



VIEWS OF UNION SQUARE PARK

SUITE 403 - 1,905 RSF
RECENT BUILDOUT - HIGH END FINISHES

200 PARK AVENUE SOUTH

NORTHWEST CORNER OF EAST 17TH STREET

UNION SQUARE

1,905 RSF Suite

Fantastic South Light and Union Square Park Views

Windowed Conference/Meeting Room and (1) Windowed Office
Open Area Accommodates 12 People
Carpeted Offices and Polished Concrete Floors in Open Area

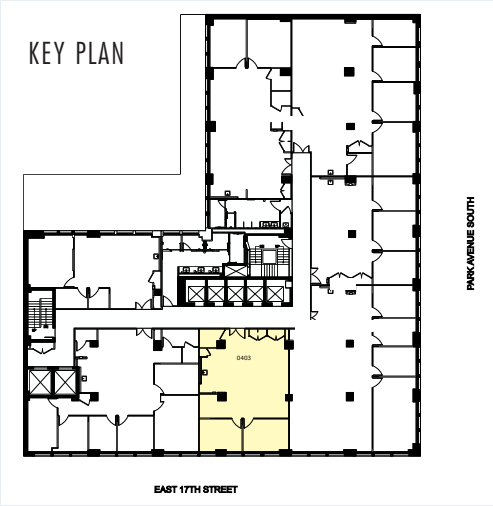
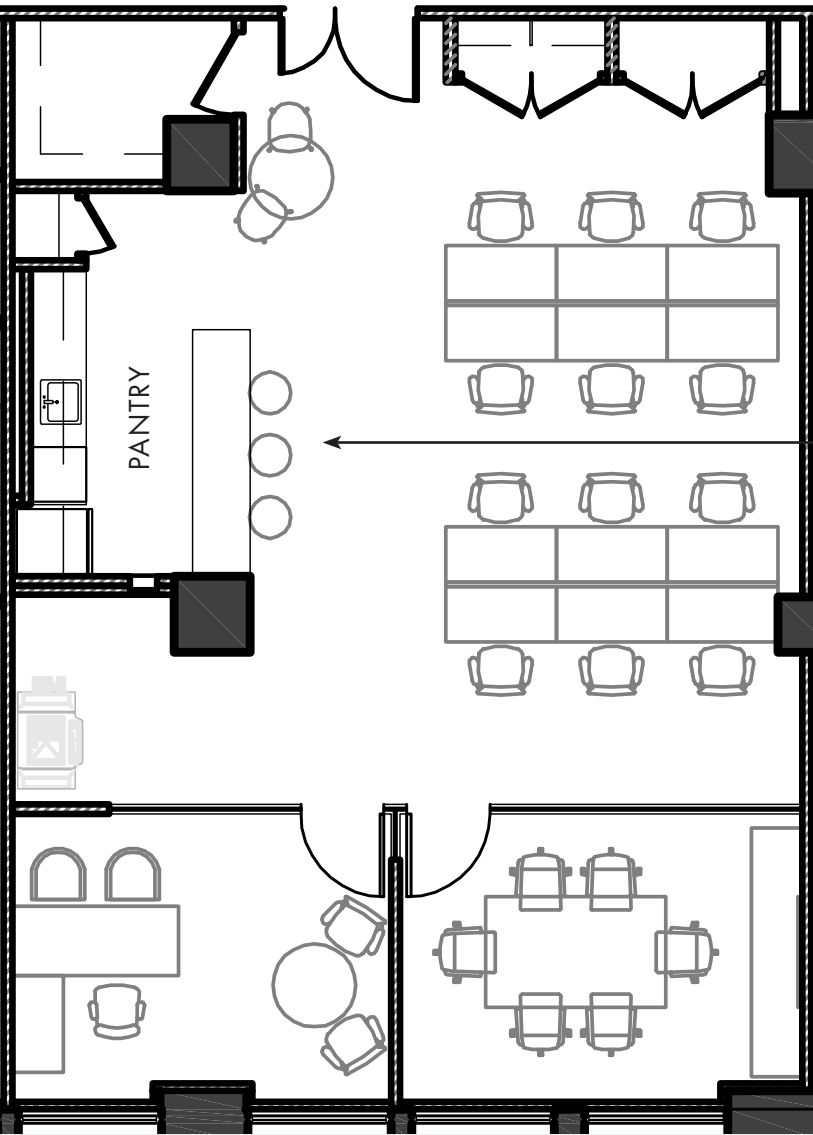
South Exposure and Oversized Operable Windows
Abundant Natural Light and Views of Union Square Park
12'-2" Ceiling Heights and Tenant Controlled A/C

