



Construction
Design + Build
Facility Management
Real Estate Services

Travis Conley
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144 East 44th Street – Retail Office Suites

Suite # 104 - 1,700 RSF, \$8,000.00 per month, Flexible Lease Terms

Suite # 105 – 912 RSF, \$4,550.00 per month, Flexible Lease Terms

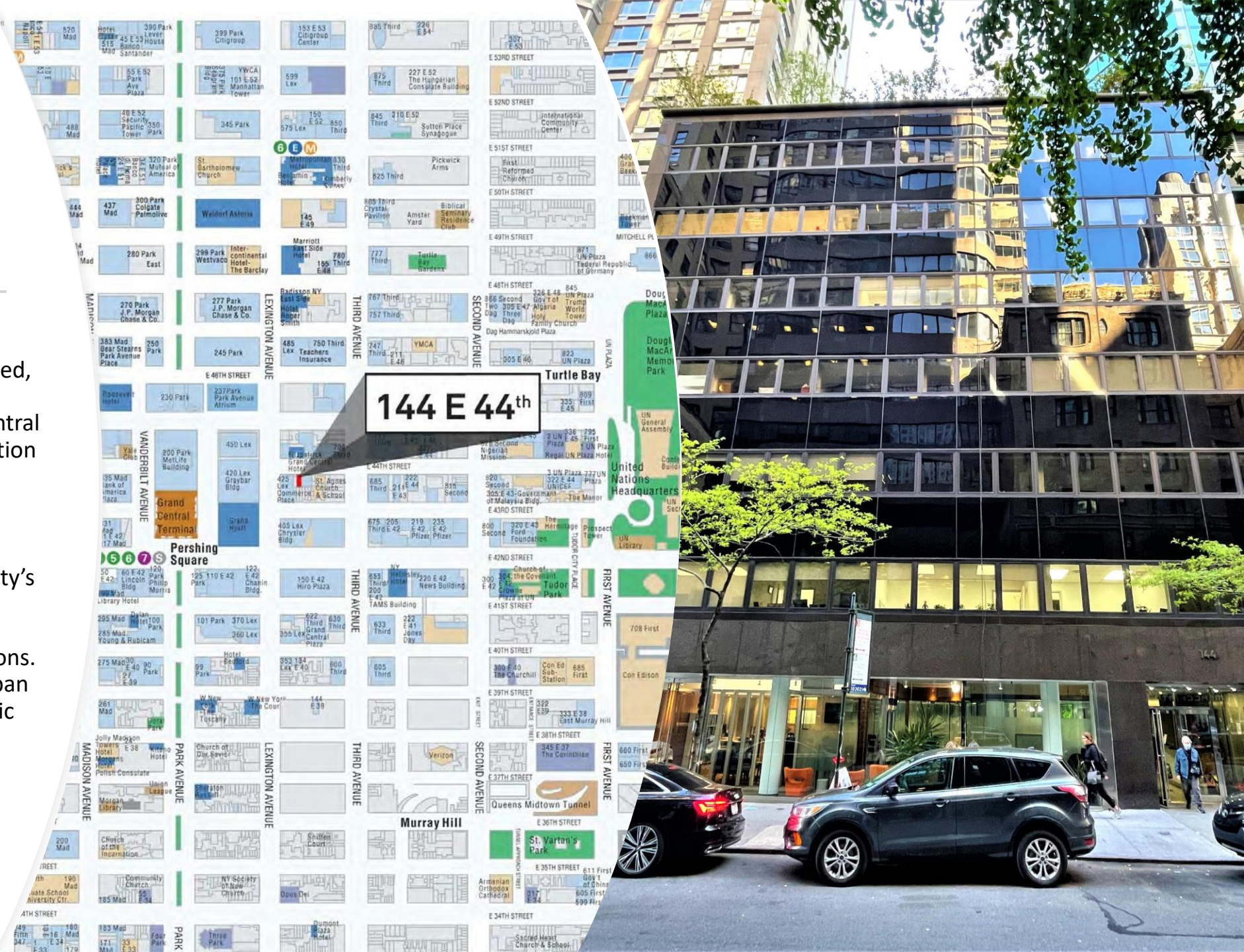
144 | **EAST**
44TH STREET
NEW YORK, NY 10017

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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.

