

31

EAST 17TH
STREET

OFFICE / RETAIL BUILDING 13,500 SF - MASSIVE BRANDING AT FOOT OF UNION SQ. PARK
2,000 SF STOREFRONT FRONTING 17TH STREET

31 East 17th Street

Between Broadway & Park Avenue South

Option 1 - Entire 13,500 SF Building

(Fronts both 17th & 18th Streets)

Ground: 4,250 sf - 16.5' Ceiling Ht.

Lower Level: 4,500 sf - 10.5' Ceiling Ht.

Possession: Arranged

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

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

2nd Floor: 4,750 usf / 6,500 rsf

Plus 250 SF private stairway entry to 2nd Floor

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

Option 2 - Retail Storefront

(Fronts 17th Street)

Ground: 2,000 sf

(Expandable to 2,700 sf)

Immediate Occupancy

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 **L 4 5 6 N Q R W** subway lines
- Steps away from 270-key W Hotel Union Square
- Neighborhood boasts 75,000 residents, 140,000 employees, and 60,000 students
- Join area tenants Barnes & Noble, Sephora, Venchi, Bluemercury, Bonobos, Burlington, Whole Foods, DSW, Petco, Sweetgreen, Dunkin', Juice Generation, Paragon Sports, Dr. Martens, Nordstrom Rack, Duane Reade, Breads Bakery, Ole & Steen.....and many more



By the Numbers

Area Retail

5,073

1-mile radius

Area Visitors

344,000

(Daily)

