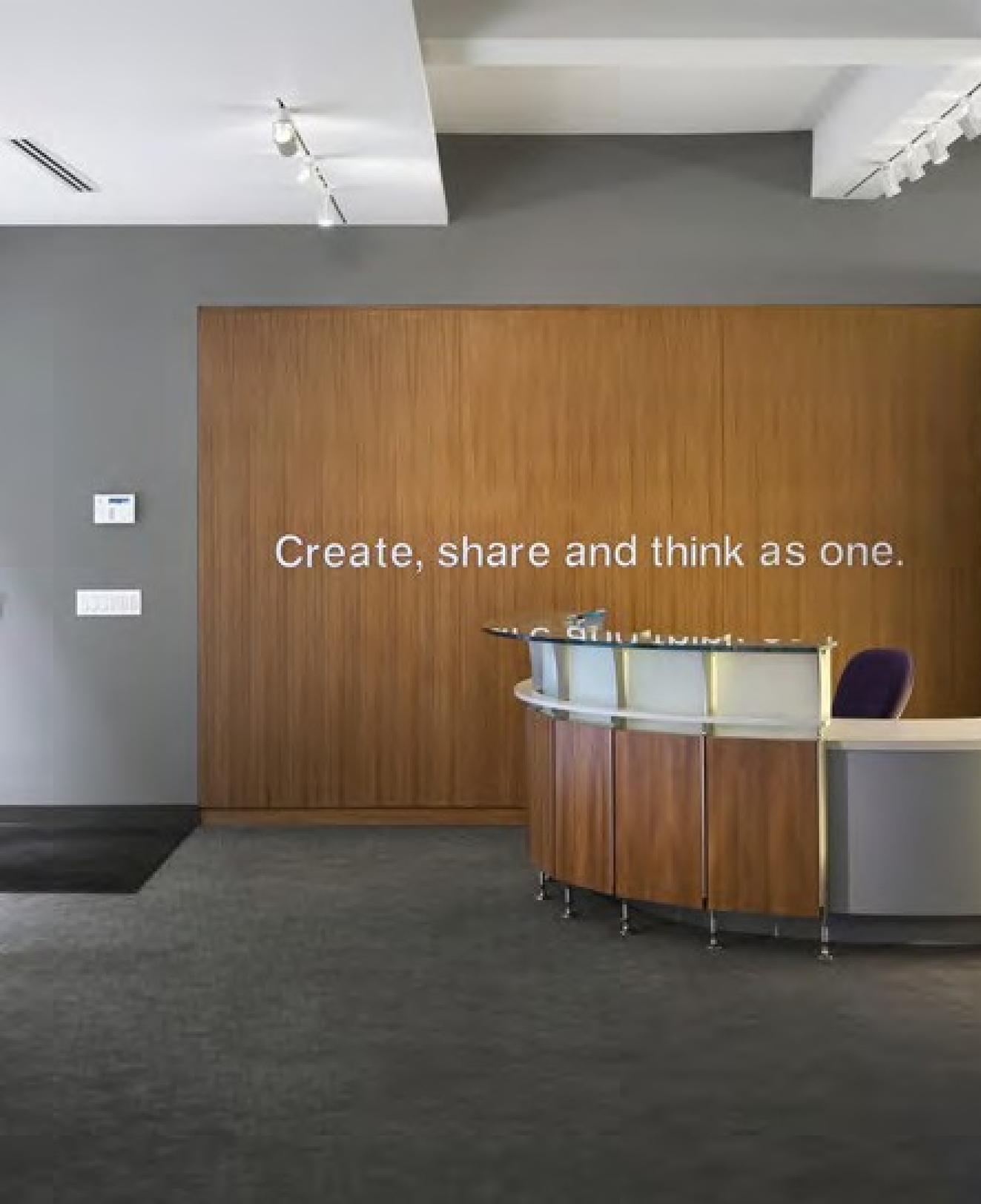




144
EAST 44TH

144e44.com

144 E 44th Street, an eight-story office tower, is located between the city's most iconic buildings, including the Chrysler Building, Grand Central Station, and the United Nations Headquarters. It's invigorating neighborhood belongs to the largest central business district in the United States and is one of the most exclusive areas of real estate in the world.



Create, share and think as one.

EXECUTIVE
SUMMARY

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Executive Summary

INTRODUCTION

144 E 44th Street is a unique structure with a modern atmosphere that is located between Lexington and Third Avenue on the east side of Midtown Manhattan. The Building was originally constructed in 1960 and consists of 8 floors with a total rentable area of 66,106 square feet. In 1998 the owner's design build-firm, AENArchitects, went through the process of completing systematic renovations to make 144 E 44th Street a sustainably focused facility.