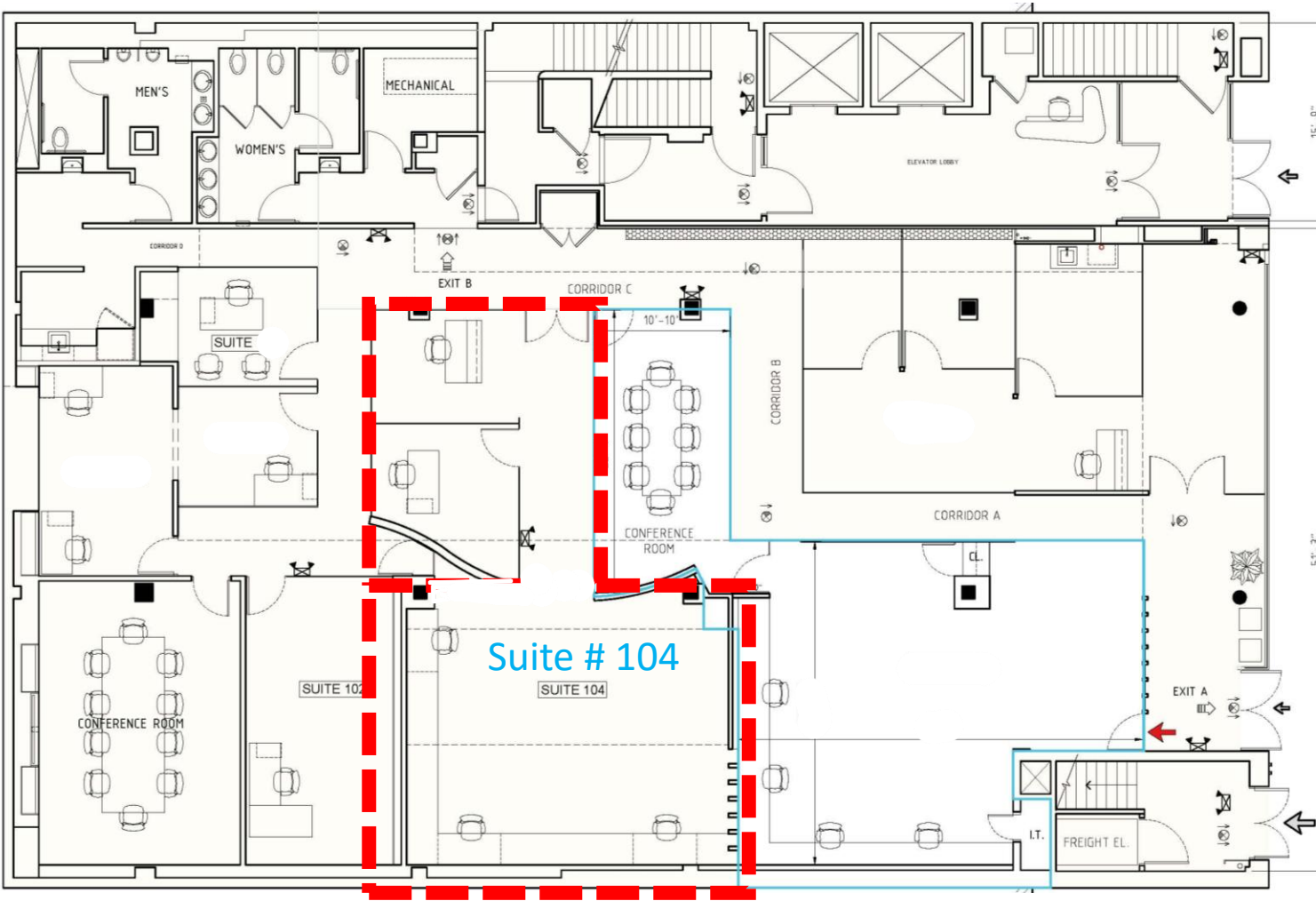
Both the geographic and iconic center of Manhattan, it features some of New York City's tallest buildings, busiest sidewalks, most recognizable attractions, finest restaurants, largest stores and greatest cultural institutions. Bryant Park, with its abundant shade an urban amenity, abuts the imposing New York Public Library main branch at 42nd Street and contributes greatly to the success of the neighborhood.





