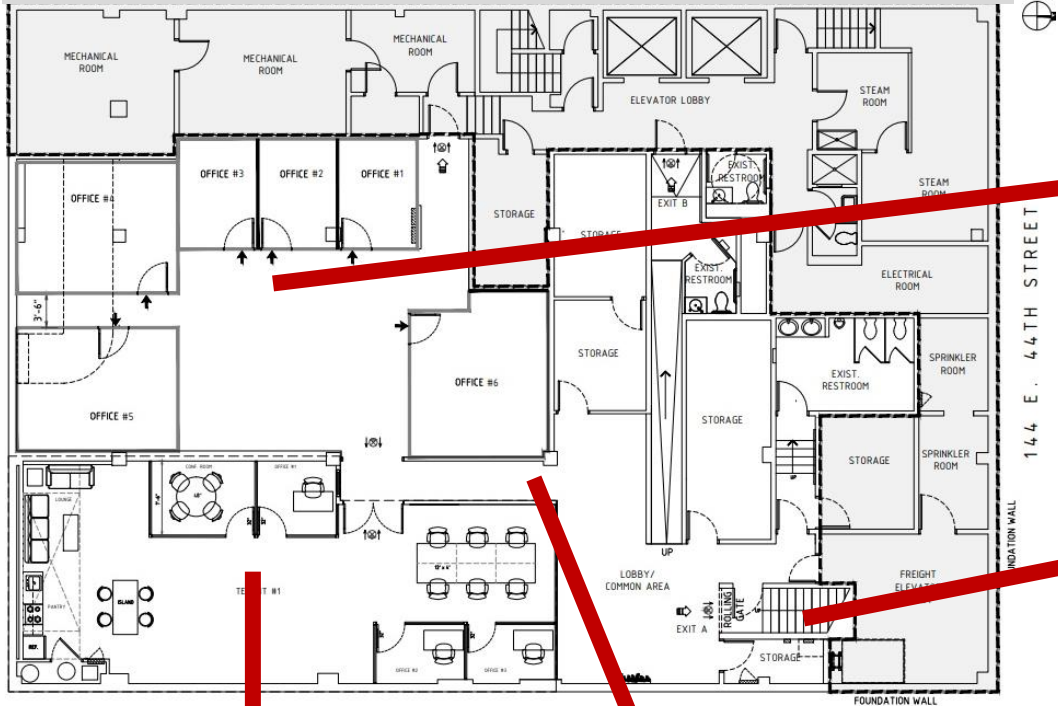


Lower Level Combined Suites 100 & 200
 Combined Suite Total - 5,000 SF

Lower Level – Suite 200 @ 2,750 SF

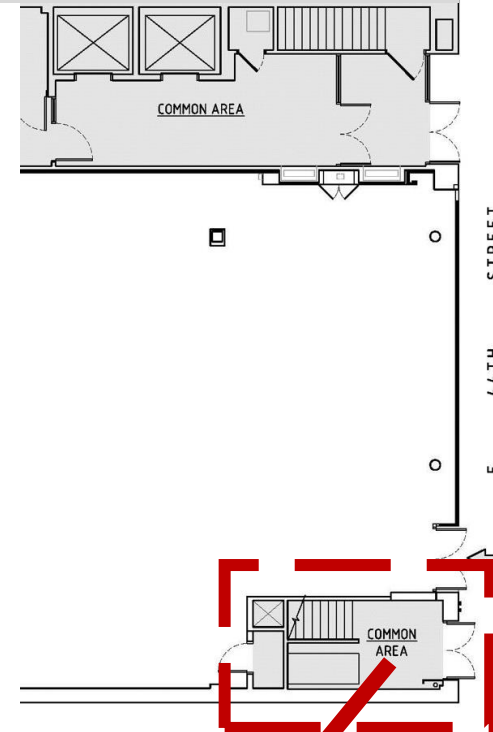
Lower Level – Suite 100 @ 2,250 SF

Lower-Level Floor Plan – AS Built

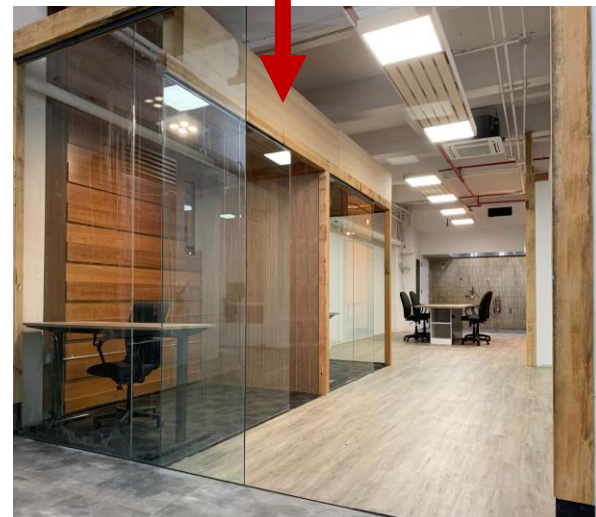


Lower-Level Suite # 200

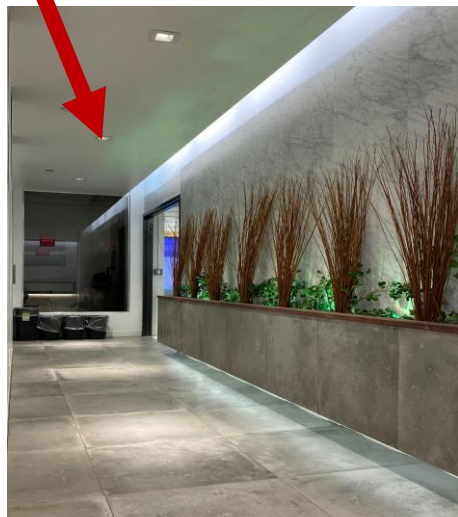
Lower-Level Floor Plan-Street Entrance



Lower-Level Stairs & Common Pantry



Lower-Level Suite # 100



Lower-Level Open/Common Area



Lower-Level Open/Common Area



Lower-Level Street Entrance on 44th



CONLEY MANAGEMENT GROUP

CONSTRUCTION + REAL ESTATE
MANAGEMENT

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About Us:

Conley Management Group is the Leasing Agent, Builder, and Manager of 144 East 44th Street a modern and sophisticated building located in the Grand Central Business District. We are a full-service design, construction, and facility management firm that is focused on providing tenants exceptional service and quality. Our team can assist tenants with the acquisition, design, construction, and start up of any retail or commercial facility. We have combined our experience and resources from all aspects of the industry to provide all real estate services under a single umbrella. Our fully integrated service platform gives us the ability to operate quickly and cost efficiently to take advantage of market opportunities.

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.