

# 200 Park Avenue South

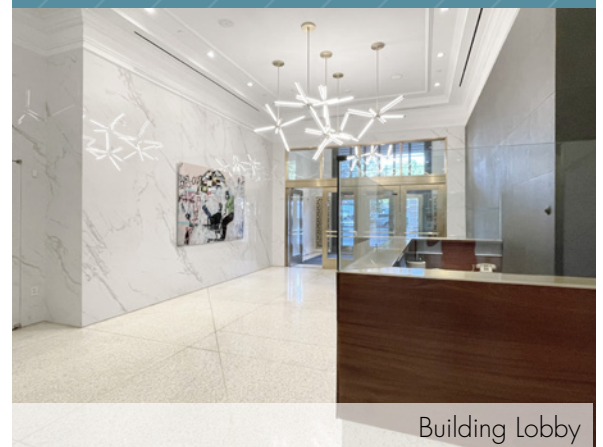
Northeast Corner of East 17th Street @ Union Square Park



**Newly Prebuilt  
Office Suite  
7,278 RSF**

**Mix of Private &  
Open Work Areas**

**Fantastic  
Union Square  
Location and  
Transportation Access**





Union Square Park Green Market

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

Anchoring Union Square Park, 200 Park Avenue South offers tenants a burgeoning submarket full of creative tenancy, direct connectivity to Union Square transit hub's multiple express and local trains, the farmers market, a wide variety on convenient eateries, fitness studios, and a myriad of other work/lifestyle benefits

## Suite 501 - 7,278 RSF

Newly Prebuilt Space Featuring:

High-End Building Standard Glass-front Finishes  
12 ft. Ceiling Height • Tenant-Controlled A/C • Oversized Operable Windows  
Unparalleled Transportation Options

(6) Glass-front Offices

(1) Conference Room

Open Area Accommodates up to 44 People  
Wet Pantry with Seating and Lounge Space  
East and West Exposure - Good Natural Light

Possession: July, 2026

Rent: Call or email for details

SUITE 501 - 7,278 RSF  
(TEST-FIT PLAN)



Floor Plan not to scale, for display purposes only  
Furniture shown for layout concept only

SAMPLE FINISHES



E. 18TH ST.

**BANANA REPUBLIC** sweetgreen **SOLECYCLE**

**UNTUCKIT** **SPERRY**

**ZARA**

Intimissimi  
Everything but Water  
Throwdown  
Fitness  
union park  
VENUS  
Wilson Ceveche  
Al Vicoletto  
Edo sushi  
Lilly's  
Lilly's  
Laur Press  
Tomkins Square bagels  
Chloé's  
Verizon

Calzedonia

*fresh* Juice Generation

**Dr. Martens**

SCOTCH & SODA

**CHIPOTLE**

**UNIQLO** Coming Soon **BARNES & NOBLE**

**LOS TACOS No. 1**

**200 Park Avenue South**

**CVS**  
Fra iche Maxx

Irvington Bar & Restaurant  
Seahorse

W Hotel NYU Graduate School 2024

E. 17TH ST.

**BONOBOS**

**J.CREW**

**ARITZIA**

**ANTHROPOLOGIE**

Grit Boxing  
Union Square Cafe

**Farmers Market**  
60,000 Daily Shoppers

**L 4 5 6**  
**N Q R W**

**35.3 MM**  
**Subway Riders Annually**

**UNION SQUARE PARK**

1-stop / 4 min subway ride to Grand Central Terminal via 4/5 express trains at Union Square station

petco  
smashy  
**DUNKIN' DONUTS**

ICHABOD'S

E. 16TH ST.

**COACH** Breads Bakery Sweet Chick Chase Joe Coffee

*Free People*

**citibank**  
Glowbar  
**PAPER SOURCE**  
Warby Parker

**UNION SQUARE PARK**

**petco**  
smashy  
**DUNKIN' DONUTS**

ICHABOD'S

E. 15TH ST.

City National Bank  
The Well Dermatology

**CHASE**  
Garden of Eden  
Pressed Juicery  
Le Café Coffee  
ShashaMa Art Space  
**SUBWAY**  
Crosfit Union Square  
**STAPLES**  
Reebok

**UNION SQUARE PARK**

**vitamin Shoppe**

Raymour & Flanigan FURNITURE

E. 14TH ST.

**CVS**  
Amalgamated Bank  
City Streets  
Nature Republic  
Spiderhands  
Rehoboth Spa  
Luke's Lobster  
Little Italy Pizza

**UNION SQUARE PARK**

**GNC** GENERAL NUTRITION CENTRE  
Paresa

**Panera BREAD**

AT&T  
Sticky's Finger Joint  
**TARGET**

14th St/7th Ave  
Subway Station - 13 Mins. Walking

**1 2 3**

14th St/6th Ave  
Subway Station - 10 Mins. Walking

**B D F M**

NJ PATH  
23rd St/6th Ave - 11 Mins. Walking

**PATH**

Madison Sq. Park  
7 Mins. Walking

**6**

For further information and/or inspection, please contact:

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