44 UNION SQUARE

A LANDMARK **REIMAGINED**

RETAIL OPPORTUNITY AT THE CORNER OF 17TH STREET AND UNION SQUARE PARK

FOLLOW US ON INSTAGRAM

Landmark redevelopment offering up to 73,095 rsf with high visibility branding and signage

Features an iconic glass dome creating unique light filled space with soaring views overlooking Union Square

Flexible sizes on the ground floor offering multiple retail scenarios

Positioned at the southeast corner of 17th Street and Union Square East

Self-contained building with dedicated lobby and private elevator to upper floors

An AIA Design Award winner, which celebrates the best of global architectural products and projects
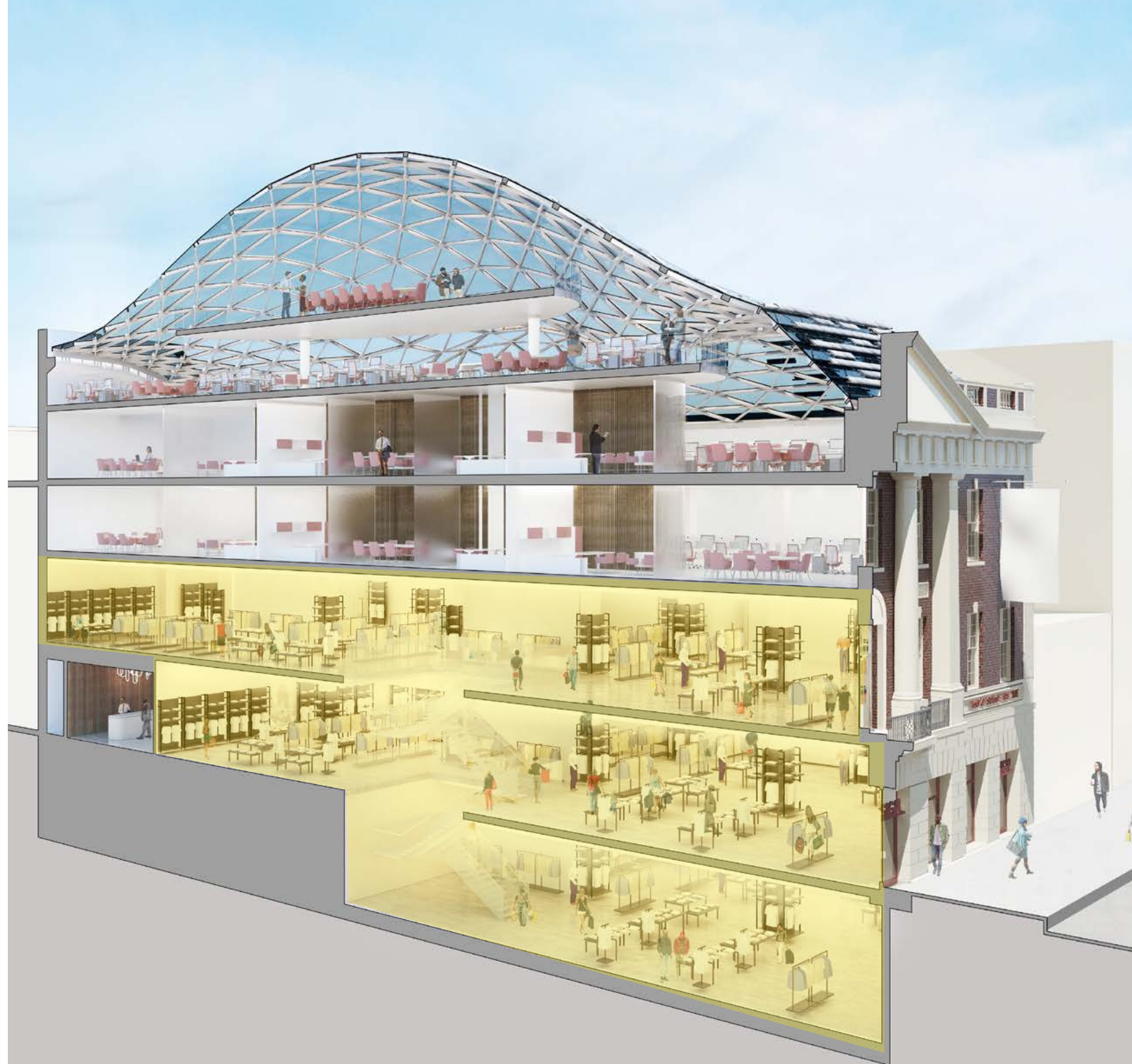
Immediate delivery

