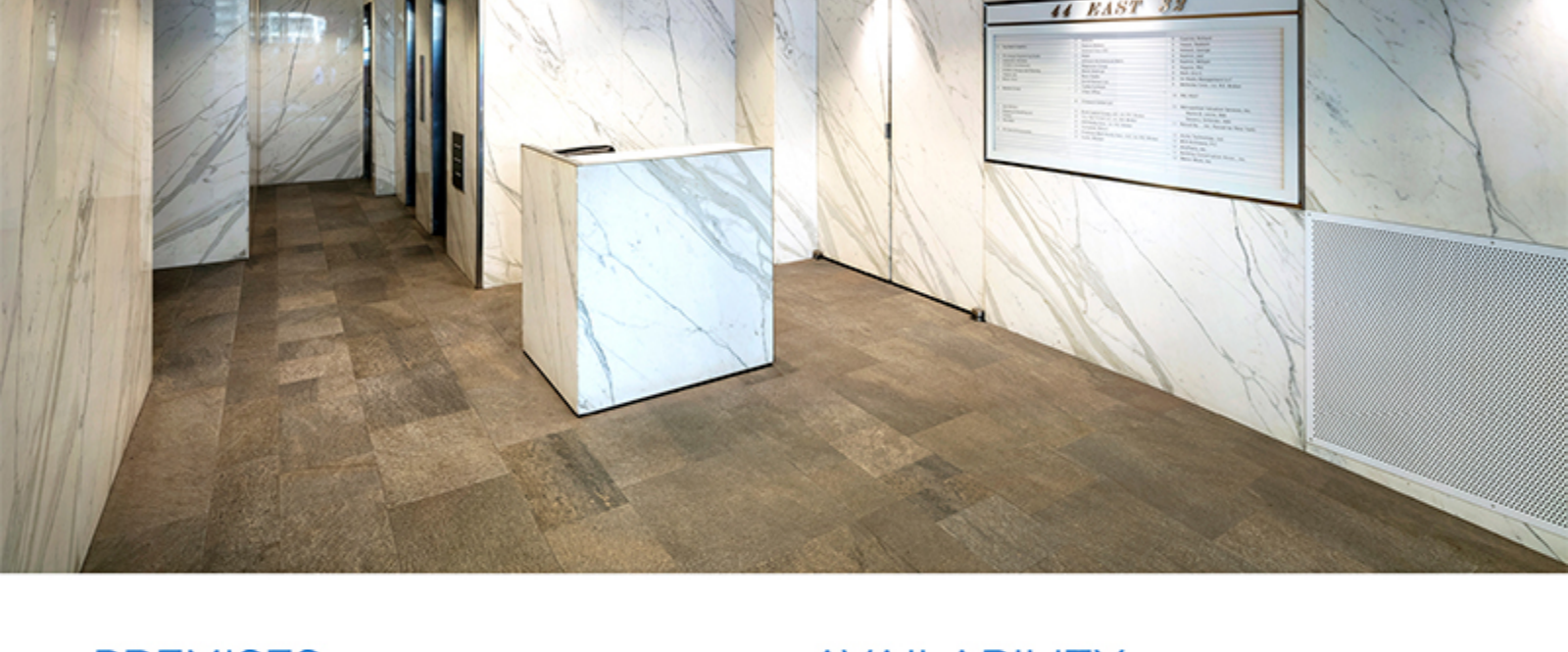




44  
EAST  
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PRE-BUILT

NEWMARK



#### PREMISES

Entire 10th Floor - **7,229 RSF**

#### AVAILABILITY

Immediate

#### ASKING RENT

Upon Request

#### TERM

5-10 years

#### COMMENTS

- Ground-floor tenant: The Cutting Room
- Newly renovated lobby and elevators
- Close proximity to subway and bus lines
- Great for TAMI-type companies
- Long-term, stable ownership
- Pre-Built

