



Suite 520

200 Park Avenue South

Northwest Corner of East 17th Street, Union Square

Newly Updated & Furnished Suite - 1,667 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 520: 1,667 rsf

- Turnkey furnished and newly updated space
- (1) Semi-glass-front windowed 10-seat conference room
- Wet pantry with seating space, and open area with (6) sit-stand workstations and casual seating areas
- Hardwood floors throughout, north exposure

Possession: Immediate

Rent: Call or email for details



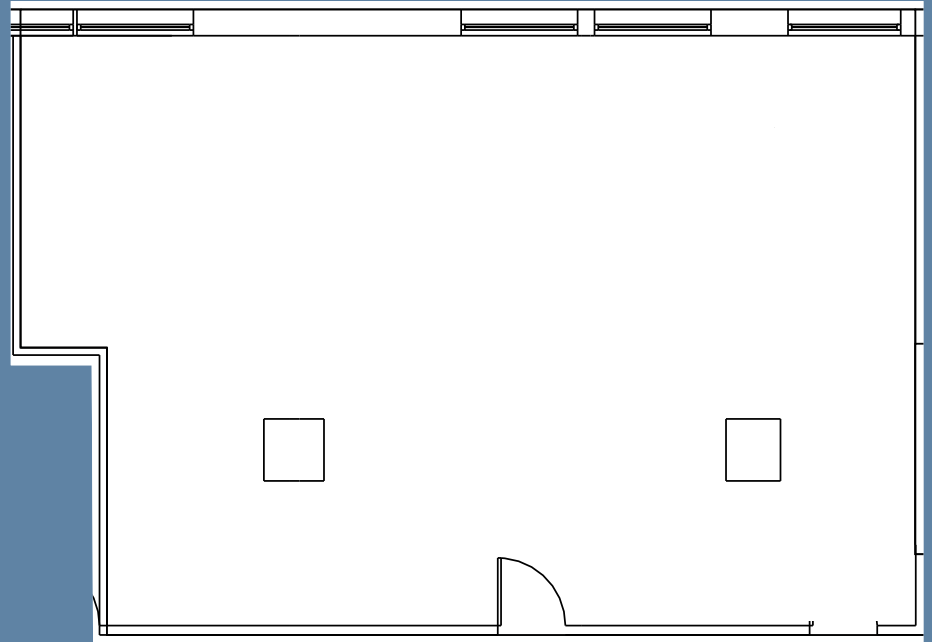
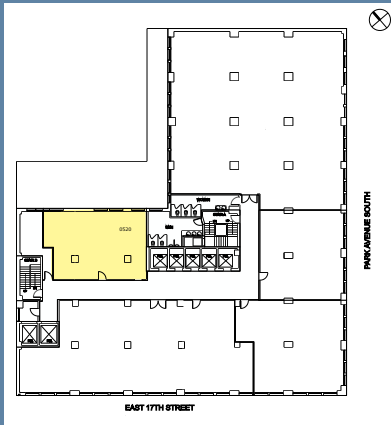
- Overlooking Union Square Park offering tenants a burgeoning submarket full of creative tenancy
- 12'-2" Ceiling heights and tenant controlled air conditioning
- Card-key security system providing 24/7/365 access via attended lobby
- Direct access to the Union Square transportation hub's **4 5 6 L N Q R W** express and local subway lines, and vicinity of NJ  station at 23rd St/6th Ave, and **1 2 3 B D F M** trains along 14th St between 6th and 7th Aves
- 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

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

All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.

SUITE 520 - 1,667 RSF
(BASE PLAN)

[Click to view Virtual Tour](#)



(Floor Plan for descriptive purposes only; not to scale)







Union Square Park - Green Market



Union Square Park

E. 18TH ST.

BANANA REPUBLIC sweetgreen SOULCYCLE **Produce**
 UNTUCKit SPERRY ZARA
 Intimissimi Everything but Water Throwdown Fitness union park events Mission Ceveche Al Vicololetto Edo Sushi Midoriya Market Lillie's Laut Juice Press Tompkins Square Bagels Chloe's Verizon

fresh Juice Generation
Dr. Martens
 SCOTCH & SODA
 CHIPOTLE
 UNI QLO Coming Soon BARNES & NOBLE



200 Park Avenue South

PARK AVE. SOUTH
CVS
 Fra iche Maxx
 Irvington Bar & Restaurant
 Seahorse
 W Hotel NYU Graduate School 2024

E. 17TH ST.

BONOBOS J.CREW ARITZIA ANTHROPOLOGIE
 Journelle Beads of Paradise Rainbow Falafel Barn Joo
 Union Square Green Market
 Grit Boxing Union Square Cafe

Union Square Subway Station
 3 Mins. Walking

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

COACH Free People citibank PAPER SOURCE Warby Parker
 Breads Bakery Sweet Chick Chase Joe Coffee
 NYU

E. 16TH ST.
 Vitamin Shops
 Raymour & Flanigan FURNITURE

City National Bank The Well Dermatology CHASE HSBC SKECHERS LIDS STAPLES Reebok
 Garden of Eden Pressed Juicery Le Café Coffee ShashaMa Art Space SUBWAY Crossfit Union Square

E. 15TH ST.
 Starbucks Panera Bread AT&T Target GNC Paresa
 Stickys Finger Joint

CVS Amalgamated Bank City Streets Nature Republic Spiderhands Rehbath Spa Luke's Lobster Little Italy Pizza
 WENDYS
 AMALGAMATED BANK

E. 14TH ST.

Y PLACE
 Sephora WHOLE FOODS Market DSW Burlington Capital One MAX BRENNER Santander
 Ichiba Ramen Bar 13 Basics Plus Be Juice Bar

UNION SQUARE WEST

UNION SQUARE EAST

UNION SQUARE EAST
 citibank DUANE READE rack BEST BUY
 REGAL STORE GROUP
 WELLS FARGO Zero Irving NYU
 Le Café Coffee Cava Dos Toros PLNT Burger FIVE STAR BURGER

For further information and/or inspection, please contact:

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