This is a gift to the city...masterful.
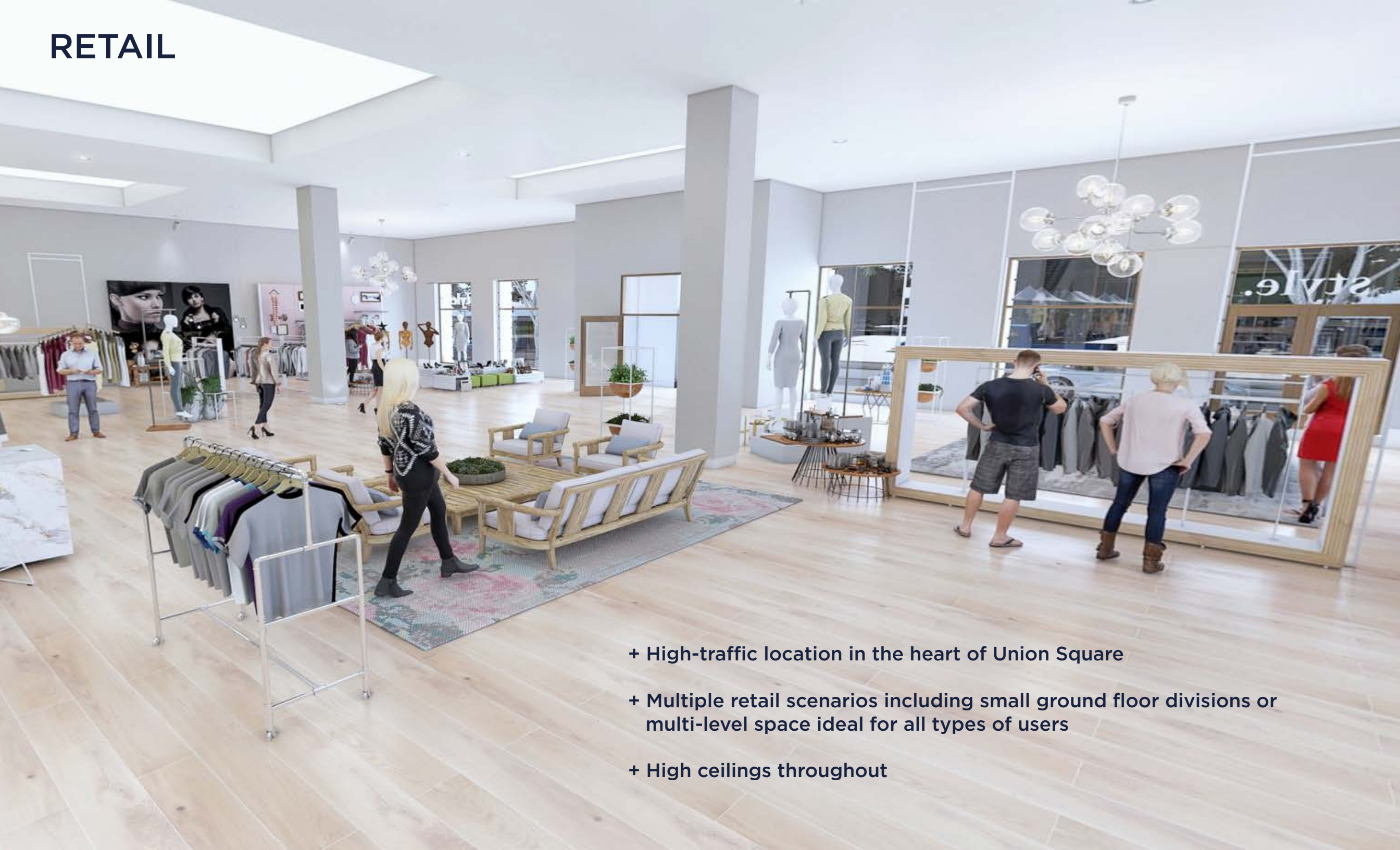—NYC Landmarks Preservation Commissioner

AVAILABILITY

FLOOR	SIZE	CEILING HEIGHT
6	4,444 RSF	19'
5	8,575 RSF	12' - 21'
4	15,058 RSF	12'
3	15,029 RSF	UP TO 12'6"
2	**15,029 RSF**	**12'2"**
GROUND	**8,460 USF**	**14'6" - 16'2"**
LL	**6,500 USF**	**14'8"**

