



Construction  
Design + Build  
Facility Management  
Real Estate Services

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## 144 East 44<sup>th</sup> Street – Suite # 502

- **Leasable Area:** 4,545 RSF
- **Uses:** Office, Professional, Medical, Design, Media



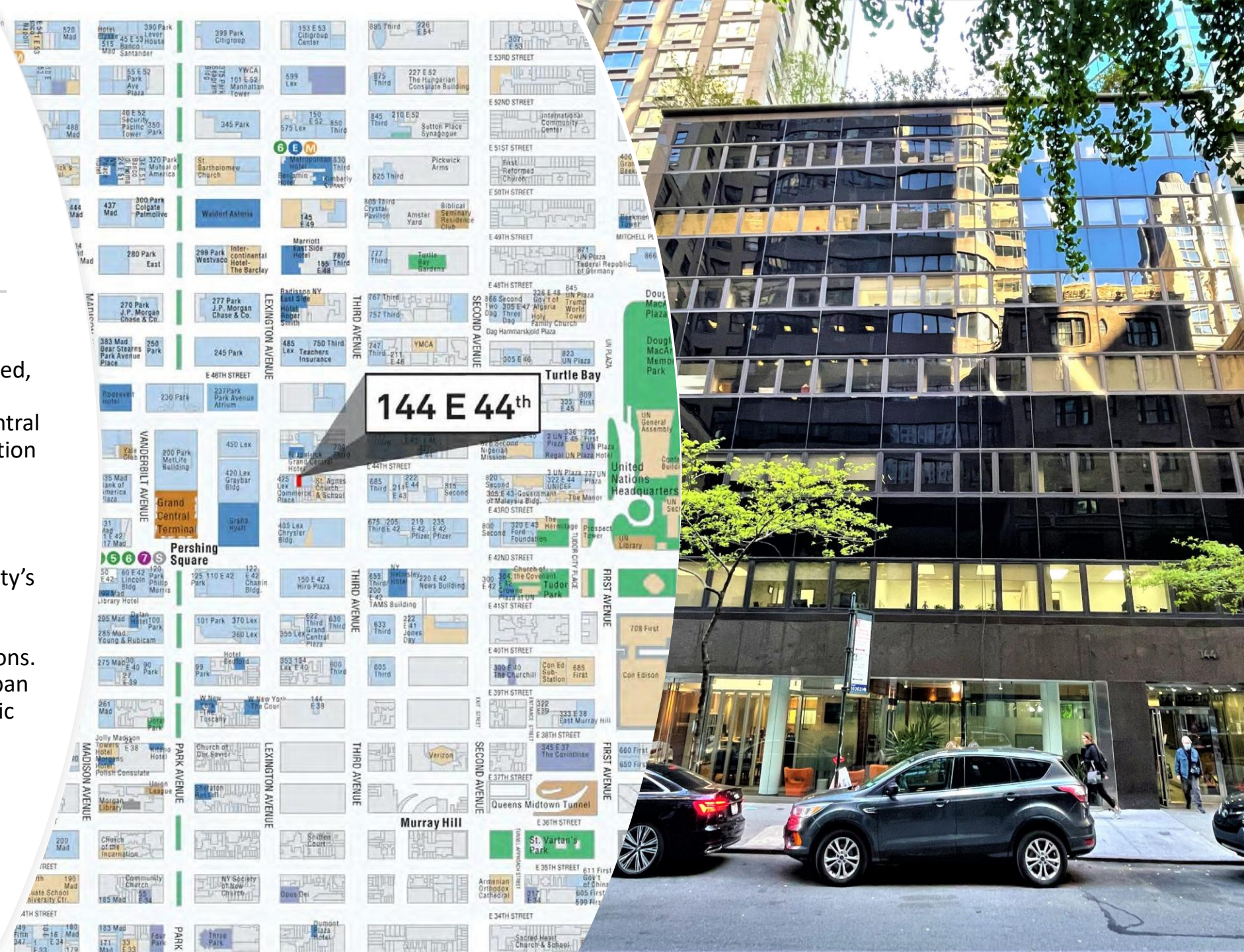
# 144 EAST

44TH STREET  
NEW YORK, NY 10017

## 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.





**SPACE SUMMARY:** This is a newly renovated 4,545 RSF professional office space that was designed and constructed utilizing a combination of architectural features that maximize natural light while providing a clean, private, and modern aesthetic. New Tenant Controlled VRF HVAC and air filtration systems have been recently installed, as well as upgrades to the 5th floor elevator lobby and common areas which includes; green walls, decorative lighting, lounge seating, and custom millwork.

