

144 East 44th Street, Retail Level Suites Available for Lease

1st Floor Retail Level, Suite # 700

Square Footage: 195 RSF

Lease Term: Month to Month

Asking Price: \$1,300 per month

Utilities: \$150.00 per month

Layout: 1 Private Office, with built in desks and shelving.

Amenities for 1st Floor Tenants:

- **Shared Conference Room:** located on 1st Floor exclusive to 1st floor tenants
- **Shared Pantry Area:** Located on 1st Floor exclusive to 1st floor tenants
- **Exclusive Building Entrance:** 1st floor tenants have private/exclusive separate street level entrance with key code access, in addition to building main lobby entrance
- **Retail Branding/Signage:** 1st Floor tenants by add signage on street level 1st floor private door entrance for branding/marketing.



Office Interior Picture Suite 700



Office Interior Picture Suite 700

New Jersey Office

112 Avenue of Two Rivers

Rumson, NJ 07760

Phone: 646-453-3271

Email: tconley@conleygrp.com

New York Office

144 East 44th Street

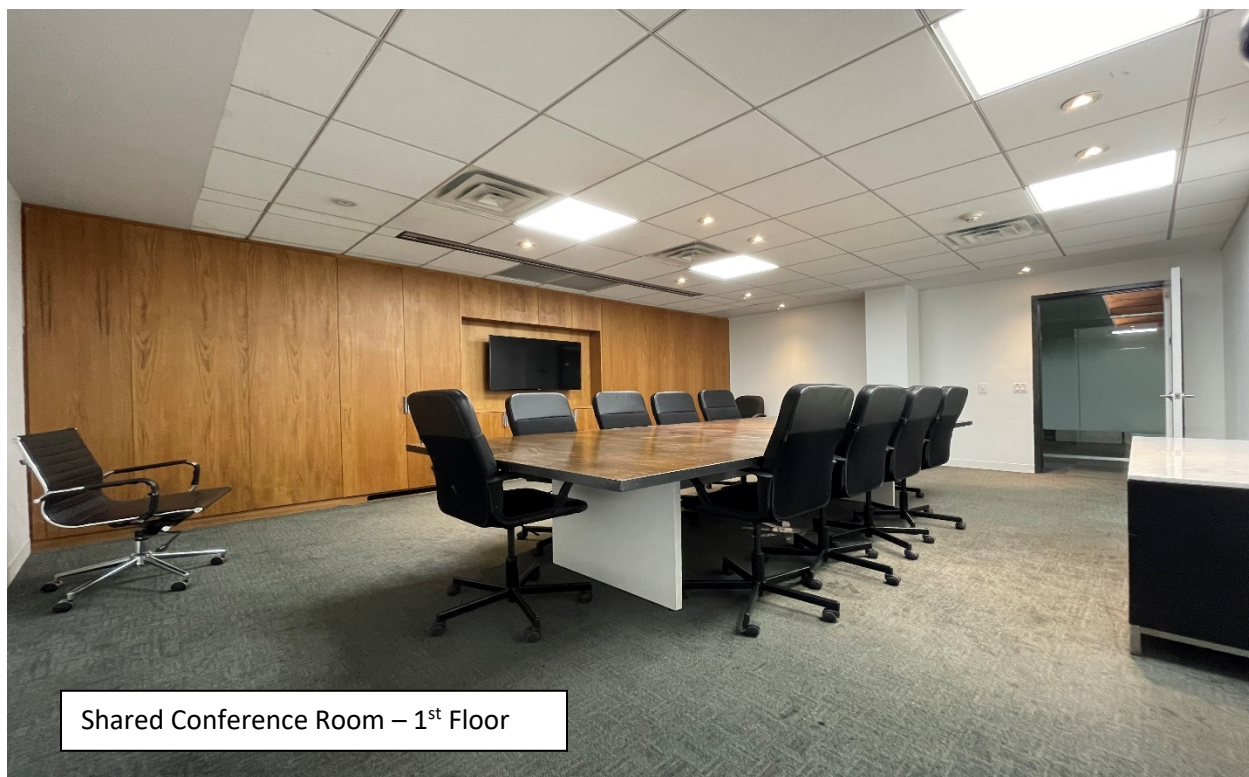
New York, New York, 10017

Phone: 212-338-0111 ext. 121

Email: tconley@conleygrp.com



Office Exterior Picture Suite 700



Shared Conference Room – 1st Floor

New Jersey Office

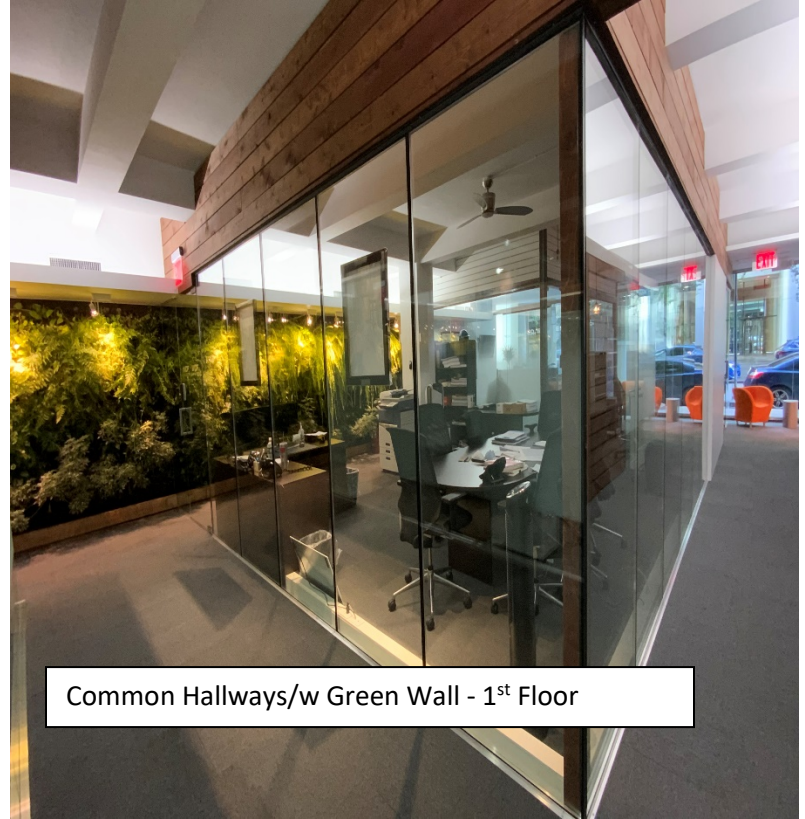
112 Avenue of Two Rivers
Rumson, NJ 07760
Phone: 646-453-3271
Email: tconley@conleygrp.com

