



Construction
Design + Build
Facility Management
Real Estate Services

Travis Conley
646-453-3271
tconley@aenac.com

144 East 44th Street –Penthouse Suite

Penthouse Suite – 6,000 RSF w/ private outdoor Terraces

- **Uses:** Professional, Design, Media
- **Lease Term:** TBD

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

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 6,000 SF Penthouse Suite spans the entire building's top floor and offers 1,700 SF of landscaped outdoor terraces for entertaining and outdoor meeting space. The office space provides Tenants with a modern aesthetic with its combination of architectural millwork, sleek stone floors, and decorative accent lighting features.

SIZE/LAYOUT:

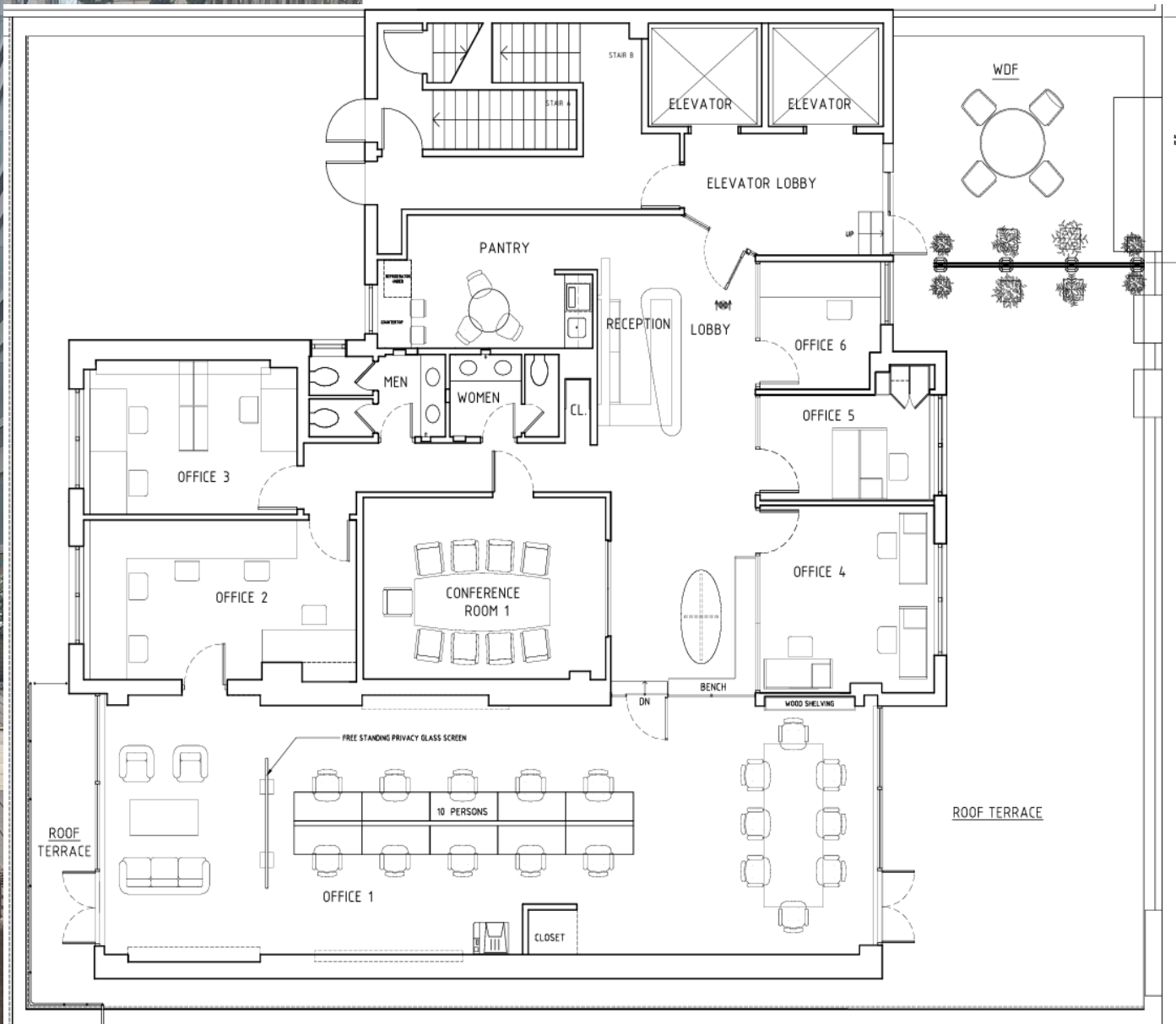
- 5-6 Large Executive Offices
- 2 outdoor Terrace Areas
- Open Desk Seating for 14-20 Persons
- 1 conference room
- 2 bathrooms
- 1 Pantry Area w/ sink and appliances
- Reception & lounge area
- Server closet and Storage

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





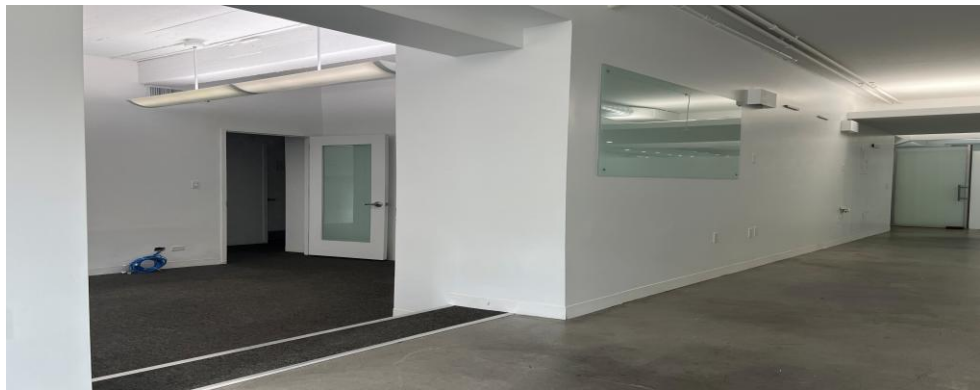
Penthouse- Floorplan











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.



CONTACT MANAGING AGENT:

Travis Conley
646-453-3271
tconley@aenac.com



Construction
Design + Build
Facility Management
Real Estate Services

144 East 44th Street, 6th Floor
New York, New York, 10017
Mobile: 646-453-3271
Office: 212-338-0111 ext. 121
Email: tconley@aenac.com

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