

200 Park Avenue South

Northeast Corner of East 17th Street @ Union Square Park

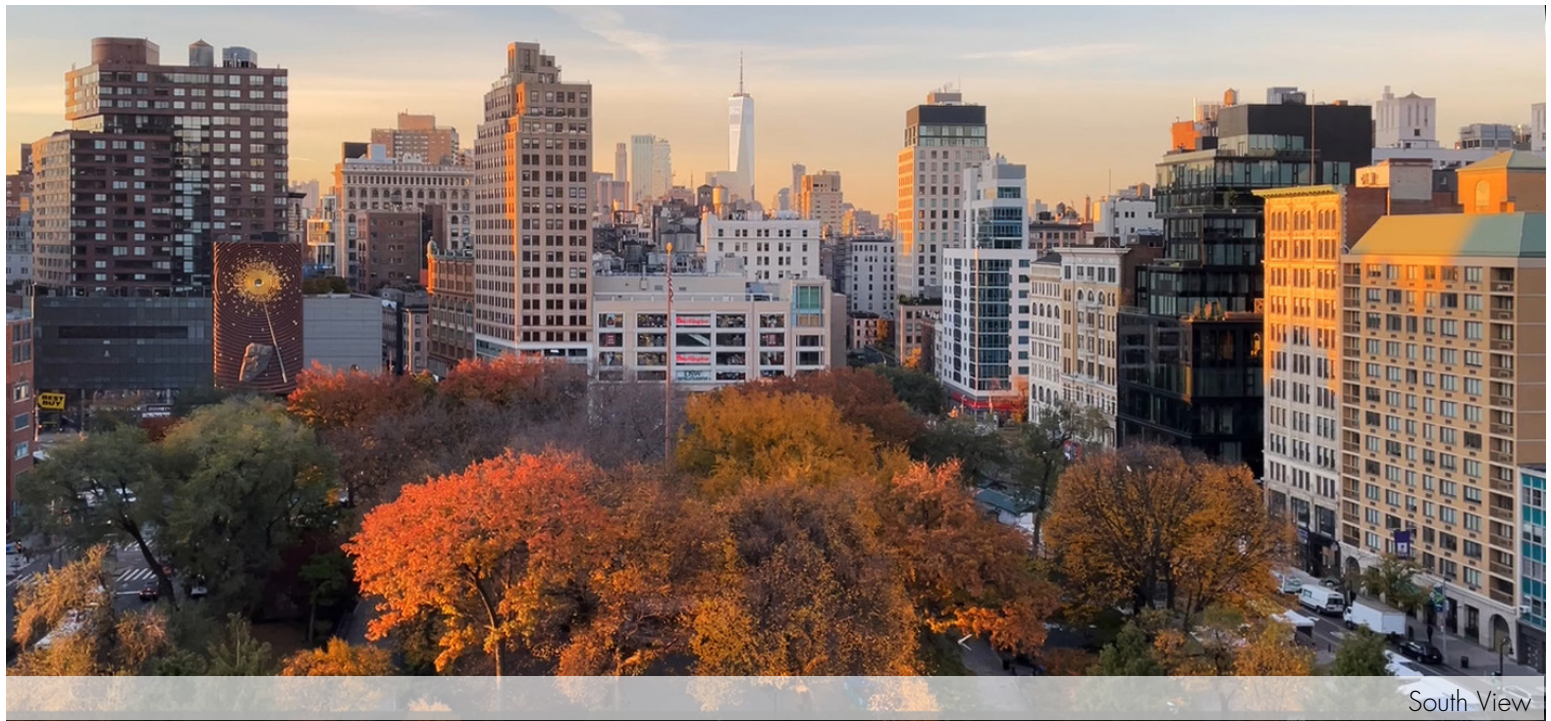


**Bright Office Suite
4,681 RSF**

**Mix of Private &
Open Workspace**

**Fantastic
Union Square
Location and
Transportation Access**





South View

Anchoring Union Square Park, 200 Park Avenue South offers tenants a burgeoning submarket full of creative tenancy, direct connectivity to Union Square transit hub's multiple express and local trains, the farmers market, a wide variety on convenient eateries, fitness studios, and a myriad of other work/lifestyle benefits

Suite 514 - 4,681 RSF

Second Generation Installation Featuring:

12 ft. Ceiling Height • Tenant-Controlled A/C • Oversized Operable Windows
Unparalleled Transportation Options