- Sustainable Renovations:
- Conversion to LED electrical fixtures
 - Reduction in waste and the implementation of a waste management program
 - Installation of green walls, roof top gardens, and solar reflective roofing membranes
 - Introduction of solar panels to the facilities roof
 - Conversion to energy efficient HVAC systems
 - Installation of TEKMAR Steam Heat Monitoring & Control Systems

PROPERTY SUMMARY

BUILDING OWNER	DAVIDIMAGLTD.
BUILDING MANAGEMENT	AENA Mechanical Corp.
OPEN DATE:	1960, 1998-2012: Systematic Renovations
BUILDINGTYPE	Low-rise commercial building
ARCHITECT	AENA
CONTRACTOR	AENA DESIGN+BUILD
BUILDING FOOT PRINT	7,000 square feet
RETAIL FRONTAGE	75'
NUMBER OF FLOORS	8
STRUCTURE	Concrete and steel
TOTAL RENTABLE AREA	66,106 square feet
FOUNDATION	Concrete slab and reinforced steel
STRUCTURE	Cast-in-place concrete and reinforced steel
FACADE	Polished black granite and glass casement windows
ROOF	Flat roof with solar reflective EPDM membrane
HVAC	Fully controllable central AC, steam heat monitored by TEKMAR control system
ELEVATORS	Two Westinghouse elevator cabs with American Walnut and aluminum interior finish
UTILITIES	Electric, Water/Sewer, Steam, Natural Gas
BUILDING HOURS	24 hour
AMENITIES	24-hour staffed security Tenant Access 24/7 Fully wired for fiber optic internet In-house maintenance staff

The background of the entire page is a close-up photograph of green leaves, likely from a plant like a peace lily, with some leaves in sharp focus and others blurred. The lighting is natural, highlighting the texture and veins of the leaves.

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EAST 44TH

MANAGEMENT

144 E 44th Street is managed by the ownership's management firm which is a fully integrated real estate services firm that oversees every aspect of building management. Ownership ensures that the building's facilities and services are in line with the first class standards our tenants expect.

Location & Area Overview

INTRODUCTION

144 E 44th Street is exceptionally well-located, only two blocks north of the land-marked Chrysler Building, and steps from the 100-year old magnificent Beaux Arts 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.

Additional attractions in the area include:

- The Armish Market
- Bobby Van's Steak House
- Capital Grill
- Charles Schwab
- Cipriani 42nd Street®
- The Graybar Building
- Grand Central Oyster Bar
- Grand Hyatt New York
- The Palm restaurant
- Sephora
- UPS Store
- Yale Club



144 E 44th

EAST RIVER

- Offices
- Theaters
- Hotels
- Art
- Clubs
- Shops
- Transportation
- Parks



Building Availability

RETAIL LEVEL – 6,200 USEABLE SQUARE FEET

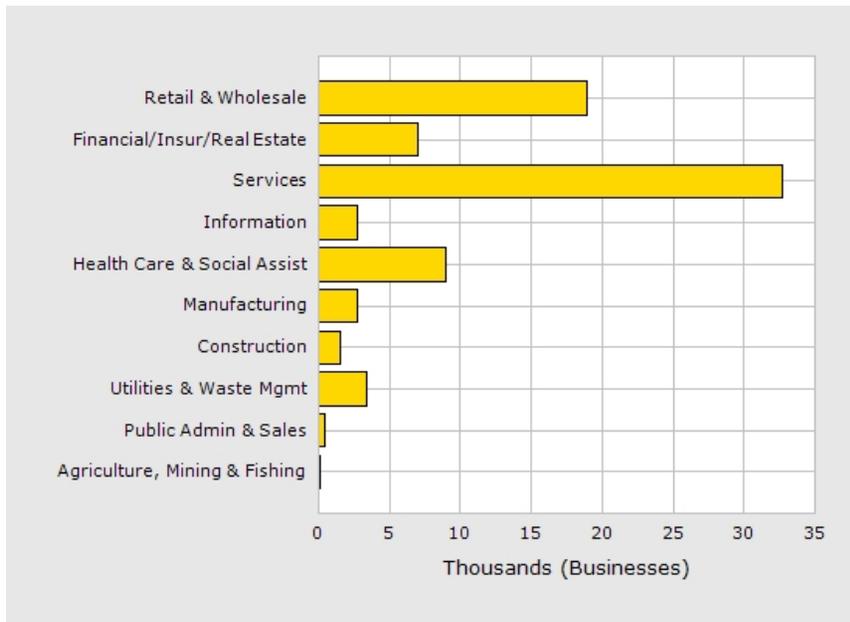
The retail level at 144 E 44th Street is a unique space in midtown Manhattan. It is rare to find a space that offers this much flexibility and potential. The retail level provides 75' of frontage in the form of floor to ceiling glass offering exceptional exposure. It has its own glass entrance at the street level offering tenants and their customer's direct access to the space from the street. The Landlord also offers the retail tenant the option to place signage on both sides of the building providing additional market exposure and branding capabilities.

