



Furniture shown for layout concept

200 Park Avenue South

Northwest Corner of East 17th Street, Union Square

Move-In Ready Bright Space | 2,249 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



View from west facing window

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


Suite 1518: 2,249 rsf

- Move-in ready bright space with carpeting throughout
- Glass-front windowed conference room and office
- Open area, and wet pantry with seating space
- North and west exposure offer good natural light and views of Hudson Yards and the Chrysler Building



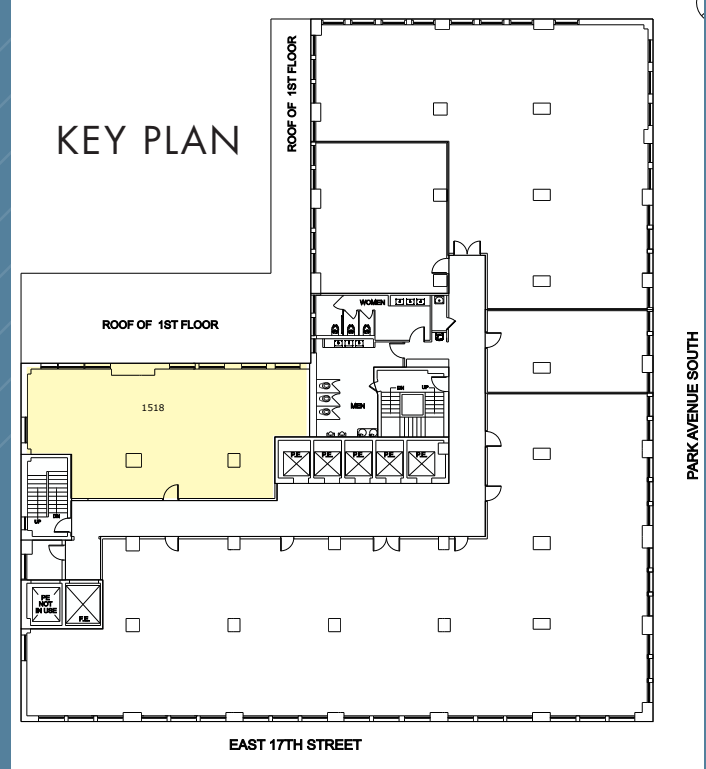
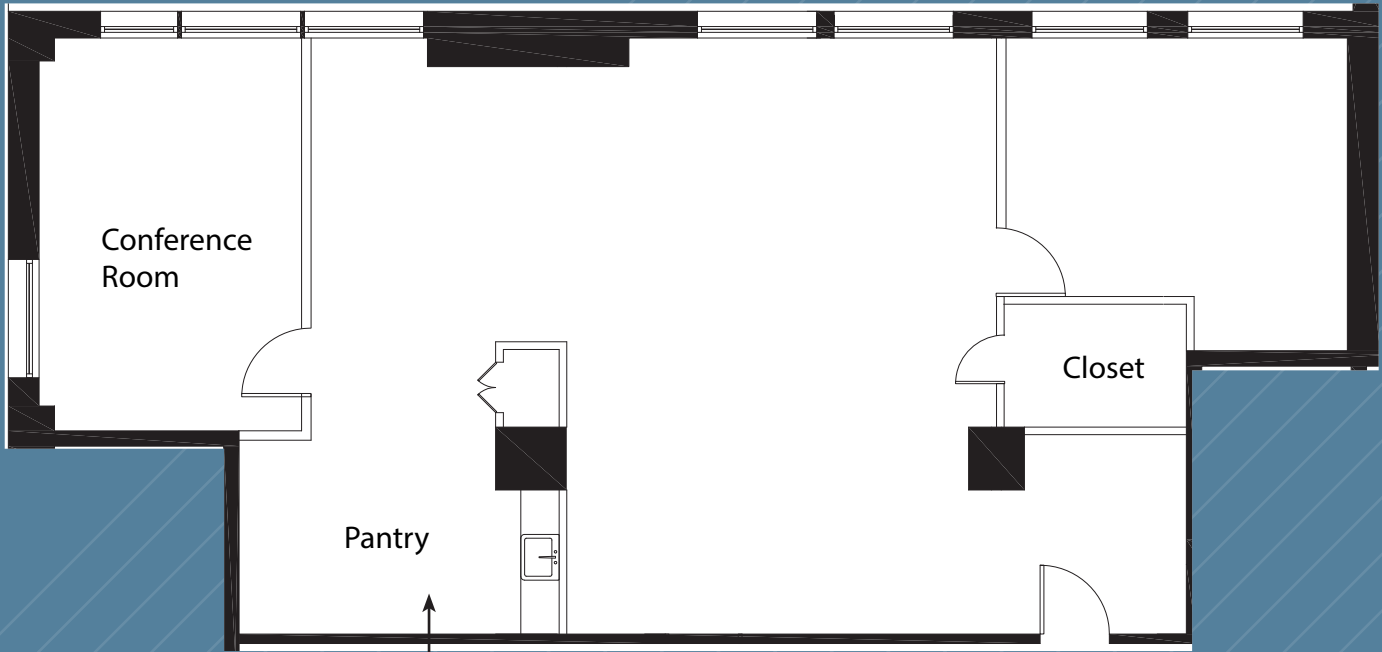
Possession: Arranged

