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## 144 East 44<sup>th</sup> Street – OFFICE SUITE # 301

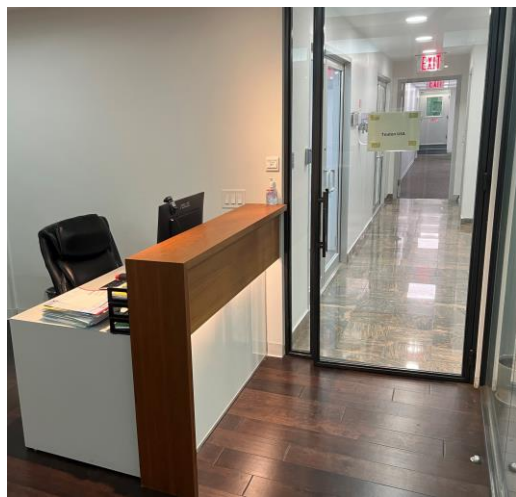
- Office Suite # 301 – 1,348 RSF

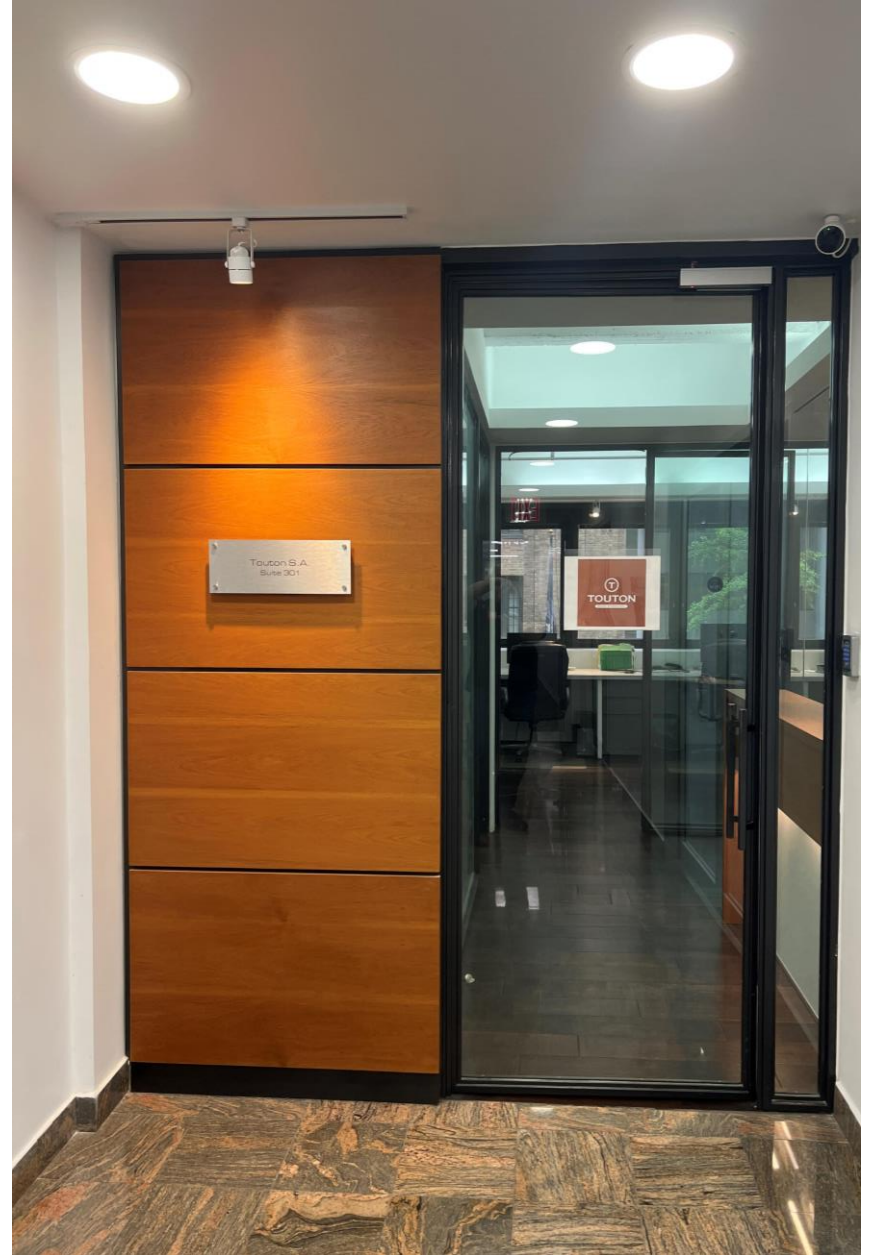
## Area Overview

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.

