

# 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

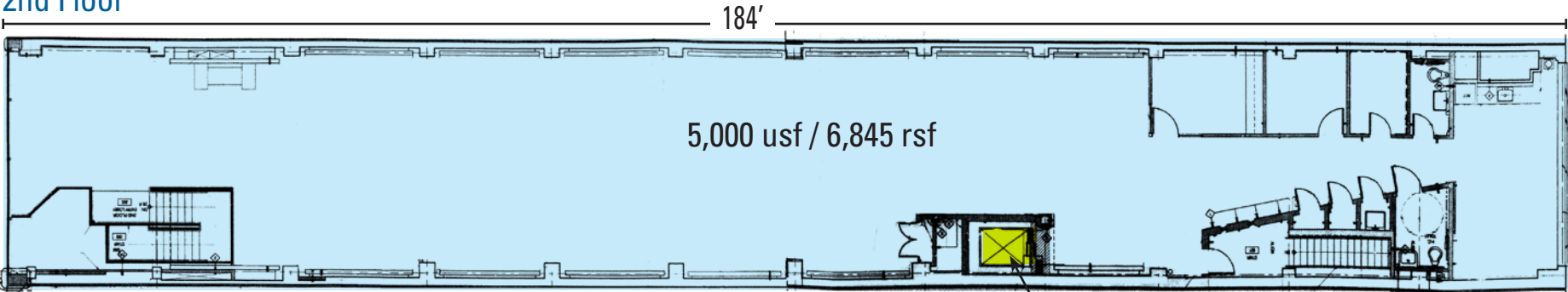
Subway Ridership

68,812

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

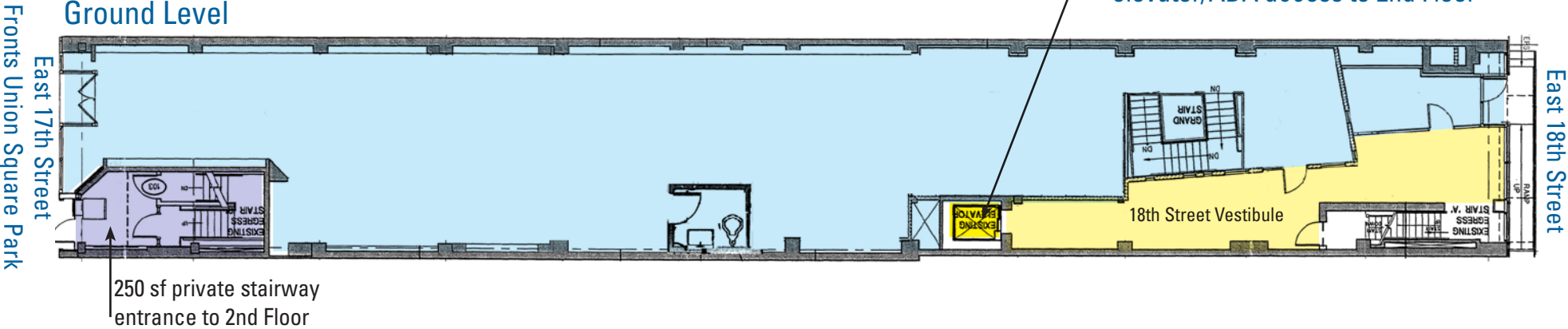
# Floor Plan - 3 Levels - 15,000 SF total

