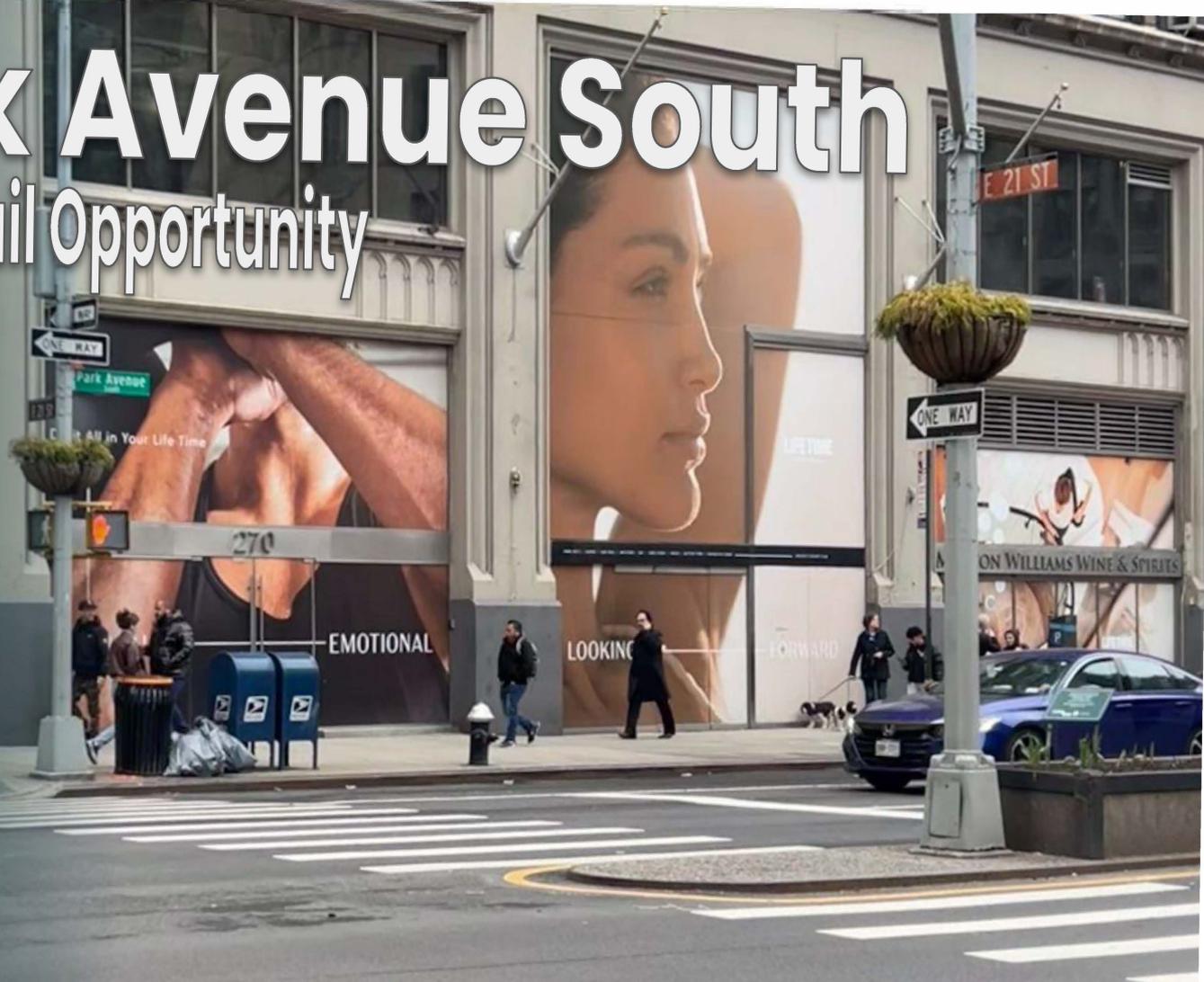


# 270 Park Avenue South

## New Flagship Retail Opportunity





Located on the Northwest corner  
of East 21st Street

## A Multi-Level Flagship Opportunity on Park Avenue South

**1** SF Total over 5 levels

*Open to one large user or divisions.  
Great for furniture/design,  
entertainment, restaurants, retail, and  
more.*

