

Furniture shown for layout concept only

200 Park Avenue South

Northwest Corner of East 17th Street, Union Square

Corner 3,403 RSF Space Facing the Park
Steps from all that Union Square's Surrounding Area Offers
Green Market, Restaurants, Retail, Citibike & other work/lifestyle benefits

**Direct access to the Union Square transportation
hub's 4 5 6 L N Q R W express/local subways
and NJ PATH train at 23rd Street/6th Avenue station**



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ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

Suite 1310: 3,403 rsf

- Bright corner space fronting Union Square Park
- Hardwood floors throughout
- East and South exposure offer abundant natural light and great views of Union Square Park and One World Trade Center
- Multiple glass-front workspaces including (1) conference room and a mix of office, breakout, and meeting rooms
- Full wet pantry with seating space and open area

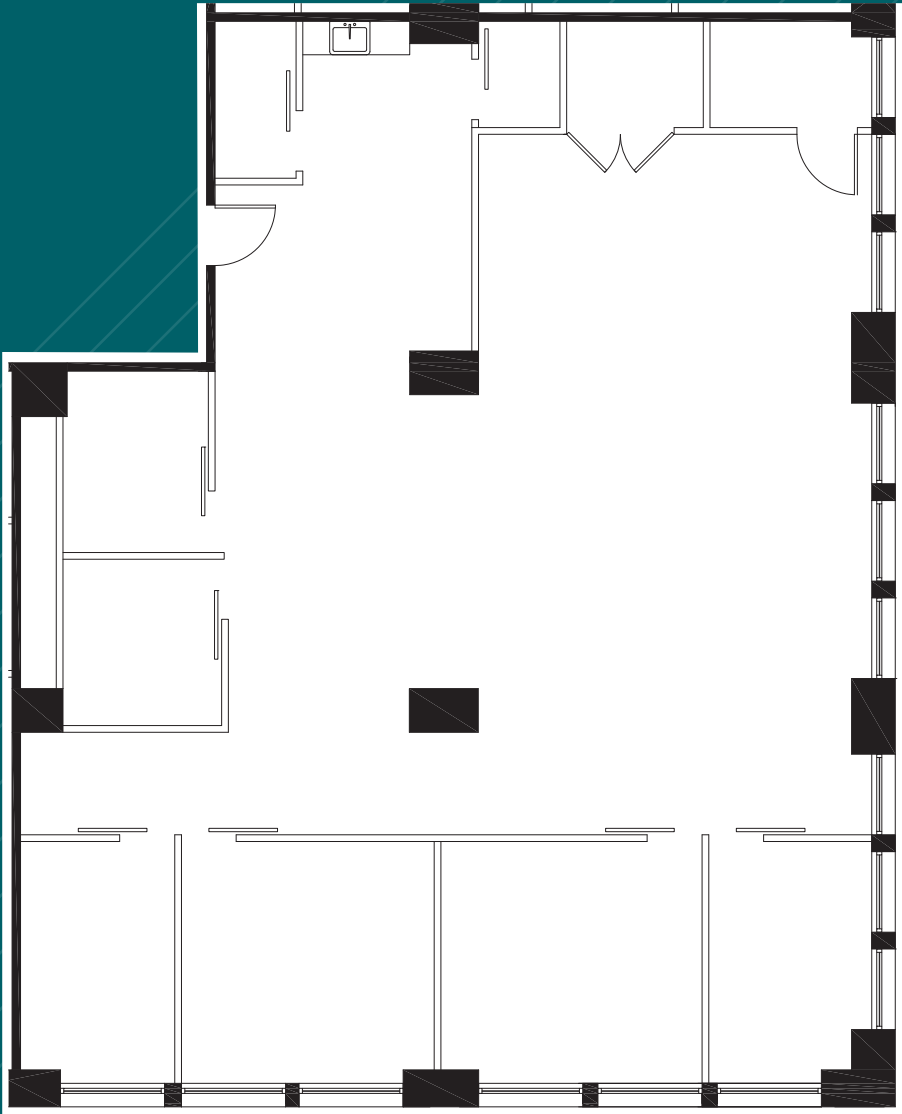


Possession: August 1, 2025

Rent: Call or email for details

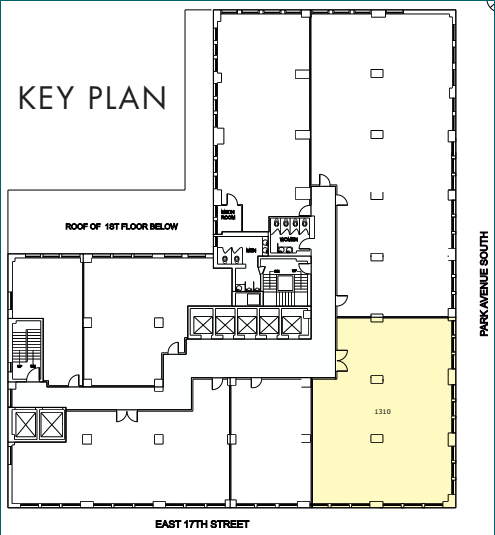
- Overlooking Union Square Park, offering tenants a burgeoning submarket full of creative tenancy
- 12'-2" Ceiling heights and tenant controlled air conditioning
- Card-key security system providing 24/7/365 access via attended lobby
- Direct access to the Union Square transportation hub's 4 5 6 L N Q R W express and local subway lines, and vicinity of NJ PATH station at 23rd St/6th Ave
- Steps from the farmers market and Broadway's retail corridor offering a wide selection of shopping and dining options, fitness studios, and a myriad of other work/lifestyle benefits

SUITE 1310 - 3,403 RSF
(AS-BUILT)



