# 11 EAST 44TH STREET

NORTH SIDE BETWEEN FIFTH & MADISON AVENUES

## PRIME GRAND CENTRAL RETAIL

**FRONTAGE**
63' 7"

**CEILING HEIGHTS**
14' 11" BASEMENT
17' 5" GROUND

**POSSESSION**
IMMEDIATE

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

**10,927 SF**
TOTAL

5,947 SF
GROUND

4,980 SF
BASEMENT

- EXCELLENT GRAND CENTRAL LOCATION.
- ALL LOGICAL DIVISIONS CONSIDERED.
- ALL UPSCALE USES ACCEPTABLE.
- SPACE CAN BE VENTED – OUTSTANDING LARGE FORMAT RESTAURANT LOCATION OR MULTI-TENANT QSR OPPORTUNITY.
- SECOND FLOOR OF 5,749 SF CAN POTENTIALLY BE MADE AVAILABLE. (11'1" CEILING HEIGHT)

**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.

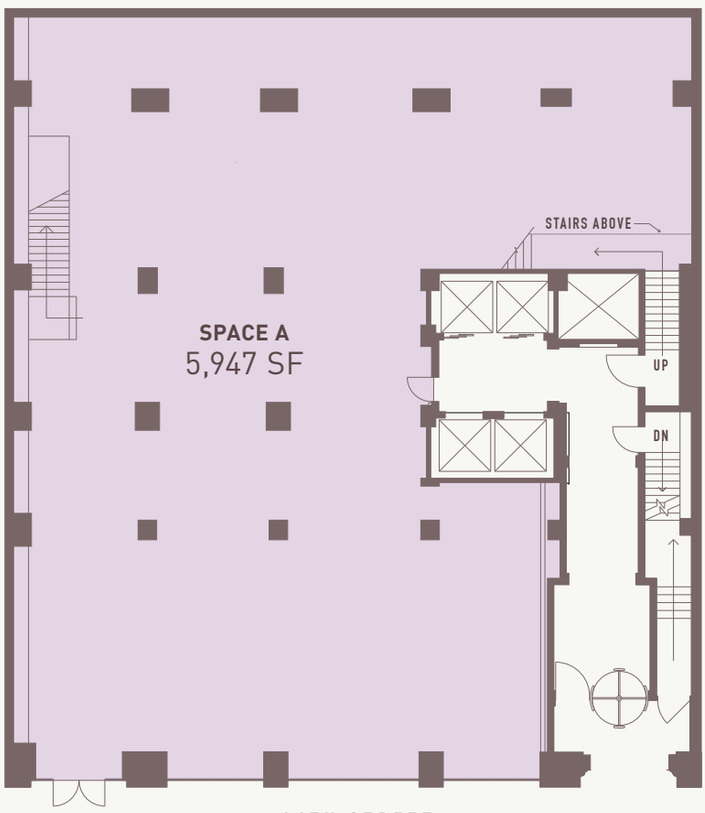
CUSHMAN & WAKEFIELD

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 INCIDENTALLY DEPICTED BY CUSHMAN & WAKEFIELD OR ITS CLIENT.

