

Existing Conditions

# 200 Park Avenue South

Northwest Corner of East 17th Street, Union Square

New Move-In Ready Prebuild - 1,424 RSF

Steps from all that Union Square's Surrounding Area Offers

Green Market, Restaurants, Retail, Citibike & other work/lifestyle benefits

**Direct access to the Union Square transportation hub's 4 5 6 L N Q R W express/local subways and NJ  train at 23rd Street/6th Avenue station**




ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

- Suite 920: 1,424 rsf
- Newly prebuilt space with hardwood floors throughout
  - (2) Glass-front workspaces, wet pantry, and open area
  - Windows facing north offer good natural light

Possession: Immediate

Rent: Call or email for details



- Located at the foot of Union Square Park offering tenants a burgeoning submarket full of creative tenancy
- 12'-2" Ceiling heights and tenant controlled air conditioning
- Card-key security system providing 24/7/365 access via attended lobby
- Direct access to the Union Square transportation hub's **4 5 6 L N Q R W** express and local subway lines, and vicinity of NJ  station at 23rd St/6th Ave
- Steps from the farmers market and Broadway's retail corridor offering a wide selection of shopping and dining options, fitness studios, and a myriad of other work/lifestyle benefits

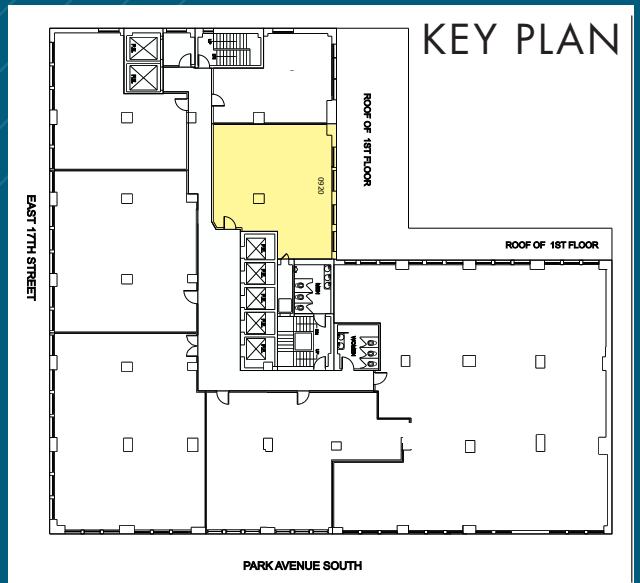
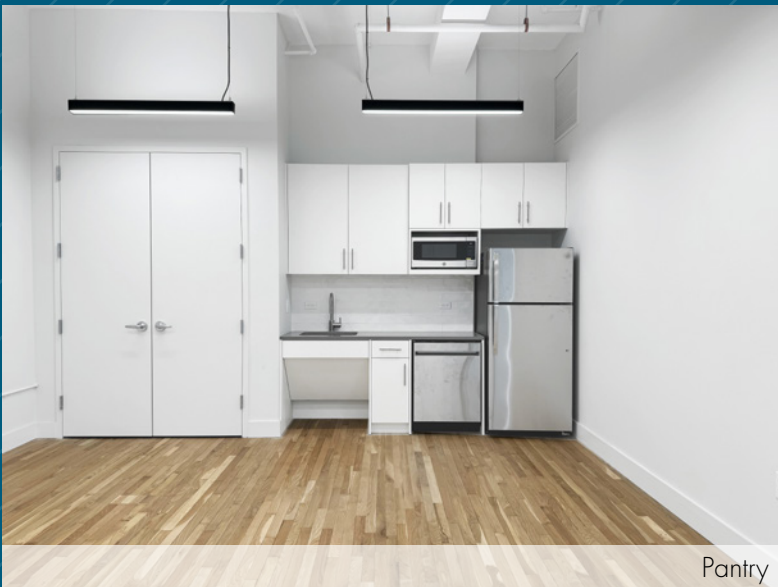


