

FOR LEASE

144 EAST 44TH STREET

SUITE 700 | 998 SF

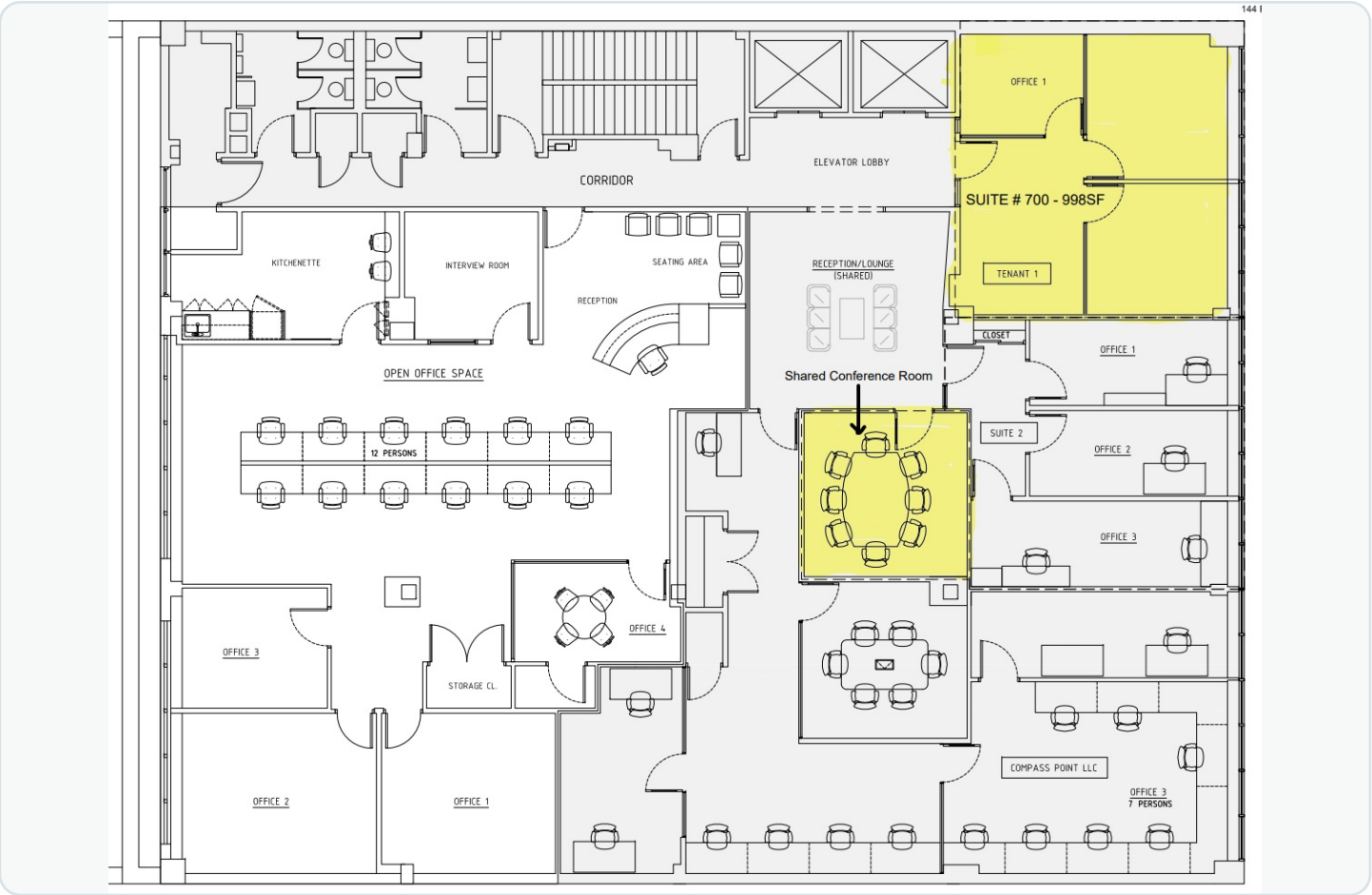
TURN-KEY PROFESSIONAL OFFICE

Midtown East
Grand Central District



An efficient 998 SF office near Grand Central

FLOOR PLAN



SPACE HIGHLIGHTS

998 SF

Efficient, turnkey professional suite

3 PRIVATE OFFICES

Bright perimeter rooms with windows

OPEN WORK AREA

Flexible seating for approximately 4-8

IT / SERVER CLOSET

Prewired with fiber connectivity

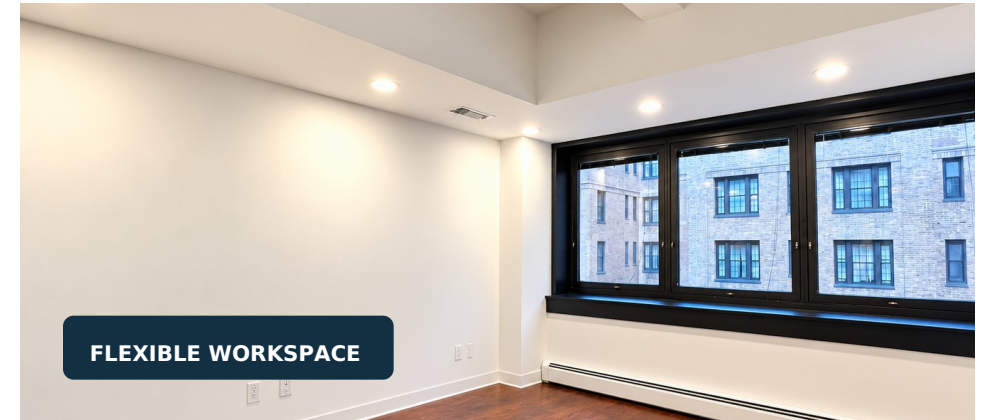
SHARED CONFERENCE

Access to furnished meeting space

Existing conditions shown. Final test fit and field verification required.

Modern finishes, glass fronts and natural light

03



A polished setting for meetings and daily work

04



UPGRADED COMMON AREAS

More space beyond the suite.

Suite 700 benefits from access to a furnished shared conference room and recently renovated seventh-floor common areas designed to create a professional arrival for employees and visitors.

- Shared conference / meeting room
- Renovated elevator lobby
- Decorative lighting and modern finishes
- Lounge seating and green-wall accents
- New HVAC and air filtration systems

OWNER-OPERATED. TENANT-FOCUSED.

A turnkey office sized for focus and flexibility.

Suite 700 offers a recently renovated, move-in-ready professional office in Midtown East, minutes from Grand Central Terminal. The efficient 998 SF layout provides three private offices, flexible open seating, and dedicated IT support, complemented by shared seventh-floor meeting and lounge amenities.

144 East 44th Street is owner-operated and managed by AENA Management Corp. AENA's integrated property management, construction, and design teams can assist qualified tenants with modifications tailored to their operational needs and branding.