

31 EAST 17TH STREET

Between Broadway & Park Avenue South

FULL BUILDING AVAILABLE

MASSIVE BRANDING OPPORTUNITY
ON UNION SQUARE

15,000 SF ON 3 LEVELS





Your Brand Here



31 East 17th Street

Between Broadway & Park Avenue South

Space

Entire 15,000 SF Building- 28' Wide x 182' Deep

(Fronts both 17th & 18th Streets)

Ground: 5,000 sf - 16.5' Ceiling Ht.

Lower Level: 5,000 sf - 10.5' Ceiling Ht.

Possession: Q2 2026

Elevator/ADA access to 2nd Floor via vestibule entry fronting 18th Street

2nd Floor visibility 28' along East 17th St)

2nd Floor: 5,000 usf / 6,845 rsf

Plus 250 SF private stairway entry to 2nd Floor

Ceiling Ht: 15.5' to 23' at the 17th St. side



Features

- Elevator access on 18th Street connects ground and lower level, plus large internal staircase as well as ADA compliant entry
- High foot-traffic and high-volume tourist area at the foot of Union Square Park
- Excellent access via Union Square transportation hub's  subway lines
- Steps away from 270-key W Hotel Union Square
- Neighborhood boasts 75,447 residents, 152,141 employees, and 60,000+ students
- Join area tenants Barnes & Noble, Sephora, Crate & Barrel, Venchi, Bluemercury, Burlington, Whole Foods, DSW, Petco, Sweetgreen, Dunkin', Juice Generation, Paragon Sports, Dr. Martens, Filson, Nordstrom Rack, Duane Reade, Breads Bakery, Ole & Steen.....and many more