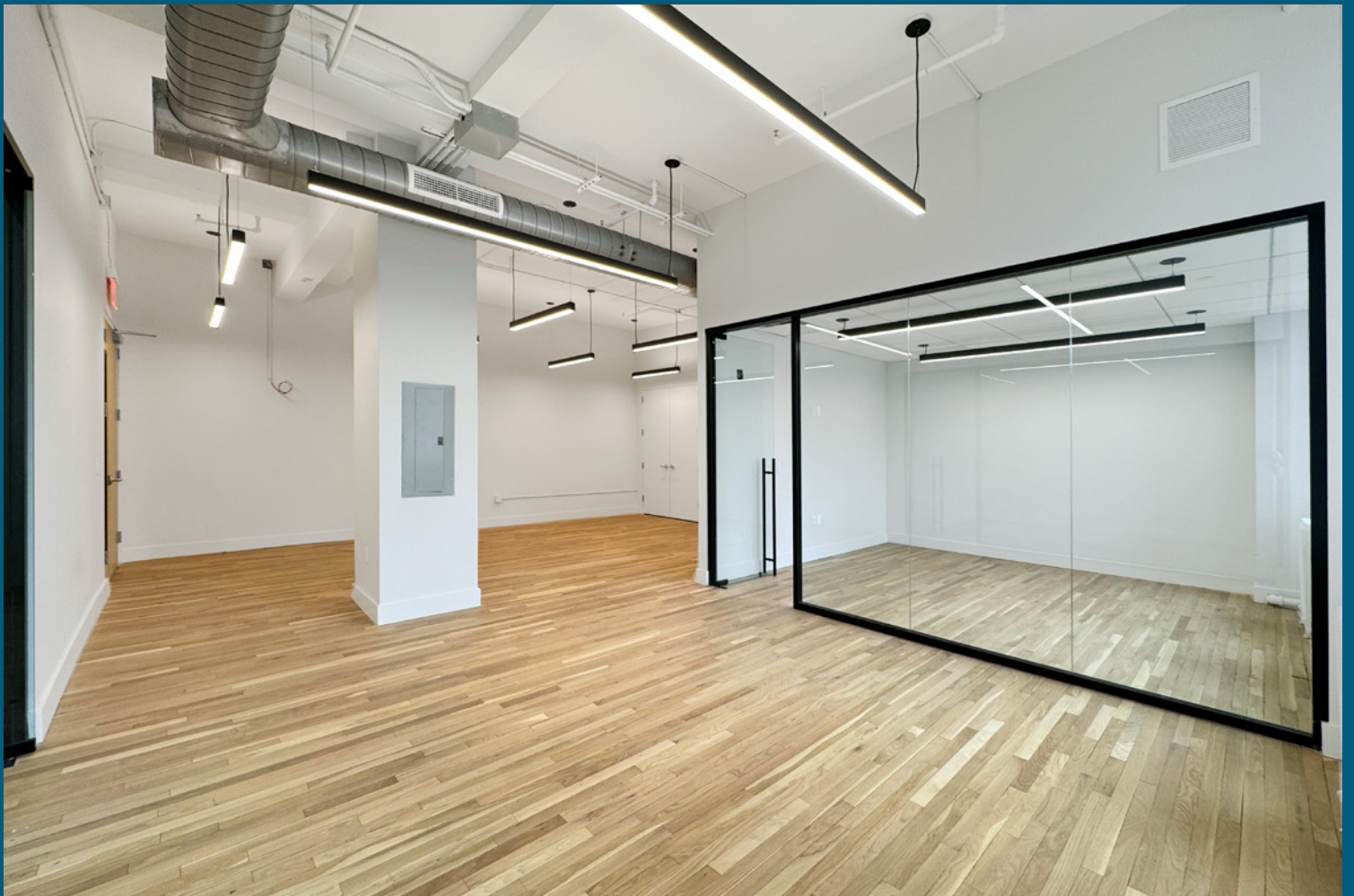
[CLICK to View Virtual Tour](#)

PROGRAM	
OFFICE	1
BENCHING WORKSTATIONS	10
CONFERENCE RM.	1
PANTRY	1
STORAGE/ SERVER RM.	1
CLOSET	1

\*ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN

Architectural Plan Shown for Furniture Layout Concept Only









For further information and/or inspection, please contact:

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