



Retail 2
Ground - 3,886 sf

Retail 1
Ground - 2,310 sf
Lower - 7,463 sf

Retail 3
Ground - 2,404 sf
Lower - 765 sf

LEASED

200 PARK AVENUE SOUTH NORTHWEST CORNER OF EAST 17TH STREET

PREMIER UNION SQUARE - RETAIL OPPORTUNITY - UP TO 16,600 SF





Retail 3
 Ground - 2,404 sf
 Lower - 765 sf

LEASED

Retail 2
 Ground - 3,886 sf

Retail 1
 Ground - 2,310 sf
 Lower - 7,463 sf

	Retail 1	Retail 2	Retail 3	Entire Space
Ground	2,310 sf	3,886 sf	2,404 sf	8,600 sf
Lower Level	7,463 sf	-	765 sf	8,000 sf
Total	9,773 sf	3,886 sf	3,169 sf	16,600 sf
Frontage	93 ft 10 in	37 ft	34 ft 4 in	157 ft
Previously	Red Door	Sephora	-	-
Ceiling Heights	16 ft Ground, 11ft Lower Level			

Comments

- Union Square is one of the busiest shopping districts in Manhattan
- Outstanding flagship corner location with tremendous foot traffic
- Neighbors Include: Barnes & Noble, AT&T, Petco, W-Hotel, Rookies USA, CVS, Verizon, NYU, Union Square Cafe, Whole Foods, Sephora
- Union Square Farmers Market with 60,000 daily shoppers

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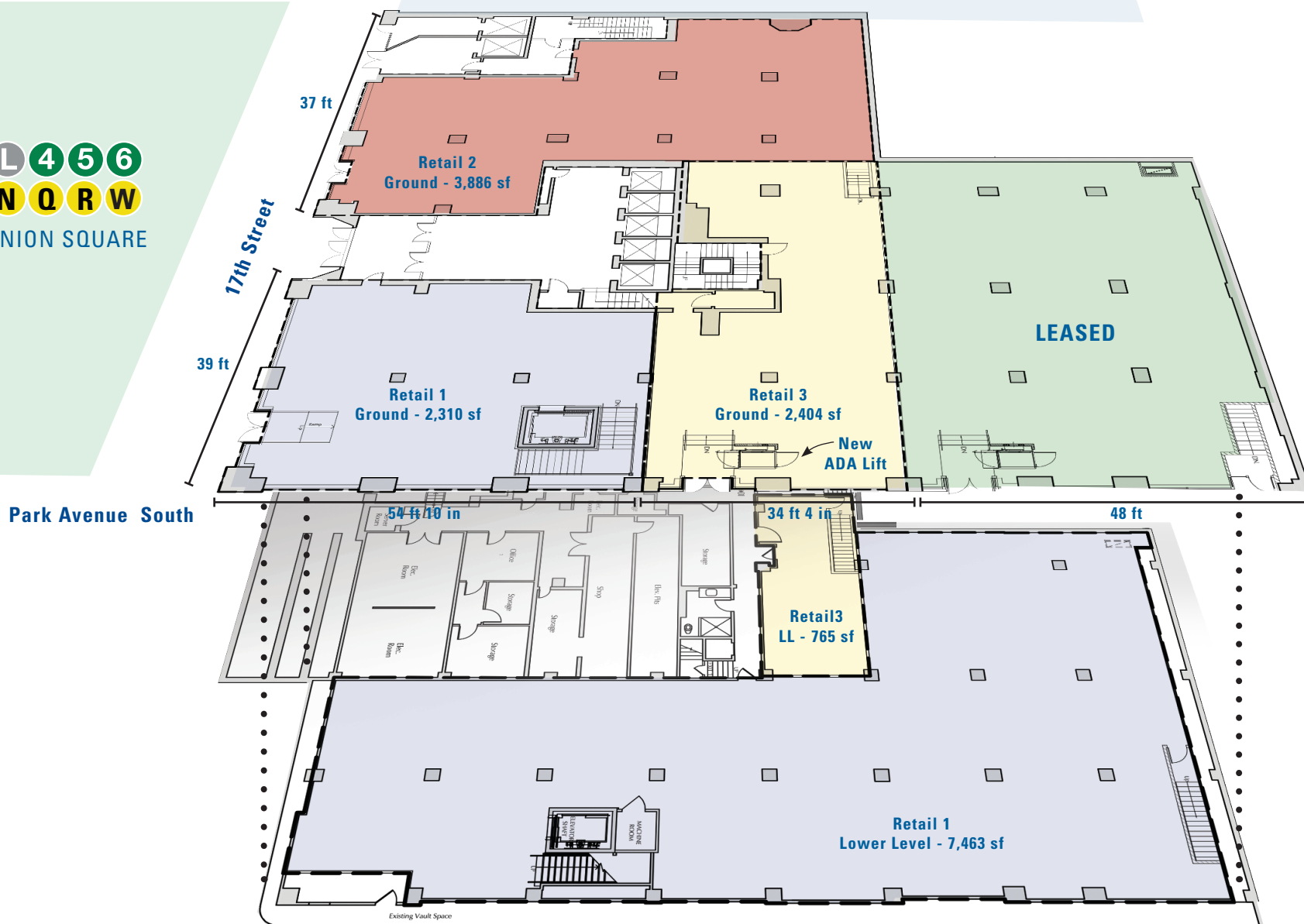


