



144 East 44th Street –Penthouse Suite

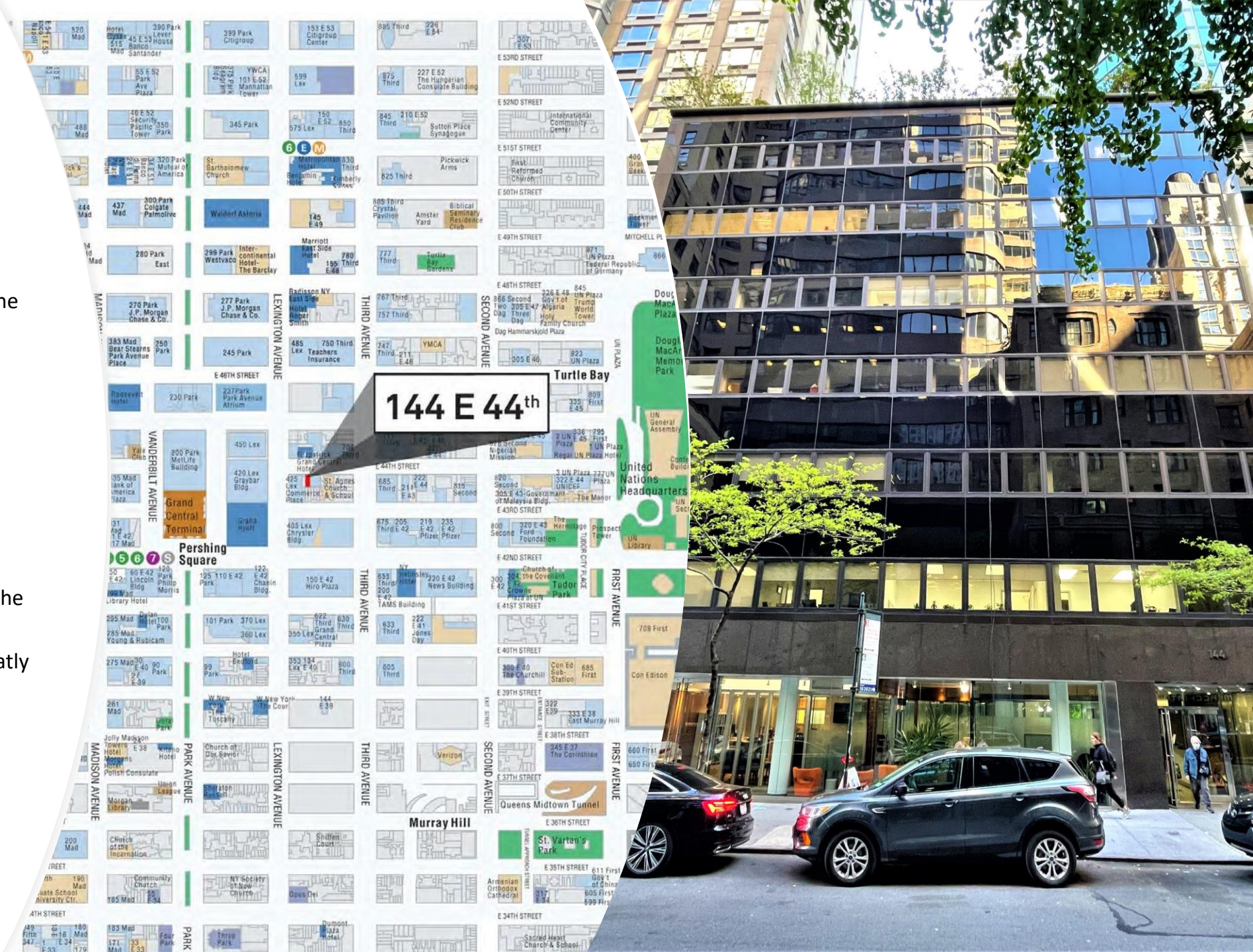
Penthouse Suite –6,000 SF with 2 private outdoor Terraces

- Uses: Professional Office

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 6,000 SF Penthouse Suite spans the entire building's top floor and offers two private connecting outdoor terraces perfect for entertaining and outdoor meetings. The terraces have been landscaped with mature trees and flowering shrubs that are meticulously and provide occupants with natural beauty, privacy, and shade. The office interior with its combination of custom millwork, sleek stone floors, and architectural lighting creates a modern aesthetic. This space was also constructed with expansive window walls that fill the interior space with natural light while maximizing views of the natural plantings on terraces.

SIZE/LAYOUT:

- 7 Large Executive Offices
- 2 outdoor Terrace Areas
- Open Desk Seating for 14-20 Persons
- 1 conference room
- 2 private bathrooms
- 1 private Pantry Area w/ sink and appliances
- Direct Elevator Exposure
- Reception & lounge areas
- Pre-wired Server closet and Storage





Penthouse Suite # 800-Floorplan