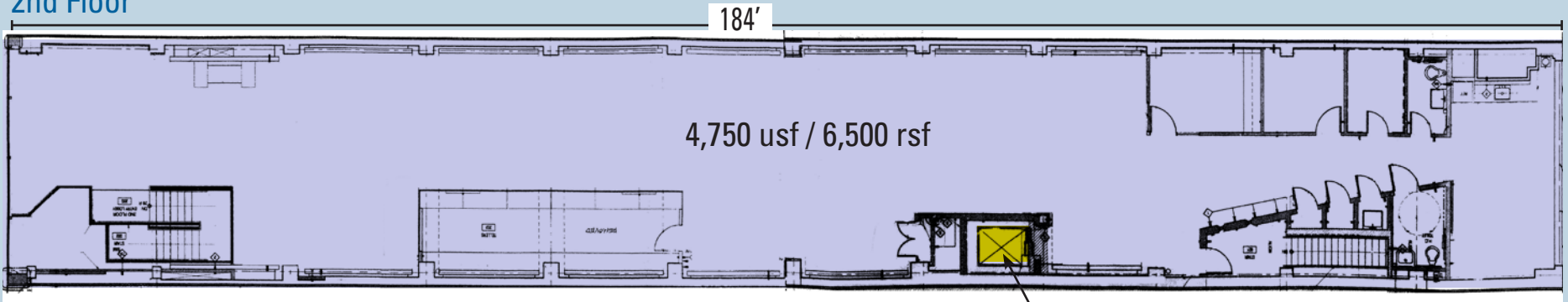
Subway Ridership

21,527,757

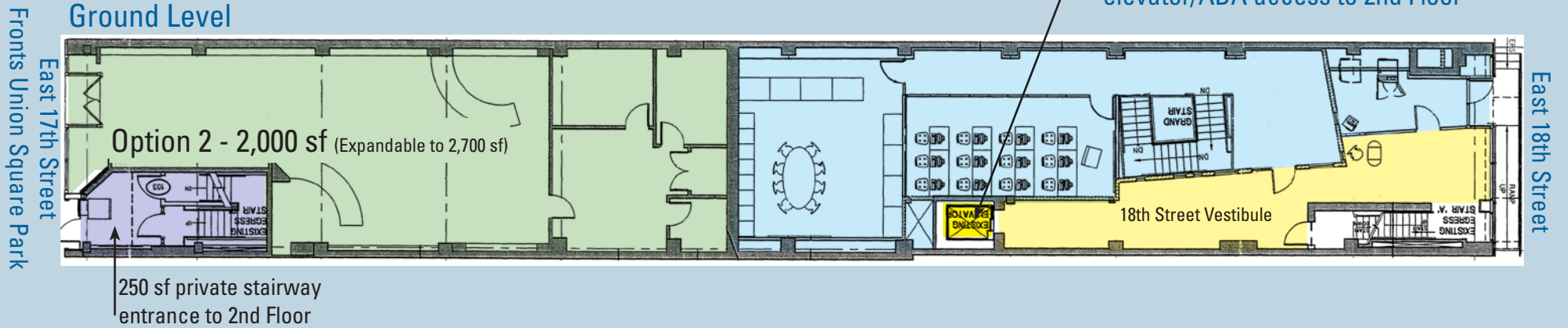
2023 Annual

Floor Plan - 3 Levels - 13,500 SF total

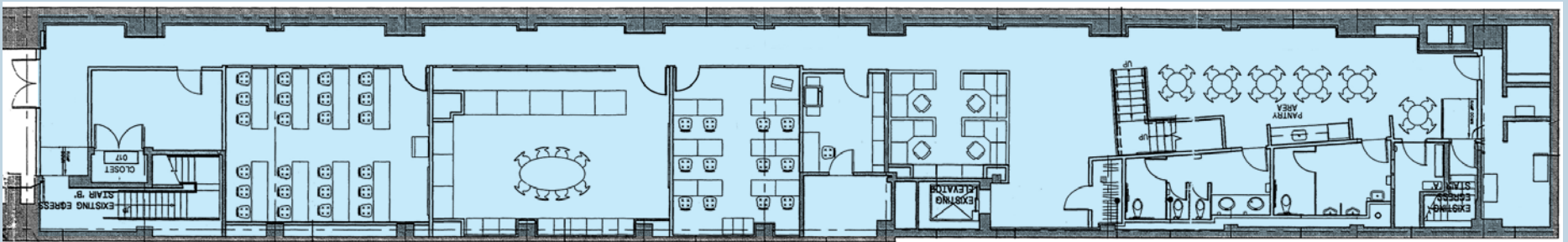
2nd Floor



Ground Level



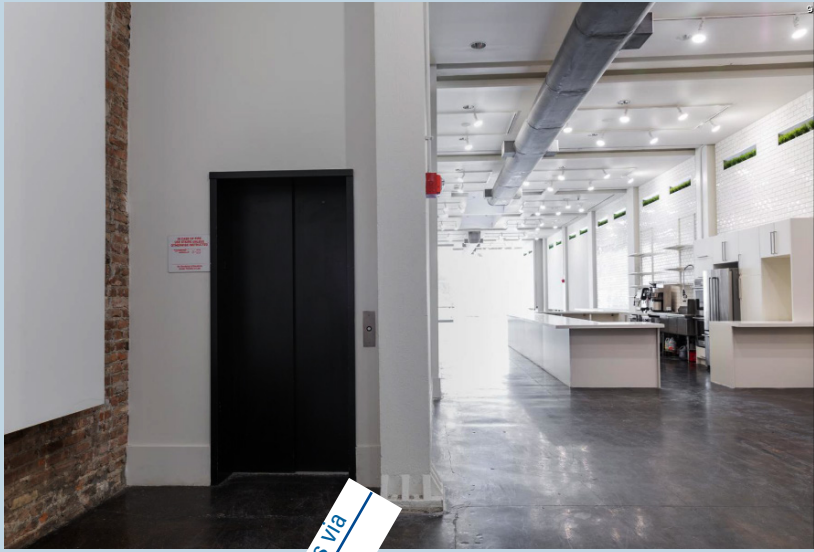
Lower Level



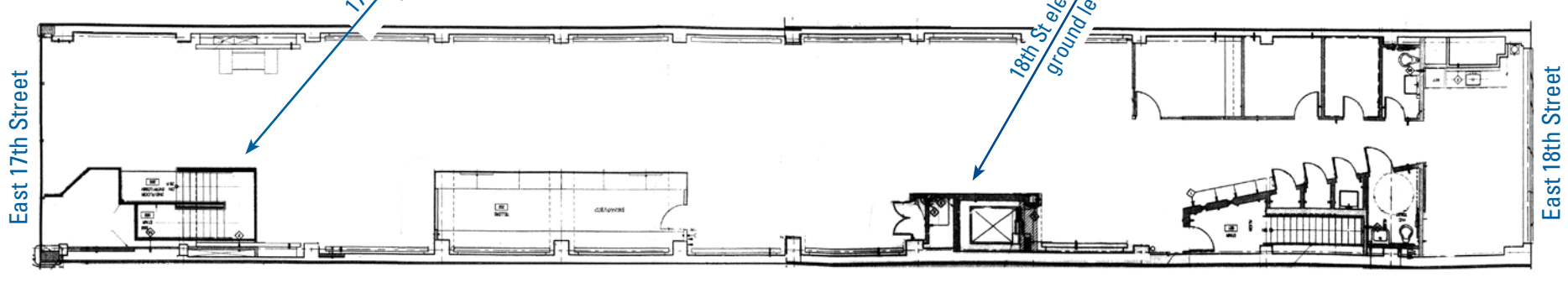
2nd Floor Access