Its expansive footprint and elevated ceilings make the space perfect for training seminars, marketing events, production/ repair, retail services, and a showroom. The space is fully equipped with air conditioning, heating, electrical, a/v, and plumbing. The space can be customized to any tenant's requirement in a short time frame.

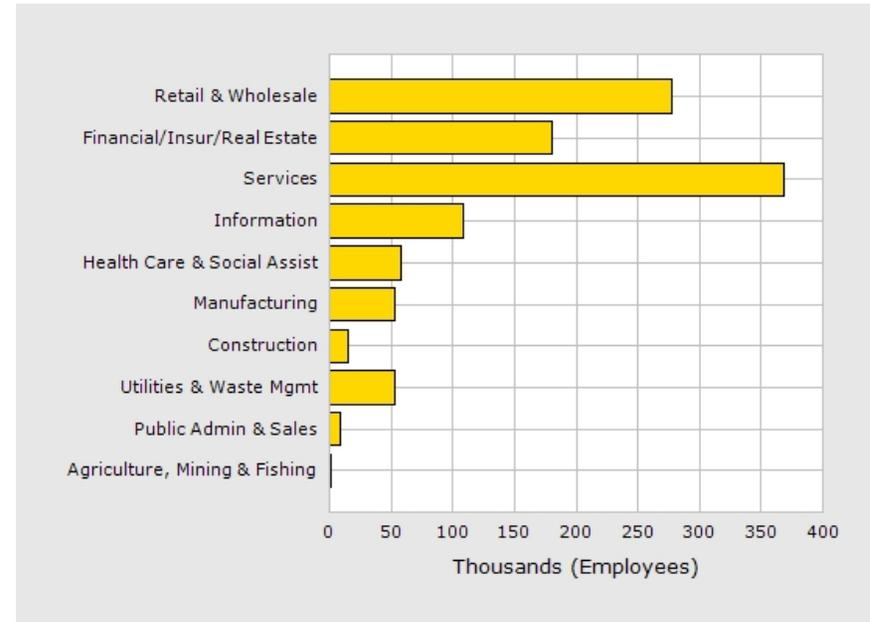
DEMOGRAPHICS IN 0.25 MILE RADIUS

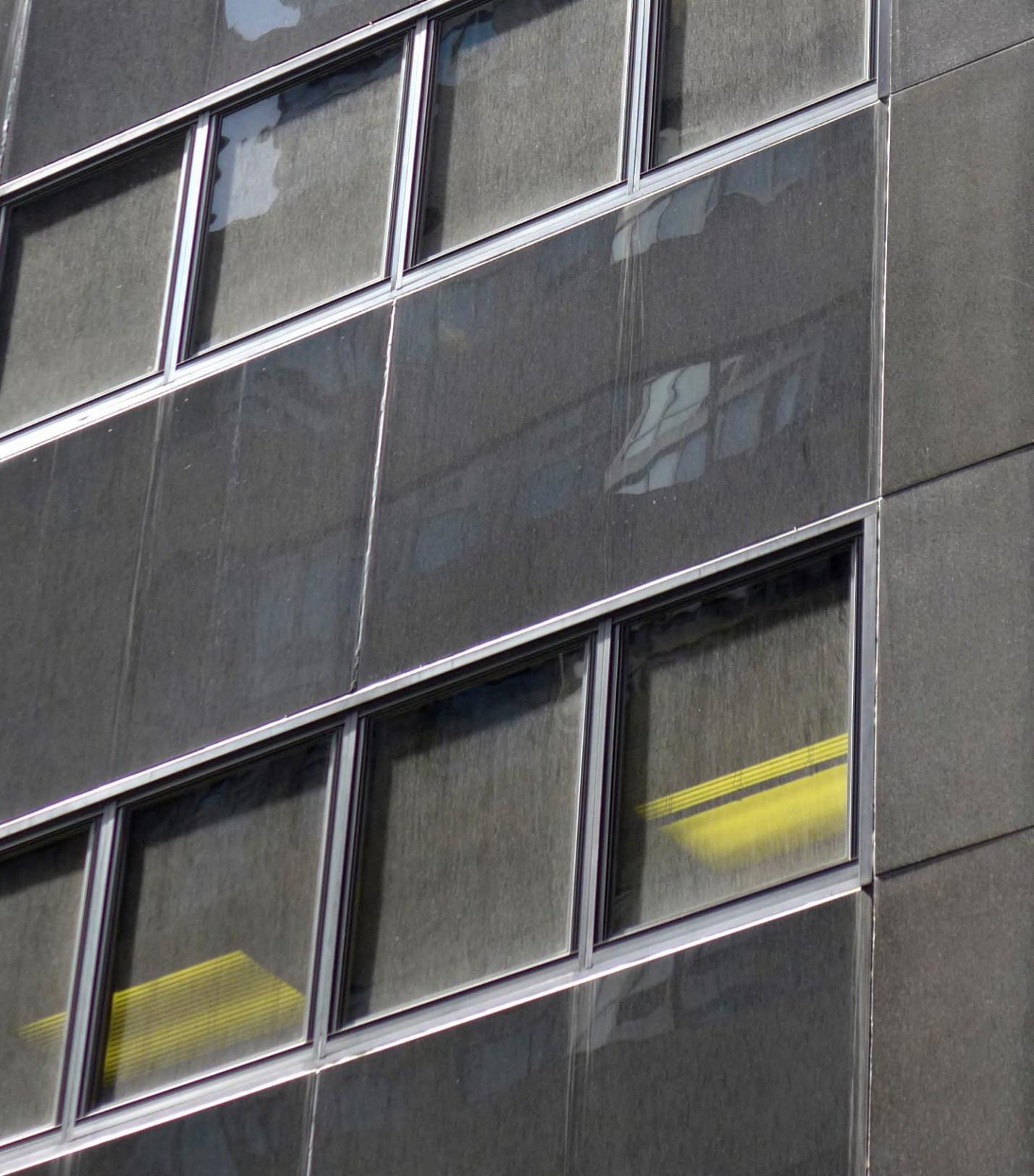
POPULATION EST. 2016	6,479
POPULATION PROJECTION 2021	6,756
GROWTH RATE	0.84 %
2016 AVG. HOUSEHOLD INCOME	\$180,253
DAILY TRAFFIC 42 ND & 3 RD AVE.	25,087
DAILY TRAFFIC LEXINGTON & 48 TH	20,673
2016 Average disposable Income	\$107,489

