

11 EAST 44TH

NoMad Group



Location

**Between Madison
& Fifth Avenues**



Year Built

**1929
by, Shreve & Lamb**



Renovations

**Elevators - 2021
Lobby - 2020**



Building Size

**135,000 Square Feet
Made of Steel & Concrete**



Floors

**Total 19
1 Underground**

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11 East 44th Street is in the heart of the Grand Central area in midtown Manhattan. Close to public transportation and one block from Grand Central Station, this steel-frame structure fronts a new facade of limestone, bronze and bevelled glass, designed in the Italianate style. The lobby features marble floors, walls, columns and ornate period capitals, framing a vaulted faux copper ceiling. Such well known clubs as The Yale Club, Harvard Club, Princeton Club, New York Yacht Club, and other institutions such as the New York Public Library and the Bar Association, make 11 East 44th Street an ideal location for small to medium-size firms needing access to these facilities.

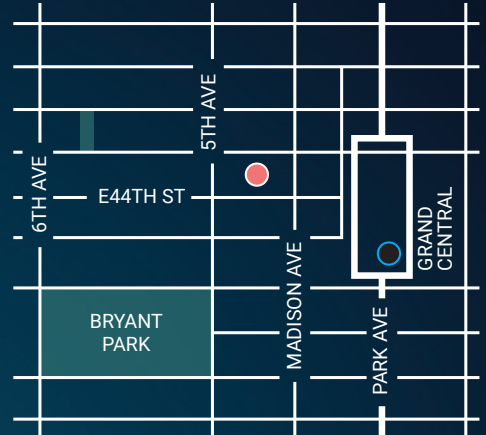
11 East 44th Street, a mid-rise commercial building in the heart of Midtown Manhattan, offers businesses a prestigious location near some of New York's most iconic landmarks. Owned by Luxottica, the global leader in eyewear, the building embodies the company's commitment to quality and style. As a dominant force in the fashion world, Luxottica oversees brands such as Ray-Ban and Oakley, positioning 11 East 44th as not only a commercial hub but also a reflection of the company's industry influence.



