

11 EAST 44TH STREET

NORTH SIDE BETWEEN FIFTH & MADISON AVENUES



PRIME GRAND CENTRAL RETAIL

FRONTAGE
45 FT

CEILING HEIGHTS
17' 5" GROUND
14' 11" LOWER LEVEL

POSSESSION
IMMEDIATE

LEASE TYPE
SUBLEASE TO
2/28/2024
DIRECT EXTENSION POSSIBLE

3,560 SF

TOTAL

3,091 SF

GROUND

469 SF

LOWER LEVEL

- ◆ EXCELLENT GRAND CENTRAL LOCATION.
- ◆ ALL UPSCALE USES ACCEPTABLE.
- ◆ SPACE CAN BE VENTED – OUTSTANDING RESTAURANT LOCATION OR QSR OPPORTUNITY.

NEIGHBORING RETAILERS BROOKS BROTHERS, COACH, 9 WEST, ALLEN EDMONDS, LE PAIN QUOTIDIEN, BREAD & BUTTER, CORNELL UNIVERSITY CLUB, J. CREW, JOHNSTON & MURPHY, ALDEN SHOES, STARBUCKS & MANY OTHERS.

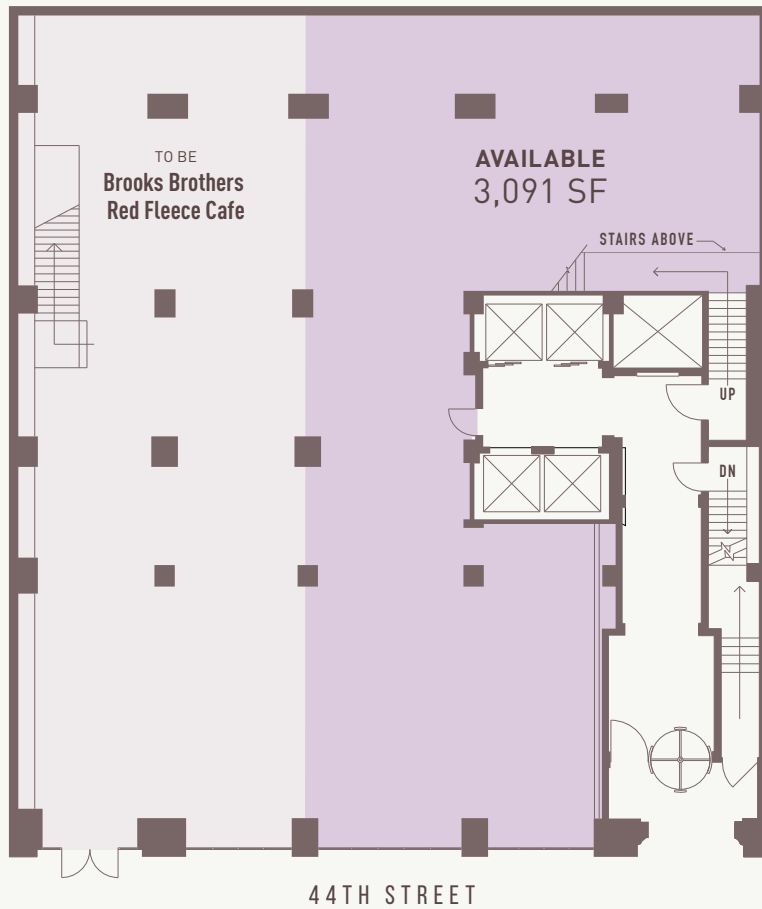


A COMMISSION COMPUTED AND EARNED IN ACCORDANCE WITH THE RATES AND CONDITIONS OF OUR AGENCY AGREEMENT WITH OUR PRINCIPAL. WHEN RECEIVED FROM OUR PRINCIPAL, WILL BE PAID TO THE COOPERATING BROKER WHO CONSUMMATES A LEASE WHICH IS UNCONDITIONALLY EXECUTED AND DELIVERED BY AND BETWEEN LESSOR AND LESSEE (A COPY OF THE RATES AND CONDITIONS REFERRED TO ABOVE IS AVAILABLE UPON REQUEST). THE DEPICTION IN THE ATTACHED IMAGES OF ANY PERSON, ENTITY, SIGN, LOGO OR PROPERTY (OTHER THAN CUSHMAN & WAKEFIELD'S CLIENT AND THE PROPERTY OFFERED BY CUSHMAN & WAKEFIELD) IS INCIDENTAL ONLY, AND IS NOT INTENDED TO CONNOTE ANY AFFILIATION, CONNECTION, ASSOCIATION, SPONSORSHIP OR APPROVAL BY OR BETWEEN THAT WHICH IS INCIDENTALY DEPICTED BY CUSHMAN & WAKEFIELD OR ITS CLIENT.



