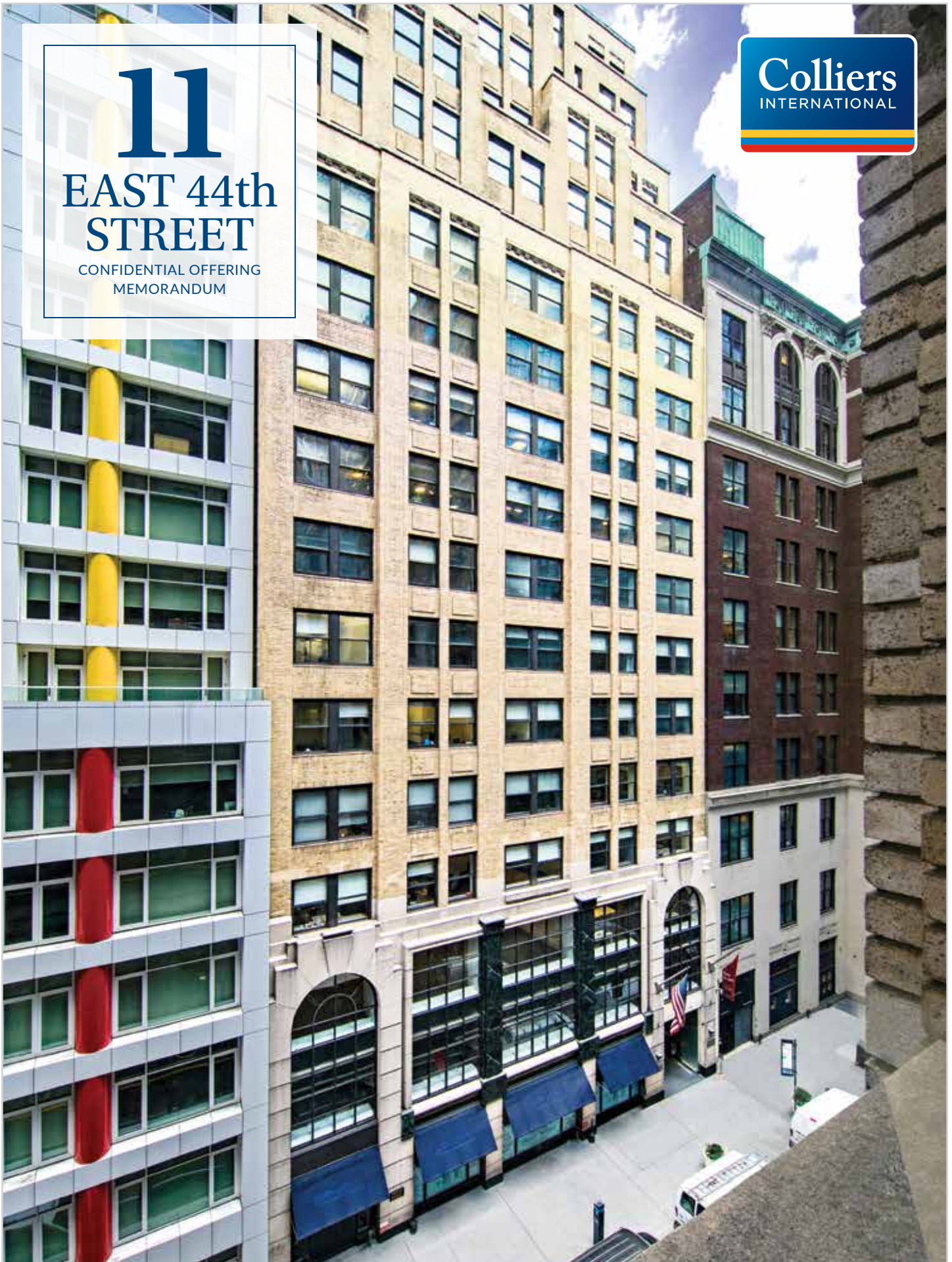


11

EAST 44th STREET

CONFIDENTIAL OFFERING
MEMORANDUM

Colliers
INTERNATIONAL



11 East 44th Street

NEW YORK • NEW YORK



EXECUTIVE SUMMARY

Colliers International NY LLC, as exclusive agent, is pleased to represent AION Partners in securing an equity partner for a partial interest in 11 East 44th Street, New York, New York, an 18-story, 134,215-square-foot commercial office and retail property. Built in 1927, 11 East 44th Street is a classic, pre-war building located on the north side of 44th Street between Madison and Fifth Avenues, just one block from Grand Central Terminal. Institutionally-maintained and featuring outstanding physical attributes, the property offers flexible, boutique floorplates, high-quality build-outs and outstanding light and air in a prime Midtown location.