11 EAST 44TH

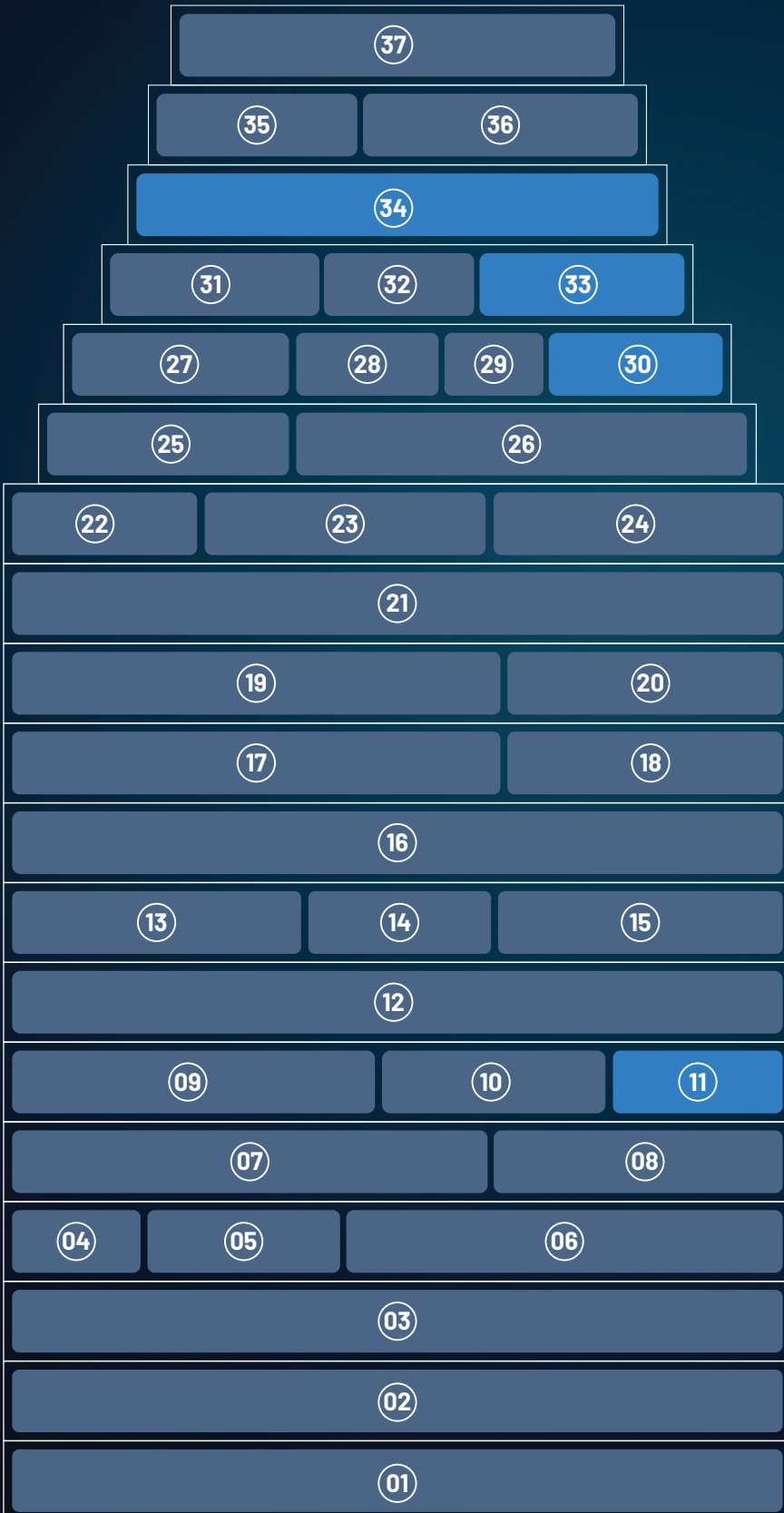
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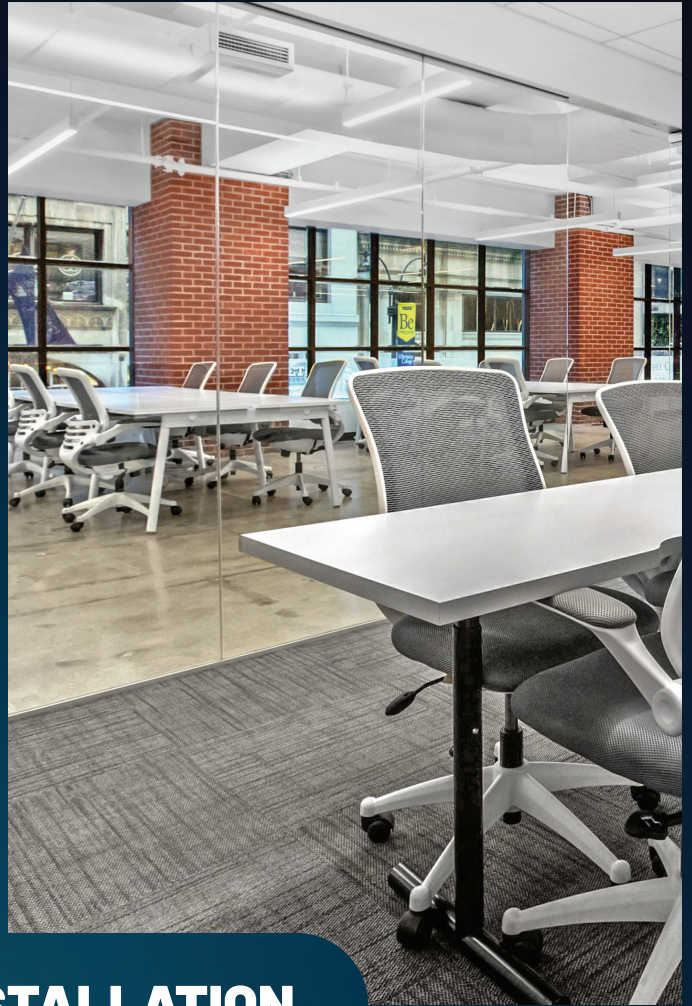
500 Feet
from
GRAND CENTRAL



