



Furniture shown for layout concept only

200 Park Avenue South

Northwest Corner of East 17th Street, Union Square

Recent High-end Installation | 1,229 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



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

Suite 1002: 1,229 rsf

- Modern, efficient installation with (1) glass-front office and meeting room, open area for up to (9) people, phone room, and wet pantry
- North view providing good natural light

Possession: Immediate

Rent: Call or email for details



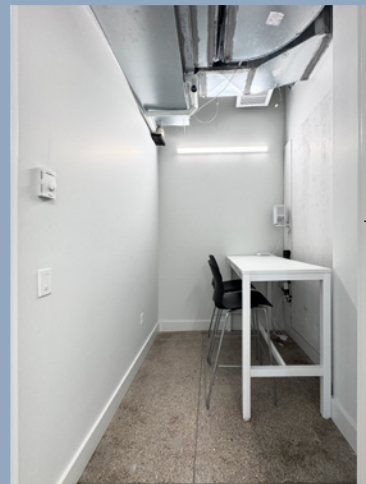
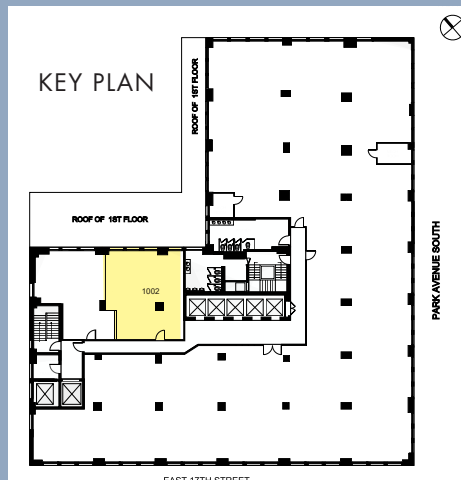
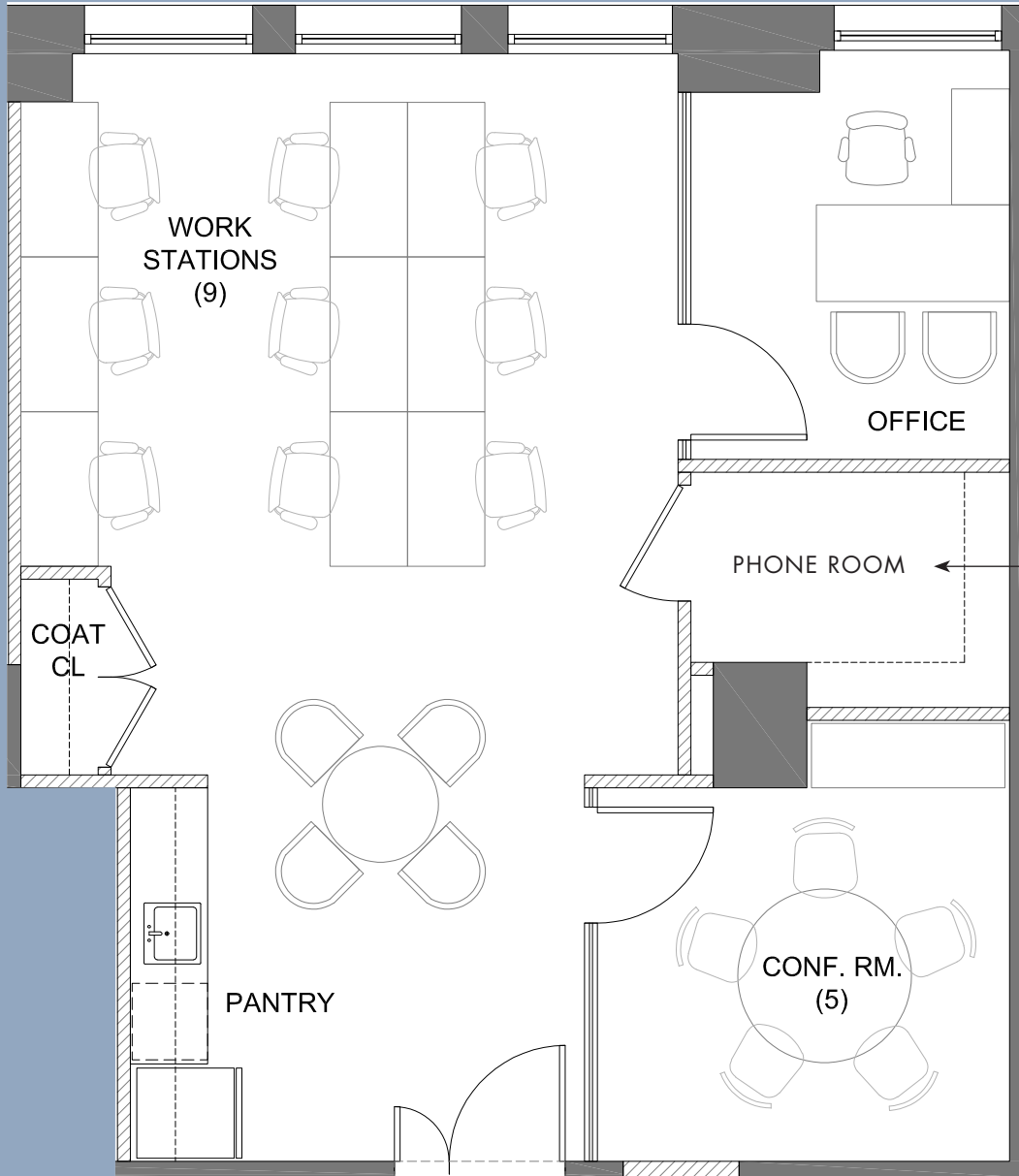
- Overlooking Union Square Park offering tenants a burgeoning submarket full of creative tenancy
- 12'-2" Ceiling heights and tenant controlled air conditioning
- Card-key security system providing 24/7/365 access via attended lobby
- Direct access to the Union Square transportation hub's **4 5 6 L N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