**PAUL DAVIDSON**

212-372-2051

paul.davidson@nmrk.com

**ROY LAPIDUS**

212-372-2170

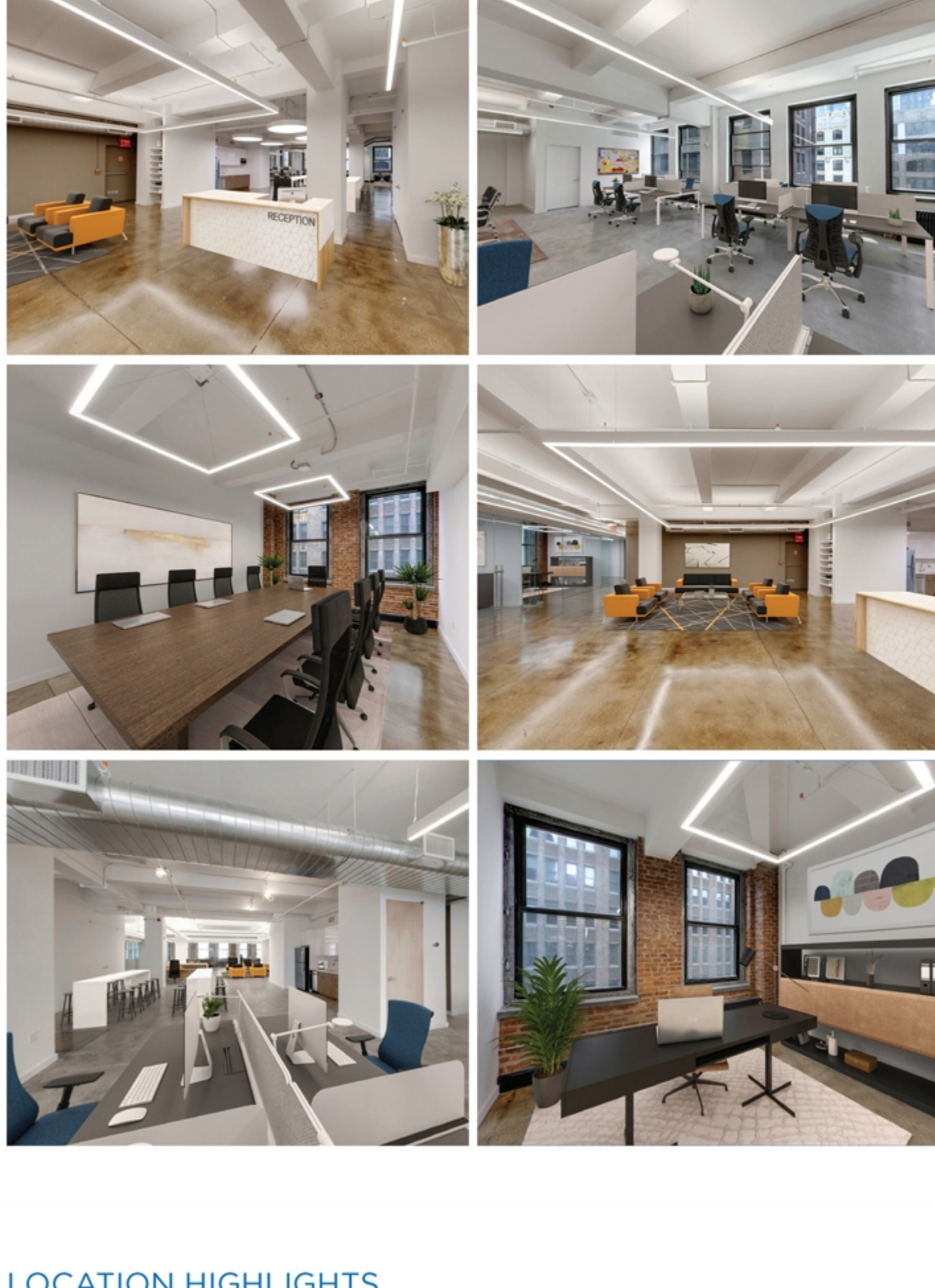
rlapidus@gfpre.com

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#### VIRTUALLY STAGED TOUR

CLICK TO VIEW

360°



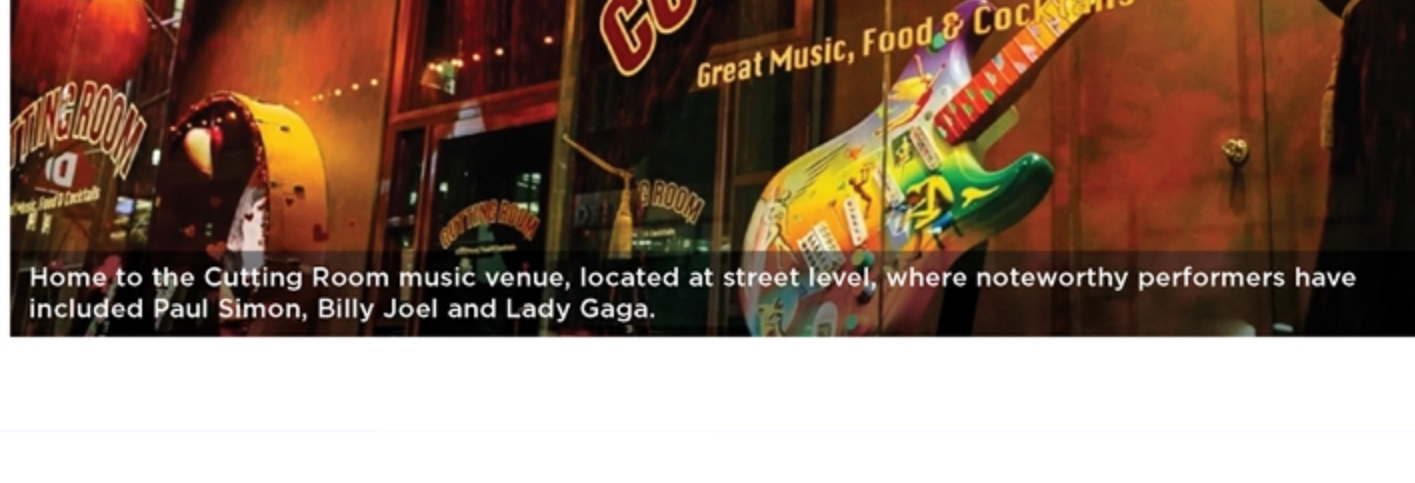
#### LOCATION HIGHLIGHTS



Located in the much desirable Transit Triangle with Penn Station, Grand Central Station and The Port Authority all within a 10 minute walk.



Go across the street to Exhale Spa. Around the corner sits world-renowned Wolfgang's Steakhouse. For the best coffee there's Gregory's.



Home to the Cutting Room music venue, located at street level, where noteworthy performers have included Paul Simon, Billy Joel and Lady Gaga.

#### FLOOR PLAN

**7,229 RSF | 10th Floor**



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