

# 155 East 44th Street



MOVE-IN READY FULL FLOOR **STEPS FROM GRAND CENTRAL**  
ENTIRE 33<sup>RD</sup> FLOOR AVAILABLE FOR SUBLEASE

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5,212 RSF

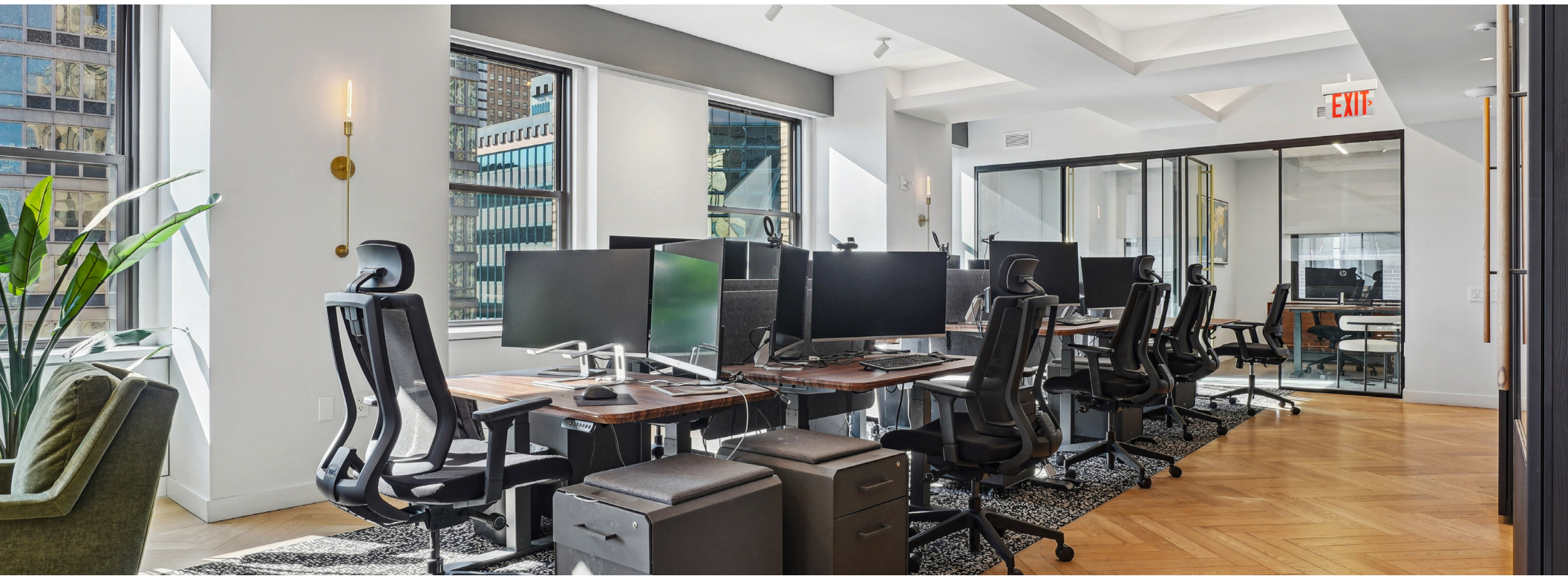
POSSESSION: IMMEDIATE

TERM: 12/31/2028

- Full-floor opportunity with light and views.
- fully furnished and move-in ready.
- The space features:
  - 5 Private offices
  - 2 Breakout rooms
  - 2 Phone booths
  - Open area with 9 workstations (can be further densified)
  - Reception/lounge area
  - Pantry
- Building amenities include a tenant lounge, conference facilities, and terrace.



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