



Construction
Design + Build
Facility Management
Real Estate Services

LEASING CONTACT:

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144 East 44th Street – Suite # 502

- **Leasable Area:** 4,450 RSF
- **Uses:** Office, Professional, Medical, Design, Media

144 | **EAST**
44TH STREET
NEW YORK, NY 10017

144 EAST 44TH STREET NEW YORK, NY 10017

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.

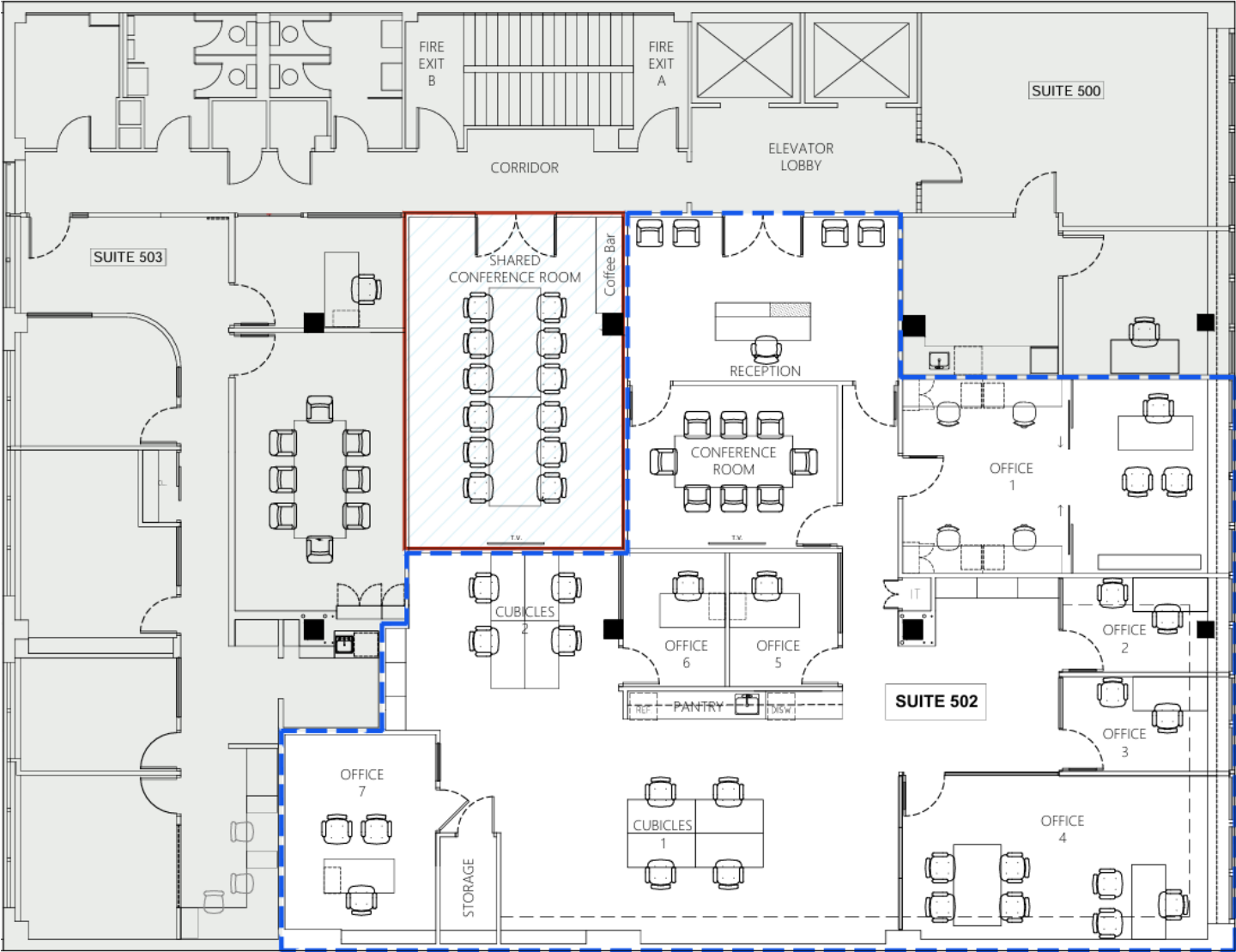


Suite # 502 – Floorplan 4,450 RSF
(Rentable area shown in blue outline)