*High ceilings on the ground and second  
floors. Selling lower level and  
sub-lower level.*

*Access to loading on 21st Street*

# 270 Park Ave South

IN CLOSE PROXIMITY TO

**Union Square**

With it's 90,000 daily subway riders

TWO BLOCKS FROM

**23rd Street  
Subway Station**

THE

**Crossroads of  
Multiple  
Neighborhoods**

Flatiron, Gramercy, Madison Square Park,  
Union Square

**Incredible  
Signage  
Opportunity**

**Double Height  
Ground Floor**

**Potential For  
23,000 sf+ For  
A Single User**

# Floor Plans

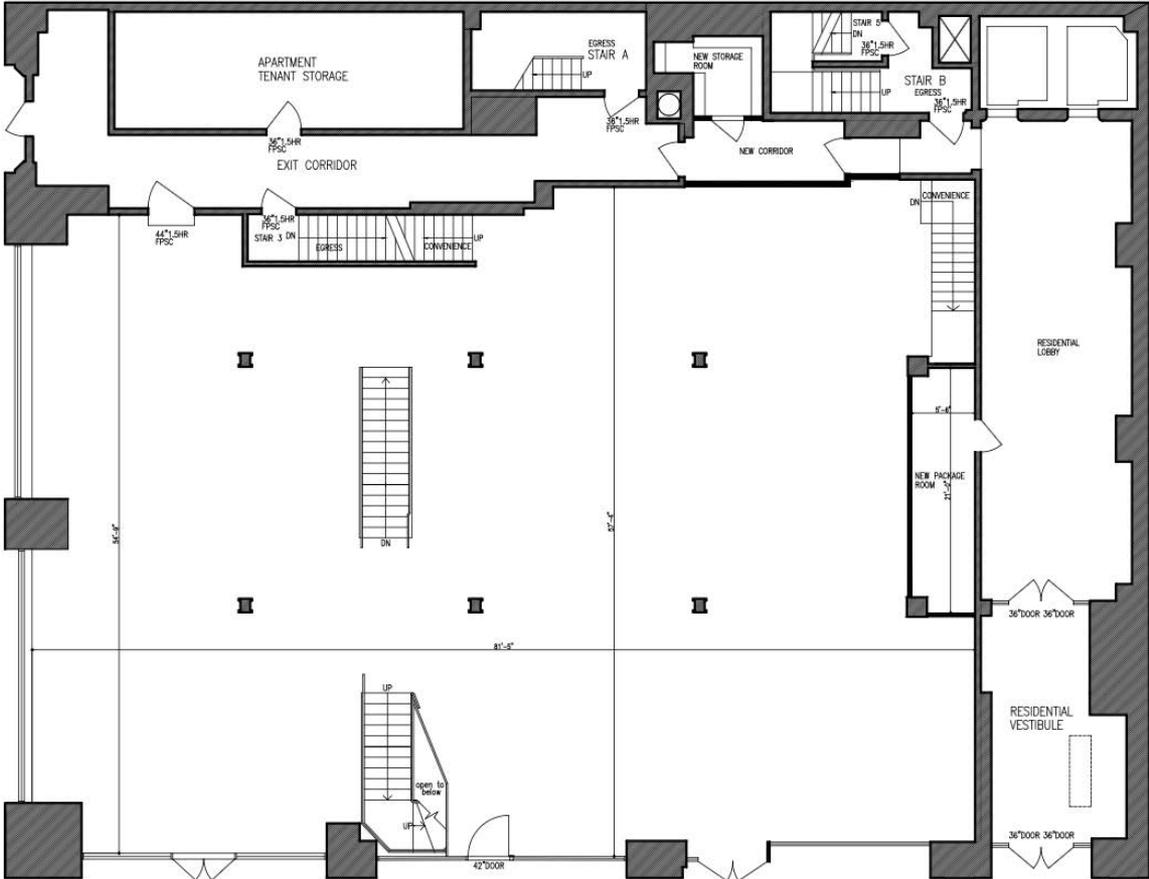
Ground Floor:

