

200 Park Avenue South

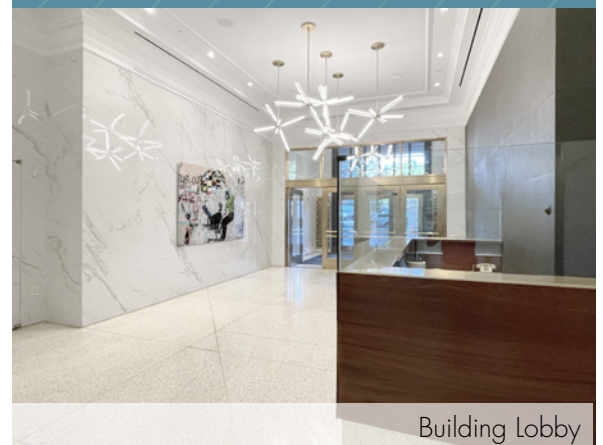
Northeast Corner of East 17th Street @ Union Square Park



**Newly Prebuilt
Office Suite
7,278 RSF**

**Mix of Private &
Open Work Areas**

**Fantastic
Union Square
Location and
Transportation Access**



Building Lobby



Union Square Transit Hub



Union Square Park Green Market

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 501 - 7,278 RSF

Newly Prebuilt Space Featuring:

High-End Building Standard Glass-front Finishes
12 ft. Ceiling Height • Tenant-Controlled A/C • Oversized Operable Windows
Unparalleled Transportation Options

(6) Glass-front Offices

(1) Conference Room

Open Area Accommodates up to 44 People
Wet Pantry with Seating and Lounge Space
East and West Exposure - Good Natural Light

Possession: July, 2026

Rent: Call or email for details

SUITE 501 - 7,278 RSF
(TEST-FIT PLAN)



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

SAMPLE FINISHES



E. 18TH ST.

BANANA REPUBLIC sweetgreen SOULCYCLE
 UNTUCKit SPERRY ZARA
 Intissimi Everything but Water
 Throwdown Fitness
 Union park events
 Mission Ceviche
 Al Vicoletto
 Ego sushi
 Anthony's Market
 Little's
 Juice Press
 Tompkins Square bagels
 Chloé's Verizon
 Calzedonia

fresh Juice Generation
 Dr. Martens
 SCOTCH & SODA
 CHIPOTLE
 UNI QLO Coming Soon BARNES & NOBLE
 LOS TACOS No. 1

200 Park Avenue South
 PARK AVE. SOUTH
 CVS
 Fra iche Maxx
 Irvington Bar & Restaurant
 Seahorse
 W Hotel NYU Graduate School 2024

E. 17TH ST.

BONOBOS J.CREW ARITZIA ANTHROPOLOGIE
 Jour elle Beads of Para dise Rainbow Falafel knotel Barn Joo
 Union Square Green Market
 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

PARK AVE. SOUTH
 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 Shoppe
 Raymour & Flanigan FURNITURE

City National Bank The Well Dermatology
 CHASE Garden of Eden Press ed Juicery Le Café C offee
 HSBC SKECHERS LIDS STAPLES Reebok
 SHASHA MART Space SUBWAY Crosaft Union Square

E. 15TH ST.
 UNION SQUARE EAST
 Starbucks Panera BREAD Paresa
 AT&T Sticky's Finger Joint TARGET

E. 14TH ST.

CVS Amalgamated Bank City Str eets Nature Republic Spiderhands
 Reebok GameStop Foot Locker
 Reboth Spa Luke's L obster Little Italy Pizza

ACE
 Sephora WHOLE FOODS DSW Burlington Capital One
 Ichiba Ramen Bar 13 MAX BRENNER

DUANEreade rack BEST BUY

WELLS FARGO Zero Irving
 Le Café Coffee Cava

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