Possession: January 1, 2026 or sooner

Rent: Call or email for details

(7) Glass-front Offices

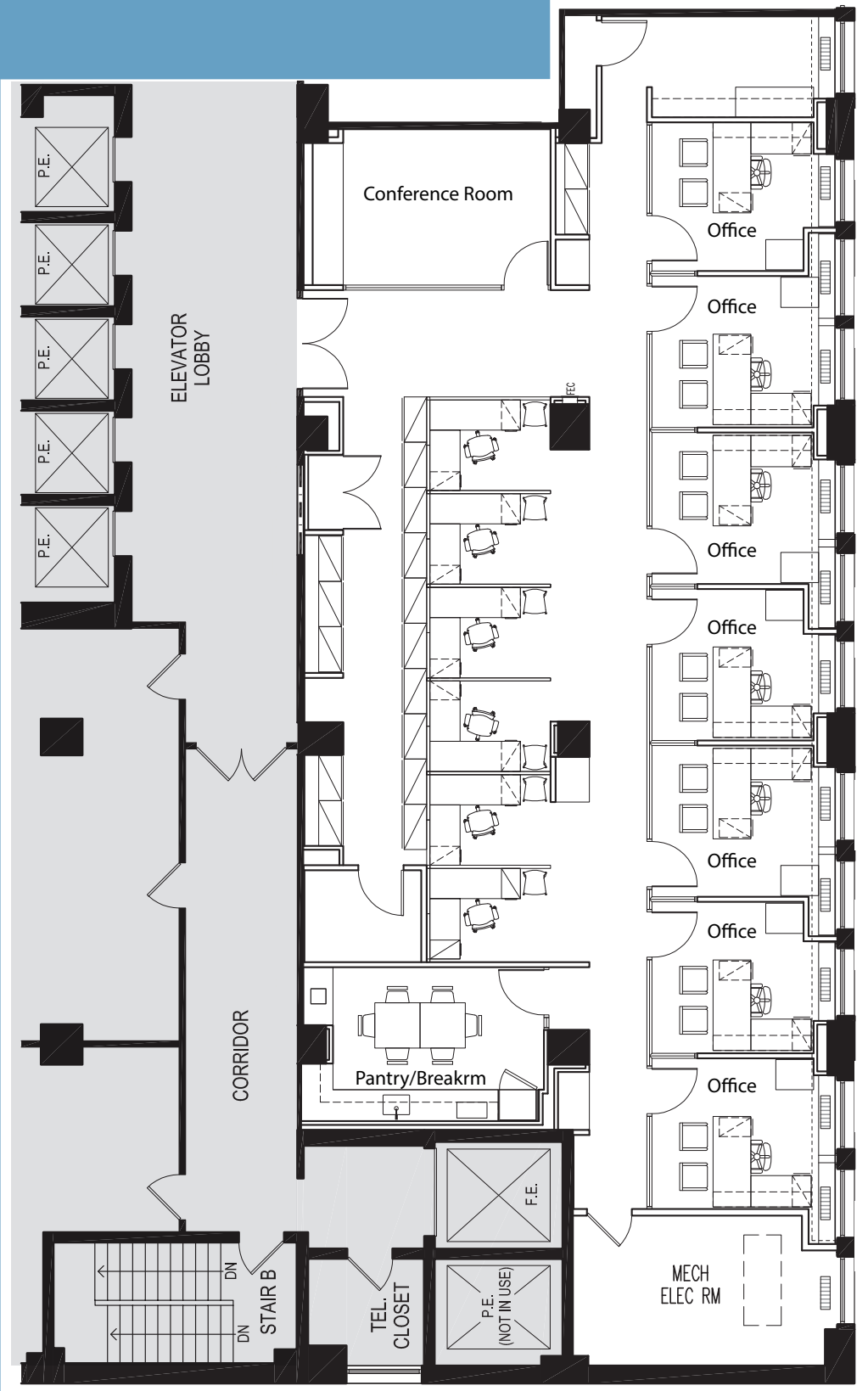
(1) Conference Room

Wet Pantry with Seating Space

Open Area, Union Square Park Views

South Exposure - Amazing Natural Light

SUITE 514 - 4,681 RSF
(AS-BUILT PLAN)



Floor Plan not to scale, for display purposes only
Furniture shown for layout concept only

200 Park Avenue South

CVS

Fra iche Maxxx

Irvington Bar & Restaurant
Seahorse

W Hotel NYU Graduate School 2024

LOS TACOS No. 1

E. 18TH ST.

fresh Juice Generation

Dr. Marlene's

SCOTCH & SODA

CHIPOTLE

petco

at&t

BARNES & NOBLE

E. 17TH ST.

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

E. 16TH ST.

Vitamin Shoppe

Raymour & Flanigan
FURNITURE

E. 15TH ST.

Starbucks

Panera Bread

AT&T

Sticky's
Finger Joint

TARGET

GNC
GENERAL NUTRITION CENTER

Paresa

UNION SQUARE WEST

UNION SQUARE EAST

E. 14TH ST.

CVS

Amalgamated Bank

City Streets

Nature Republic

Spiderhands

Wendys

Wendys

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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

PATH

Madison Sq. Park

7 Mins. Walking

6