4,724 SF

Ceiling Height:

19.5 Feet

\*Additional mezzanine  
space available

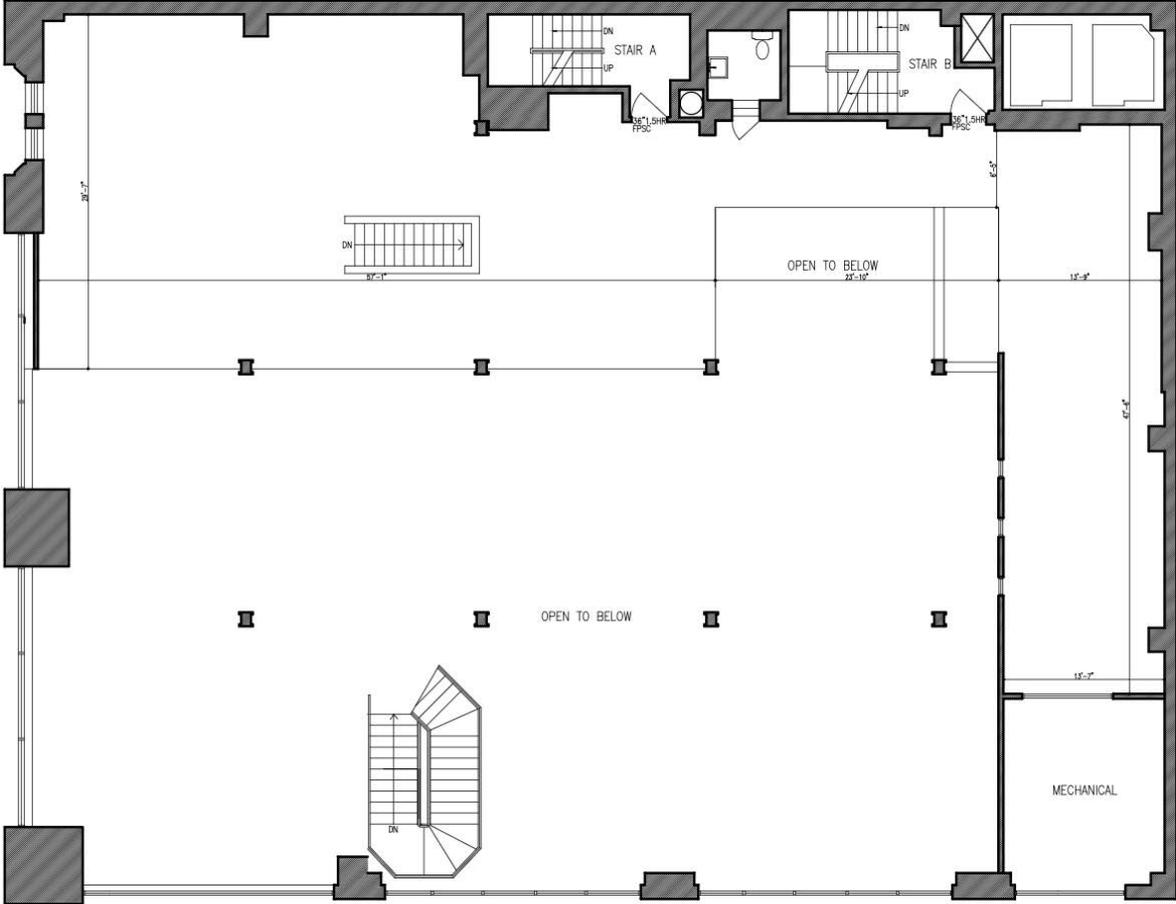


**GROUND FLOOR**

# Floor Plans

Mezzanine:

2,633 SF



**MEZZANINE**

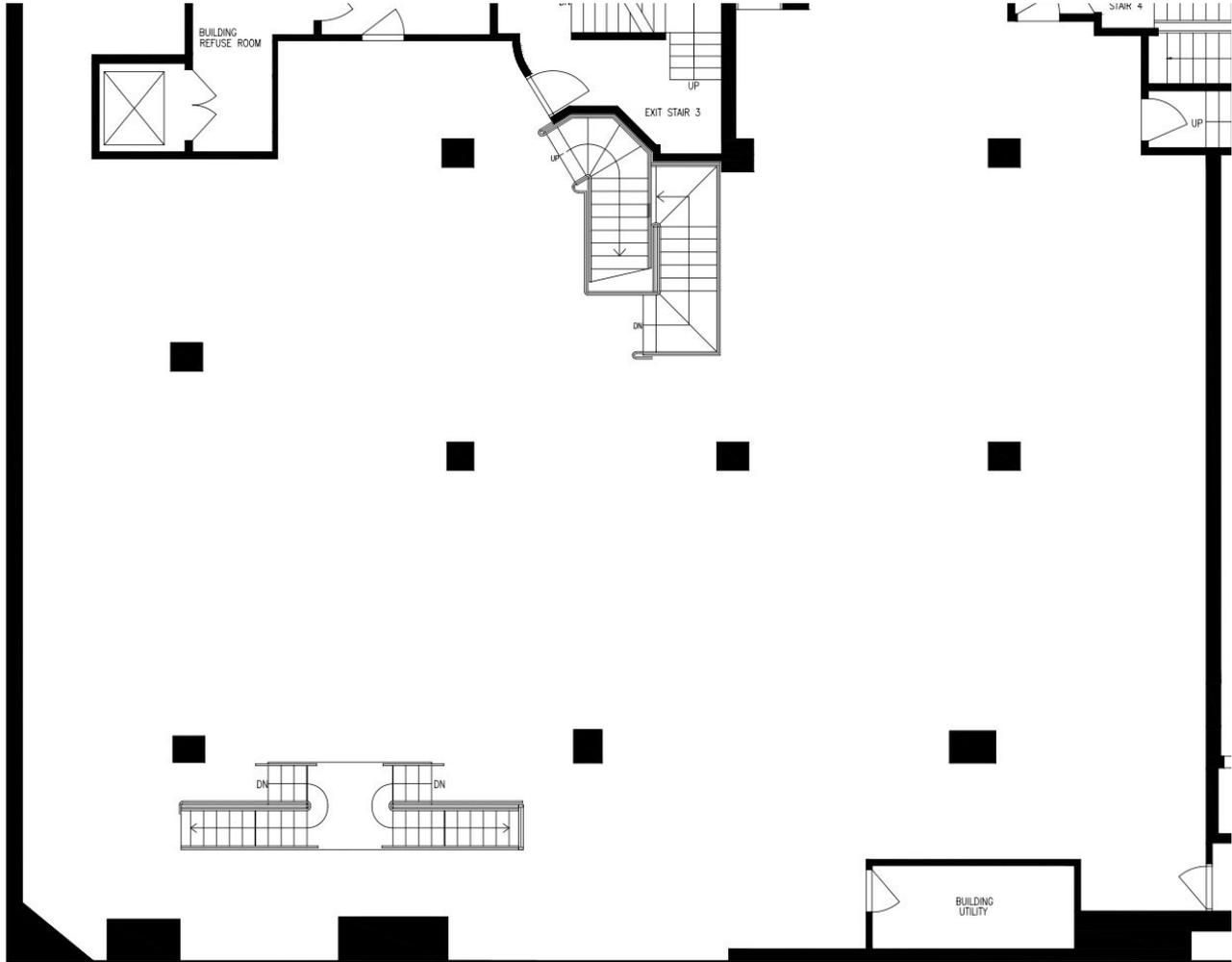
# Floor Plans

Lower Level:

5,300 SF

Ceiling Height:

11 Feet



**Lower Level**

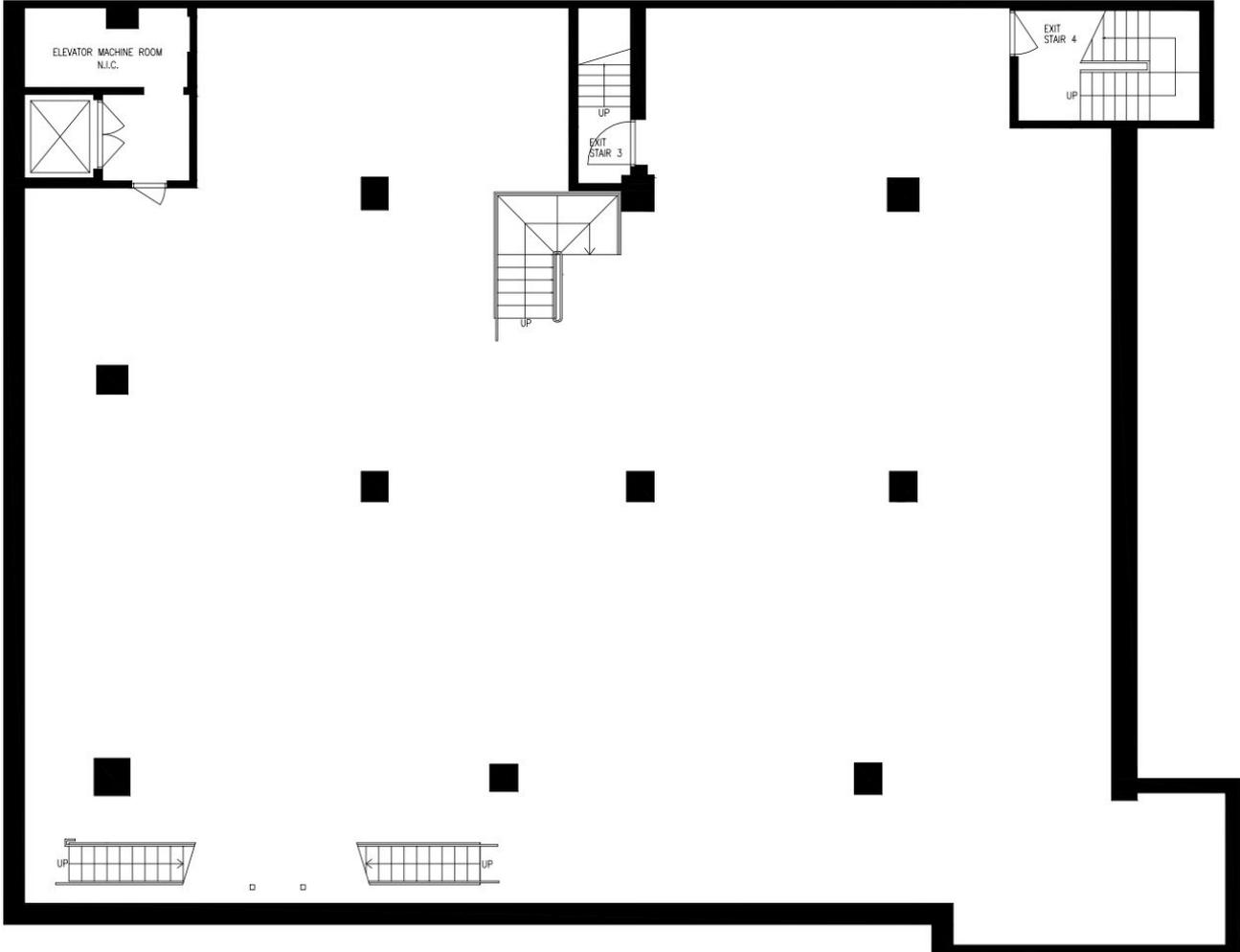
# Floor Plans

Sub-Lower Level:

4,900 SF

Ceiling Height:

10 feet



**Sub-Lower Level**