SIZE/LAYOUT:

- 7 Private Offices
- Open Desk Seating for 12-18 Persons
- 1 private conference room in suite
- 1 board room / flex space
- 1 large storage or office space
- Pantry Area w/ sink and appliances
- Reception & lounge area
- Server closet with High-Speed Fiber Connection
- Storage Closets & Printer Stations
- Access to an additional Conference Room on 5th floor

 INDICATES SUITE 502



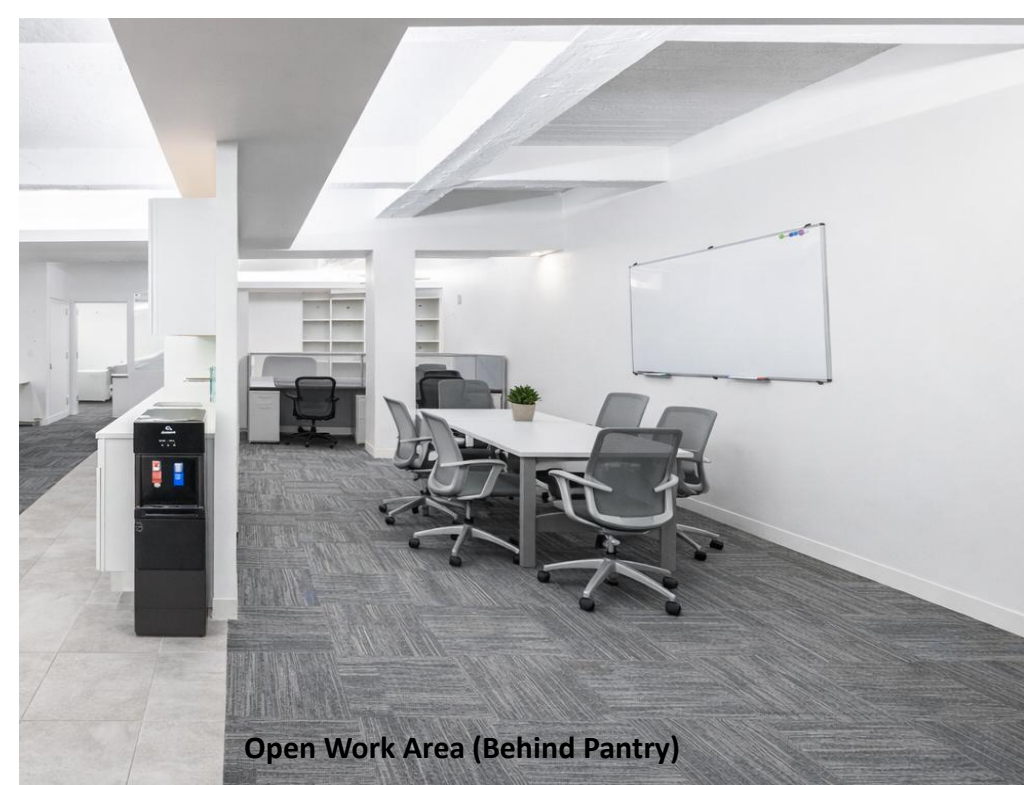
SPACE SUMMARY:

This is pre-built and turn-key 4,450 SF professional office space that was designed and constructed utilizing a combination of design features that maximize natural light while providing a clean, private, and modern aesthetic. New state of the art tenant-controlled HVAC and air filtration systems have been installed in the space, as well as upgrades to the 5th floor elevator lobby and common areas which include; green walls, architectural lighting, lounge seating, and custom millwork.