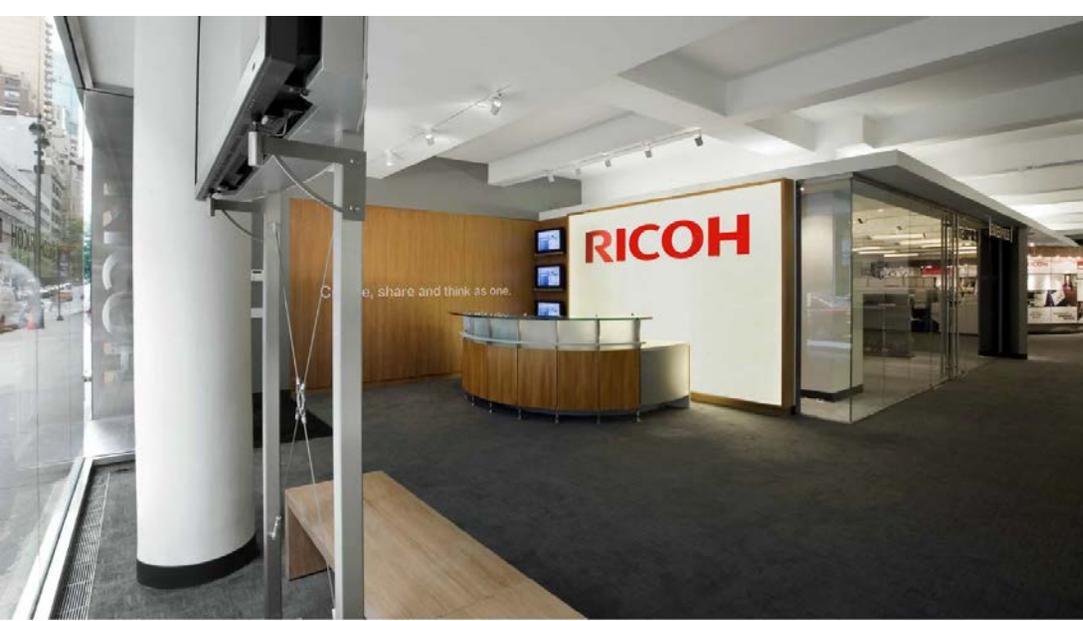
BUSINESSES IN 1 MILE RADIUS



EMPLOYEES IN 1 MILE RADIUS

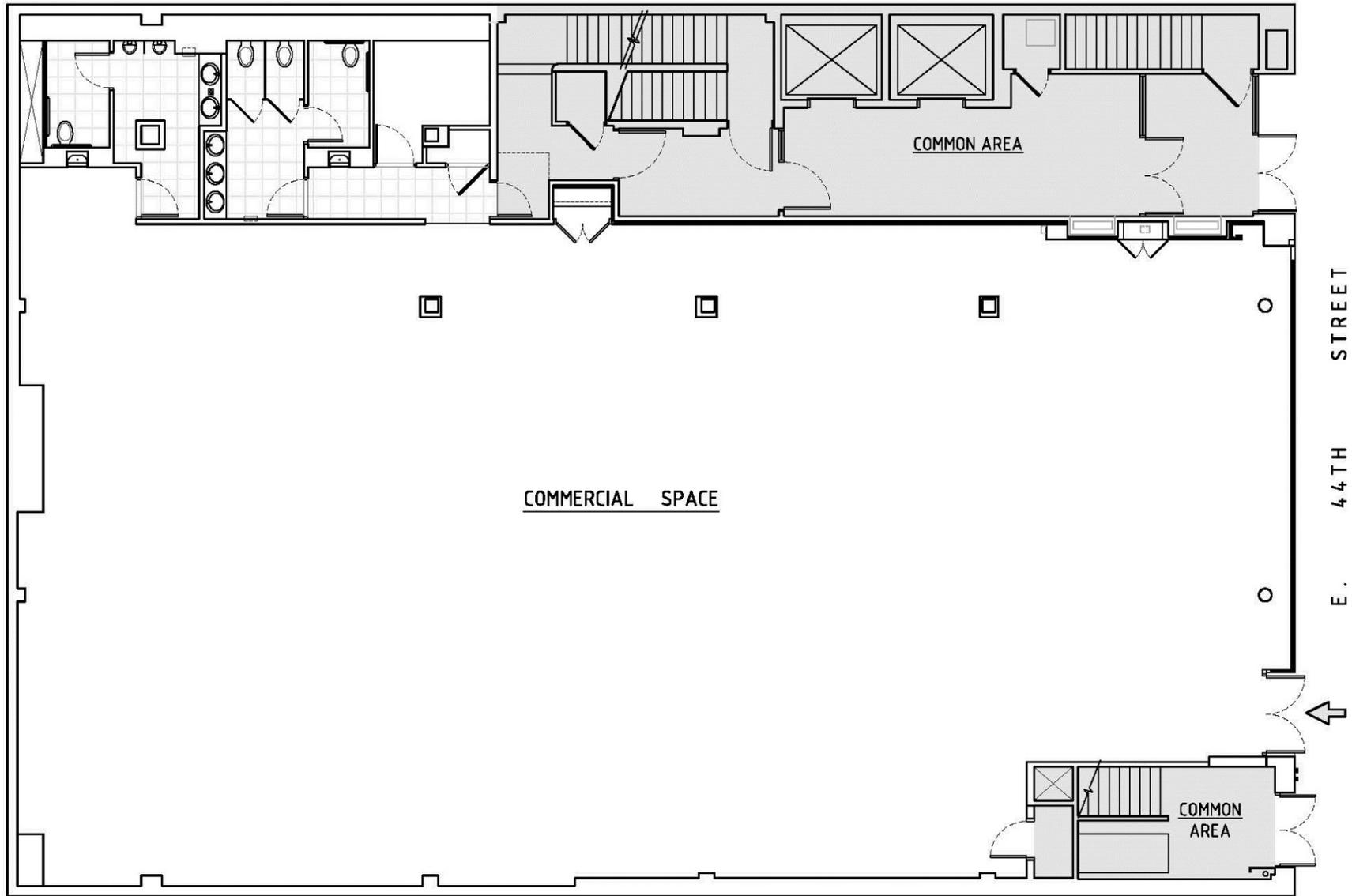






RETAIL LEVEL

6,200 useable square foot



AMENITIES

- 75' of retail frontage
- Building signage in multiple locations
- 3 Fiber Providers and Fully Wired space
- Green Wall with onsite landscaper
- 2 bathrooms
- Conference Room, Server Room, Showroom, Offices

Retail Level

Location	RSF	\$ SF	ESCALATIONS	OPEX
Retail Space	6,200			

Note: Utilities – Separately metered Electric



CONTACT INFORMATION

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MANAGING AGENT

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