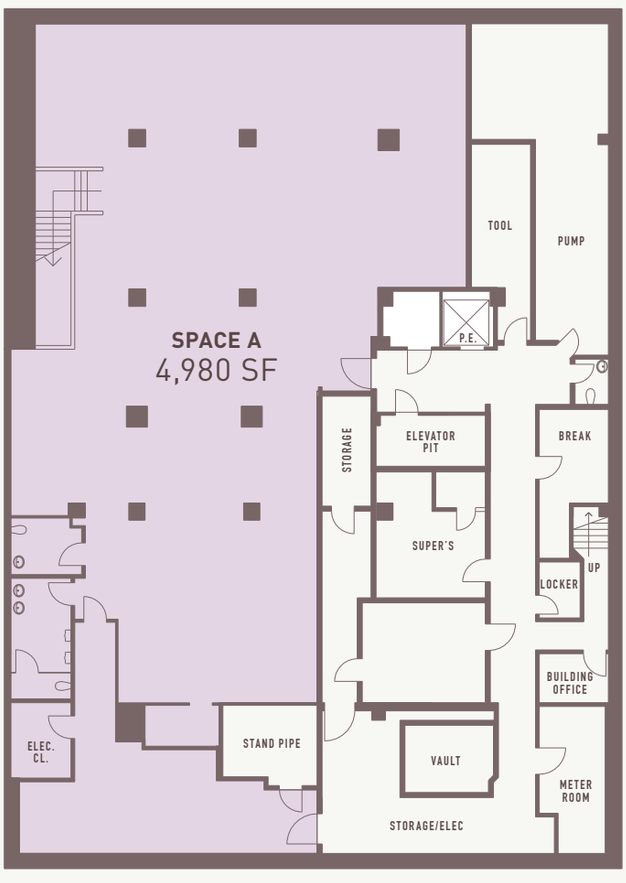
DIMUCCI PARTNERS

# FLOORPLANS–SINGLE TENANT

## GROUND FLOOR

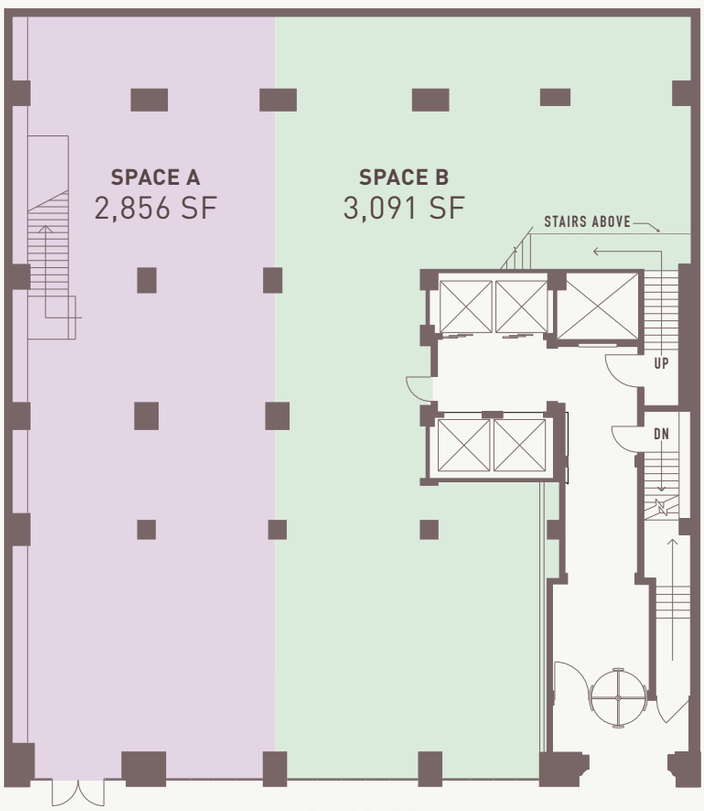



## BASEMENT



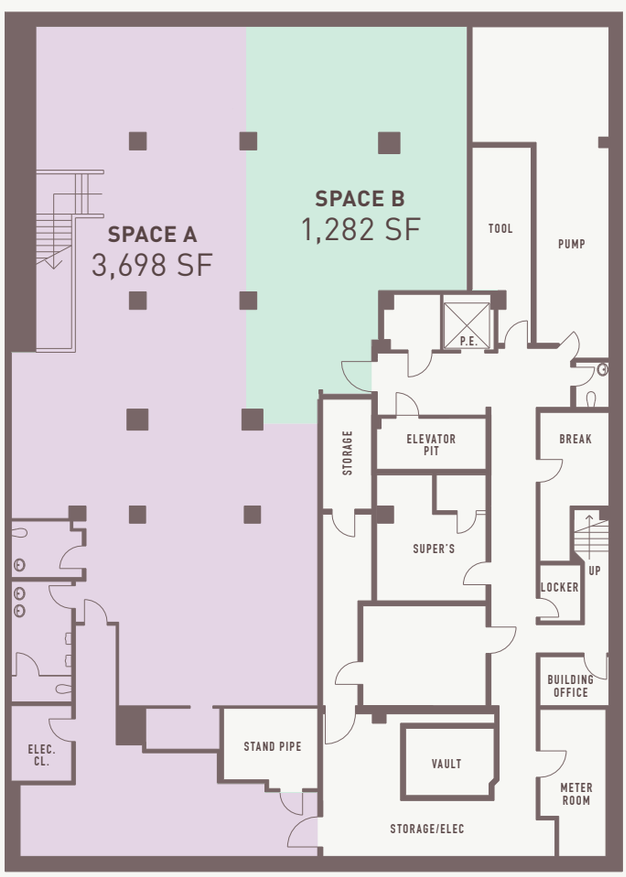
# FLOORPLANS–TWO TENANTS

## GROUND FLOOR




44TH STREET

