



MOVE-IN READY SUBLEASE

TOP FLOOR 2,255 RSF SUITE
+ EXPANSIVE PRIVATE OUTDOOR DECK

200 PARK AVENUE SOUTH

NORTHWEST CORNER OF EAST 17TH STREET

UNION SQUARE



2,255 RSF Suite Featuring an Expansive Private Outdoor Deck

Bright Open Area accommodates 12 Workstations
(1) Glass-front Windowed Conference Room
(2) Glass-Front Windowed Offices
Full Wet Pantry, Reception Area, Exposed Ceiling
12'-2" Ceiling Heights and Tenant Controlled A/C
Furniture May be Available

Possession: Arranged

Sublease Term: Through June 30, 2028

Direct Extension for Qualified Tenant

Rent: Call or email for details



Ideally located at the foot of Union Square Park in a neighborhood full of creative tenancy and just steps from the Farmers Market and Broadway's retail corridor offering a wide selection of retail, eateries, services, and lifestyle options

Card-key security system, 24/7/365 access, attended lobby

Direct access to the Union Square transportation hub's

4 5 6 L N Q R W express and local subway lines

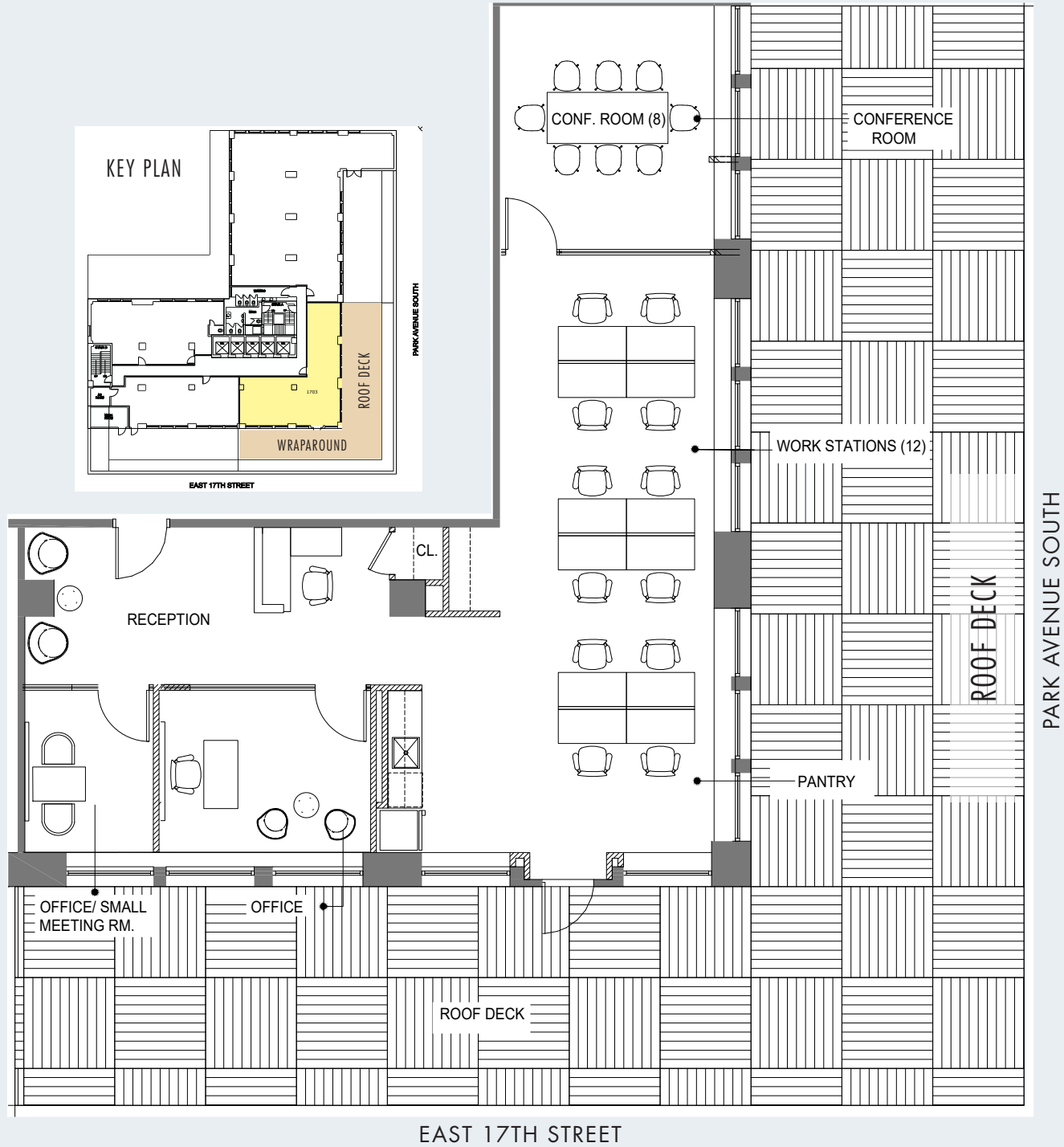
Vicinity of NJ  station at 23rd St/6th Avenue

and **1 2 3 B D F M** trains along 14th Street

between 6th and 7th Avenues

SUITE 1703 - 2,255 RSF
(AS-BUILT PLAN)

[CLICK TO VIEW VIRTUAL TOUR](#)



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



Sunlit Open Area



Glass-Front Conference Room

Furniture shown for layout concept only.)



Private Office



Pantry Area

Furniture shown for layout concept only.)



Union Square Park - Green Market



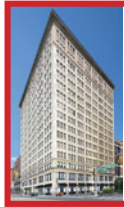
Union Square Park

E. 18TH ST.

200 Park Avenue South

BANANA REPUBLIC sweetgreen SOULCYCLE
 UNTUCKit SPERRY ZARA
 Calzedonia Intimissimi Everything but Water Throwdown Fitness union park events Mission Ceveche AI Vicoletto 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



PARK AVE. SOUTH

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 Union Square Green Market
 ANTHROPOLOGIE
 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
 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 Bread AT&T Stickys Finger Joint GNC GENERAL NUTRITION CENTRE Paresa TARGET

UNION SQUARE WEST

UNION SQUARE EAST

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

E. 14TH ST.

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

citibank DUANE READE rack BEST BUY
 REGAL ENTERTAINMENT GROUP

WELLS FARGO Zero Irving NYU
 Le Café Coffee Cava Dos Toros PLNT Burger FIVE STAR BURGER

NY PLACE

For further information and/or inspection, please contact:

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