**SIZE/LAYOUT:**

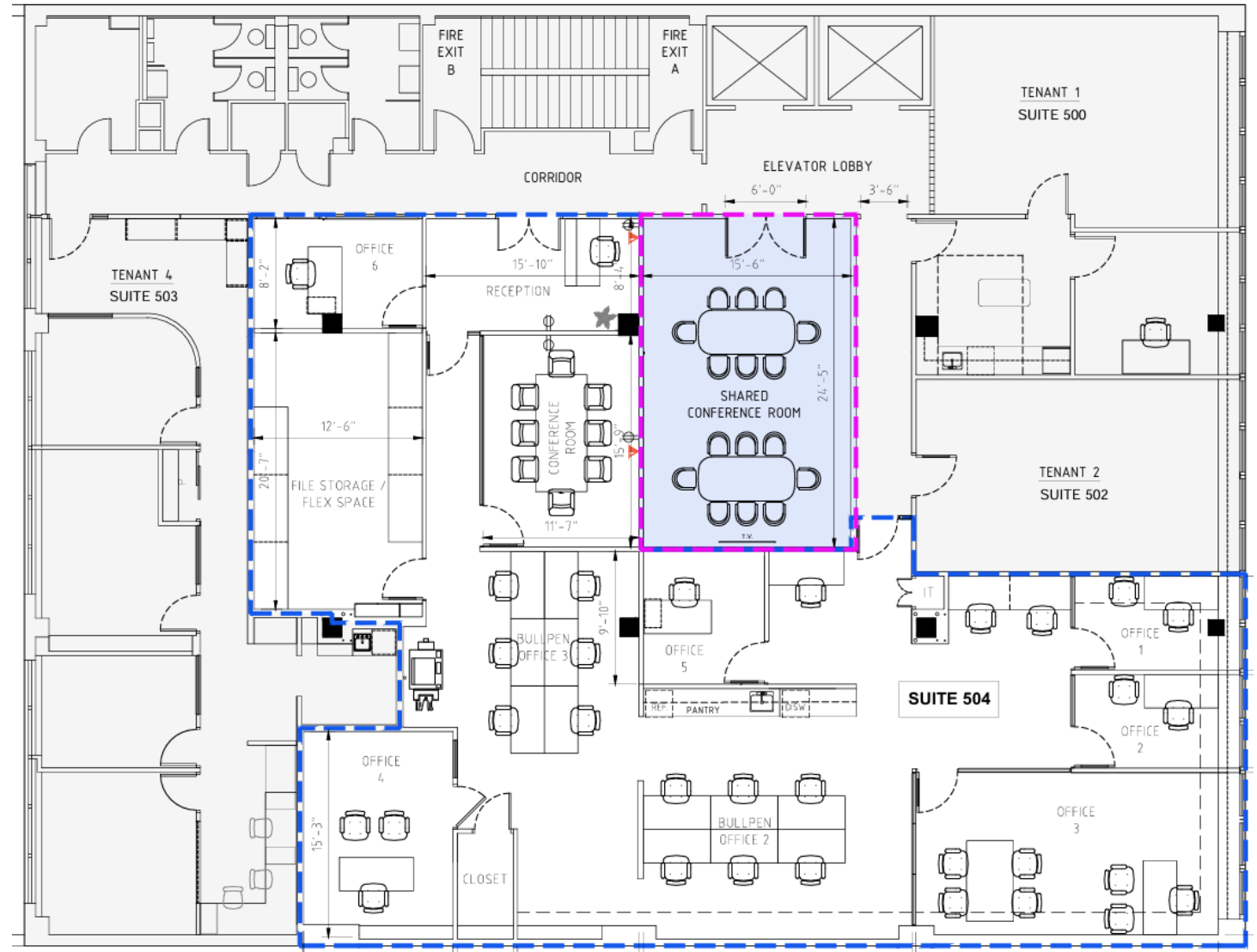
- 6 Large Executive Offices
- Open Desk Seating for 16-20 Persons
- 1 private conference room in suite
- 1 board room / flex space
- 1 large storage or office space
- Pantry Area w/ sink and appliances
- Reception & lounge area
- Server closet and Storage
- Access at no fee to shared Board Room on 5<sup>th</sup> floor

**CEILING HEIGHTS:** 10'0 – 11'-0 (slab to slab)



# Suite # 502 – Floorplan 4,545 RSF

*leasable area shown in blue outlined area*























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**About Us:**

Our firm provides clients with a single source of accountability and reliability as a full-service commercial real estate firm. We work 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 44<sup>th</sup> Street.