

GROUND FLOOR · MIDTOWN EAST

144 East 44th Street

Two ground-floor suites in a professionally managed building, just steps from Grand Central Terminal. Flexible lease terms available.

Suite 103 — 1,080 RSF

Medical · Wellness · Cosmetic · Professional services

Suite 104 — 880 RSF

Office · Design studio · Showroom · Professional services

GROUND FLOOR · OFFICE / STUDIO

Suite 104

880
RENTABLE SQ FT



Highly accessible ground-floor office space in a professionally managed Midtown East building, conveniently located just steps from Grand Central Terminal.

Ideal for design firms, creative studios, boutique showrooms, professional services and general office users seeking a flexible, well-maintained workspace in a prime Manhattan location.

Flexible lease terms, including month-to-month occupancy, provide an attractive opportunity for businesses seeking short-term or longer-term accommodations, satellite offices or a convenient Midtown presence.

Tenants enjoy access to recently renovated shared amenities on the floor, including a conference room, modern pantry, dedicated street-level entrance/vestibule and restrooms, providing additional functionality without the expense of maintaining these facilities within their leased premises.



HIGHLIGHTS

- 880 RSF on the ground floor
- Month-to-month terms available
- Glass storefront on the corridor
- Shared conference room & pantry
- Street-level entrance & vestibule
- Steps from Grand Central

CONCEPT LAYOUTS

Ground Floor Plan

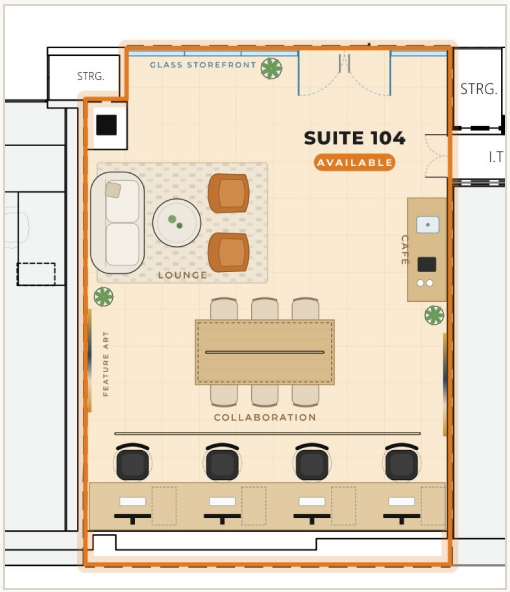
Available for lease





Suite 103 · 1,080 RSF

Medical concept: reception, waiting, 2 exam rooms, lab, consult



Suite 104 · 880 RSF

Office concept: lounge, 6-seat table, café, 4 desks

Concept layouts are for illustrative purposes only. Plan not to scale; all measurements and areas are approximate and subject to verification.

INCLUDED FOR GROUND-FLOOR TENANTS

Amenities & Building



Shared conference room



Conference room with media wall



Modern shared pantry



Dedicated street-level entrance & vestibule

Shared on the floor

Recently renovated conference room

Modern pantry

Restrooms

Dedicated street-level entrance / vestibule

Location

Midtown East, Manhattan

Steps from Grand Central Terminal

Convenient access to major transit hubs

Professionally managed building