All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.

Division Scenario

BARNES & NOBLE

L 4 5 6
N Q R W
UNION SQUARE

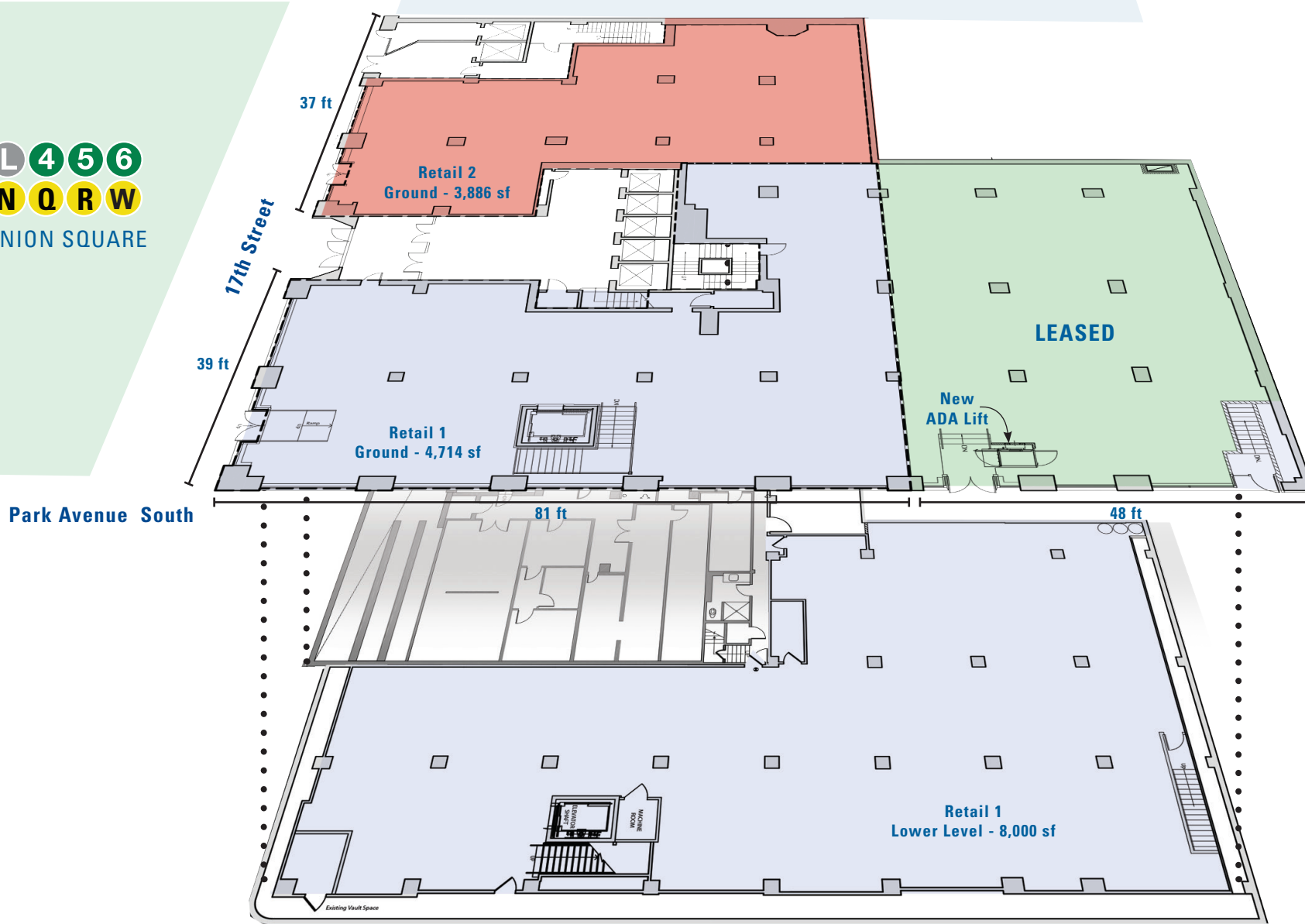


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Large Division Scenario

BARNES & NOBLE

L 4 5 6
N Q R W
UNION SQUARE



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THE TECH & LIFESTYLE HUB

“Union Square is the top NYC destination for residents, employees, students and tourists.”

“Steps from NYU, The New School, Benjamin N. Cardozo School of Law and Parsons School of Design.”



E. 18TH ST.

200 Park Avenue South

CVS
Fraiche Maxx
Irvington Bar & Restaurant
Seahorse
W Hotel NYU Graduate School 2024

E. 17TH ST.

Farmers Market
60,000 Daily Shoppers

L 4 5 6
N Q R W

35.3 MM
Subway Riders Annually

UNION SQUARE PARK

E. 16TH ST.

petco Coming Soon
Wok to Walk
DUNKIN' DONUTS

ICHABOD'S

E. 15TH ST.

UNION SQUARE WEST

UNION SQUARE EAST

E. 14TH ST.

UNIVERSITY PLACE

E. 13TH ST.

BROAD

4TH AVE

BANANA REPUBLIC sweetgreen SOULCYCLE blue mercury
UNTUCKit Venchi
SPERRY Chocolate