## BASEMENT

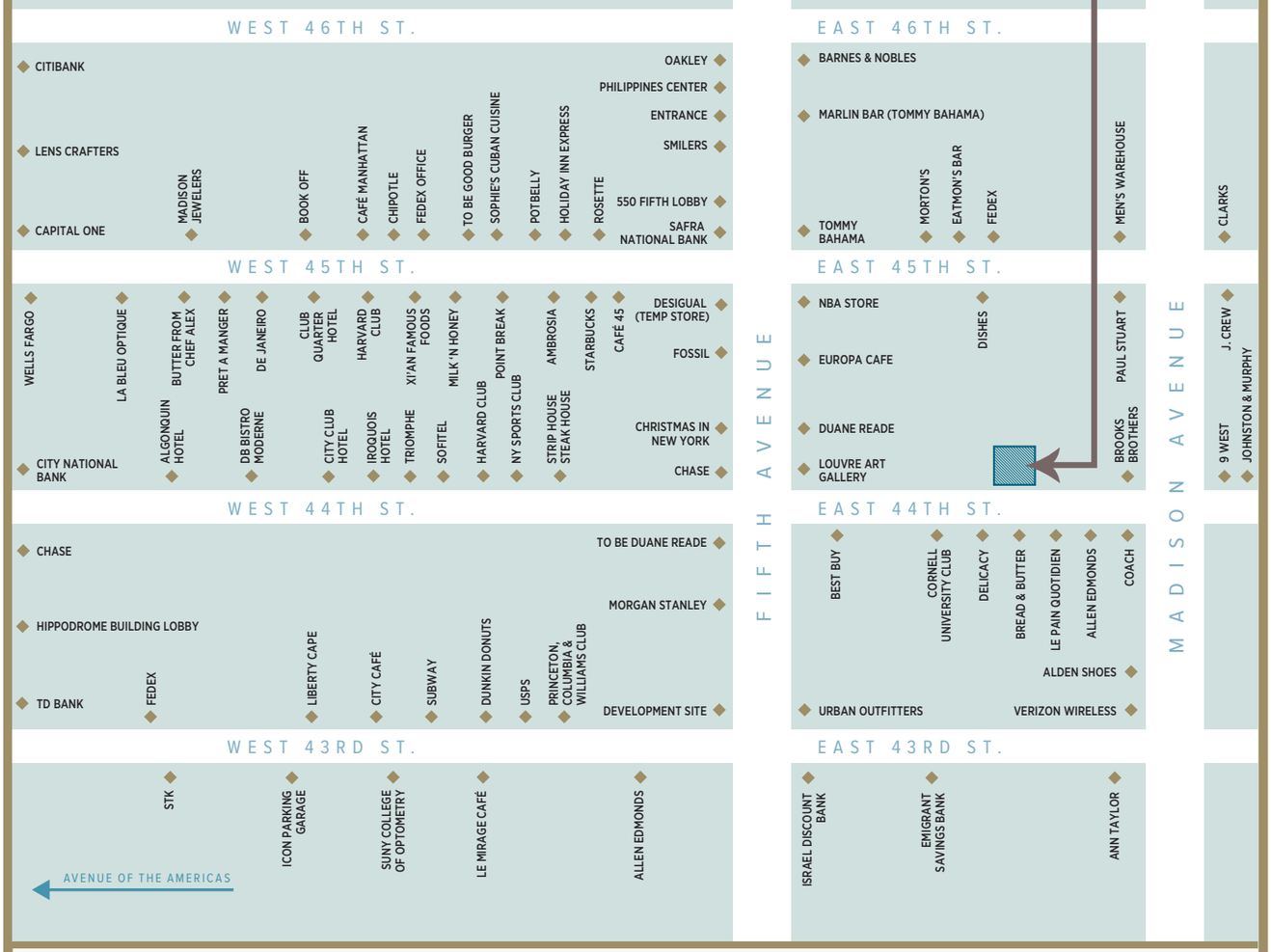



44TH STREET

N

# NEIGHBORHOOD

## 11 EAST 44TH STREET




# FOR MORE INFORMATION:


**ALAN SCHMERZLER**
212 841 5930
ALAN.SCHMERZLER@CUSHWAKE.COM

**FRANK DIMUCCI**
212 819 1250
FDIMUCCI@AOL.COM