



# 254 Park Avenue South

Northwest corner of 20th street

## Former Duane Reade Available for Sublease

### Space

Ground Floor: 3,646 sf

Lower Level: 5,981 sf

Total: 9,627 sf

### Frontage

126' on East 20th Street

39' on Park Avenue South

### Possession

Immediate

### Term

Through 1/31/2026

### Asking Rent

\$475,000 per annum gross

### Highlights

- Selling lower level
- Located in Flatiron between Madison Square Park and Union Square
- Anchoring the base of a luxury residential building
- Area includes mixture of office and residential population supporting day-time and nighttime traffic
- Steps from subway access **6 N Q R**

### Neighbors



Former Duane Reade store #14435



Michael Riley

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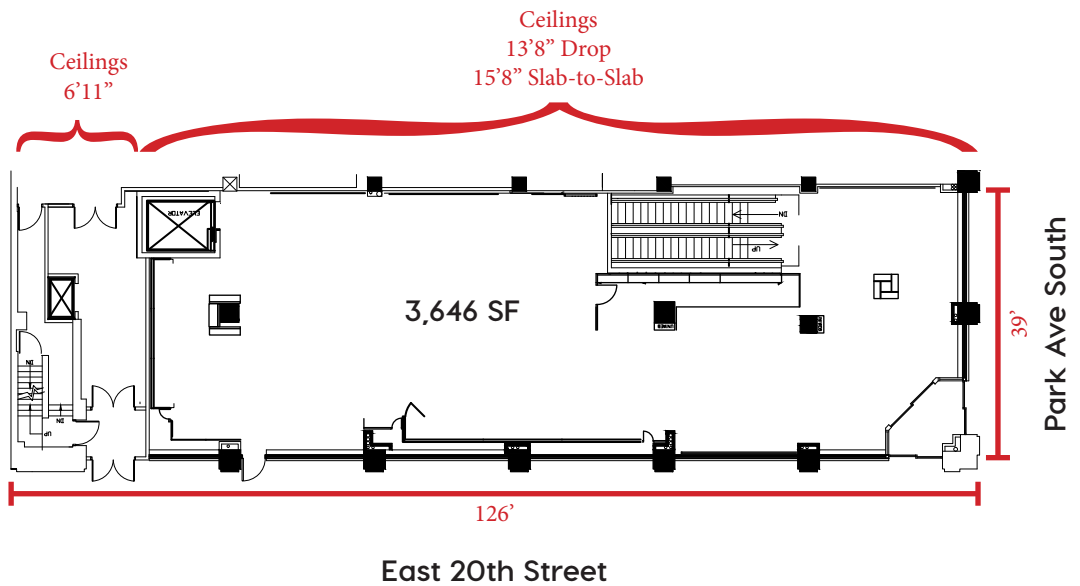
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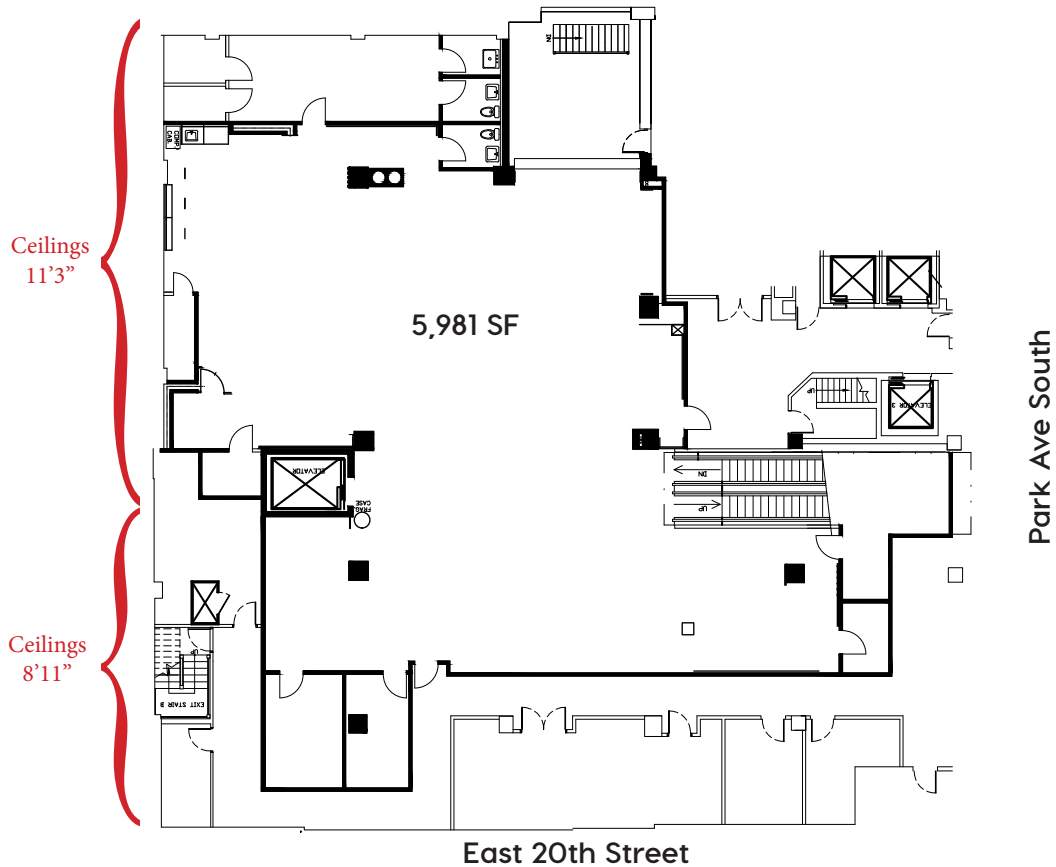
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## Ground Floor



## Lower Level



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