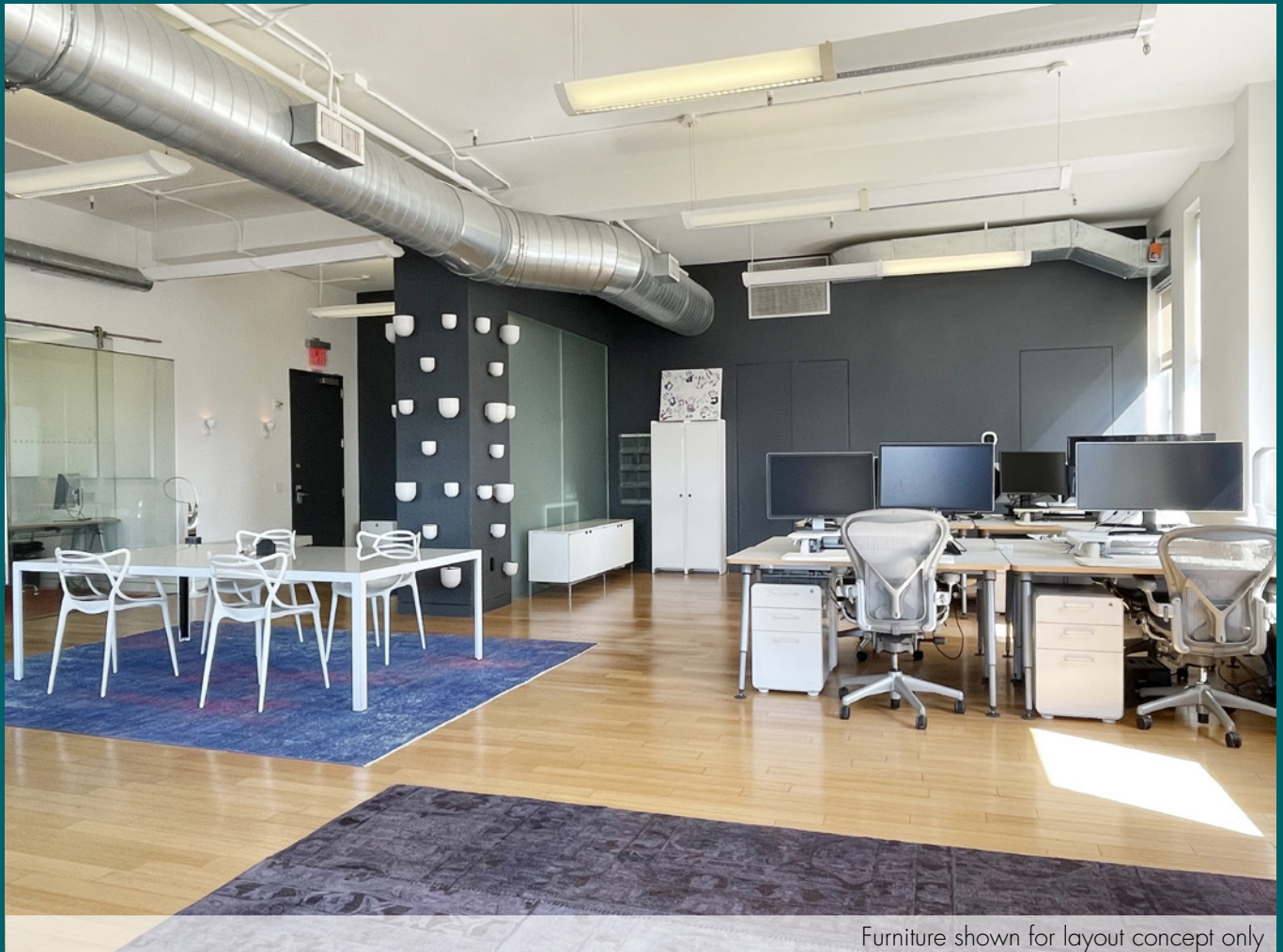
PARK AVENUE SOUTH

EAST 17TH STREET