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

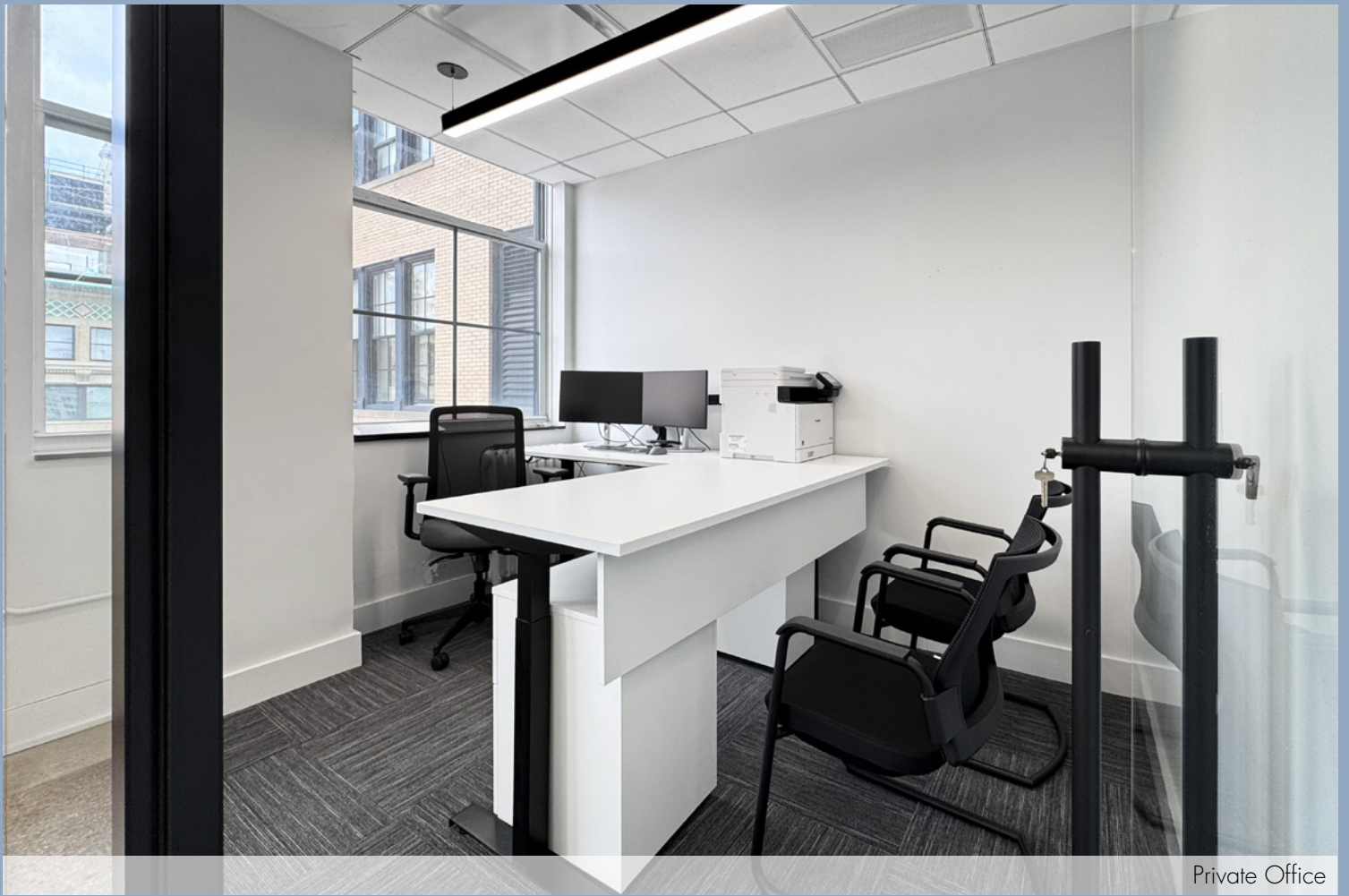
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SUITE 1002 - 1,229 RSF

(BASE PLAN)



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



Private Office



Office/Meeting Room

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Union Square Park - Green Market



Union Square Park

E. 18TH ST.

BANANA REPUBLIC sweetgreen SOULCYCLE  
 UNTUCKit SPERRY ZARA
 Intimissimi Everything but Water Throwdown Fitness union park events Mission Ceveche Al Vicololetto Edo Sushii 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 Fraiche 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 knote1 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
 Glowbar 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 Garden of Eden Pressed Juicery Le Café Coffee ShashaMa Art Space SUBWAY Crossfit Union Square Reebok
 HSBC SKECHERS LIDS STAPLES

E. 15TH ST.
 Starbucks Panera AT&T Stickys Finger Joint TARGET
 GNC GENERAL NUTRITION CENTRE Paresa

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

E. 14TH ST.

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

UNION SQUARE WEST

UNION SQUARE EAST

For further information and/or inspection, please contact:

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