RETAIL SUITE # 104: Square Feet: 1,700 RSF Ceiling Height: 11'
Rental Rate: \$8,000.00 Term: Month to Month or Flexible Term

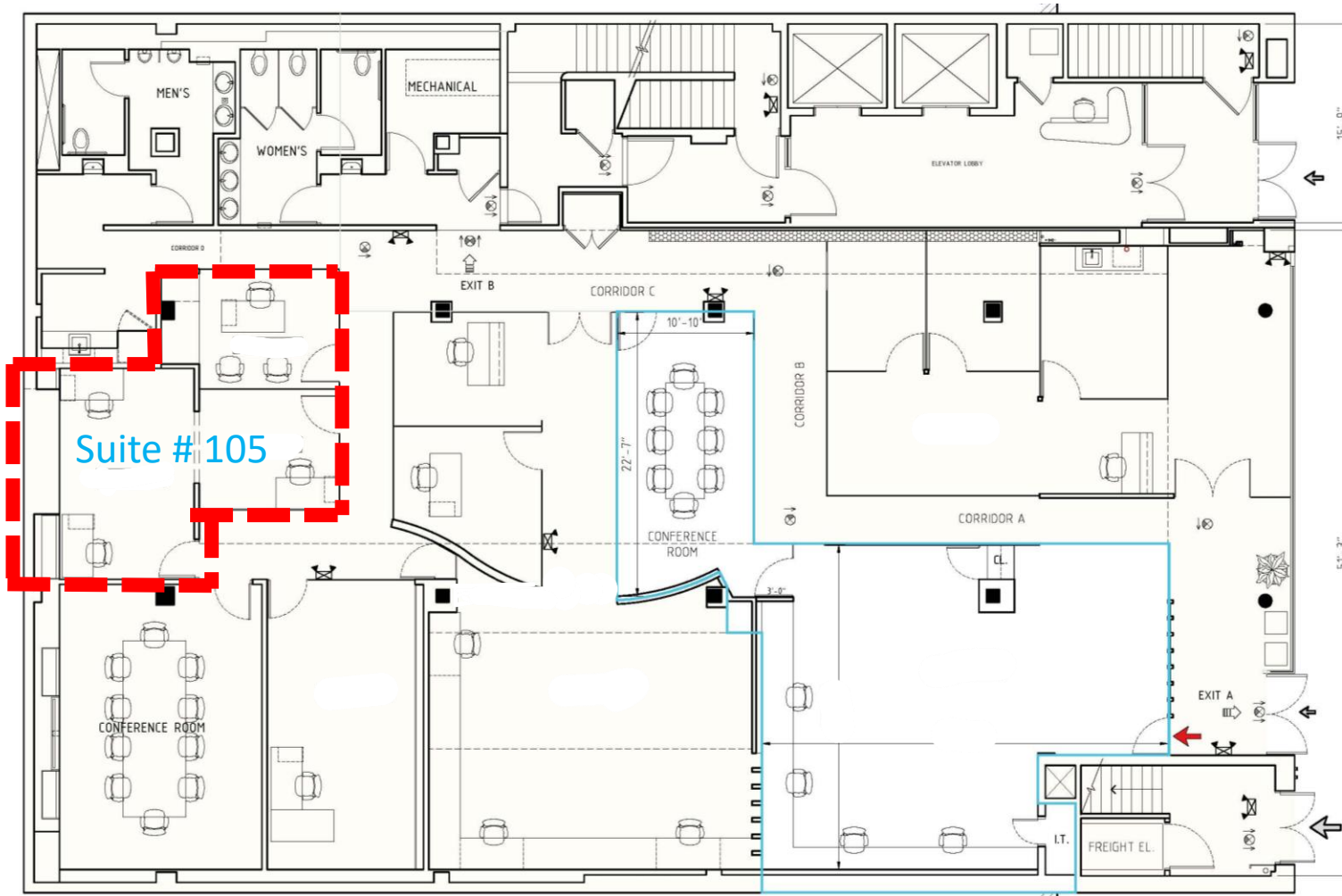
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RETAIL SUITE # 105: Square Feet: 912 RSF Ceiling Height: 11'
Rental Rate: \$4,550.00 Term: Month to Month or Flexible Term

