

Existing White Box Conditions

# 200 Park Avenue South

Northwest Corner of East 17th Street, Union Square

## New Prebuilt Suites 1,618 - 3,286 RSF

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**





South View


### Brand New Prebuilt Units

Suite 401:	1,618 rsf	Suite 405:	1,964 rsf
Suite 402:	3,609 rsf	Suite 406:	3,286 rsf
Suite 403:	1,352 rsf	Suite 407:	2,535 rsf

Possession: Q3 2024

Rent: Call or email for details

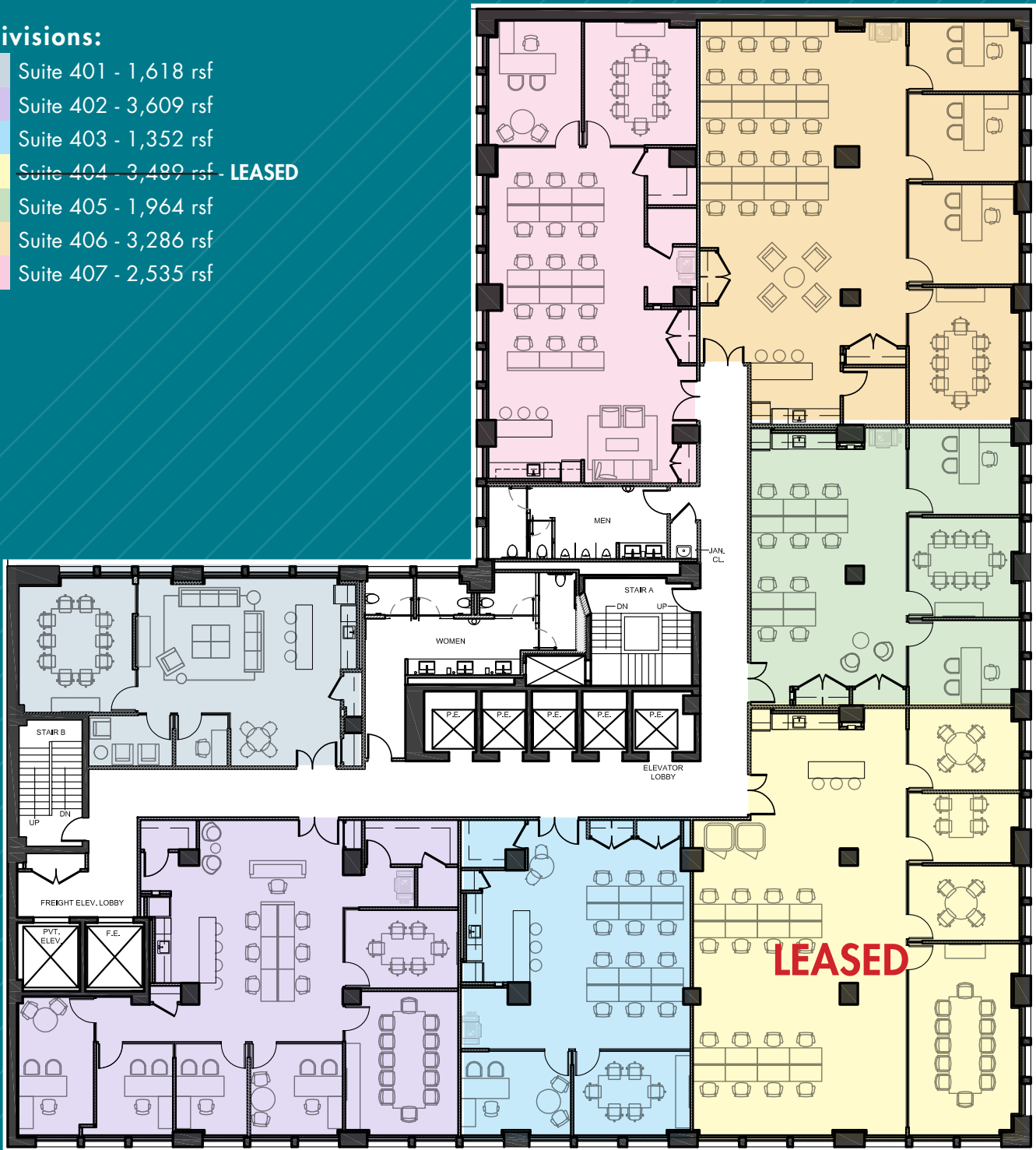


- Overlooking Union Square Park, offering tenants a burgeoning submarket full of creative tenancy
- 12'-2" Ceiling heights and tenant controlled air conditioning
- Card-key security system providing 24/7/365 access via attended lobby
- Direct access to the Union Square transportation hub's **4 5 6 L N Q R W** express and local subway lines, and vicinity of NJ  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

4TH FLOOR - DIVISION TEST-FIT

Divisions:

- Suite 401 - 1,618 rsf
- Suite 402 - 3,609 rsf
- Suite 403 - 1,352 rsf
- Suite 404 - 3,489 rsf - **LEASED**
- Suite 405 - 1,964 rsf
- Suite 406 - 3,286 rsf
- Suite 407 - 2,535 rsf



PARK AVENUE SOUTH

EAST 17TH STREET

(for descriptive purposes only; not to scale. Furniture shown for layout concept only.)



## SAMPLE GLASS-FRONT FINISHES







Existing White Box Conditions







South View at Dusk