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
- 24/7/365 access via attended lobby or card key
- 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
- 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

SUITE 1518 - 2,249 RSF
(AS-BUILT)

CLICK to View Virtual Tour
(Furniture shown for layout concept only)





Furniture shown for layout concept



E. 18TH ST. AV

BANANA REPUBLIC sweetgreen **SOULCYCLE**

UNTUCKIT **SPERRY** **ZARA**

Calzedonia Intimissimi Everything but Water Throwdown Fitness Union park events Mission Ceviche Al Vicololetto Edo Sushii Union Square Market Little's Juice Press Tompkins Square bagels Choco's

bluemercury Venchi Chocolate

fresh Juice Generation

Dr. Martens

SCOTCH & SODA **CHIPOTLE** at&t

petco **BARNES & NOBLE**

200 Park Avenue South

BONOBOS J.CREW **ARITZIA** ANTHROPOLOGIE

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

petco Coming Soon

Wok to Walk **DUNKIN' DONUTS**

ICHABOD'S

E. 17TH ST.

COACH Free People **citibank** PAPER SOURCE Warby Parker

Breads Bakery Sweet Chick Chase Joe Coffee

Rookies USA

UNION SQUARE WEST

petco Coming Soon

Wok to Walk **DUNKIN' DONUTS**

ICHABOD'S

E. 16TH ST.

City National Bank The Well Dermatology

CHASE Garden of Eden Pressed Juicery Le Café C.offee *by Milk* ShaShalMa A rt Space **SUBWAY** Crossfit Union Square **STAPLES** Reebok

HSBC **SKECHERS** LIDS

UNION SQUARE EAST

petco Coming Soon

Wok to Walk **DUNKIN' DONUTS**

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ICHABOD'S

E. 14TH ST.

CVS Amalgamated Bank City Streets Nature Republic Spiderhands *Wendys* *Philly's* *USH* *Mobile* **GameStop** Feet Locker Bank of America

Rehoboth Spa Luke's Lobster Little Italy Pizza

UNION SQUARE EAST

CVS Amalgamated Bank City Streets Nature Republic Spiderhands *Wendys* *Philly's* *USH* *Mobile* **GameStop** Feet Locker Bank of America

Rehoboth Spa Luke's Lobster Little Italy Pizza

CVS Amalgamated Bank City Streets Nature Republic Spiderhands *Wendys* *Philly's* *USH* *Mobile* **GameStop** Feet Locker Bank of America

Rehoboth Spa Luke's Lobster Little Italy Pizza

14th St/7th Ave
Subway Station - 13 Mins. Walking

1 2 3

14th St/6th Ave
Subway Station - 10 Mins. Walking

B D F M

NJ PATH
23rd St/6th Ave - 11 Mins. Walking

Madison Sq. Park
7 Mins. Walking

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For further information and/or inspection, please contact:

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