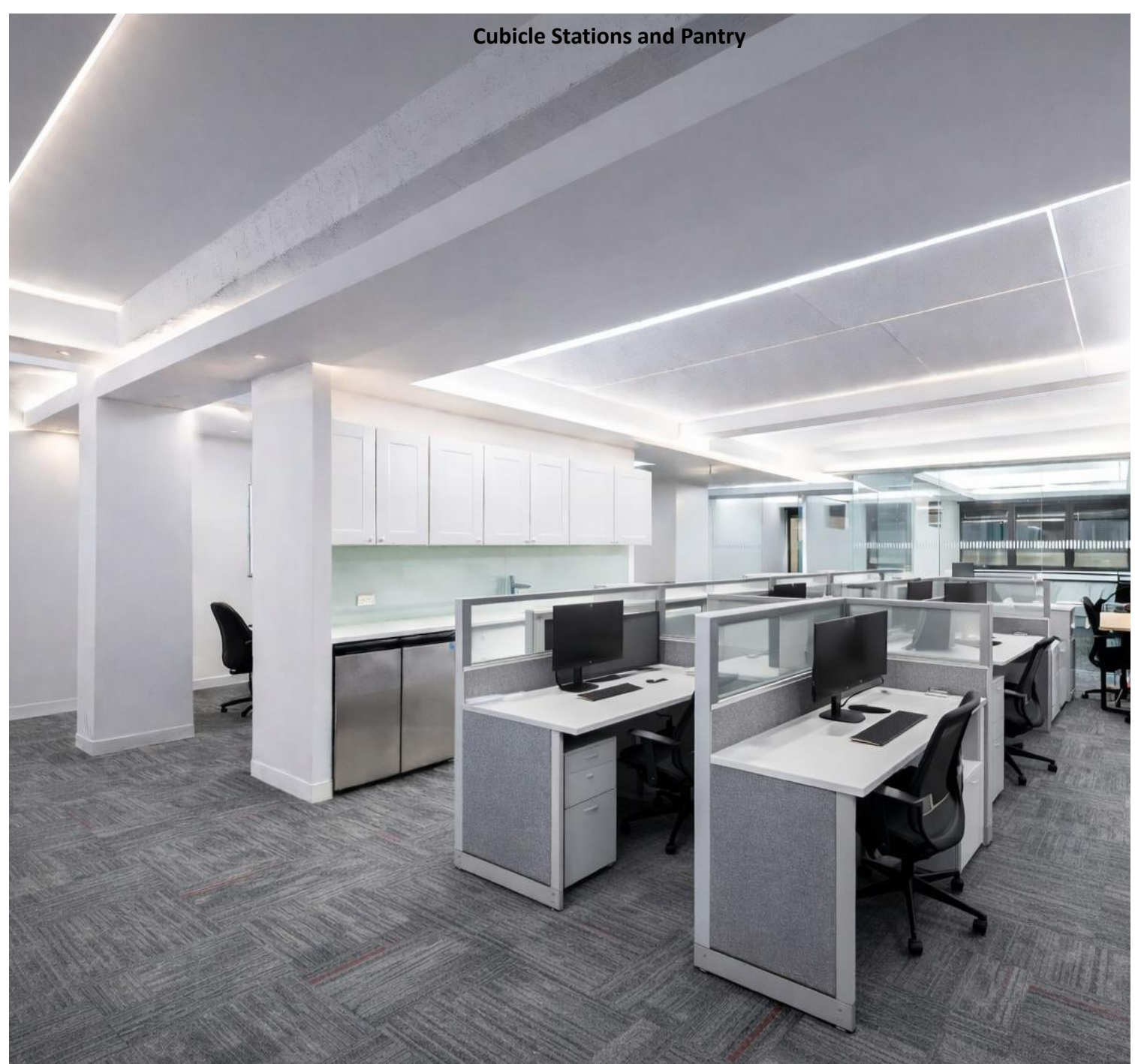
SPACE HIGHLIGHTS:

- Operable Windows & Natural Light Exposure
- 11' High Exposed Concrete Ceilings
- Decorative Soffits with Accent Lighting
- Full Height Insulated Glass Offices
- Pre-wired for data and electric
- Landlord providing Furniture
- High-Speed Fiber Internet Connection
- Pre-Built and ready for occupancy
- Pantry with new stainless-steel appliances
- Digital Access Security Control System

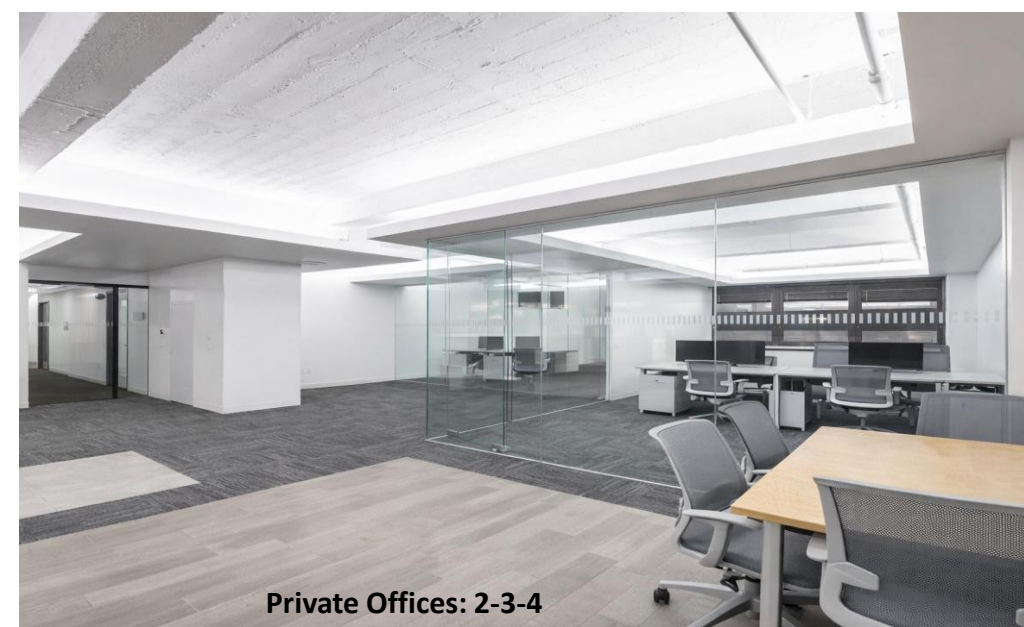




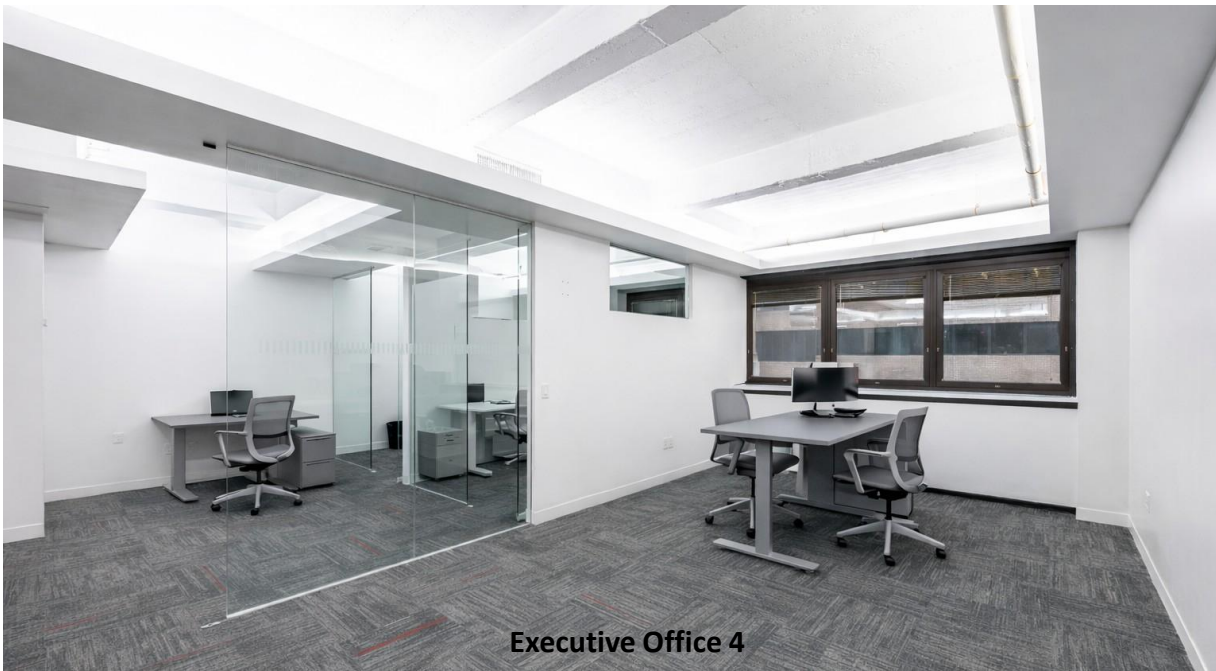
Open Work Area (Behind Pantry)



