



Furniture shown for layout concept only

200 Park Avenue South

Northwest Corner of East 17th Street, Union Square

Bright Corner Space - 8,660 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


Suite 1208: 8,660 rsf

- Move-in condition built corner space
- (1) Glass-front conference room and meeting room
- Oversized wet pantry with seating area, (2) phone booths
- Open areas accommodate 44-plus people, entry area with seating
- Windows facing south and east offer fantastic natural light
- Great views of Union Square Park and One World Trade Center
- Some furniture may be available

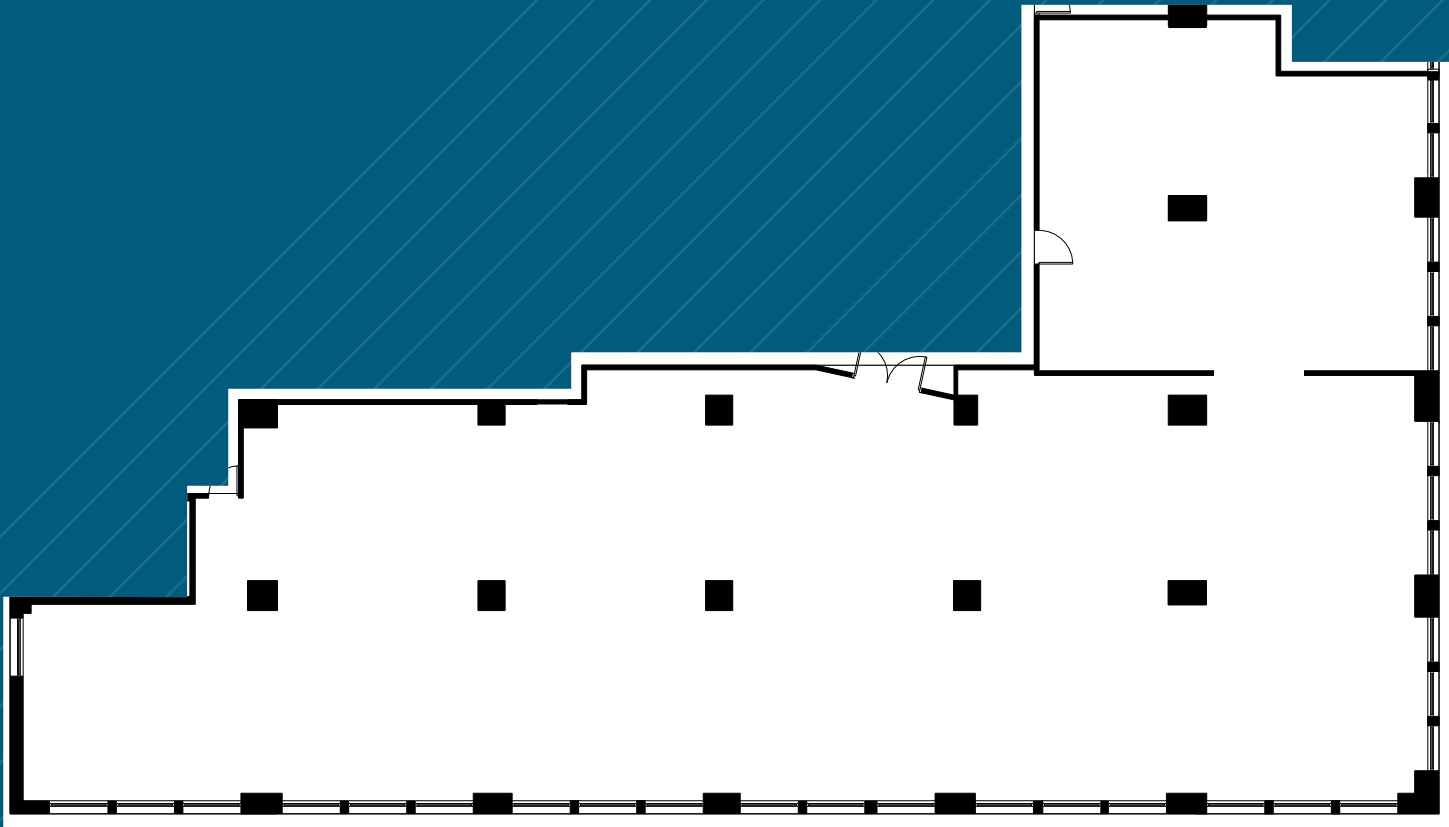


Possession: November 1, 2023

Rent: Call or email for details

- Located at the foot of 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 1208 - 8,660 RSF
(BASE PLAN)

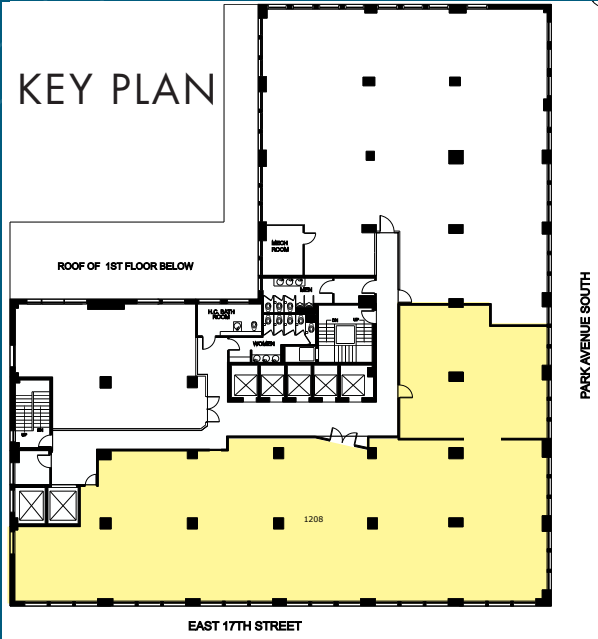


EAST 17TH STREET

PARK AVENUE SOUTH



Entry Area



KEY PLAN

EAST 17TH STREET

PARK AVENUE SOUTH



Conference Room



Furniture shown for layout concept only

Meeting Room | Wet Pantry



Furniture shown for layout concept only

Wet Pantry



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