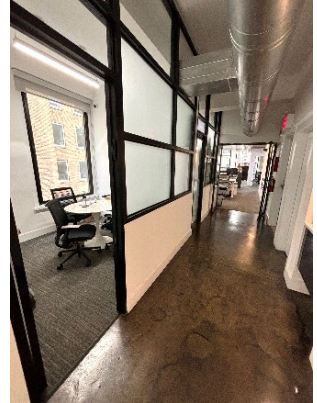


12 EAST 44th STREET (bet. Fifth & Madison)

Entire Floors FOR LEASE :

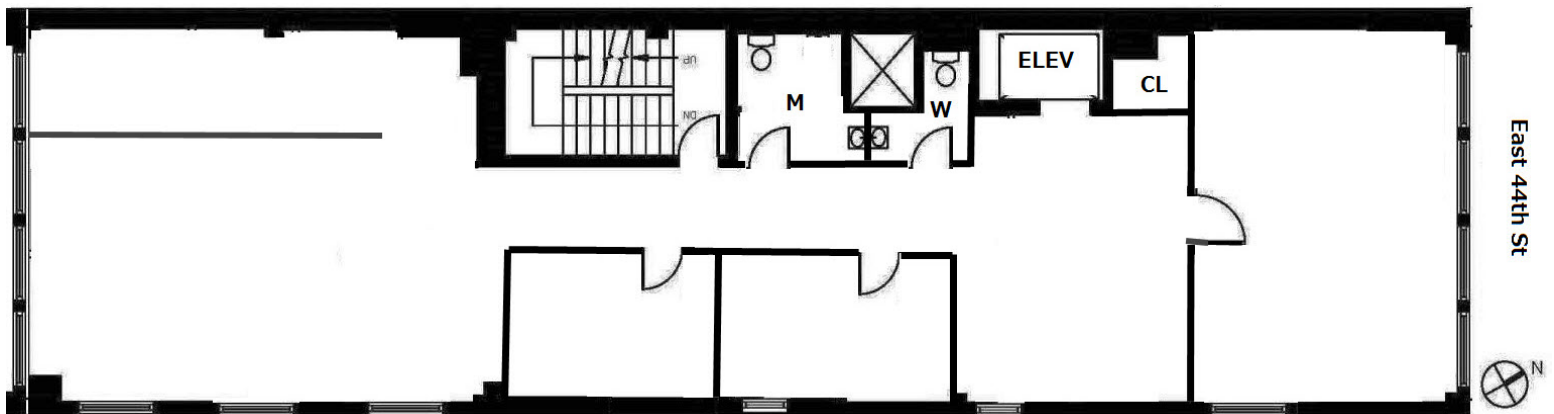
7th (2,710 RSF) ----- 8th (2,200 RSF + Terrace)



EXPOSED 11 FOOT CEILING
PASSENGER ELEVATOR
24/7 ACCESS
DIRECT ELECTRIC METER
HIGH-SPEED INTERNET: WIREScore SILVER

PRIVATE BATHROOMS
TENANT-CONTROLLED AC
OVERSIZED WINDOWS ON 3 SIDES
OFFICES + CONF. ROOMS
MODERN OFFICE INSTALLATIONS

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:

WILLIAM BECKER
718.540.9435
bill@fpr.nyc

DAVID DYNAK
718.540.9436
david@fpr.nyc

Full Commissions Paid

Information contained herein is from sources deemed reliable but is subject to errors, omissions, change of price or term, and withdrawal without prior notice at any time.