

11 East 44th Street

New York, New York 10017
Between 5th Avenue and Madison Avenue



PROPERTY
OVERVIEW

Address

11 East 44th Street New York, NY 10017

Building SF

135,150 SF

Stories

19

Asking

Upon Request

Building Features

Newly Renovated Lobby & Elevators

24 Hour Access

Grand Central Access

High end installations

In house Construction Team

Cleaning included



FINISHES

Building standard



Glass front meeting rooms



Exposed ceilings



High end wet pantry



LED lighting

CUSTOM

Build outs



Custom colors painted throughout

Our in house construction team provides **custom built to suit** opportunities to align with their **brand + culture**



Custom carpet tiles



Dine-in pantry area

Building Floor Plans

1,300 Square Feet



Workstations: 8 Conference Rooms: 1 Phone Booths: TBD Large Eat-in Pantry: 1 **Total Headcount: 8**

PROPERTY LOCATION

11 EAST 44TH STREET SURROUNDING (10 MINUTES WALK) MAP

RESTAURANTS

- 1 MORTON'S STEAKHOUSE
- 2 BOBBY VAN'S 230PARK
- 3 LEA WINE BAR
- 4 BERGAMO'S
- 5 T-SQUARED SOCIAL
- 6 CIPRIANI DOLCI
- 7 THE CAMPBELL
- 8 BENJAMIN STEAKHOUSE
- 9 ALBERT'S BAR
- 10 ZUMA NEW YORK

HOTELS

- 1 INTERCONTINENTAL
- 2 THE YALE CLUB
- 3 ANDAZ 5TH AVENUE
- 4 HYATT GRAND CENTRAL
- 5 THE WESTIN NEW YORK

TRANSPORTATION

- 1 5 AV/53 ST
- 2 47-50 STS-ROCKEFELLER CTR
- 3 51 ST
- 4 BRYANT PARK
- 5 GRAND CENTRAL STATION

ENTERTAINMENT

- 1 THE LEGO STORE
- 2 SSWING GOLF
- 3 METLIFE BUILDING
- 4 NEW YORK PUBLIC LIBRARY
- 5 THE ESCAPE GAME NYC
- 6 FIVE IRON GOLF
- 7 AKC MUSEUM OF THE DOG
- 8 THE MORGAN LIBRARY & MUSEUM

QUICK CASUALS

- 1 DUNKIN'
- 2 MAMA JO'S BREAKFAST CART
- 3 URBANSACE VANDERBILT
- 4 SHAKE SHACK
- 5 LI-LAC CHOCOLATES
- 6 JUICE GENERATION
- 7 MOMOSAN RAMEN & SAKE
- 8 STICKY'S

COFFEE

- 1 CAFE 346
- 2 LE PAIN QUOTIDIEN
- 3 THE CLOCK COFFEE SHOP
- 4 THE COMFORT DINER
- 5 AMY'S BREAD CAFÉ NYPL
- 6 BLUE BOTTLE COFFEE
- 7 REMI43 FLOWER & COFFEE

FITNESS

- 1 10TH PLANET BRAZILIAN JIU JITSU
- 2 VANDERBILT TENNIS CLUB
- 3 EQUINOX EAST 44TH STREET
- 4 NEW YORK SPORTS CLUBS
- 5 VANDERBILT YMCA
- 6 BLINK FITNESS MURRAY HILL