By the Numbers

Retail Businesses

5,073

1 Mile Radius

Daily Area Visitors

40,000+

2025 Average

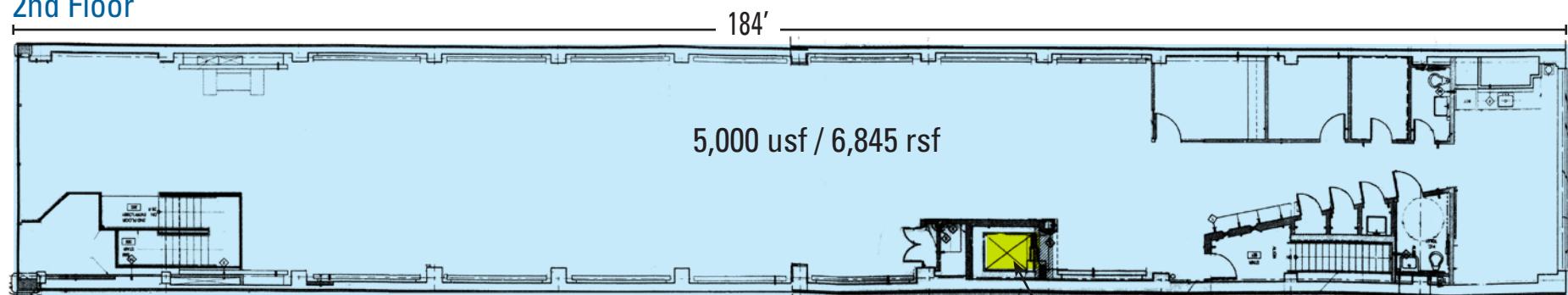
Subway Ridership

68,812

2024 Avg. Weekday - 14th ST-Union Square Station

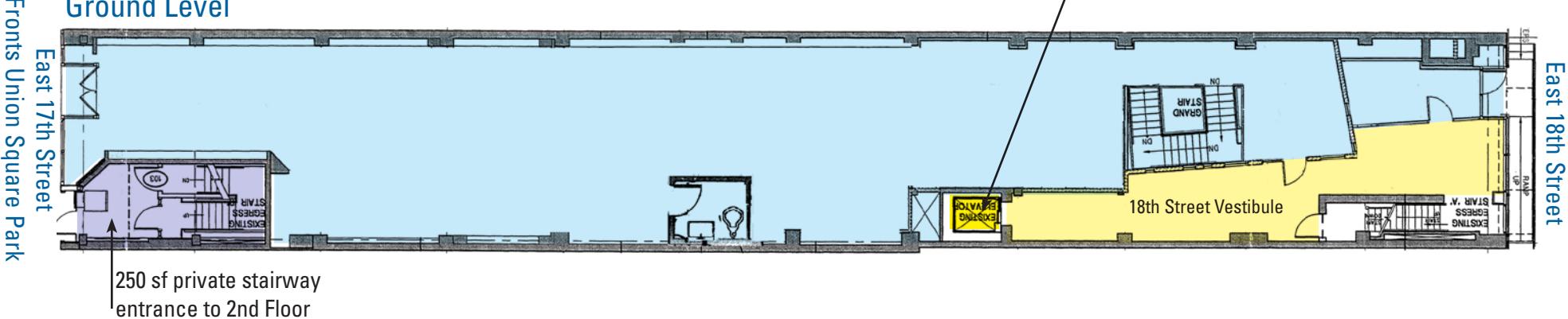
Floor Plan - 3 Levels - 15,000 SF total

2nd Floor

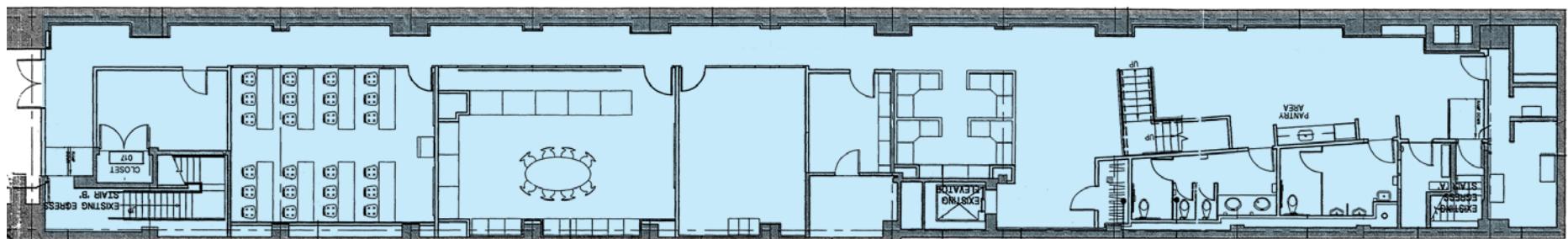


Vestibule entry fronting 18th Street with elevator/ADA access to 2nd Floor

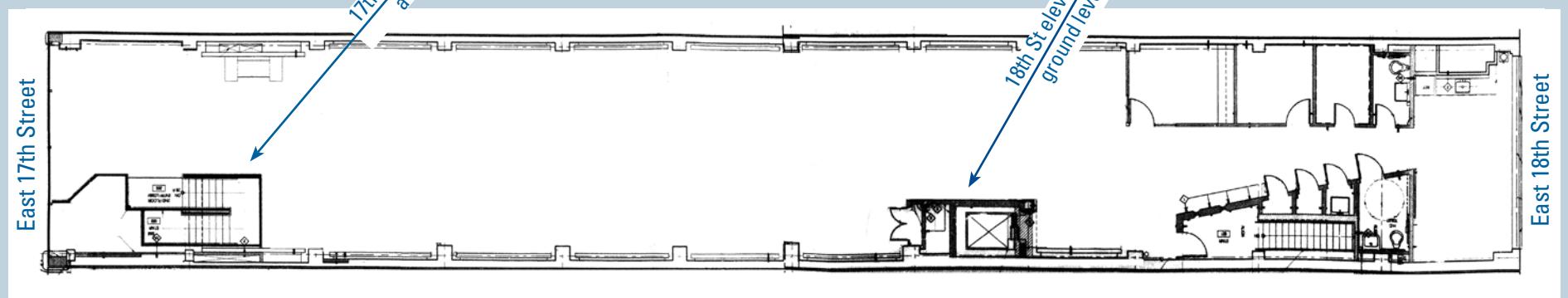
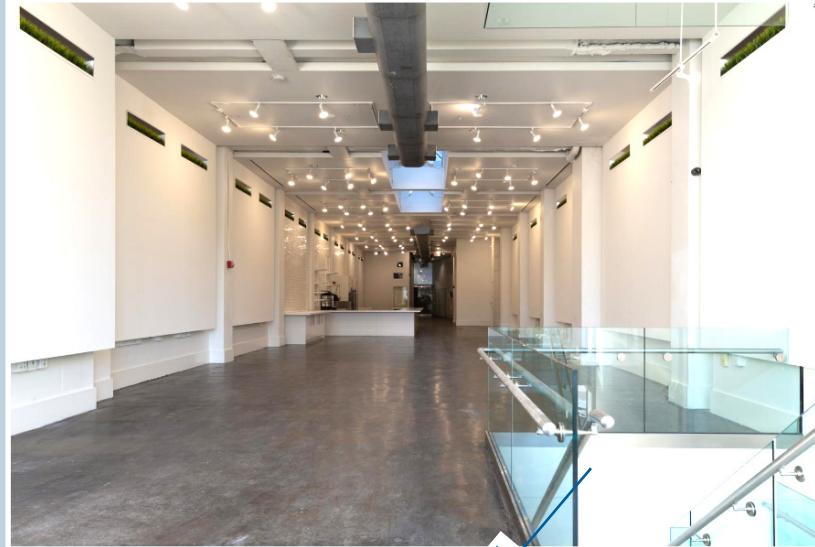
Ground Level



Lower Level



2nd Floor Access





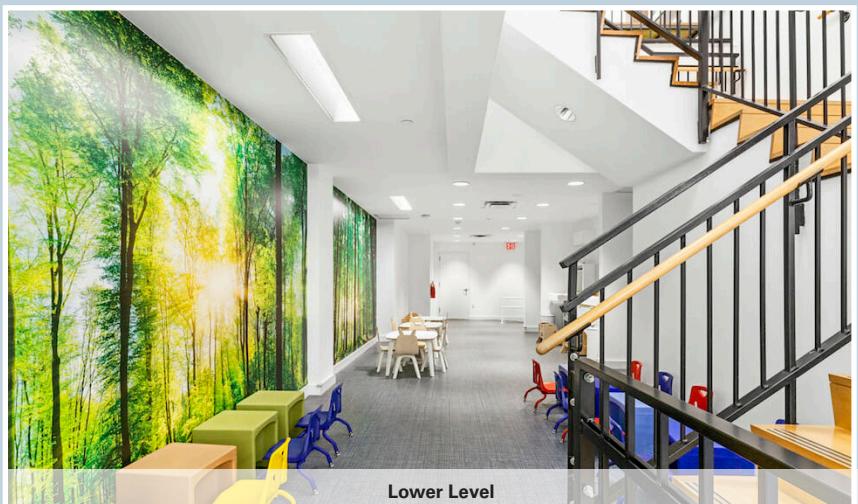
2nd Floor



View along East 18th Street



Union Square Park Views



Lower Level

Area Map



View along 14th Street



Green Market



Union Square Park looking north



For further information and/or inspection contact exclusive broker:

Mark Tergesen

Partner

212.400.9528

mt@absre.com

Cooper Katz

Executive Director

646.439.2009

ckatz@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com