



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

- Leasable Area– 3,860 RSF or 4,545 RSF
- Uses: Office, Professional, Medical, Design, Media

## 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. This space can be reduced in size to leasable area of 3,860 RSF if required.

**SIZE/LAYOUT:**

- 5 Large Executive Offices
- Open Desk Seating for 16-24 Persons
- 1 conference room
- 1 board room / flex space
- Pantry Area w/ sink and appliances
- Reception & lounge area
- Server closet and Storage

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



# Suite # 502 – Floorplan 4,545 RSF

*leasable area shown in yellow*







