

331

PARK AVENUE SOUTH

MOVE IN.

MOVE FORWARD.

PARK AVENUE SOUTH.



A TURNKEY OFFICE ADDRESS ON PARK AVENUE SOUTH

331 Park Avenue South offers a fully furnished, move-in-ready office opportunity in the heart of Manhattan. The approximately 800 SF space is ideal for growing teams seeking a flexible, all-inclusive workplace with furniture, wiring, and essential infrastructure already in place.

Tenants benefit from access to on-site amenities including additional meeting areas, conference room access, a coffee bar, lounge space, and an attended lobby. With a convenient Park Avenue South location and a turnkey setup designed for immediate occupancy, the space provides an efficient and professional solution for teams looking to get up and running quickly.

Building Highlights:

- Exceptional connectivity to Union Square, Flatiron, NoMad, and Midtown
- Turnkey, fully furnished workspace designed for immediate occupancy
- Refined, all-inclusive office environment ideal for growing teams
- Surrounded by acclaimed dining, hospitality, retail, and neighborhood amenities
- Exceptional connectivity to Union Square, Flatiron, NoMad, and Midtown



A SOPHISTICATED SENSE OF ARRIVAL

The attended lobby at 331 Park Avenue South creates a polished, professional arrival experience for tenants and guests.

Designed to complement the building's turnkey office offering, the environment provides a refined setting with convenient access to the additional meeting, lounge, and amenity spaces available throughout the property.

331 Park Ave S
by ora

ELEVATED HOSPITALITY,
FOR THE MODERN WORKDAY



Access to thoughtfully designed shared spaces including meeting areas, conference rooms, a coffee bar, and lounge.

THOUGHTFUL AMENITIES BEYOND THE OFFICE

331 Park Avenue South extends the workplace beyond the office with access to thoughtfully designed shared spaces that support meetings, collaboration, and moments of recharge.

From additional meeting areas and conference room access to a coffee bar and lounge, the building offers a polished, hospitality-driven environment designed to make the everyday work experience feel seamless and complete.

331 PARK AVENUE SOUTH

NEW YORK, NY 10010 | GRAMERCY

AMENITY'S FLOOR





331

PARK AVENUE SOUTH

Ceiling Heights
10.5'

Possession
Immediate

Asking Rents
Upon Request

Transportation



SIZE

2nd Floor - Suite 200

800 SF



331 PARK AVENUE SOUTH

NEW YORK, NY 10010 | GRAMERCY

READY TO WORK AT 331 PARK AVENUE SOUTH

Fully furnished and completely move-in ready, this short-term sublease offers a polished, turnkey workspace ideal for growing teams. The space features a refined mix of private offices, collaborative work areas, and comfortable lounge space, all fully wired and ready for immediate occupancy.

Tenants also enjoy access to a range of on-site amenities, including additional meeting areas, conference room access, a coffee bar, lounge, and an attended lobby—creating an all-inclusive workplace experience that is both flexible and professional.

APPROXIMATE SIZE
800 SF

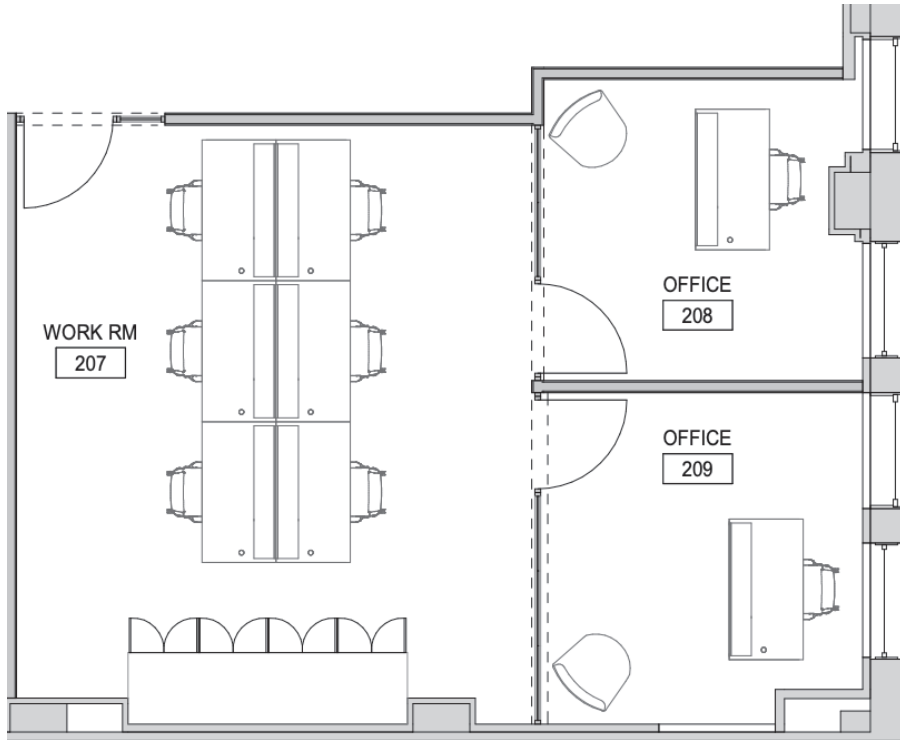
2ND FLOOR - SUITE 200



331 PARK AVENUE SOUTH

NEW YORK, NY 10010 | GRAMERCY

2ND FLOOR - SUITE 200



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

331 PARK AVENUE SOUTH

NEW YORK, NY 10010 | GRAMERCY

Close proximity to Madison Square Park, the Flatiron Building, Union Square, Gramercy Park, Eataly, the Fotografiska district, and the neighborhood's extensive dining, hospitality, fitness, and retail offerings. The property also benefits from excellent transportation access, including the 6 train at 23rd Street, the R and W trains nearby, and additional N, Q, R, W, L, 4, 5, and 6 service at Union Square.

Area Retail & Amenities: Eataly, Whole Foods Market, Shake Shack, Equinox, SoulCycle, Reformation, Madewell, Club Monaco, lululemon, Sephora, West Elm, Design Within Reach, ABC Carpet & Home, and a diverse collection of acclaimed restaurants, cafés, boutique hotels, fitness concepts, and specialty retailers throughout NoMad, Flatiron, and Union Square.

DEMOGRAPHICS

331 Park Avenue South is positioned at the crossroads of Flatiron, NoMad, and Gramercy, one of Manhattan's most dynamic live-work destinations. Surrounded by acclaimed restaurants, boutique hotels, fitness concepts, creative firms, and leading technology and professional-services companies, the area draws a strong mix of residents, commuters, and visitors throughout the day. With Madison Square Park, Union Square, and some of the city's best dining and retail within easy reach, the property combines neighborhood energy with exceptional convenience and connectivity. Multiple nearby subway lines and the walkable Park Avenue South corridor further establish 331 Park Avenue South as a highly desirable address for modern businesses

46,000+
PEDESTRIANS
1 mi radius

\$256,000
AVG INCOME
1 mi radius

15,600+
HOUSEHOLDS
1 mi radius

10,000+
DAYTIME POP.
1 mi radius

NOMAD LOCATION