FLOORPLANS

GROUND FLOOR

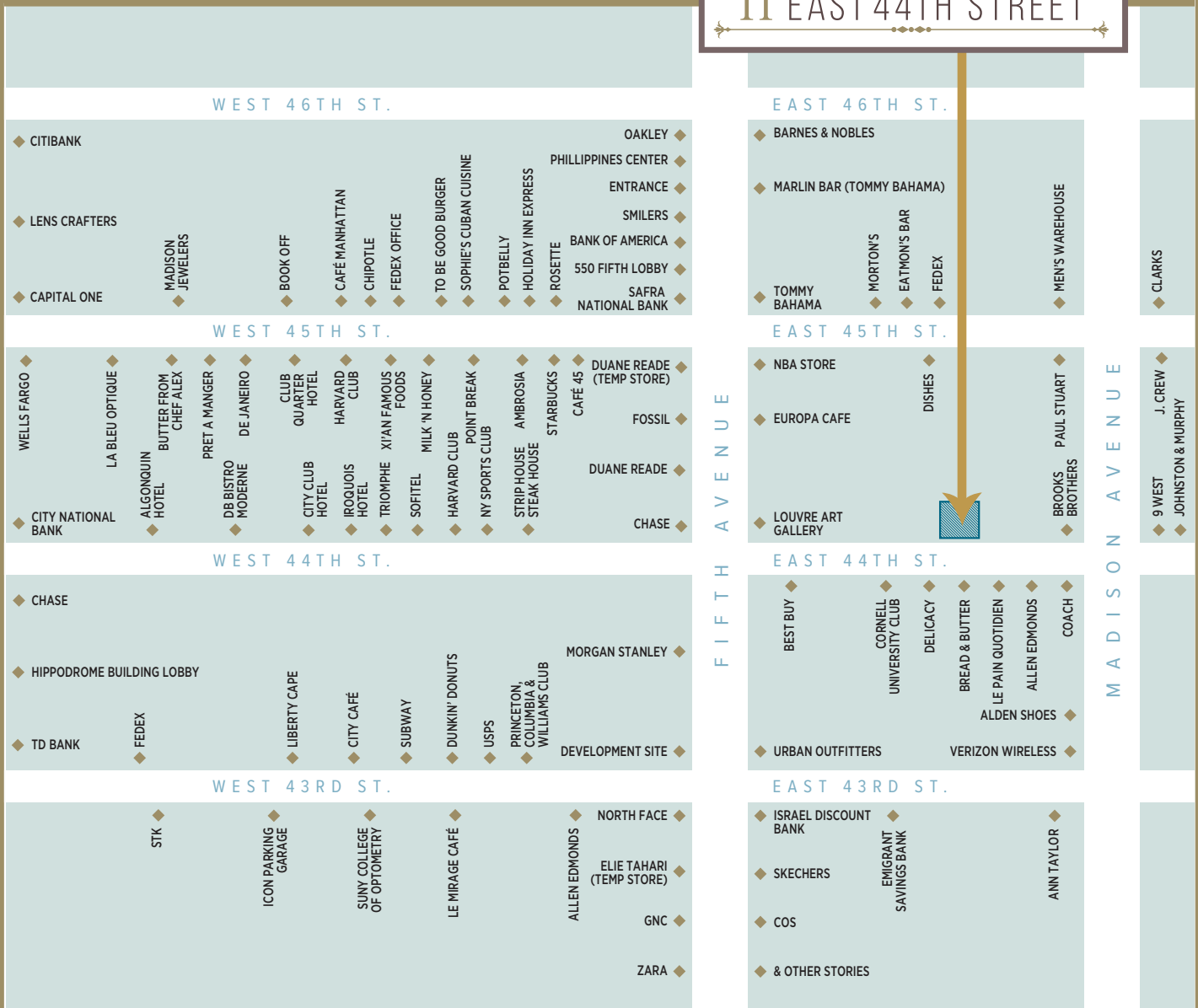


LOWER LEVEL



NEIGHBORHOOD

11 EAST 44TH STREET



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