2nd Floor

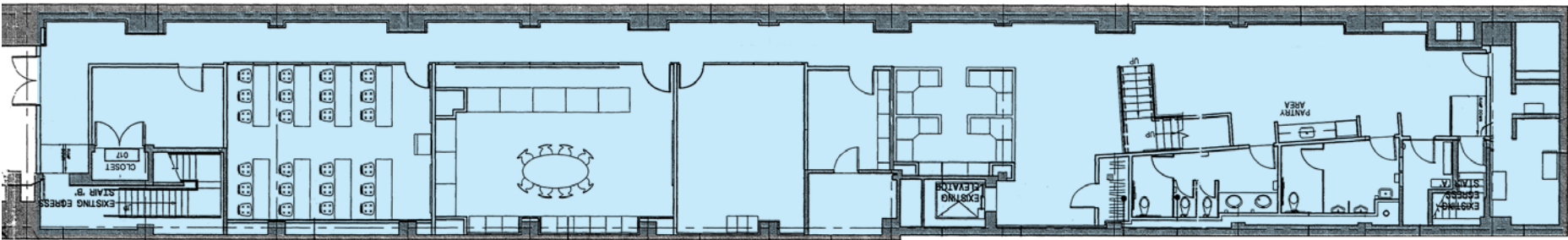


Vestibule entry fronting 18th Street with elevator/ADA access to 2nd Floor

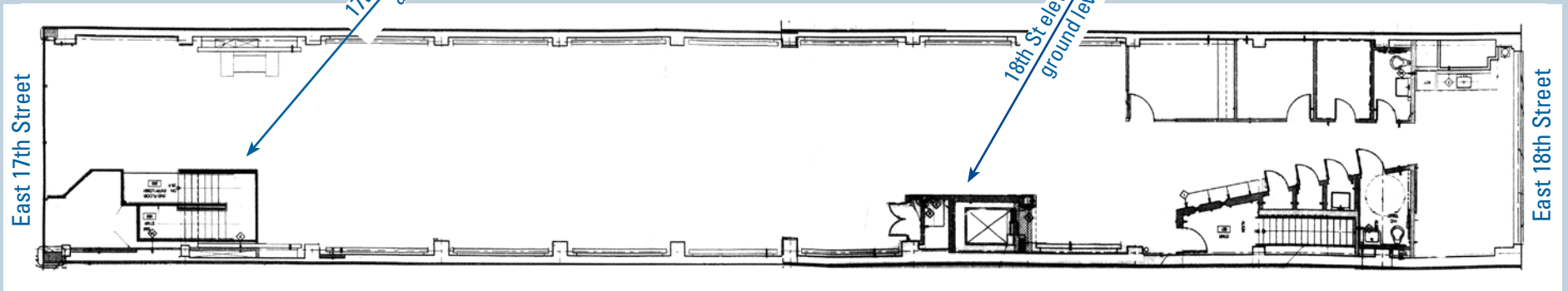
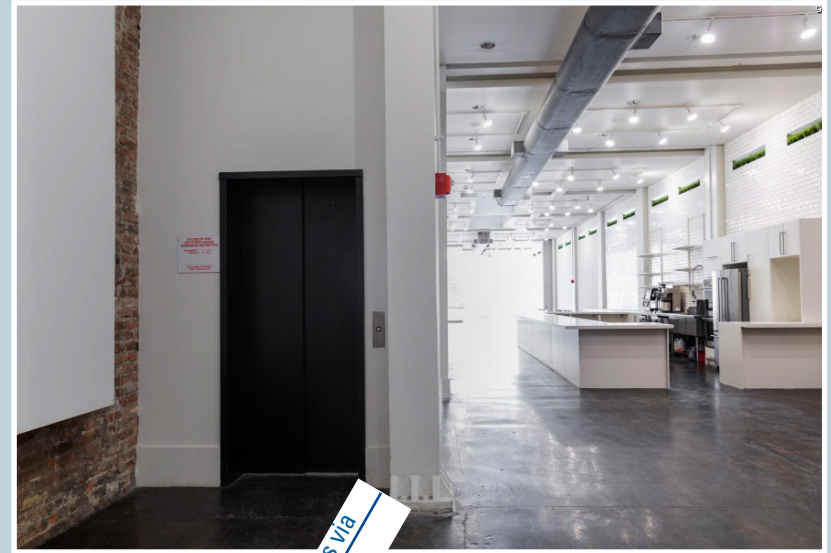
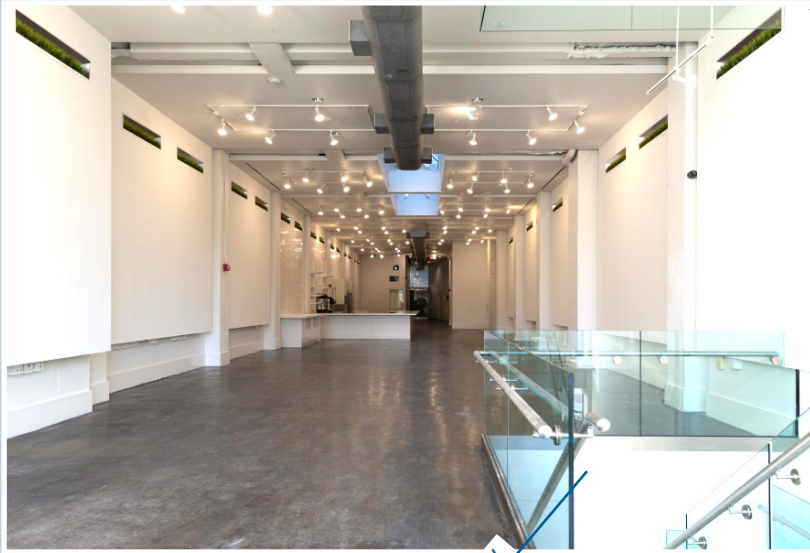
Ground Level