- | | |
|----------------|----------------|
| 01 Retail | 20 Suite- 1001 |
| 02 Retail | 21 Suite- 1100 |
| 03 Suite- 200 | 22 Suite- 1201 |
| 04 Suite- 301 | 23 Suite- 1200 |
| 05 Suite- 303 | 24 Suite- 1206 |
| 06 Suite- 300 | 25 Suite- 1400 |
| 07 Suite- 400 | 26 Suite- 1406 |
| 08 Suite- 401 | 27 Suite- 1500 |
| 09 Suite- 500 | 28 Suite- 1501 |
| 10 Suite- 503 | 29 Suite- 1505 |
| 11 Suite- 501 | 30 Suite- 1507 |
| 12 Suite- 600 | 31 Suite- 1600 |
| 13 Suite- 704 | 32 Suite- 1602 |
| 14 Suite- 703 | 33 Suite- 1603 |
| 15 Suite- 701 | 34 Suite- 1700 |
| 16 Suite- 800 | 35 Suite- 1800 |
| 17 Suite- 900 | 36 Suite- 1803 |
| 18 Suite- 901 | 37 Suite- 1900 |
| 19 Suite- 1000 | |

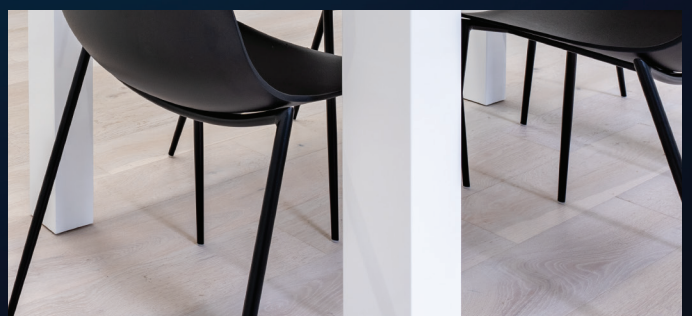
 VACANT
 LEASED





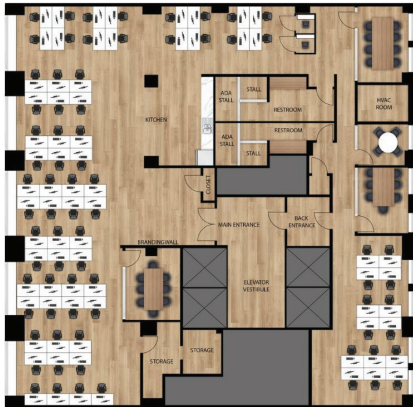
EXISTING INSTALLATION

ACTUAL FINISHES

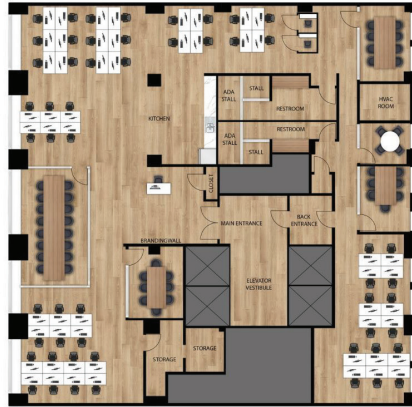


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LEASED
Entire 2nd Floor
8,150 Square Feet



Workstations: 40-60
Office/Meeting Rooms: 1-3
Conference Rooms: 3-4
Pantry: 1
Private Restroom: 2
Total Headcount: 50-75