RETAIL

+ **High-traffic location in the heart of Union Square**

+ **Multiple retail scenarios including small ground floor divisions or multi-level space ideal for all types of users**
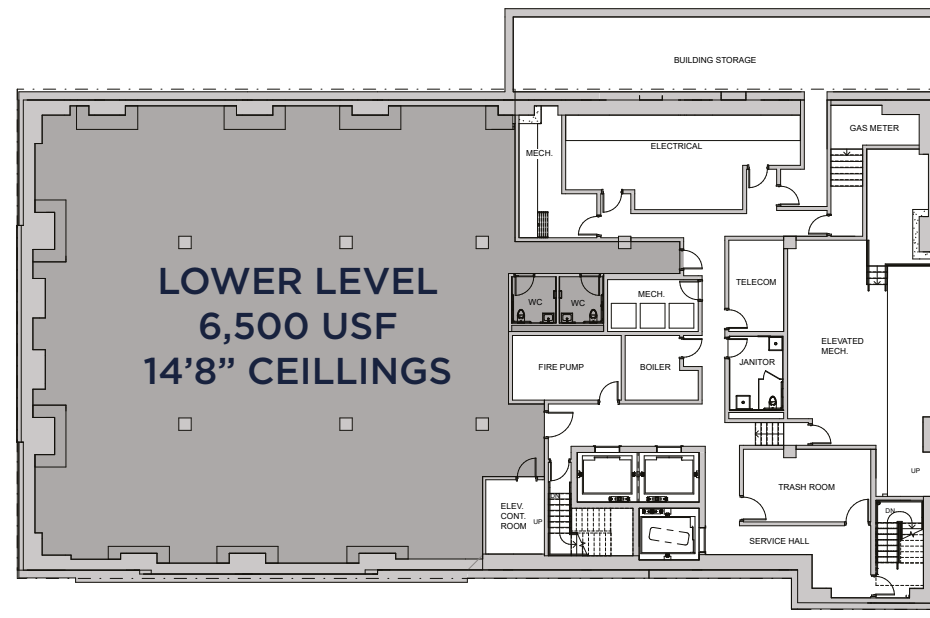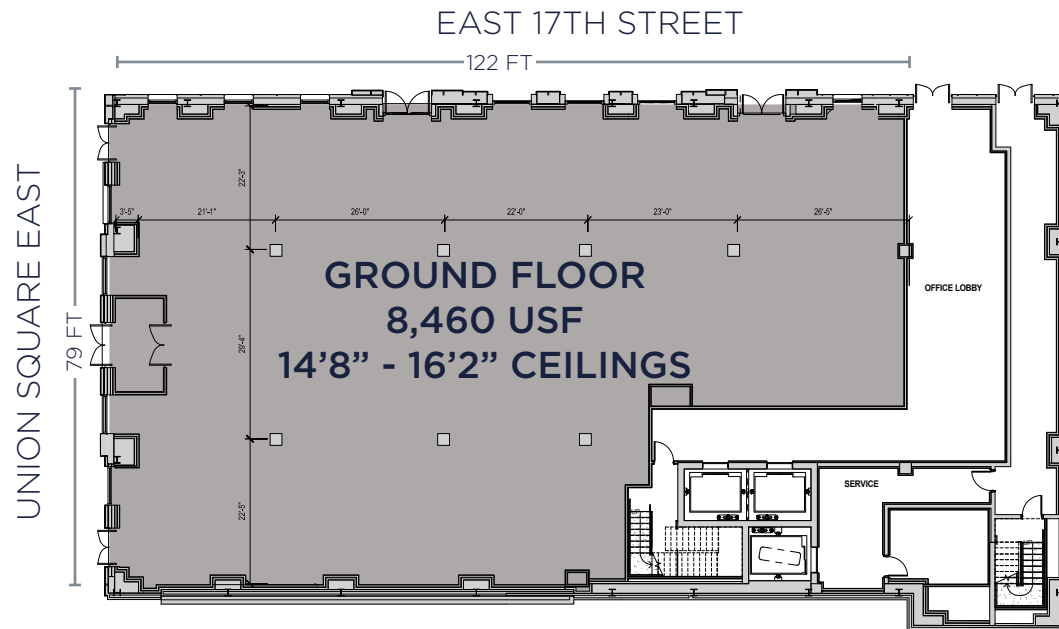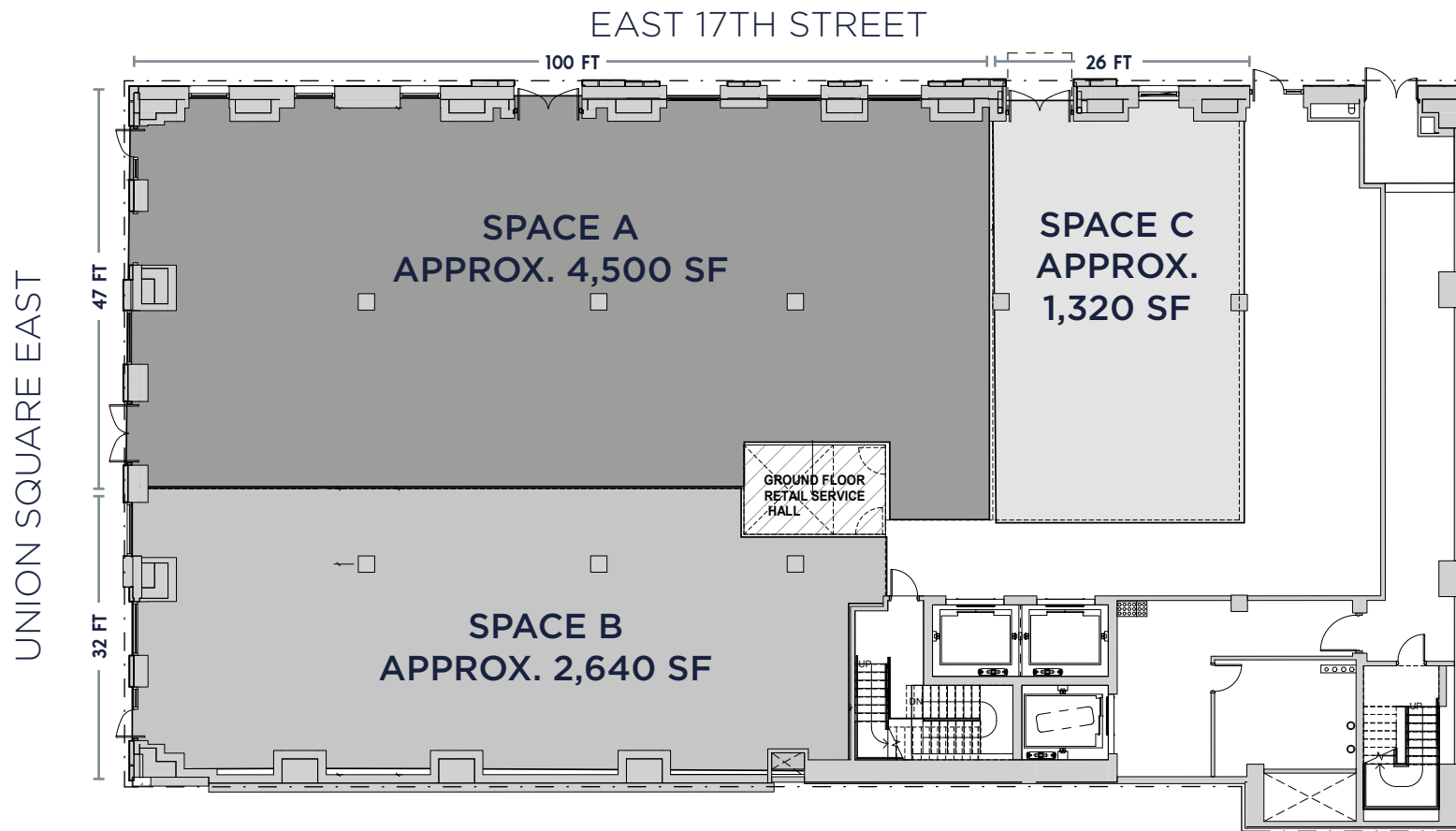
+ **High ceilings throughout**

