

— 155 East 44th Street —

North Block between Lexington & Third Avenues



Premises

Tenth Floor 7,719 SF (portion of total floor)

Possession Arranged

Term Sublease through January 31, 2035

Building Highlights

- Fully built out, plug-and-play space
- 7 offices, 2 executive offices, 1 podcast room, 2 conference rooms, and newly built luxury kitchen
- Access to the Ivy Terrace, a landscaped open-air terrace available to all building tenants
- Amenity center available to all building tenants inclusive of a 40-person conference facility and hotel-style lounge
- Enhanced lobby experience
- Touchless entry

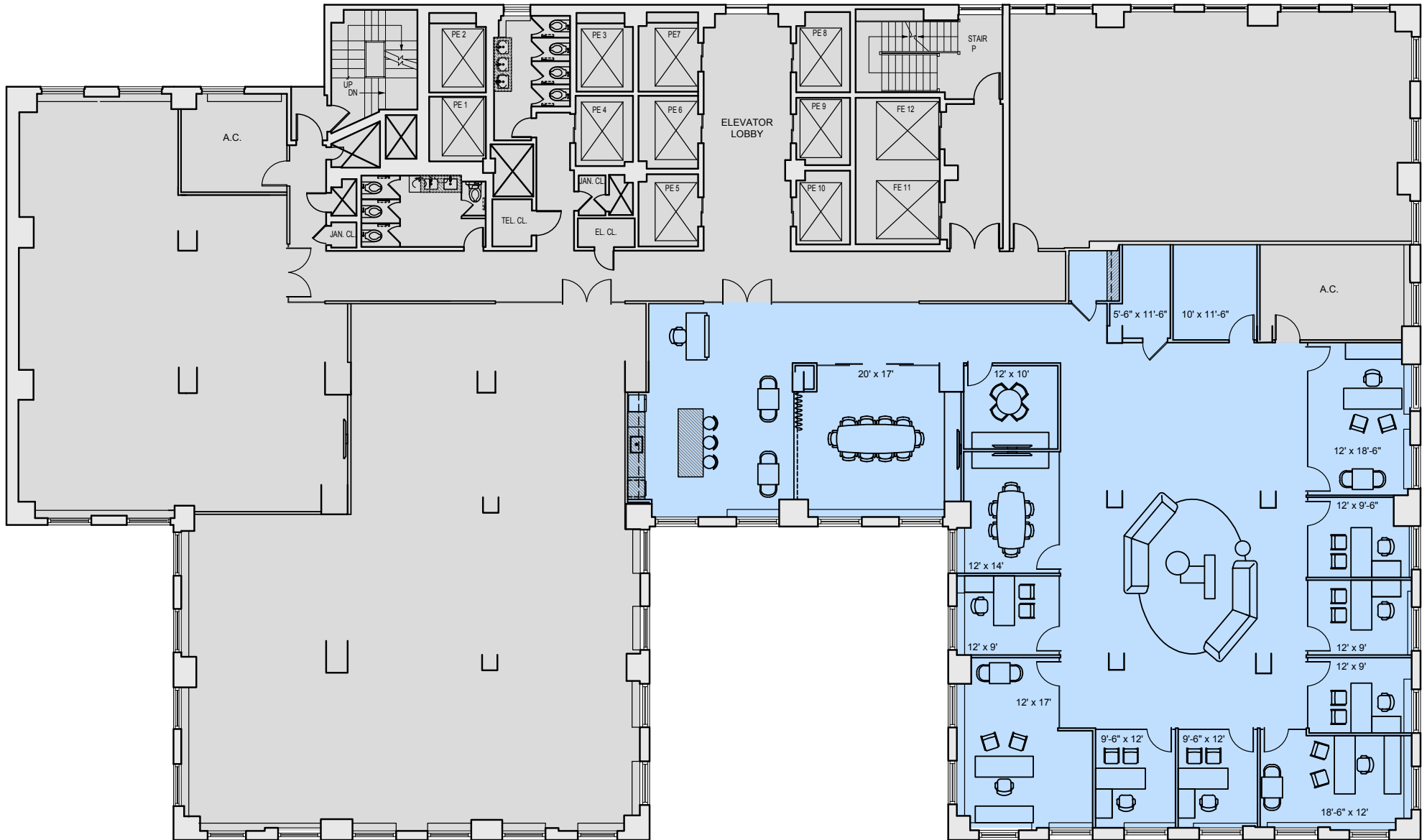
On-site Retail

Sweetgreen • Little Collins • Inday
Maman • Le Pain Quotidien • Cava

Transit Access

- Steps from Grand Central Terminal
- Subway: 4, 5, 6, 7, S trains
- Metro-North Railroad & Long Island Rail Road





East 44th Street