LEASED
15th Floor
Suite 1501
1,400 Square Feet

Workstations: 8
Conference Rooms: 1
Phone Booths: TBD
Large Eat in Pantry: 1
Total Headcount: 8



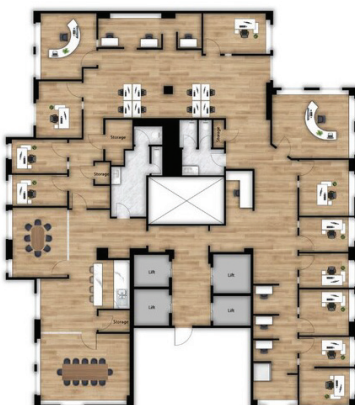
15th Floor
Suite 1507
1,574 Square Feet

Workstations: 12
Phone Booths: 2
Eat-in Pantry: 1
Total Headcount: 12+



16th Floor
Suite 1603
2,200 Square Feet

Workstations: 5
Office/Meeting Rooms: 3
Conference Rooms: 2
Phone Booths: TBD
Large Eat-in Pantry: 1
Total Headcount: 8



Entire 17th Floor
6,159 Square Feet

Workstations: 18
Office/Meeting Rooms: 12
Conference Rooms: 2
Phone Booths: 3
Large Eat-in Pantry: 1
Total Headcount: 30

ALL-IN

One private space
One inclusive bill



SEAMLESS CONNECTIVITY IN THE HEART OF MIDTOWN

Perfectly positioned in the vibrant core of Manhattan, 11 East 44th Street offers unrivaled access to the city's top destinations.

Unmatched Transit Options: Just steps away from Grand Central Terminal, with quick access to the 4, 5, 6, 7, and S subway lines, as well as Metro-North trains. A short walk connects you to additional subway lines (B, D, F, M, and more) and major transit hubs like Penn Station and Port Authority, all within 15 minutes.

Sustainable Commuting Made Easy: Cyclists will love the convenience of a dedicated bike room for tenants. For quick rides, a Citibike station is located just outside the building, making it simple to stay active while commuting.

Walkable to Iconic Destinations: Moments away from Bryant Park, the New York Public Library, and Times Square, with seamless connectivity to the Seaport, Rockefeller Center, and beyond.

Top-Tier Accessibility Ratings!

Walk Score: 100 – A walker's paradise!

Transit Score: 100 – Unparalleled public transit access.

Bike Score: 85 – Excellent bike-friendly infrastructure.

Discover the perfect blend of convenience, connectivity, and sustainability at 11 East 44th Street.

11 EAST 44TH

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The area surrounding 11 East 44th Street in Midtown Manhattan is packed with vibrant activities, exciting landmarks, and hidden gems that make it one of the best spots to explore in New York City. Just a few minutes' walk away, Bryant Park is a perfect starting point. This iconic green space is a lively oasis where you can relax on the lawn, enjoy seasonal pop-up events, or skate at the Winter Village ice rink during the colder months. The park also hosts outdoor movie nights, yoga classes, and artisanal food markets, making it a year-round hotspot for locals and visitors alike.

Right next to Bryant Park is the majestic New York Public Library, home to one of the most beautiful reading rooms in the world. The Beaux-Arts architecture and rich history of the building make it a must-see for culture lovers. Just blocks from 11 East 44th Street, you can easily immerse yourself in the city's literary and artistic scene.

For shopping and dining, the area around 5th Avenue offers endless options. From iconic luxury stores to trendy boutiques, it's a shopper's paradise. Grand Central Terminal, a mere 500 feet away, is not only a major transit hub but also a destination itself. You can dine in style at the historic Grand Central Oyster Bar or grab a cocktail at The Campbell, a hidden gem of a bar tucked inside the terminal.

If you're looking to take in some of the city's famous sights, Times Square is within walking distance, offering the full spectrum of Broadway shows, theaters, and entertainment. In this vibrant Midtown neighborhood, there's never a dull moment—11 East 44th Street is truly in the center of it all.

