

270 Park Ave South

New Flagship Retail Opportunity



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Located on the Northwest corner
of East 21st Street

A Multi-Level Flagship Opportunity on Park Avenue South

22,000 SF Total over 4 Levels

*Open to one large user or divisions.
Great for furniture/design,
entertainment, restaurants, retail, and
more.*

*High ceilings on the ground and second
floors. Selling lower level and
sub-lower level.*

Access to loading on 21st Street

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270 Park Ave South

IN CLOSE PROXIMITY TO

Union Square

With it's 90,000 daily subway riders

TWO BLOCKS FROM

**23rd Street
Subway Station**

THE

**Crossroads of
Multiple
Neighborhoods**

Flatiron, Gramercy, Madison Square Park,
Union Square

**Incredible
Signage
Opportunity**

**Double Height
Ground Floor**

**Potential For
22,000sf+ For A
Single User**

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Floor Plans

Ground Floor:

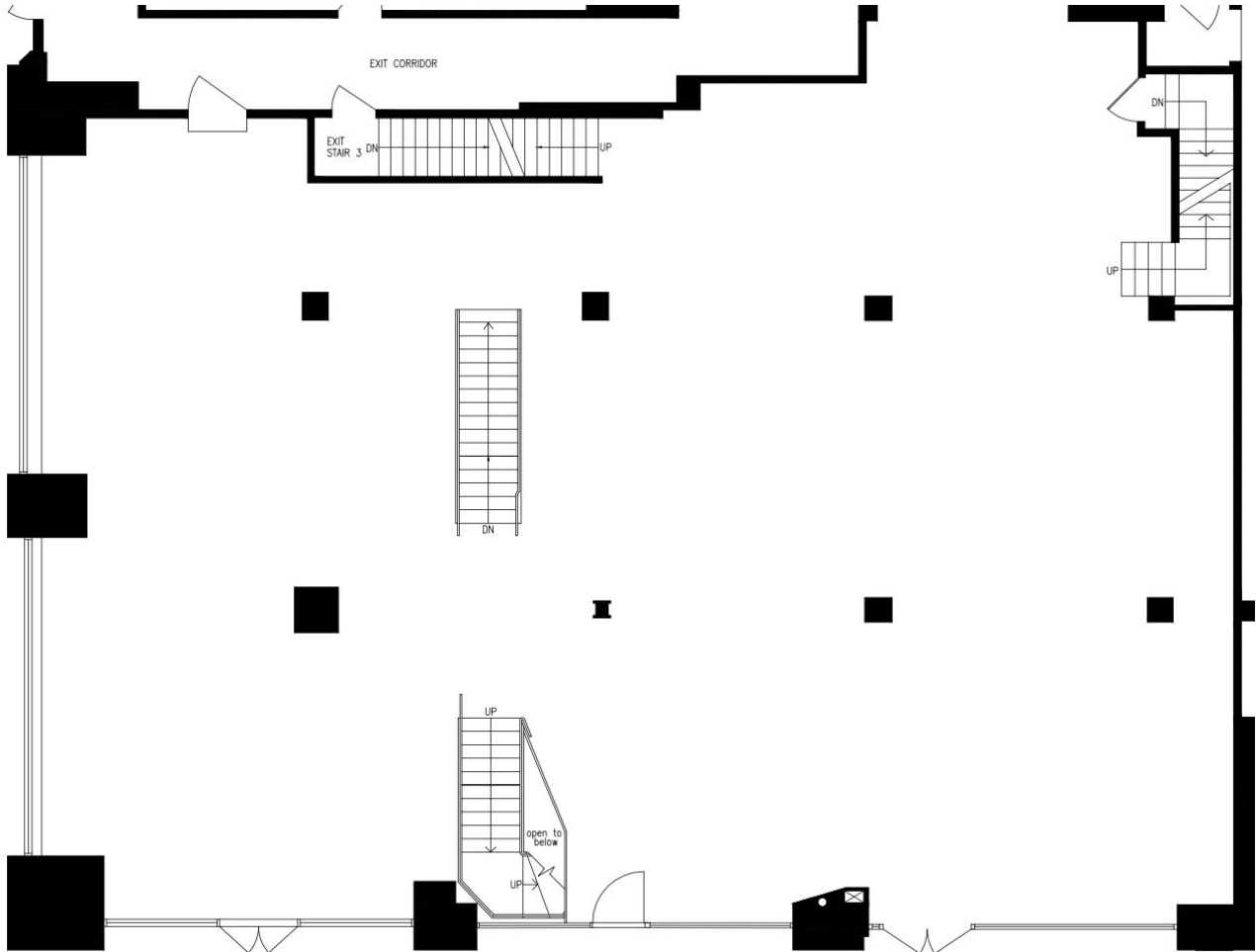
4,900 SF

Ceiling Height:

19.5 Feet

*Additional mezzanine
space available

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GROUND FLOOR

Floor Plans

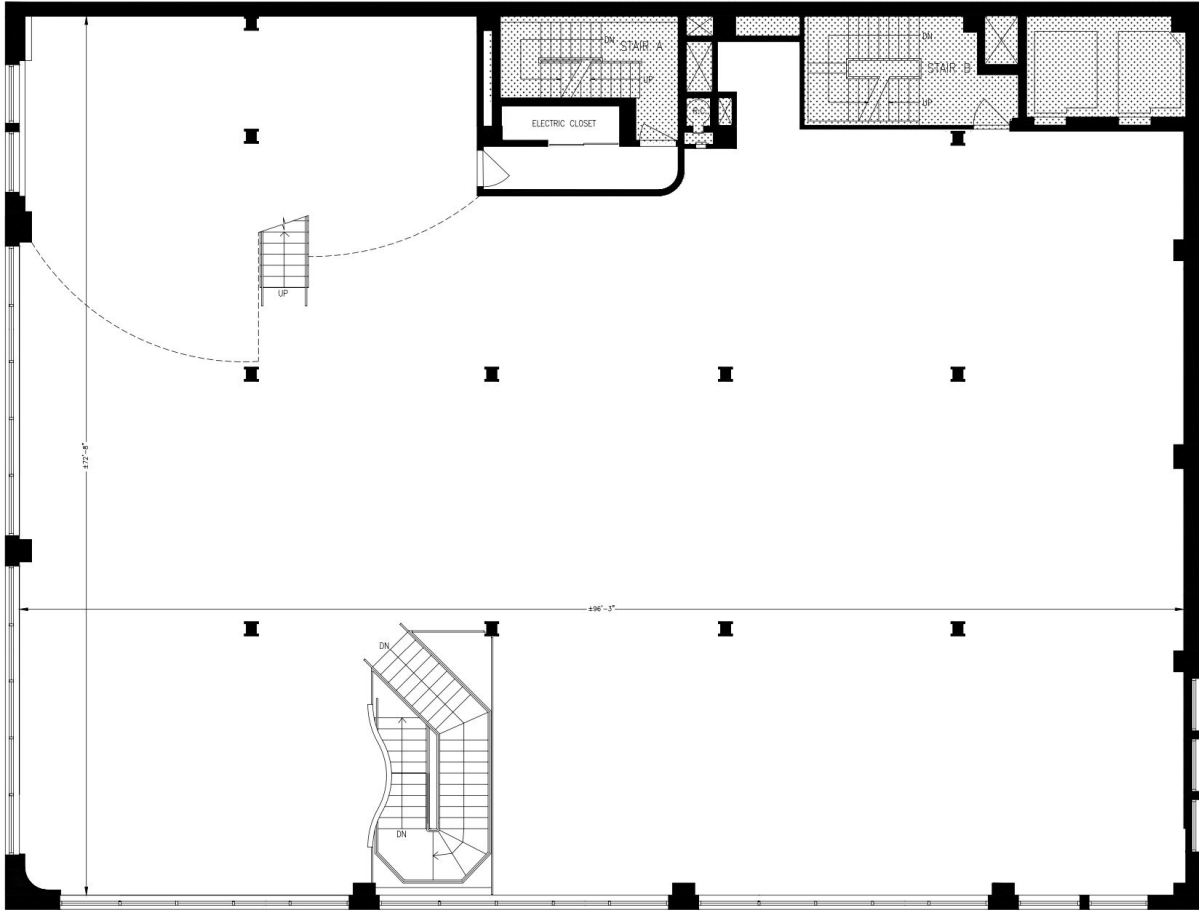
Second Floor:

