

Existing Conditions

200 Park Avenue South

Northwest Corner of East 17th Street, Union Square

New Tower Level Prebuild - 5,113 RSF
Private Outdoor Terrace - Three Skylights

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  train at 23rd Street/6th Avenue station



Suite 1700: 5,113 rsf


New pre-built bright corner space on top floor featuring:

- ± 516 SF private outdoor terrace with decking
- (5) Glass-front windowed private workspaces
- Full wet pantry and open area
- 3-Sides of windows and a trio of ± 32' long skylights provide abundant natural light
- North, east, and west exposure provides great views of Hudson Yards and the Chrysler Building; as well as the Empire State Building



Possession: Immediate

Rent: Call or email for details

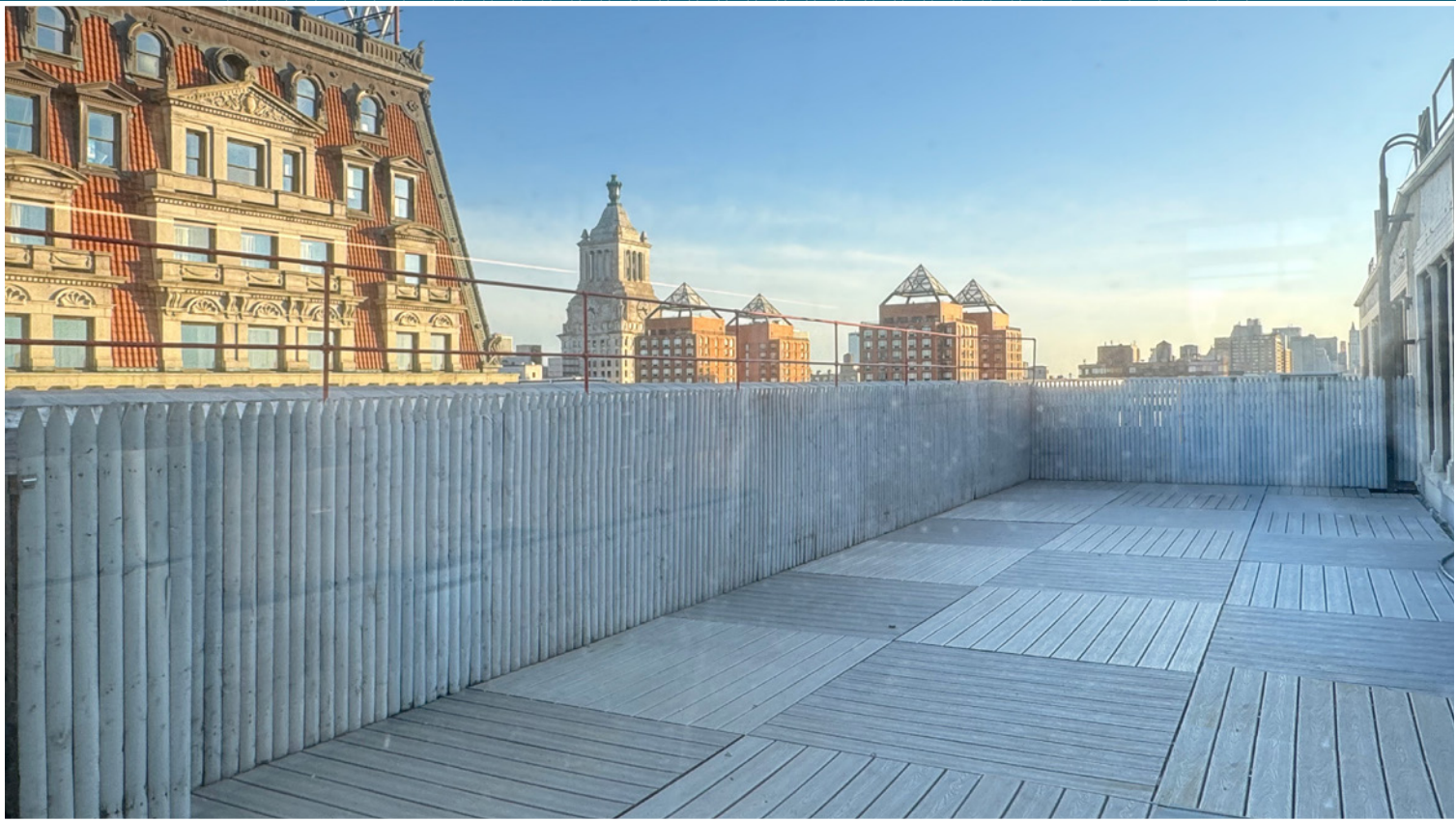
- Overlooking Union Square Park, offering tenants a burgeoning submarket full of creative tenancy
- 12'-2" Ceiling heights and tenant controlled air conditioning
- Card-key security system providing 24/7/365 access via attended lobby
- Direct access to the Union Square transportation hub's **4 5 6 L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

SUITE 1700 - 5,113 RSF
(BASE PLAN)



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







Three 32'-Long Skylights



Northwest View



CHELSEA

Madison Sq. Park
7 Mins. Walking

NOMAD

NJ PATH
23rd St/6th Ave
11 Mins. Walking

14th St/7th Ave
Subway Station
13 Mins. Walking

14th St/6th Ave
Subway Station
10 Mins. Walking

200
Park Avenue
South

1-stop / 4 min subway
ride to
Grand Central Terminal
via 4/5 express
trains at
Union Square station

Union Square
Subway Station
3 Mins. Walking

UNION
SQUARE

GREENWICH
VILLAGE

WHOLE
FOODS
MARKET

STAPLES

W
HOTELS
WORLDWIDE

1

1

1

2

3

F

M

B

D

T

M

N

R

W

6

4

5

6

SEVENTH AVE

SIXTH AVE (AVE OF THE AMERICAS)

FIFTH AVE

FIFTH AVE

FIFTH AVE

BROADWAY

UNION SQ W

UNION SQ E

PARK AVE S

GRAMERCY PARK W

LEXINGTON AVE

IRVING PL

IRVING PL

7th St

6th Ave

W 25TH ST

W 24TH ST

W 23RD ST

W 22ND ST

W 21ST ST

W 20TH ST

W 19TH ST

W 18TH ST

W 17TH ST

W 16TH ST

W 14TH ST

W 13TH ST

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E 17TH ST

E 16TH ST

E 15TH ST

E 14TH ST

E 13TH ST

E 25TH ST

E 24TH ST

FLATIRON

E 15TH ST

E 14TH ST

E 13TH ST