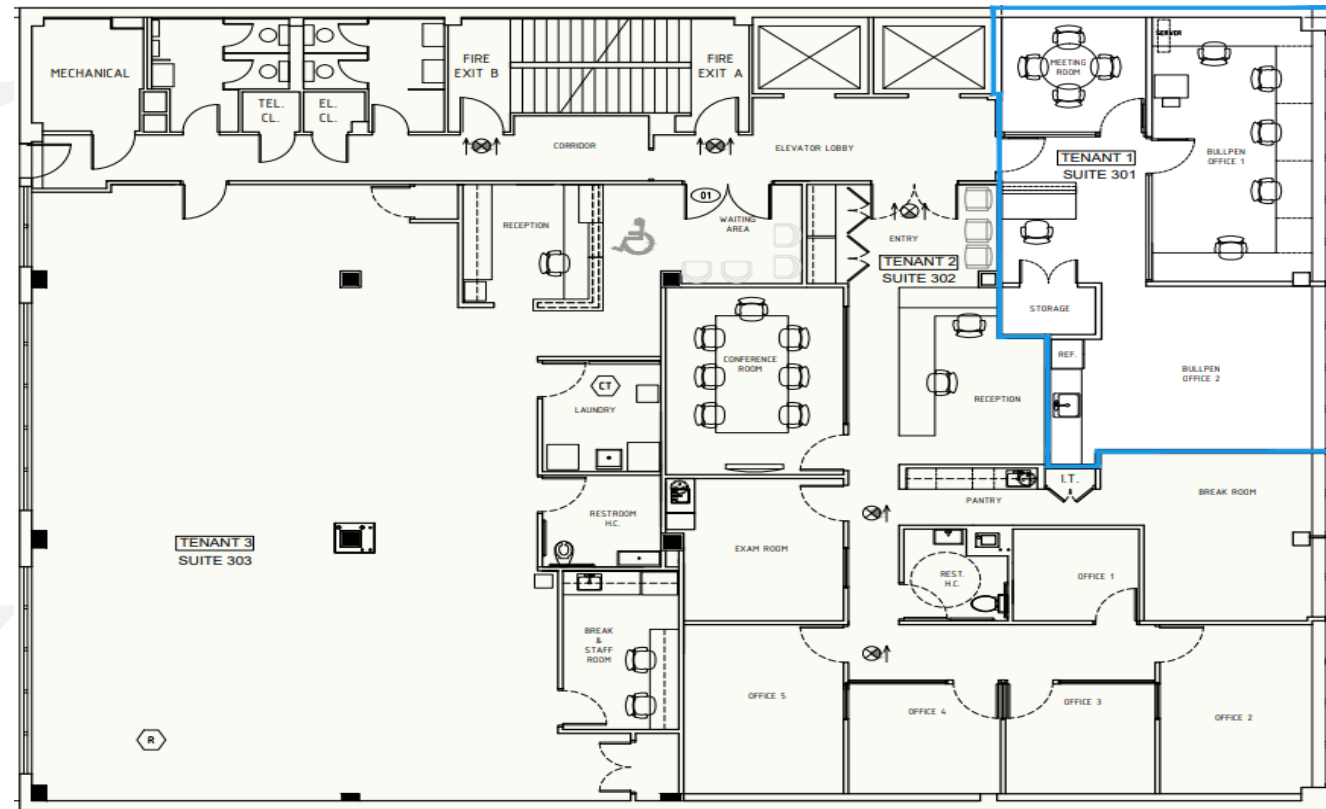






# Suite # 301 –1,348 RSF

This space is a recently renovated turnkey professional office that was designed and constructed to maximize natural light and provide a private and modern work environment. This space provides Tenants with a turnkey office that it is pre-wired for data and electrical and can be leased with its existing furniture in place. In addition to new interior finishes this building floor has a new HVAC system, architectural lighting and custom millwork systems.