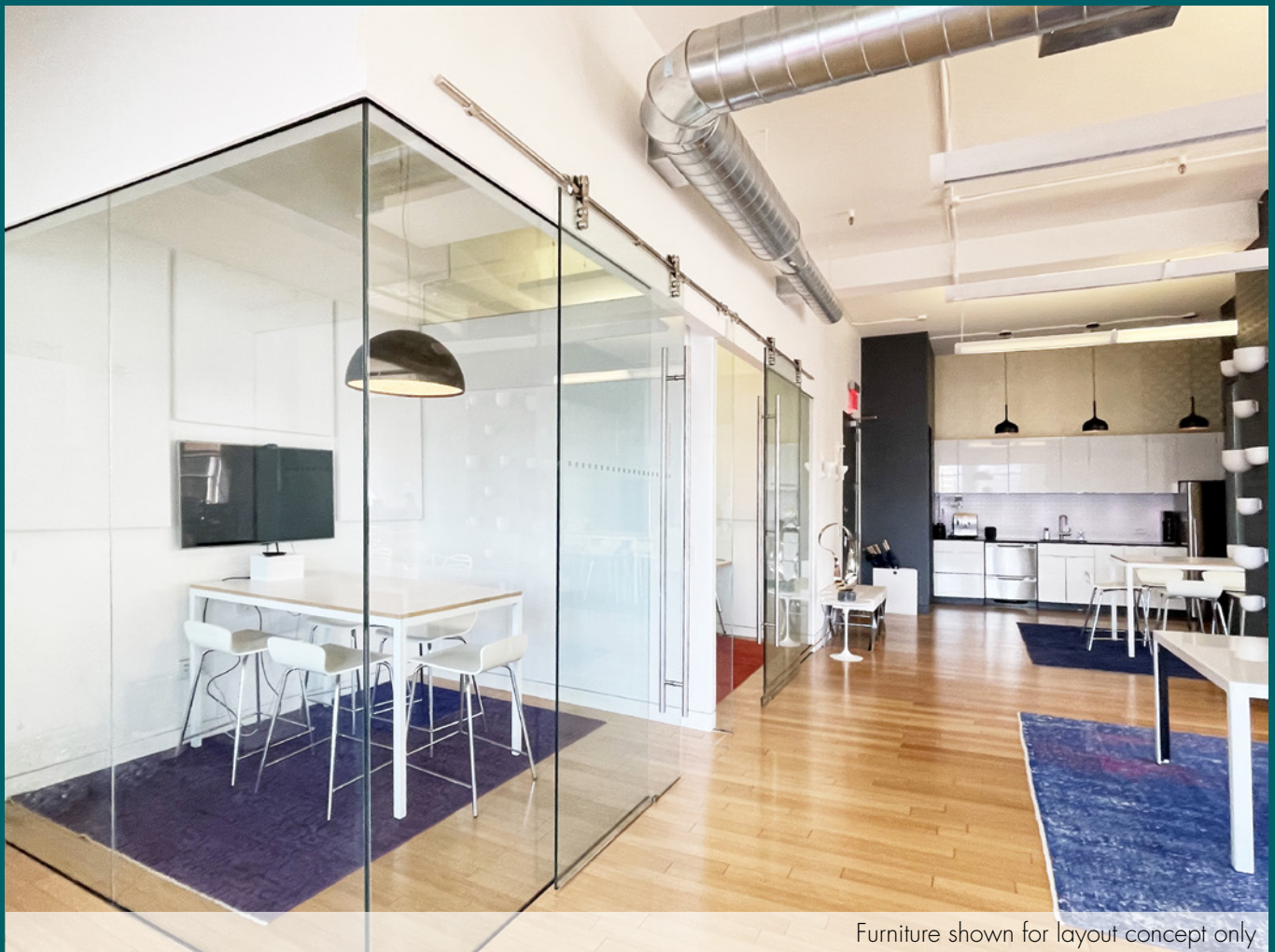




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South View

