



Suite 407 - Existing Conditions

200 Park Avenue South

Northwest Corner of East 17th Street, Union Square

New Prebuilt Suites 1,618 - 2,535 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:

Brand New Prebuilt Units that offer a variety of sizes and layouts to meet a range of different space requirements

Suite 401: 1,618 rsf
Suite 407: 2,535 rsf

Possession: Immediate
Rent: Call or email for details

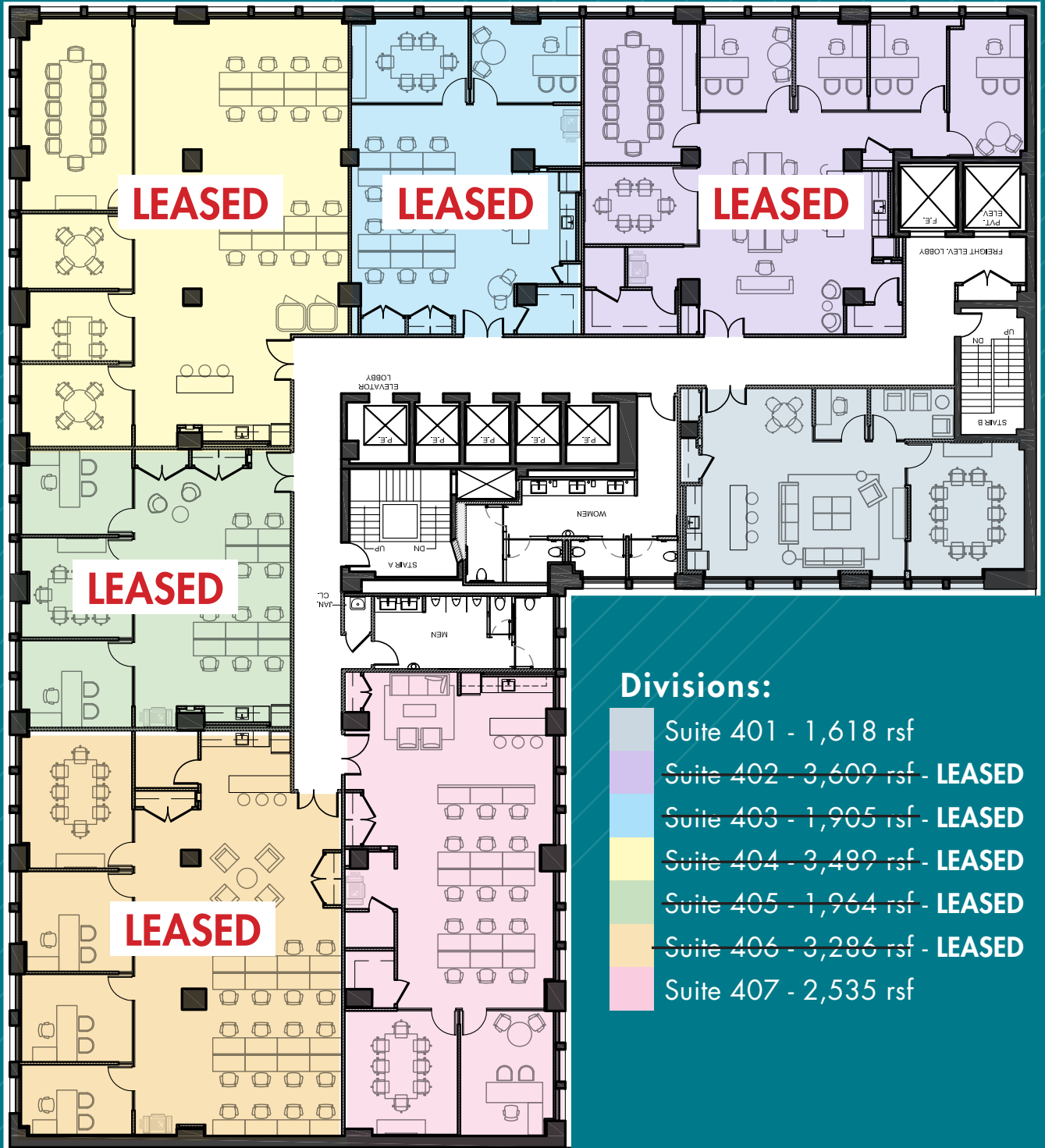


- Overlooking Union Square Park offering tenants a burgeoning submarket full of creative tenancy
- 12'-2" Ceiling heights and tenant controlled air conditioning
- Card-key security system providing 24/7/365 access via attended lobby
- Direct access to the Union Square transportation hub's **4 5 6 L N Q R W** express and local subway lines, and vicinity of NJ **PATH** 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

4TH FLOOR - DIVISION TEST-FIT

EAST 17TH STREET

PARK AVENUE SOUTH



(for descriptive purposes only; not to scale. Furniture shown for layout concept only.)