17th St stairway access



18th St elevator access via ground level vestibule





2nd Floor



Union Square Park Views

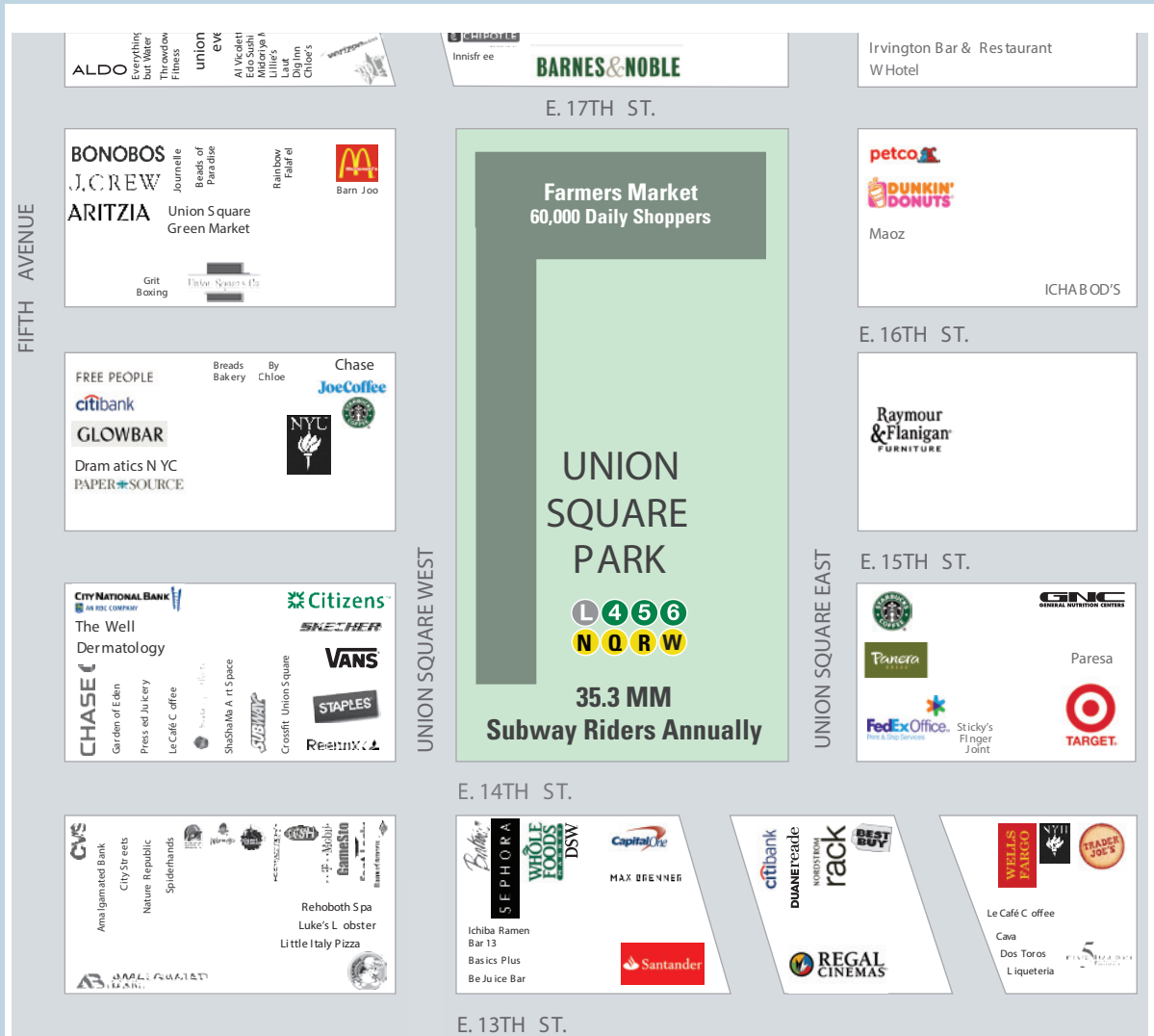


View along East 18th Street



Lower Level

Area Map



View along 14th Street



Green Market



Union Square Park looking north



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