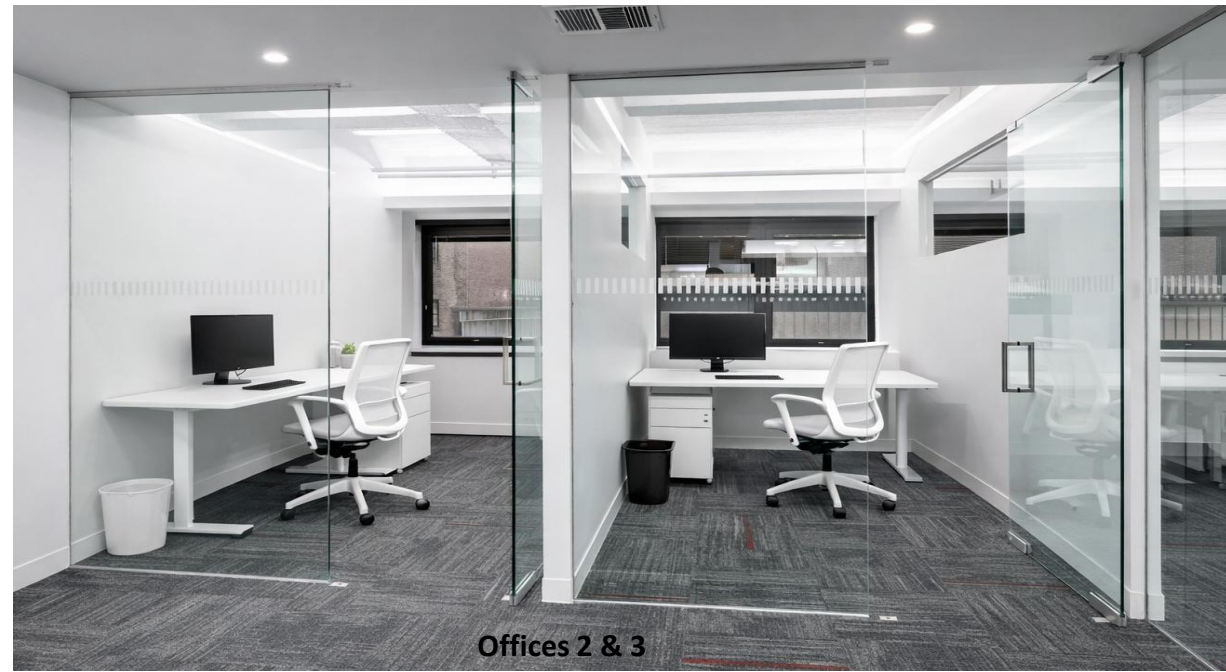
Cubicle Stations and Pantry



Private Offices: 2-3-4



Executive Office 4



Offices 2 & 3



Executive Office 1

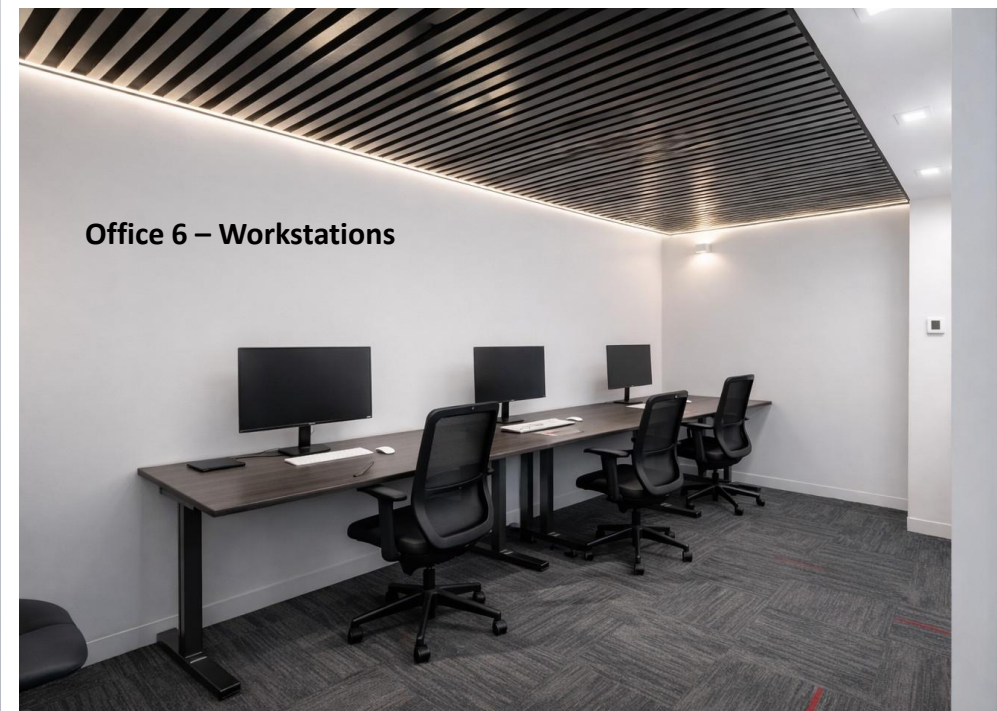


Executive Office 1 - Workstations

Hallway - Conference Room & Office 6



Private Conference Room



Office 6 - Workstations



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MANAGING AGENT:

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Building Ownership and Management:

144 East 44th Street is an owner-operated property managed by AENA Management Corp, our affiliated, vertically integrated property management and building services firm. AENA's on-site team of experienced managers and trusted trade technicians dedicated to providing the building and its occupants with exceptional, responsive, and reliable service.

AENA's in-house design and construction professionals work directly with tenants to deliver fully customized, turn-key office spaces. Our integrated service model provides tenants with a single point of contact and accountability throughout the entire lease lifecycle—from initial planning and design through construction, occupancy, and ongoing operations.

In addition to full-service property management, AENA maintains a fully staffed design and construction team capable of delivering tailored office solutions. Our designers collaborate closely with tenants to develop architectural layouts and construction documents aligned with each tenant's space utilization needs and aesthetic vision. Once plans are finalized, AENA's trained and qualified tradespeople execute the build-out efficiently and professionally, delivering a turn-key space ready for immediate occupancy. With an experienced team of designers, project managers, skilled carpenters, and trade technicians, AENA offers an unparalleled level of service, ensuring every space is thoughtfully planned, expertly constructed, and delivered to meet both functional requirements and project timelines.