SUITE 407 - 2,535 RSF

[CLICK To View Virtual Tour](#)

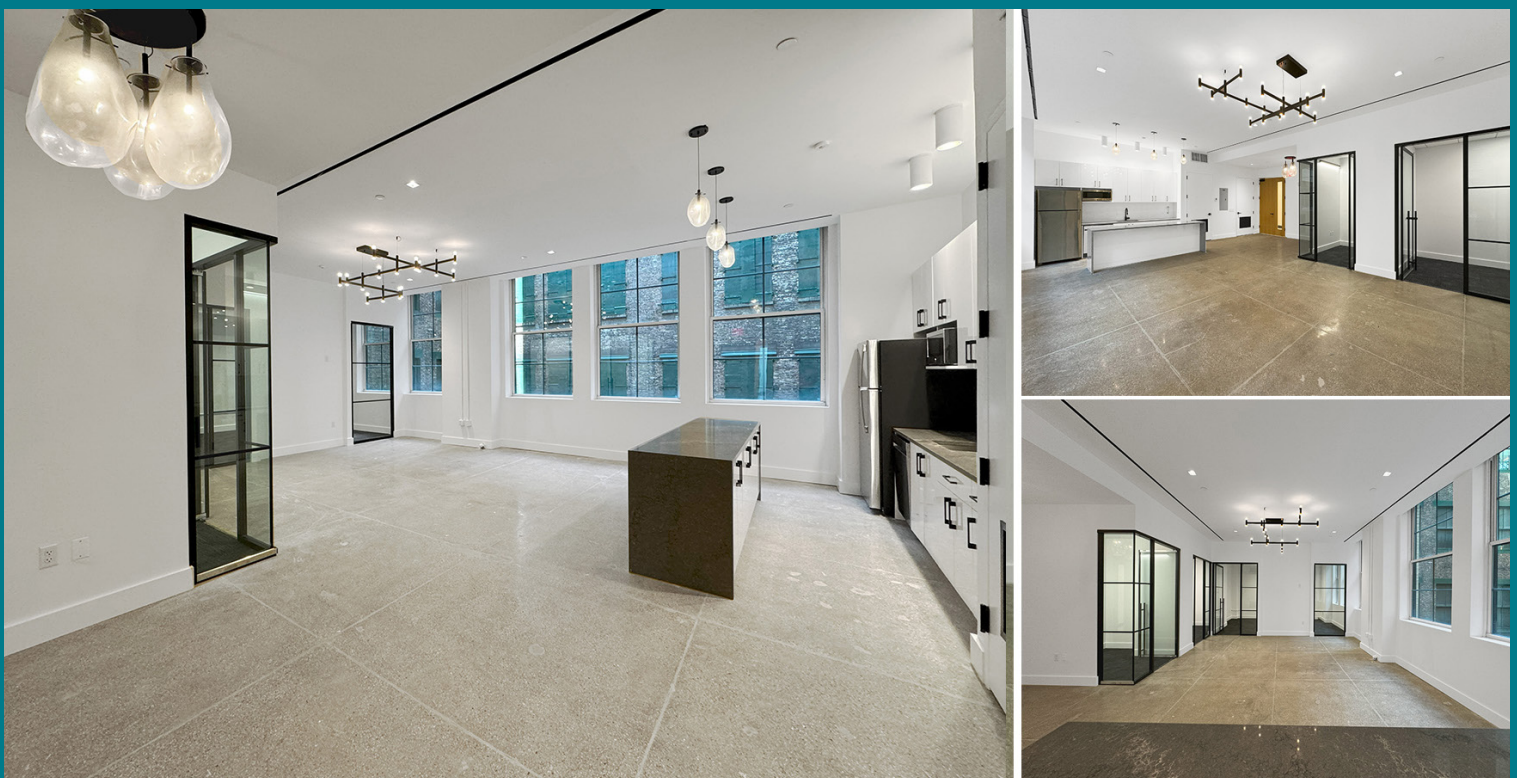
(1) Conference room, (1) office, wet pantry, open area



SUITE 401 - 1,618 RSF

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(1) Conference room/office, wet pantry, open area, phone room





South View at Dusk



E. 18TH ST.

AV

200 Park Avenue South

BANANA REPUBLIC sweetgreen SOULCYCLE
 UNTUCKit SPERRY ZARA
 Intimissimi Everything but Water Throwdown Fitness union park events
 Calzedonia Misson Ceveche Al Vicolo Edo Sushii Midoriya Market Lillie's Laut Juice Press Tompkins Square Bagels Chloe's

fresh Juice Generation
 Dr. Martens SCOTCH & SODA CHIPOTLE at&t petco BARNES & NOBLE


CVS Fraiche Maxx
 Irvington Bar & Restaurant Seahorse
 W Hotel NYU Graduate School 2024

E. 17TH ST.

Union Square Subway Station 3 Mins. Walking

BONOBOS J.CREW ARITZIA ANTHROPOLOGIE
 Jumeille Beads of Para dise Rainbow Falafel knotel Barn Joo
 Union Square Green Market
 Grit Boxing Union Square Cafe

Farmers Market 60,000 Daily Shoppers
 L456 NQRW
 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 Coming Soon Wok to Walk DUNKIN' DONUTS
 ICHABOD'S

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

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

City National Bank The Well Dermatology CHASE Garden of Eden Pressed Juicery Le Café C offee ShaShaMaA rtSpa SUBWAY Crossfit Union Square Reebok
 HSBC SKECHERS LIDS STAPLES

E. 15TH ST.
 Starbucks Panera Bread AT&T Sticky's Finger Joint TARGET
 GNC GENERAL NUTRITION CENTER Paresa

UNION SQUARE WEST

UNION SQUARE EAST

CVS Amalgamated Bank City Streets Nature Republic Spiderhands WENDYS GameSTOP Foot Lockers
 Amalgamated Bank Rehoboth Spa Luke's Lobster Little Italy Pizza

E. 14TH ST.

Y PLACE

Sephora (new) WHOLE FOODS DSW Capital One Ichiba Ramen Bar 13 Basics Plus Be Juice Bar Santander

citibank DUANE READE rack BEST BUY REGAL ENTERTAINMENT GROUP

WELLS FARGO Zero Irving NYU Le Café C offee Cava Dos Toros PLNT Burger FIVE MARK BURGERS

For further information and/or inspection, please contact:

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