

270 Park Avenue South

New Flagship Retail Opportunity



dreamscape



Located on the Northwest corner
of East 21st Street

A Multi-Level Flagship Opportunity on Park Avenue South

1 SF Total over 5 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
23,000 sf+ For
A Single User**

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Floor Plans

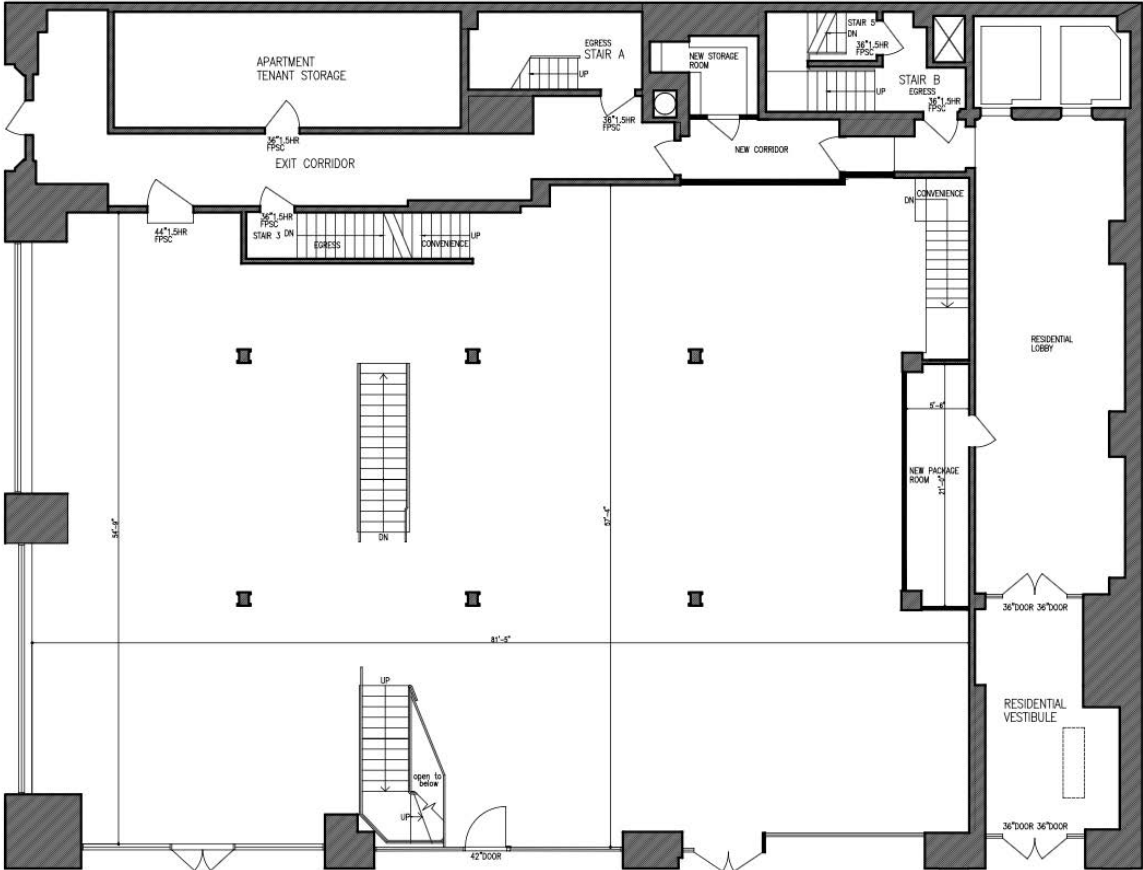
Ground Floor:

4,724 SF

Ceiling Height:

19.5 Feet

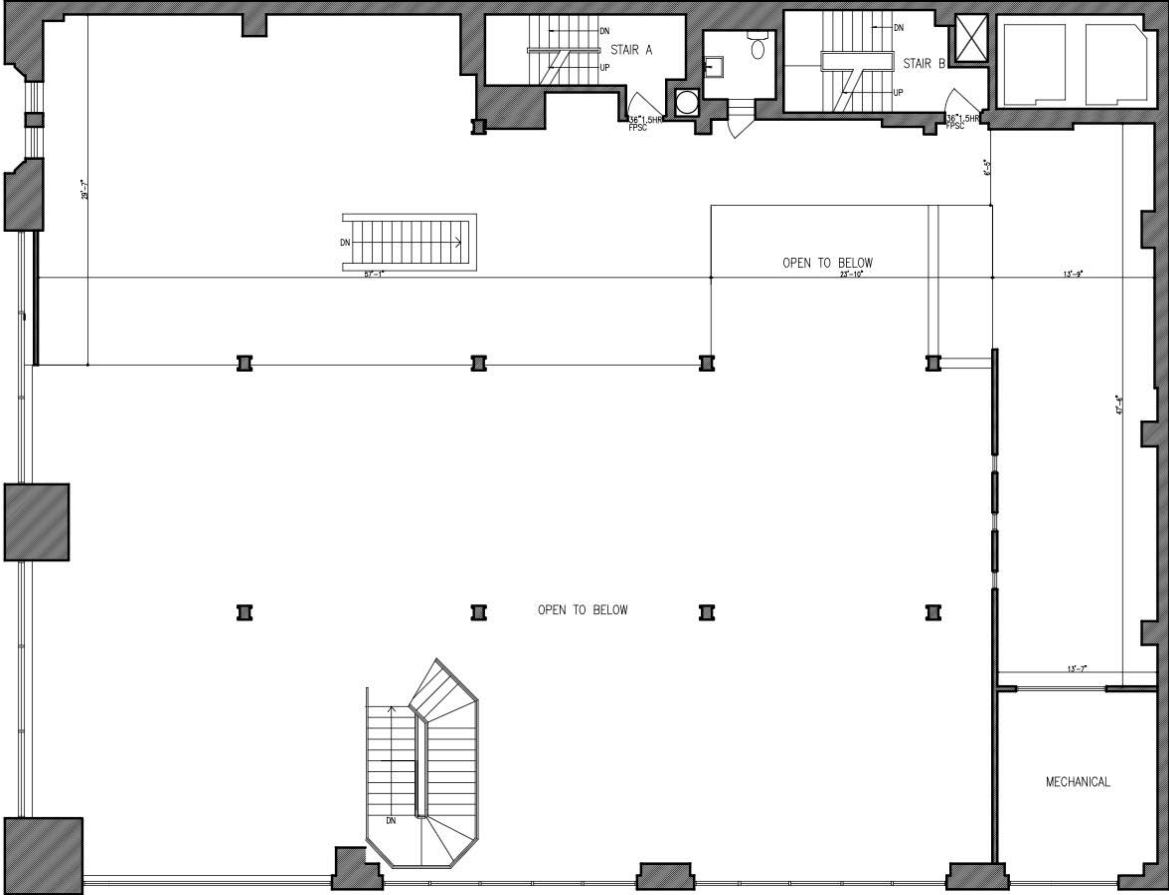
*Additional mezzanine space available



GROUND FLOOR

Floor Plans

Mezzanine:
2,633 SF



MEZZANINE

Floor Plans

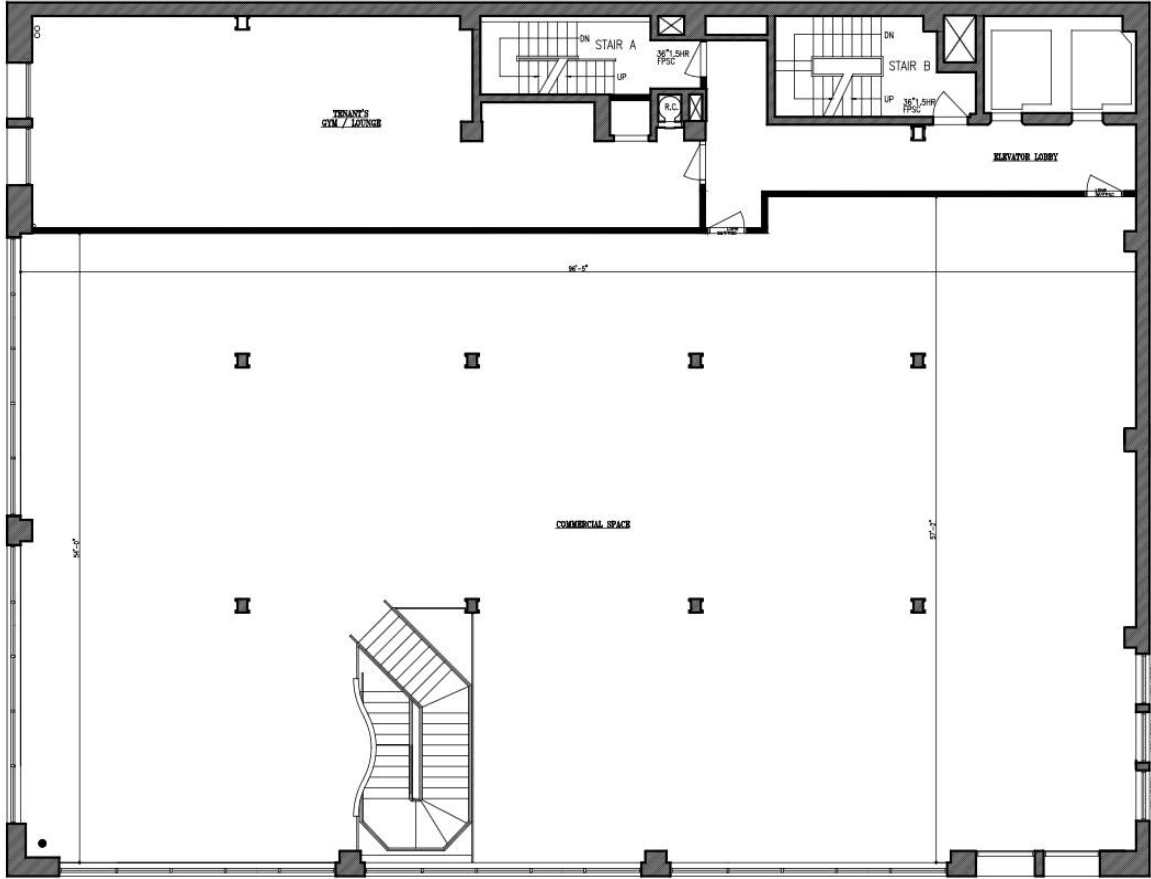
Second Floor:

5,575 SF

Ceiling Height

15 Feet

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SECOND FLOOR

Floor Plans

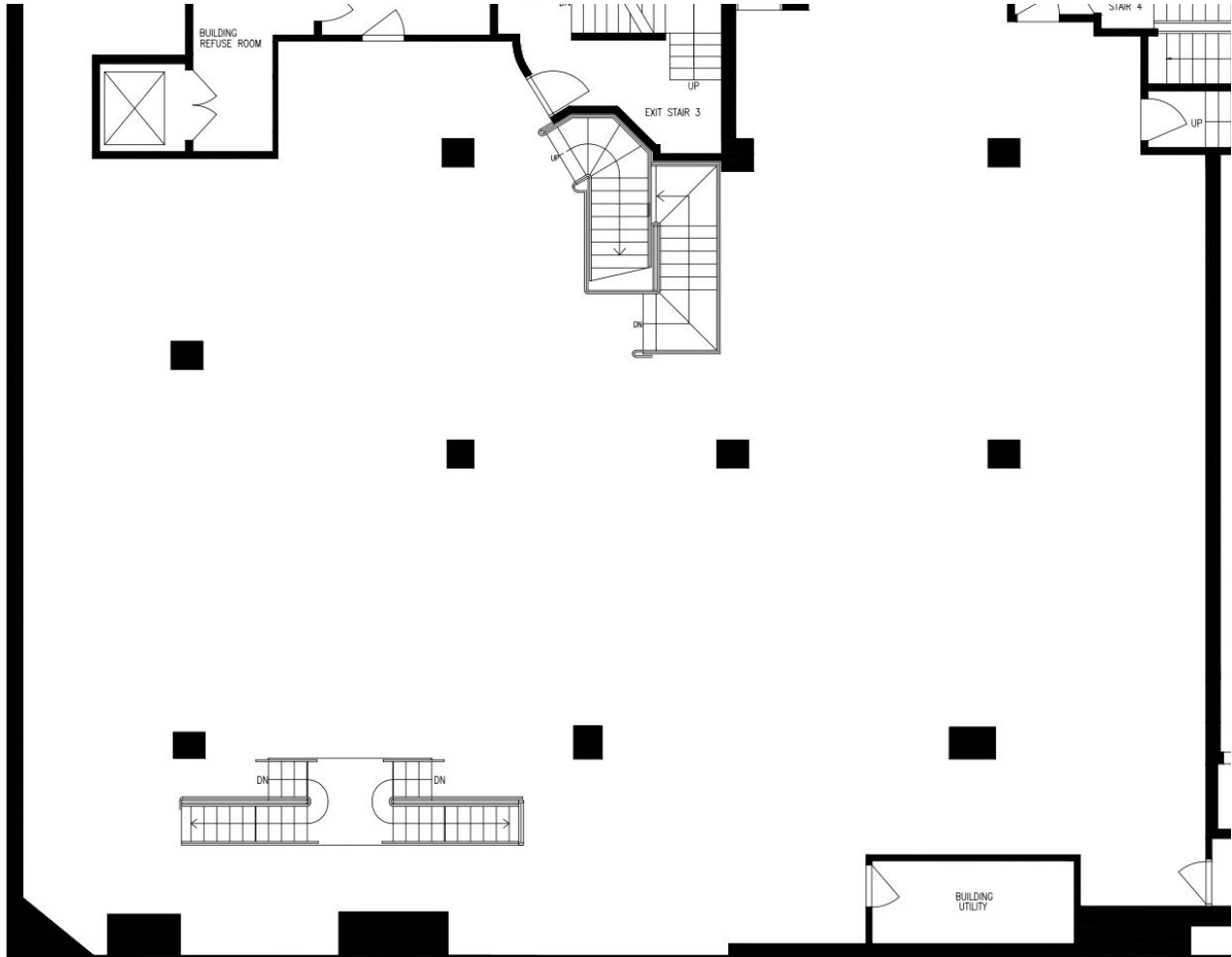
Lower Level:

5,300 SF

Ceiling Height:

11 Feet

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Lower Level

Floor Plans

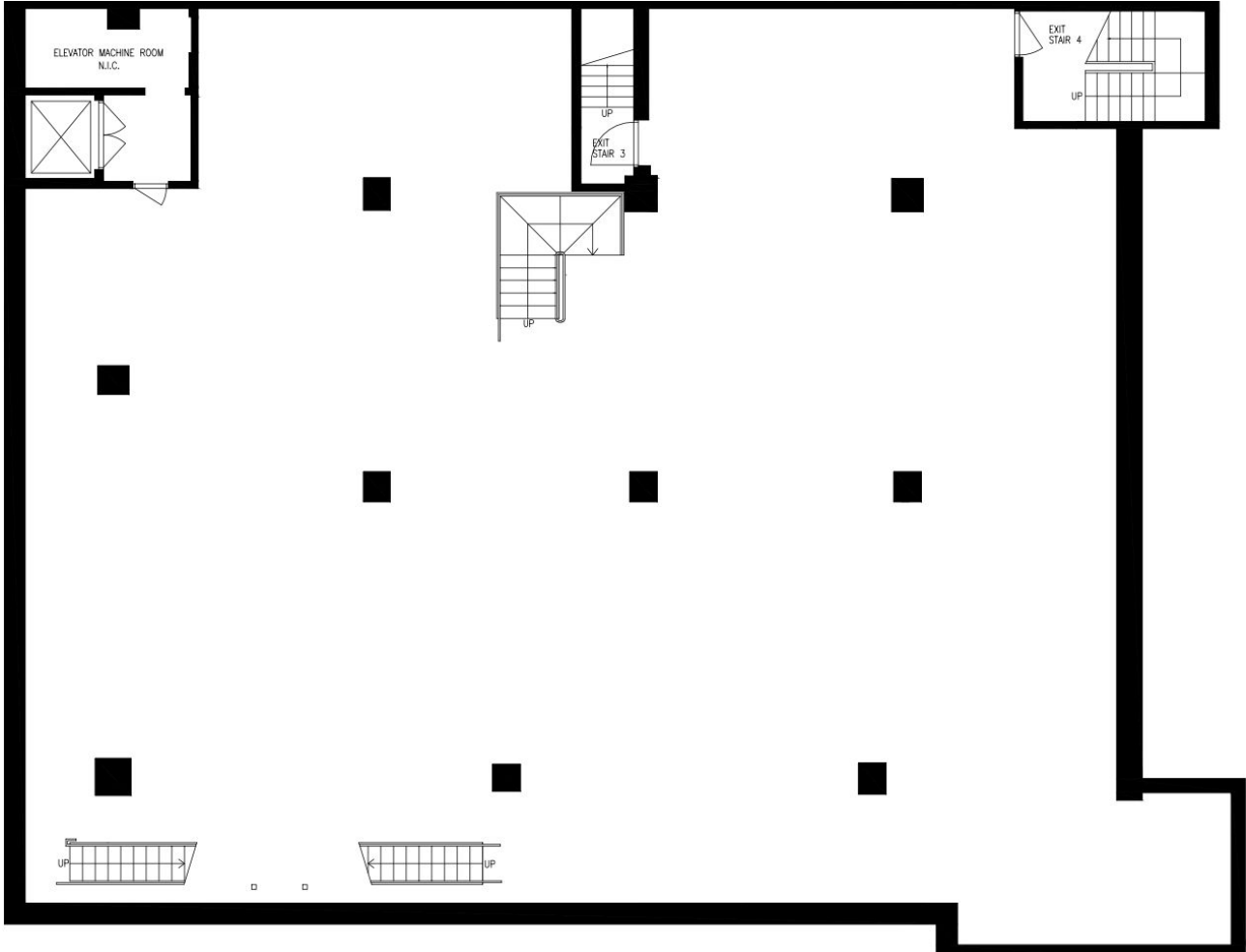
Sub-Lower Level:

4,900 SF

Ceiling Height:

10 feet

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Sub-Lower Level

270 Park Ave South

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