



Suite 1617

# 200 Park Avenue South

Northwest Corner of East 17th Street, Union Square

Bright Suite Facing Union Sq Park | 829 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



West View of Hudson Yards

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

Suite 1617: 829 rsf

- Bright corner space with a glass-front private workspace, open area, and hardwood floors throughout
- South and west exposures provide amazing natural light and views of Union Square Park, One World Trade Center, and Hudson Yards

Possession: Immediate

Rent: Call or email for details



- The building overlooks 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

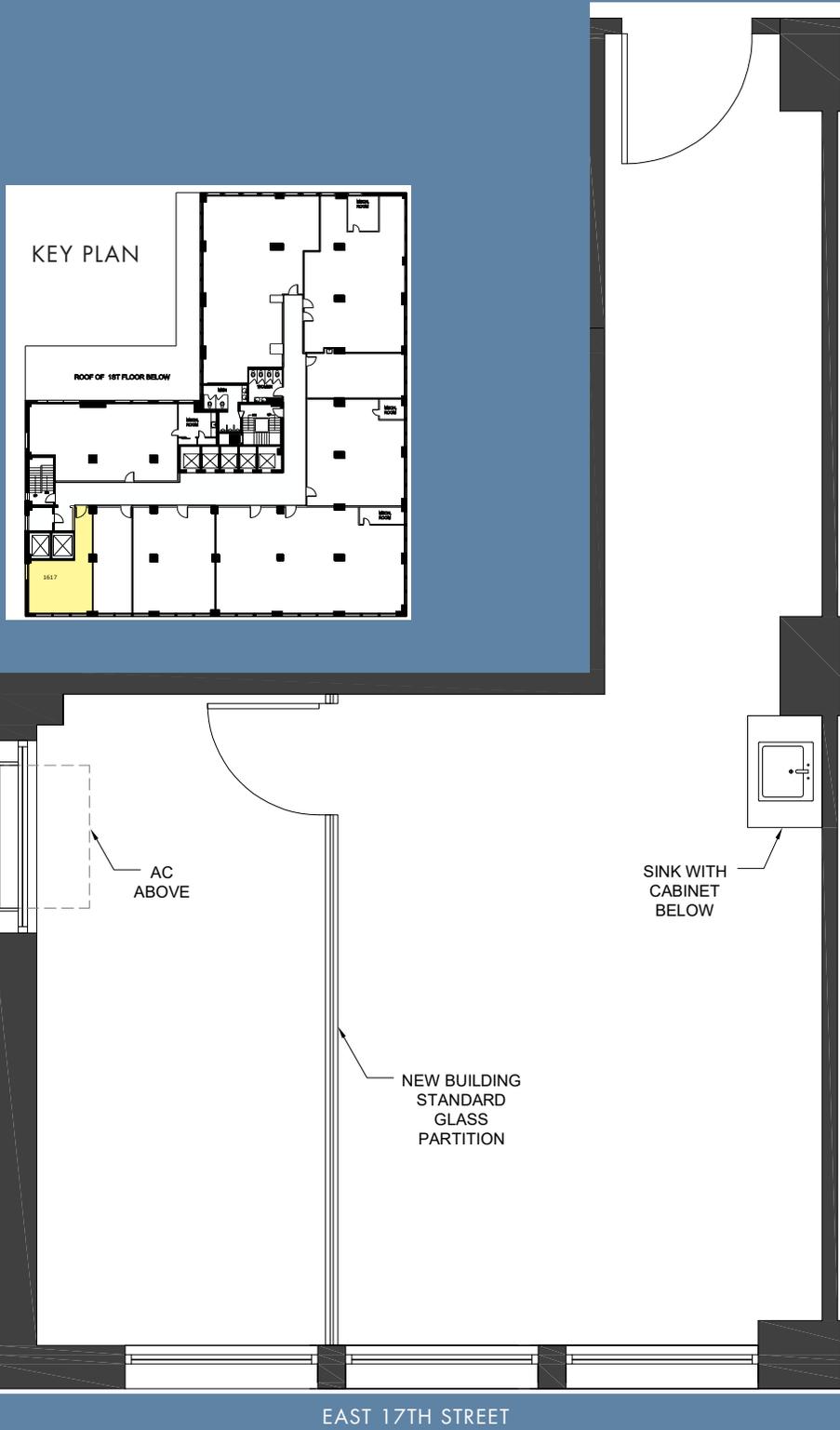
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SUITE 1617 - 829 RSF

(AS-BUILT)