ZARA Calzedonia Intimissimi Everything but Water Throwdown Fitness union park events Misson Ceveche Al Vicoletto Edo Sushii Midoriya Market Little 5 Lait Juice Press Compliments Nature bagels Chie's Verizon

fresh Juice Generation
Dr. Martens
SCOTCH & SODA
CHIPOTLE at&t
petco **BARNES & NOBLE**

BONOBOS J.CREW ARITZIA ANTHROPOLOGIE
Journelle Beads of Paradise Rainbow Falafel knotel Barn Joo
Union Square Green Market
Grit Boxing Union Square Cafe

COACH Free People citibank Glowbar PAPER SOURCE Warby Parker
Breads Bakery Sweet Chick Chase Joe Coffee
NYU Rookies USA

City National Bank The Well Dermatology CHASE Garden of Eden Pressed Juicery Le Café Coffee ShaShaMa Art Space SUBMIT Crossfit Union Square Reebok
HSBC SKECHERS LIDS STAPLES

CVS Amalgamated Bank City Streets Nature Republic Spiderhands WENDYS MONSTEREYES GameStop Foot Locker Bank of America
Rehoboth Spa Luke's Lobster Little Italy Pizza
AMALGAMATED BANK

Sephora (new) WHOLE FOODS MARKET DSW Capital One
Ichiba Ramen Bar 13 Basics Plus Be Juice Bar
Santander

citibank DUANE READE rack BEST BUY
REGAL
WELLS FARGO Zero Irving NYU
Le Café Coffee Cava Dos Toros PLNT Burger FIVE NAPKINS

PF Chang's Starbucks CHASE zumiez HYATT Dig Inn
FORBIDDEN PLANET