New York Office

144 East 44th Street
New York, New York, 10017
Phone: 212-338-0111 ext. 121
Email: tconley@conleygrp.com



Shared Pantry Area- 1st Floor



Common Hallways/w Green Wall - 1st Floor

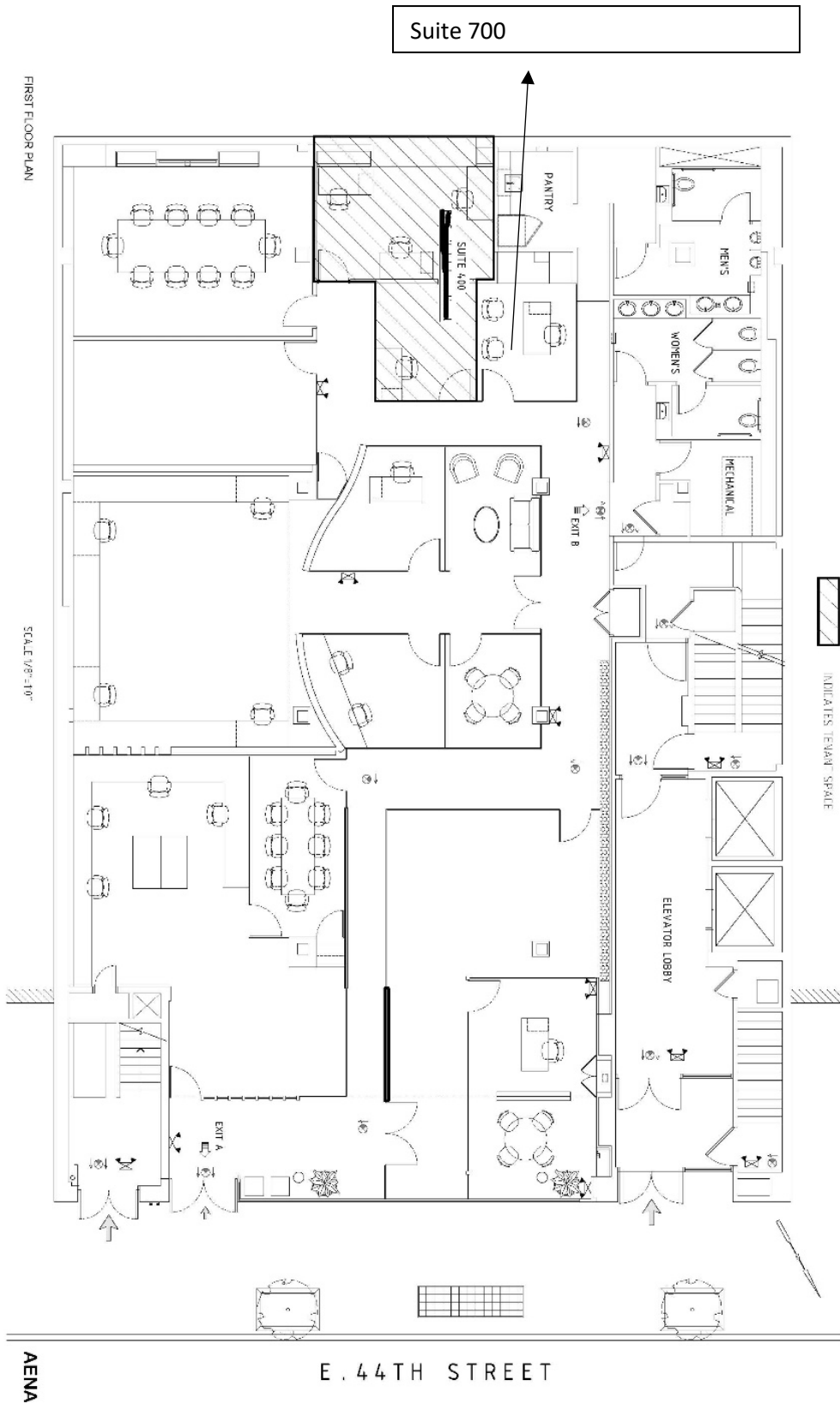


Private Entrance w/ Signage- 1st Floor

New Jersey Office
112 Avenue of Two Rivers
Rumson, NJ 07760
Phone: 646-453-3271
Email: tconley@conleygrp.com

New York Office
144 East 44th Street
New York, New York, 10017
Phone: 212-338-0111 ext. 121
Email: tconley@conleygrp.com

08/02/2020



FIRST FLOOR PLAN

SCALE 1/8"=10'

EXHIBIT A

INDICATES TENANT SPACE

144 EAST 44TH STREET