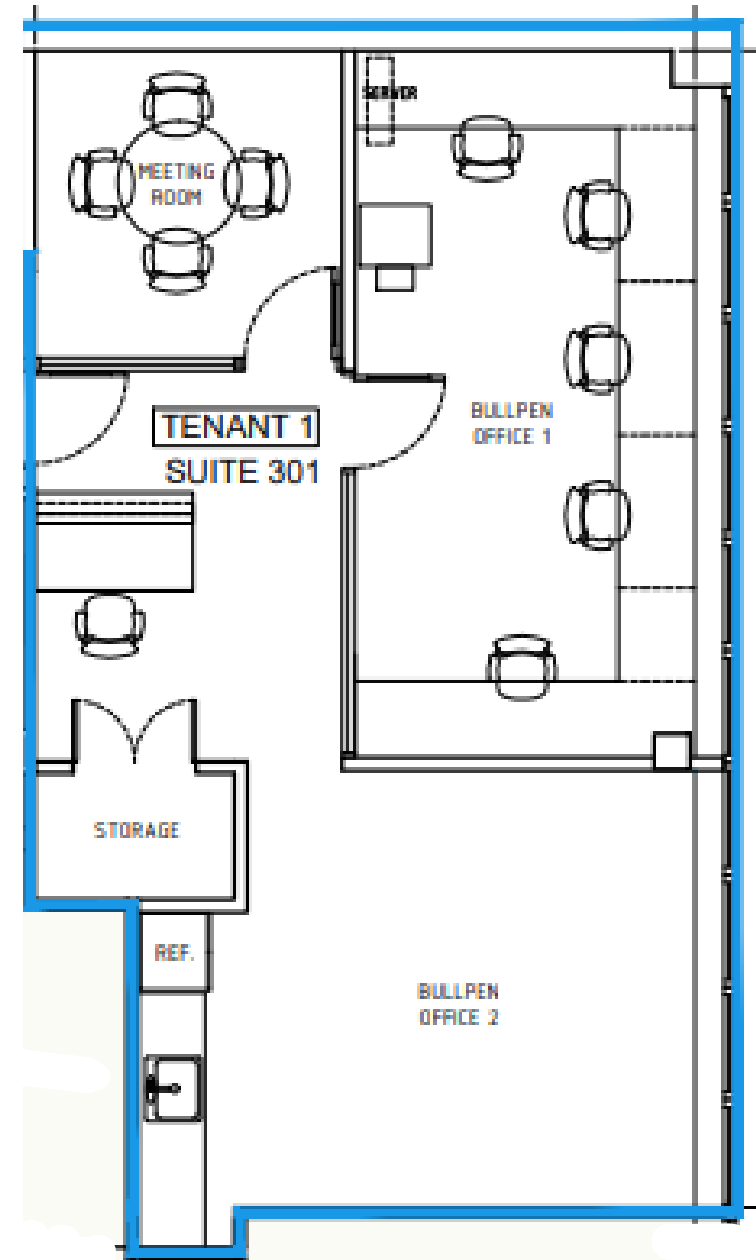


**Base Rent:** \$6,180 per month - \$55 RSF  
**Utility Fee:** \$403.67 per month - \$3.00 RSF  
**Term:** 1-5 Years



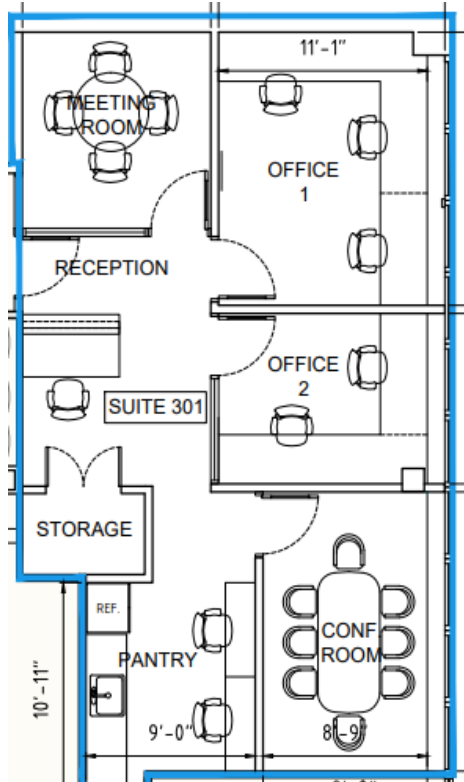
## Suite # 301 - Floor Plan "AS Built"

- 1 - Meeting Room or Private Office
- 1 - Open Area with 5 Workstations
- 1 - Large Flex Space, Office, or Meeting Room
- 1 - Pantry Area
- 1 - Reception Desk
- 1 - Storage/ IT Closet