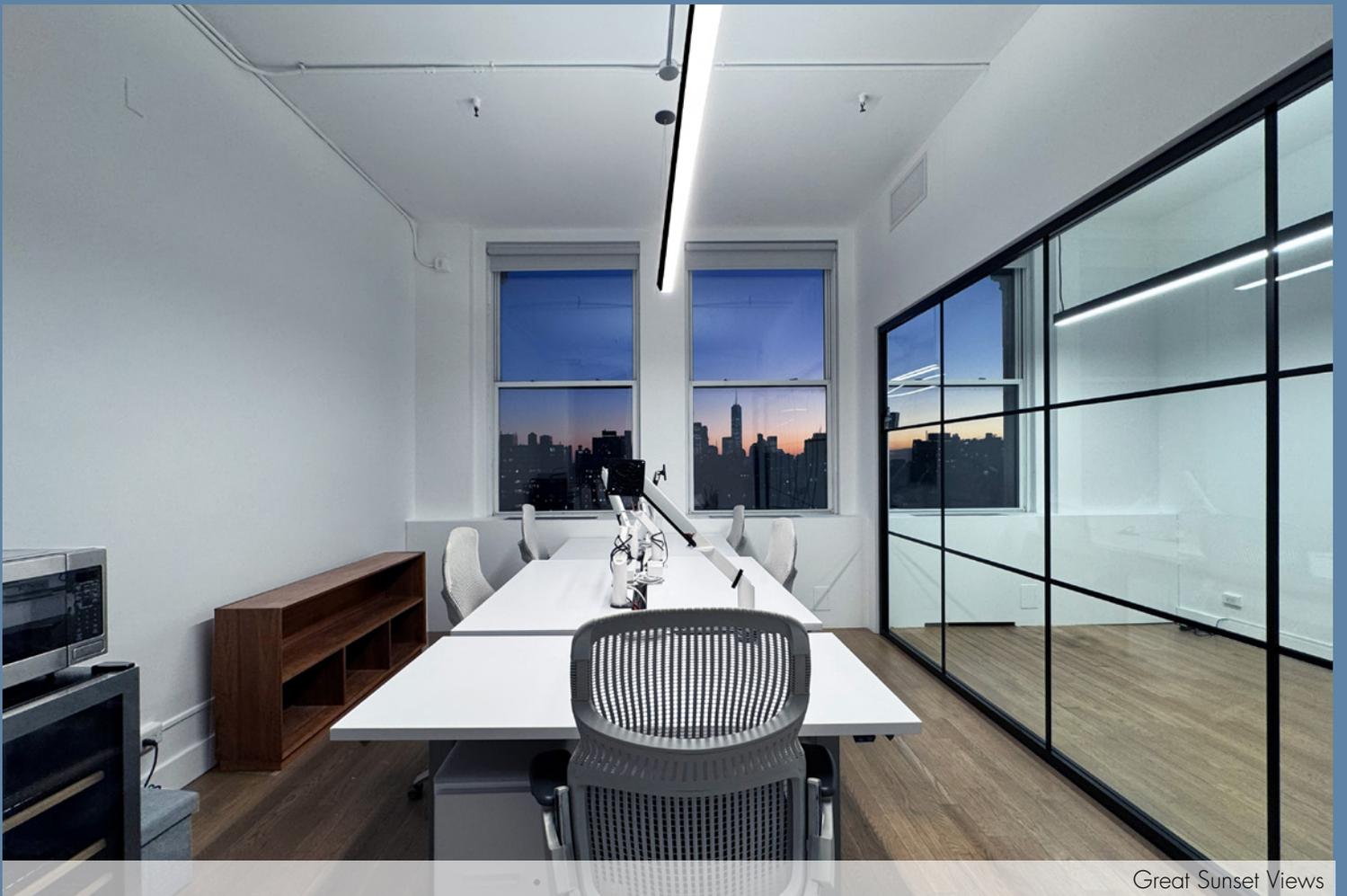
[CLICK to view Virtual Tour](#)



*(for descriptive purposes only; not to scale.)*



Amazing Daytime Sunlight



Great Sunset Views



Union Square Park - Green Market



Union Square Park - Subway Hub

E. 18TH ST.

BANANA REPUBLIC sweetgreen SOULCYCLE **Protein**  
 UNTUCKit SPERRY ZARA  
 Intimissimi Everything but Water Fitness union park events Mission Ceveche Al Vicoletto Edo Sushi Midoriya Market Little'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 knotel Barn Joo  
 Union Square Green Market  
 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

Union Square Subway Station  
 3 Mins. Walking

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 Shoppes  
 Raymour & Flanigan FURNITURE

City National Bank The Well Dermatology CHASE HSBC SKECHERS LIDS STAPLES Reebok  
 Garden of Eden Press ed Juicery Le Café C offée ShashaMa A rt Space SUBWAY Crossfit Union Square

E. 15TH ST.

Starbucks Panera AT&T Target  
 GNC GENERAL NUTRITION CENTRE Paresa Sticky's Finger Joint

CVS Amalgamated Bank City Streets Nature Republic Spiderhands Rehborth Spa Luke's L obster Little Italy Pizza  
 Amalgamated Bank

E. 14TH ST.

CVS Amalgamated Bank City Streets Nature Republic Spiderhands Rehborth Spa Luke's L obster Little Italy Pizza  
 Amalgamated Bank

Sephora WHOLE FOODS MARKET DSW Burlington Capital One MAX BRENNER Santander

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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