6,861 SF

Ceiling Height

15 Feet

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SECOND FLOOR

Floor Plans

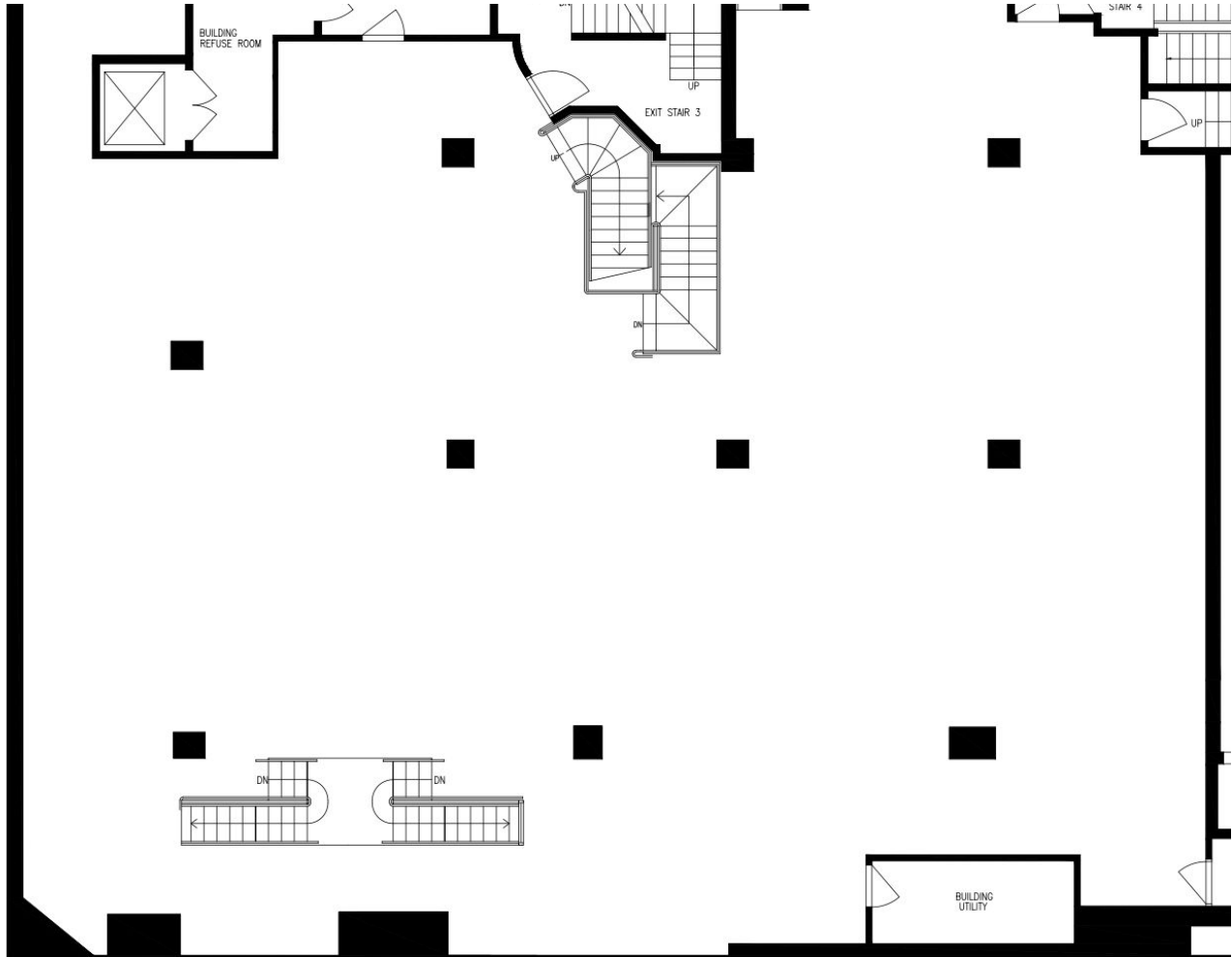
Lower Level:

5,300 SF

Ceiling Height:

11 Feet

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Lower Level

Floor Plans

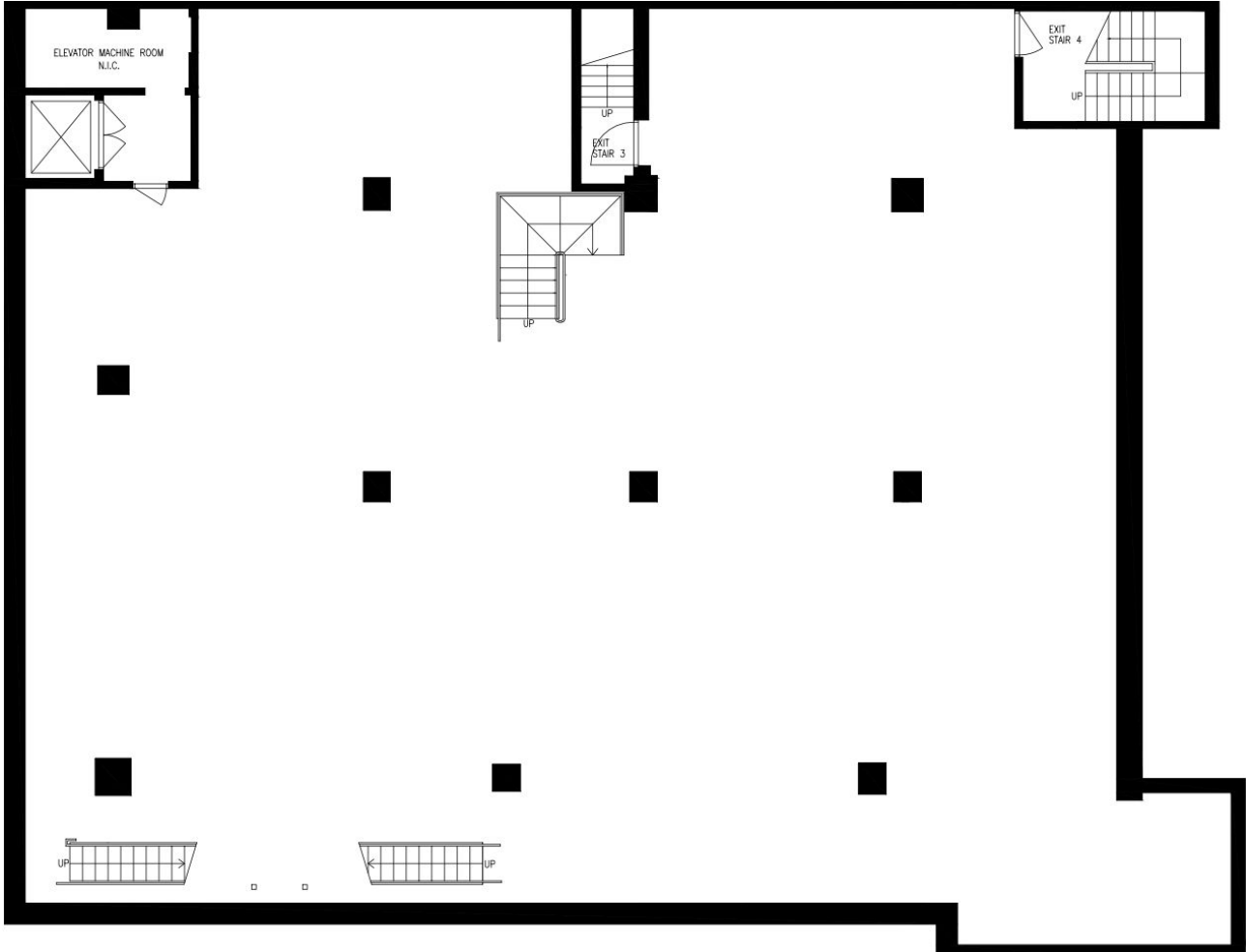
Sub-Lower Level:

4,900 SF

Ceiling Height:

10 feet

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Sub-Lower Level

270 Park Ave South

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