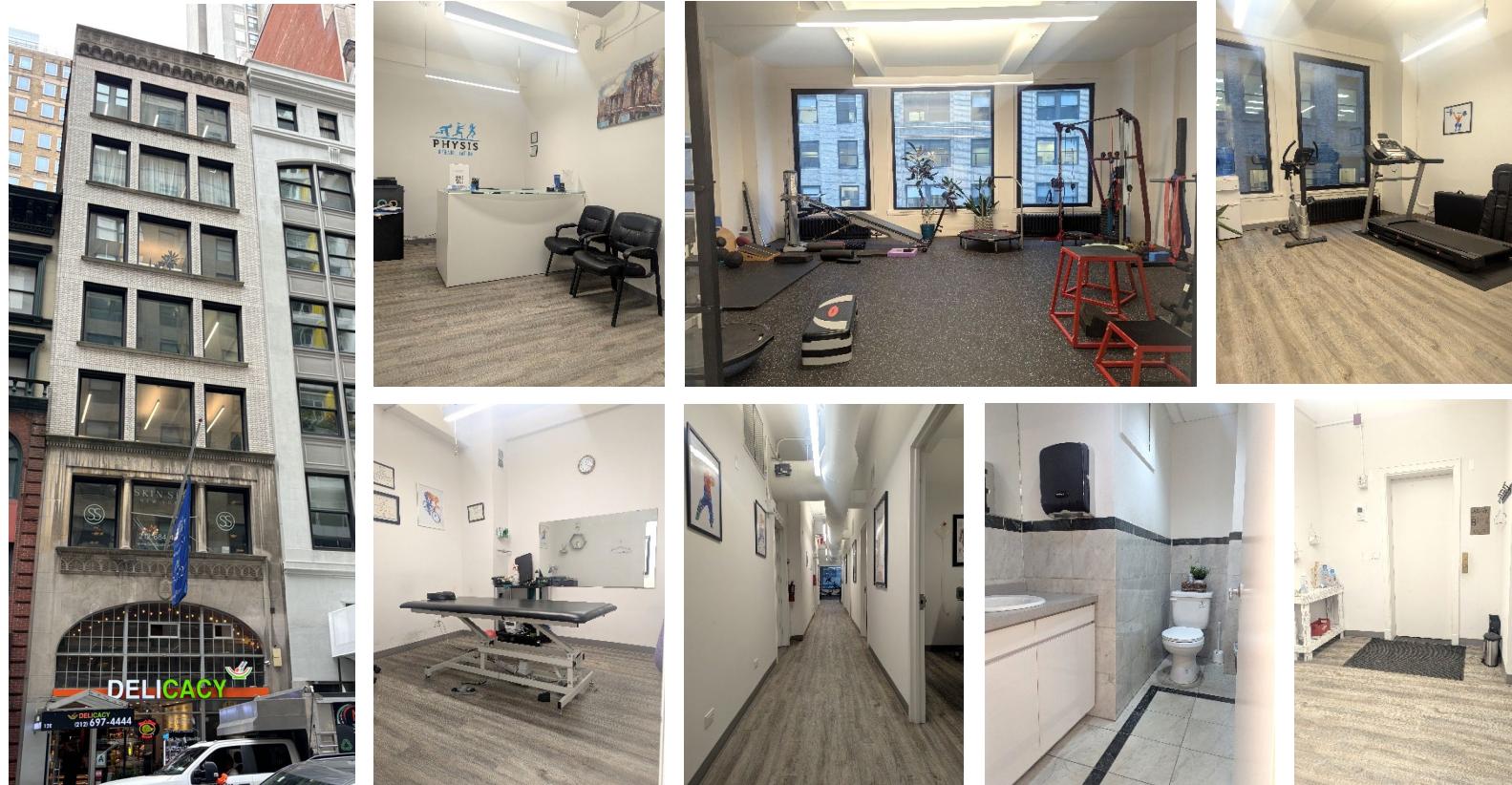


12 EAST 44th STREET (bet. Fifth & Madison)

For Lease – Entire 5th Floor – 2,710 RSF

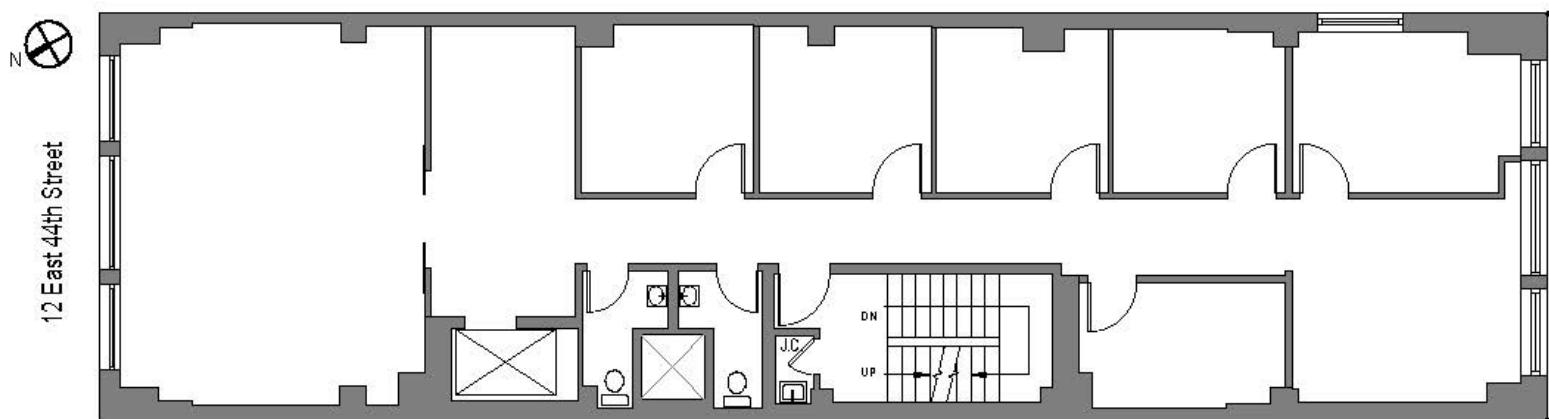
BUILT PHYSICAL THEREAPY OFFICE



EXPOSED 11 FOOT CEILING
PASSENGER ELEVATOR
24/7 ACCESS + DIRECT METER
OVERSIZED WINDOWS ON 3 SIDES
HIGH-SPEED INTERNET: WIREDSCORE SILVER

MODERN PT SETUP
2 PRIVATE BATHROOMS
TENANT-CONTROLLED AC
EXERCISE AREA + TREATMENT ROOMS
RECEPTION, SINK & PANTRY

Steps from Grand Central and Bryant Park, Madison & 5th Avenues' Retail
GREAT SUBWAY ACCESS: 4, 5, 6, 7, B, D, F, M, S



EXCLUSIVE AGENTS:

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Full Commissions Paid

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