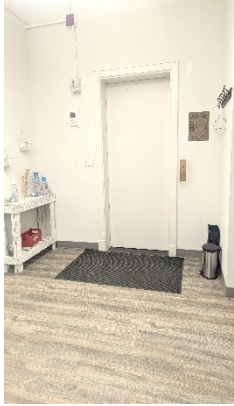
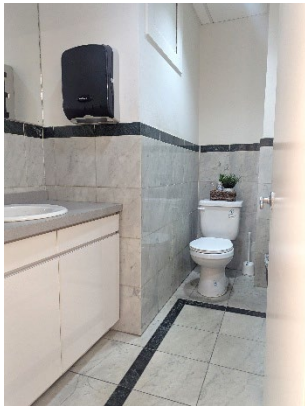
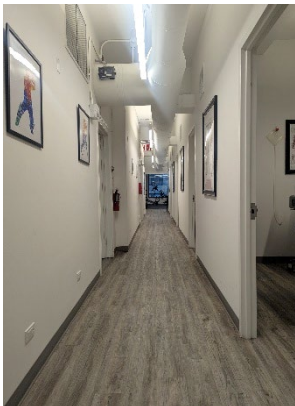
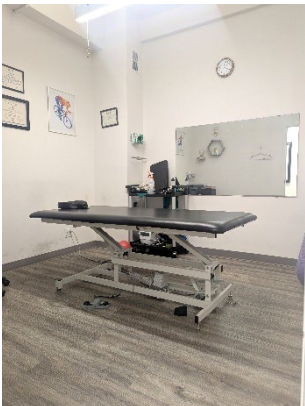
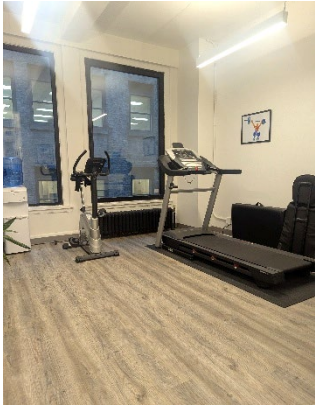
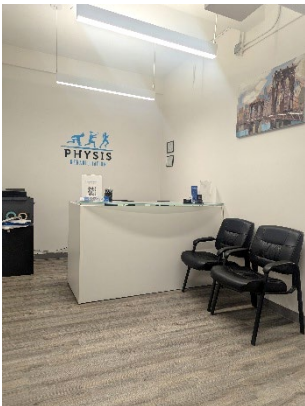


GRAND CENTRAL / BRYANT PARK

**12 EAST 44<sup>th</sup> STREET (bet. Fifth & Madison)**  
**For Lease – Entire 5<sup>th</sup> Floor – 2,710 RSF**  
**BUILT PHYSICAL THEREAPY OFFICE**



**EXPOSED 11 FOOT CEILING**  
**PASSENGER ELEVATOR**  
**24/7 ACCESS + DRECT METER**  
**OVERSIZED WINDOWS ON 3 SIDES**  
**HIGH-SPEED INTERNET: WIREDSCORE SILVER**

**MODERN PT SETUP**  
**2 PRIVATE BATHROOMS**  
**TENANT-CONTROLLED AC**  
**EXERCISE AREA + TREATMENT ROOMS**  
**RECEPTION, SINK & PANTRY**

**Steps from Grand Central and Bryant Park, Madison & 5<sup>th</sup> Avenues' Retail**  
**GREAT SUBWAY ACCESS: 4, 5, 6, 7, B, D, F, M, S**