Possession: Immediate
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

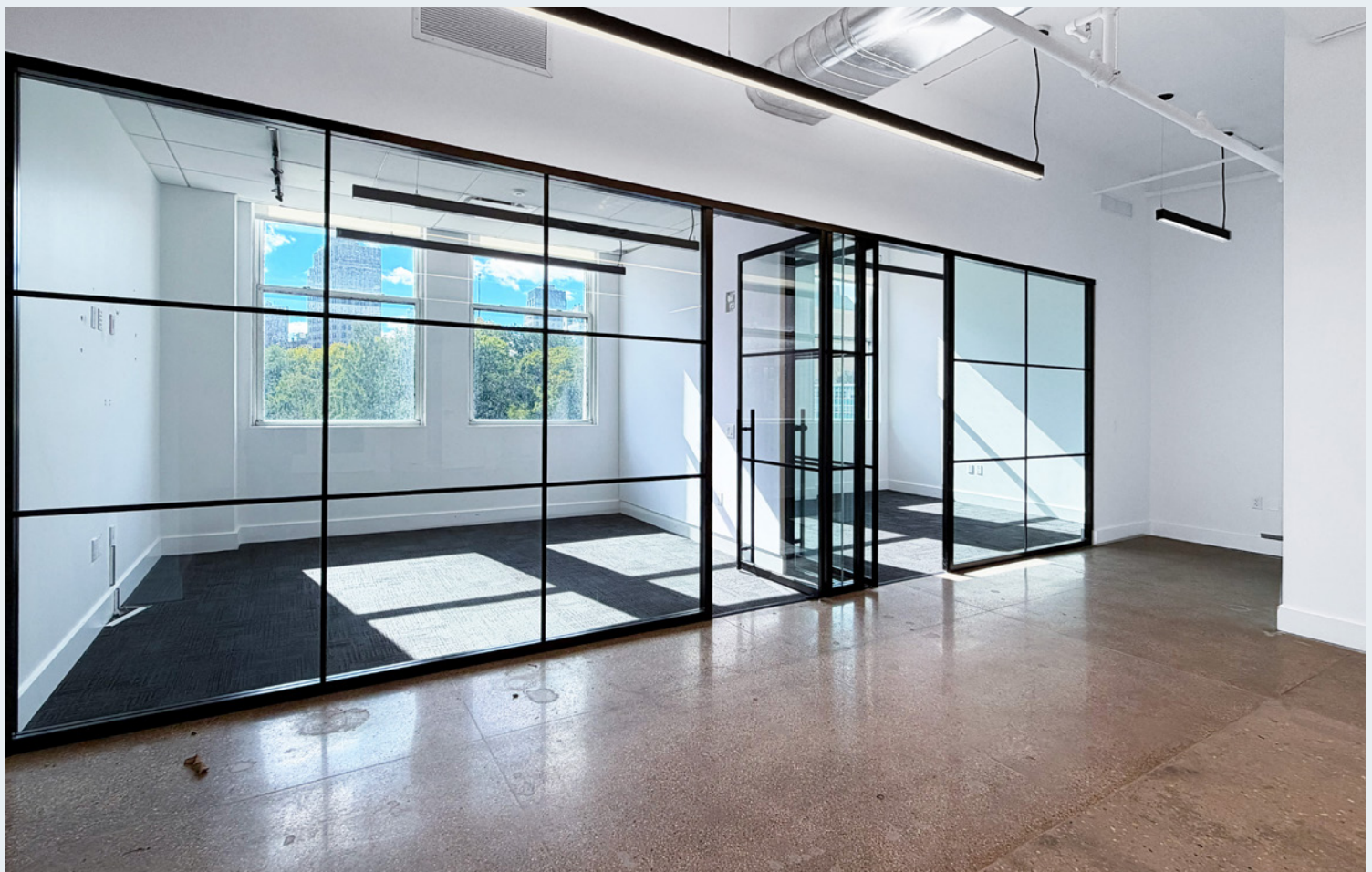
SUITE 403 - 1,905 RSF
(AS-BUILT PLAN)



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



Open Area



Sunlit Private Workspaces

Furniture shown for layout concept only.)



Union Square Park - Green Market



Union Square Park

E. 18TH ST.

BANANA REPUBLIC sweetgreen SOULCYCLE JACOBSON
UNTUCKit SPERRY ZARA
Calzedonia Intimissimi Everything but Water Throwdown Fitness union park events Misson Ceviche AI Vicoletto Edo Sushimi Midoriya Market Little's Laut Juice Press Tompkins Square Bagels Chloe's Verizon

fresh Juice Generation
Dr. Mariens SCOTCH & SODA CHIPOTLE
UNIQLO 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 Union Square Green Market
ANTHROPOLOGIE
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

E. 16TH ST.

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

Vitamin Shoppes
Raymour & Flanigan FURNITURE

E. 15TH ST.

City National Bank The Well Dermatology
CHASE Garden of Eden Pressed Juicery Le Café Coffee
ShashaMa Art Space SUBWAY Crossfit Union Square
HSBC SKECHERS LIDS STAPLES Reebok

Starbucks GNC GENERAL NUTRITION CENTRE
Panera Paresa
AT&T Sticky's Finger Joint TARGET

E. 14TH ST.

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

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