

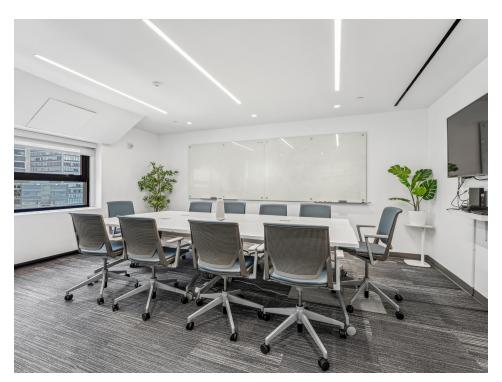
PARTIAL 15TH FLOOR

4,655 RSF

POSSESSION Immediate TERM
Through 12/2026

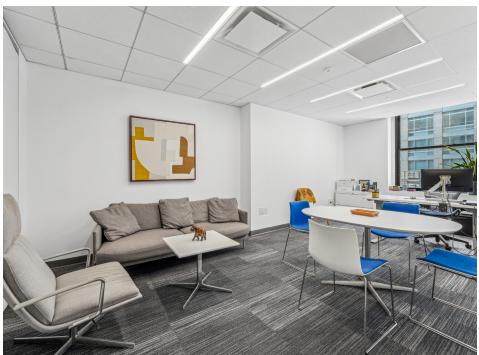
COMMENTS

- Built, plug & play sublease
- Existing installation includes: reception,
 2 large glass-front conference rooms,
 5 glass-front meeting rooms/offices,
 3 phone rooms, an eat-in wet pantry, and an open area for workstations
- Fully Furnished
- Proximity to Grand Central
- · Creditworthy Sublandlord







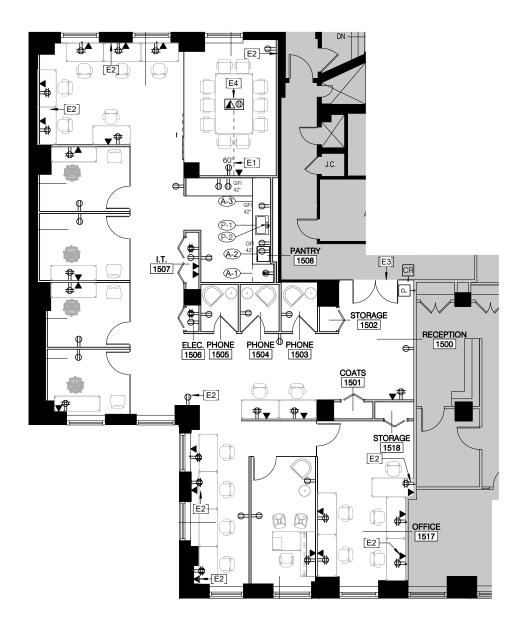












155 EAST 44TH ST

EXISTING CONDITION INCLUDES:

- Reception
- 2 Large glass-front conference rooms
- 5 Glass-front meeting rooms/offices
- 3 Phone rooms
- Eat-in wet pantry
- Open area