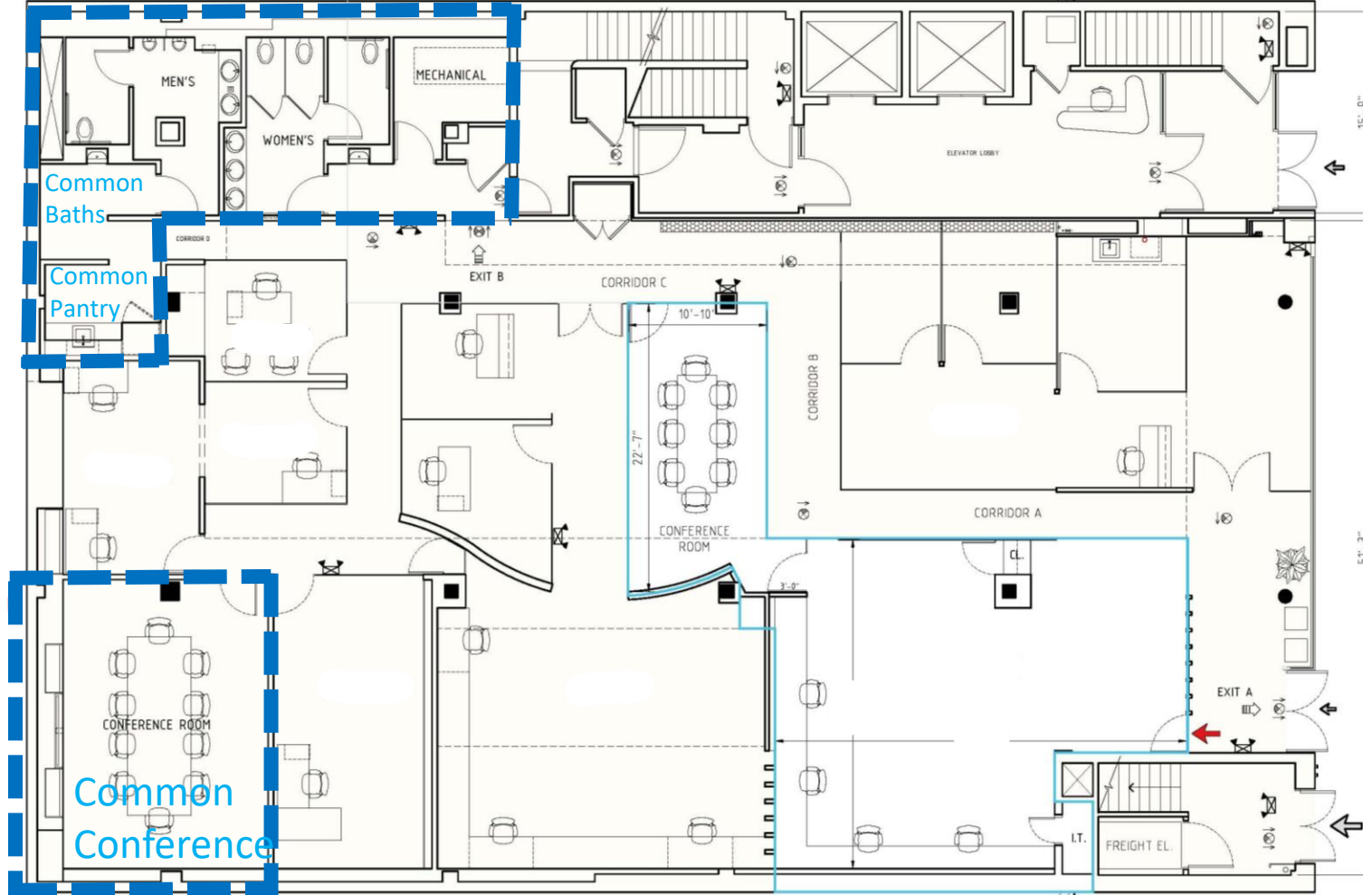
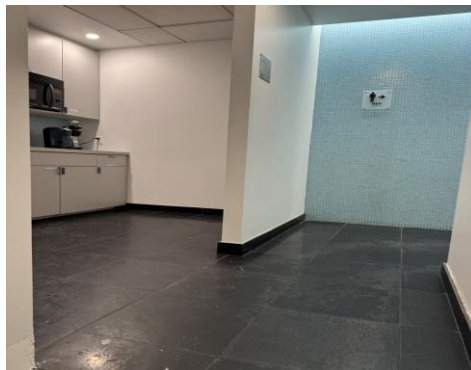
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RETAIL LEVEL SHARED / COMMON AMENITY SPACES

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MANAGING AGENT:

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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. AENA 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.