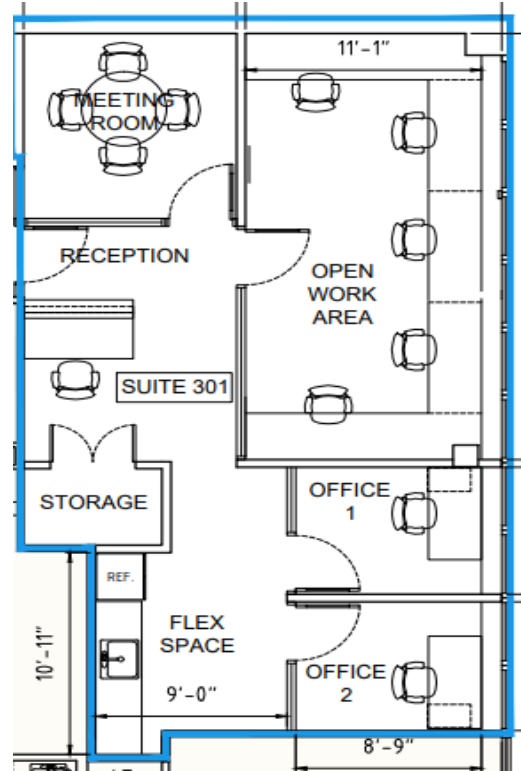
### Suite # 301 - Concept Floor Plan # 1

- 2 - Private Offices
- 1 - Meeting Room or Private Office
- 1 – Conference Room
- 1 – Open Area with 2 Workstations
- 1 – Pantry Area
- 1 – Reception Desk
- 1 – Storage/ IT Closet



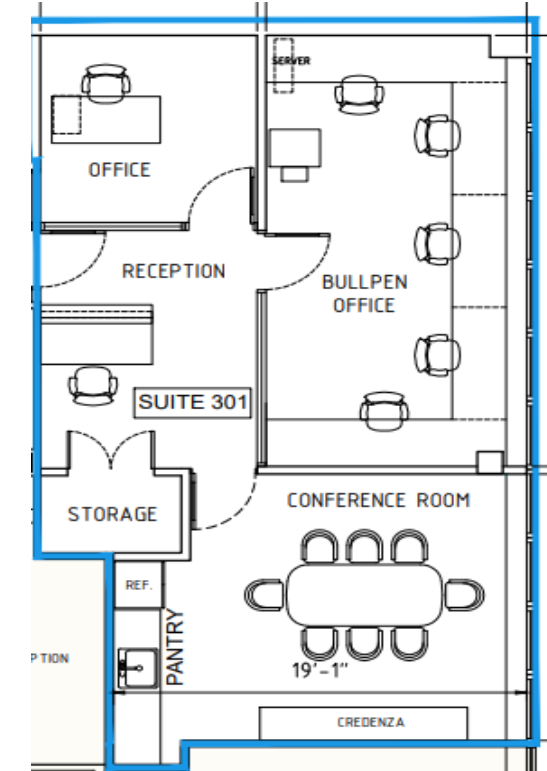
### Suite # 301 - Concept Floor Plan # 2

- 2 - Private Offices
- 1 - Meeting Room or Private Office
- 1 – Open Work Area w/ 5 workstations
- 1 – Open/Flex Area
- 1 – Pantry Area
- 1 – Reception Desk
- 1 – Storage/ IT Closet



### Suite # 301 - Concept Floor Plan # 3

- 1 - Private Office
- 1 – Open Work Area w/ 5 workstations
- 1 – Large Conference Room
- 1 – Pantry Area
- 1 – Reception Desk
- 1 – Storage/ IT Closet





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## CONLEY MANAGEMENT GROUP

CONSTRUCTION + REAL ESTATE  
MANAGEMENT

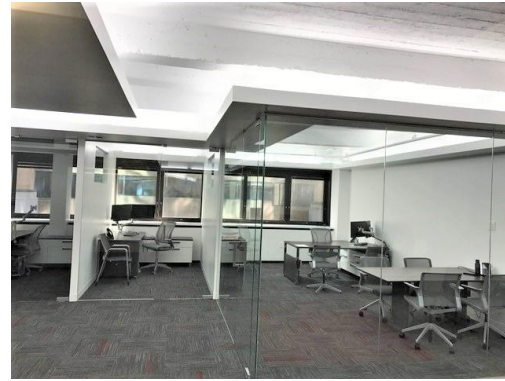
144 East 44<sup>th</sup> Street, 6<sup>th</sup> Floor New York, New York, 10017

### MANAGING AGENT:

Travis Conley

646-453-3271

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### About Us:

Conley Management Group is the Leasing Agent, Builder, and Manager of 144 East 44<sup>th</sup> Street a modern office 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 office 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 simplify the leasing process and efficiently manage transactions for our Tenants.

As exclusive Agent and Manager at 144 E 44 our team can assist prospective tenants in all phases of the leasing and relocation process to make the transition into a new space 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 44<sup>th</sup> Street.