Lower Level



## 2nd Floor Access



17th St stairway  
access

18th St elevator access via  
ground level vestibule

East 17th Street

East 18th Street





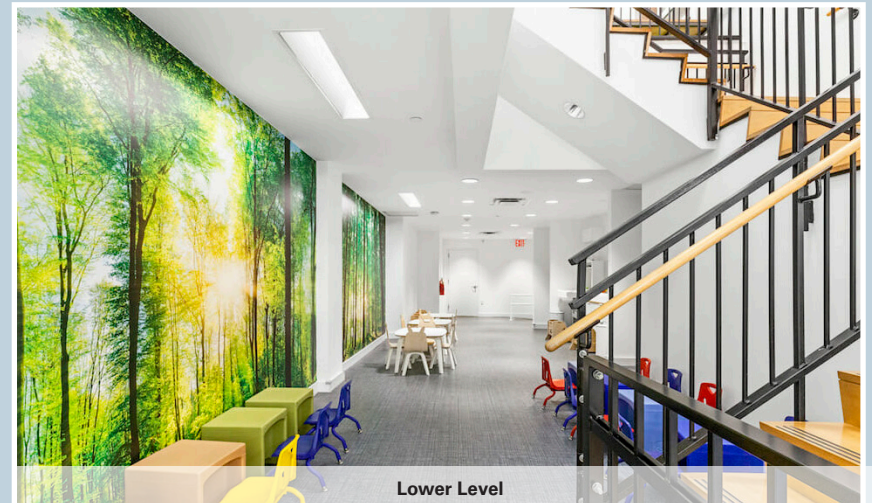
2nd Floor



Union Square Park Views



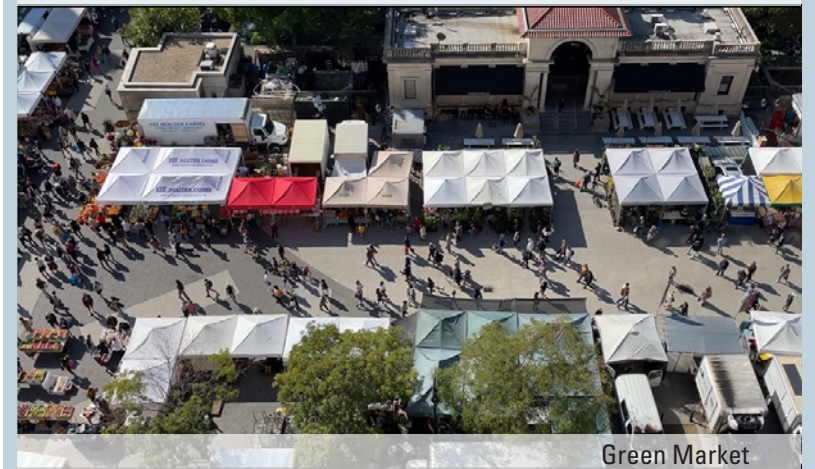
View along East 18th Street



Lower Level



# Area Map





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