RETAIL FLOOR PLANS

150 FT

79 FT

**SECOND FLOOR
15,029 RSF
12'2" CEILINGS**

Multiple layouts possible

Can combine with floors 3-6

All uses considered including restaurants, fitness and entertainment

EAST 17TH STREET

122 FT

UNION SQUARE EAST

79 FT

**GROUND FLOOR
8,460 USF
14'8" - 16'2" CEILINGS**

OFFICE LOBBY

SERVICE

**LOWER LEVEL
6,500 USF
14'8" CEILLINGS**

BUILDING STORAGE

MECH.

ELECTRICAL

GAS METER

WC   WC   MECH.

TELECOM

ELEVATED MECH.

FIRE PUMP   BOILER

JANITOR

ELEV. CONT. ROOM

TRASH ROOM

SERVICE HALL

PROPOSED GROUND FLOOR DIVISIONS

EAST 17TH STREET

100 FT

26 FT

UNION SQUARE EAST

47 FT

32 FT

SPACE A
APPROX. 4,500 SF

SPACE C
APPROX.
1,320 SF

GROUND FLOOR
RETAIL SERVICE
HALL

SPACE B
APPROX. 2,640 SF

Alternate layouts possible

Can combine with upper floors and lower level

BANK

Caribou COFFEE

OFFICE

+ Top floor features an iconic glass dome with 19' ceilings creating unique light-filled space with soaring views overlooking Union Square

+ Self-contained building offering up to 73,095 rsf of contiguous space

+ Brand new infrastructure and mechanical systems, ready for tenant fit out

SIXTH FLOOR VIEW

FIFTH FLOOR VIEW

SIXTH FLOOR VIEW
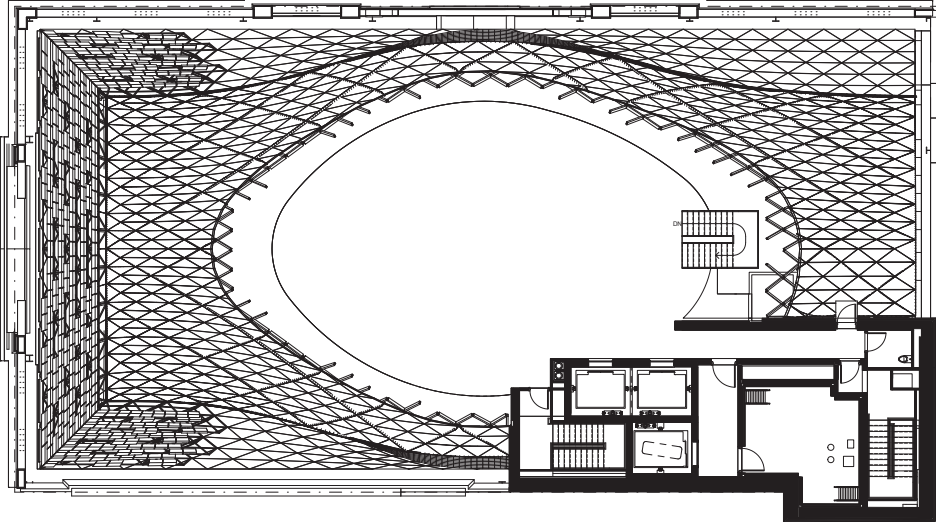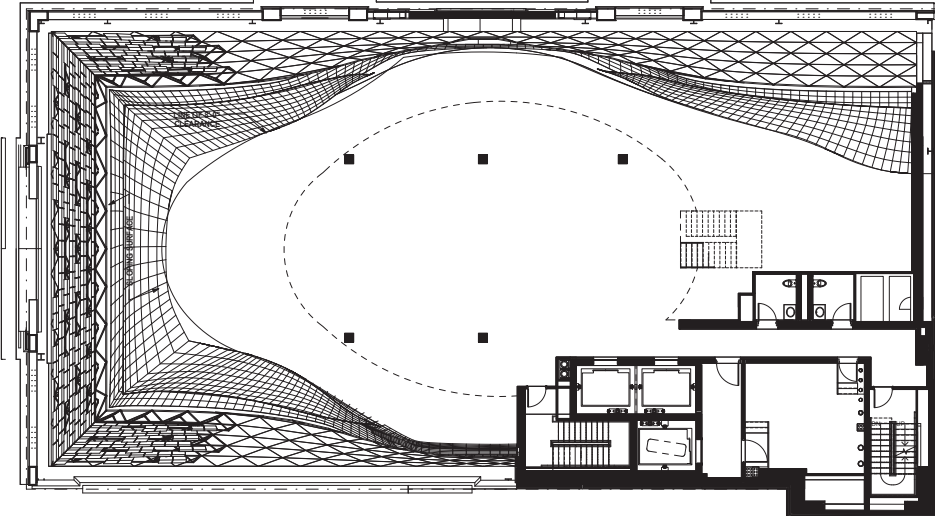
SIXTH FLOOR RENDERINGS

FOURTH FLOOR RENDERING
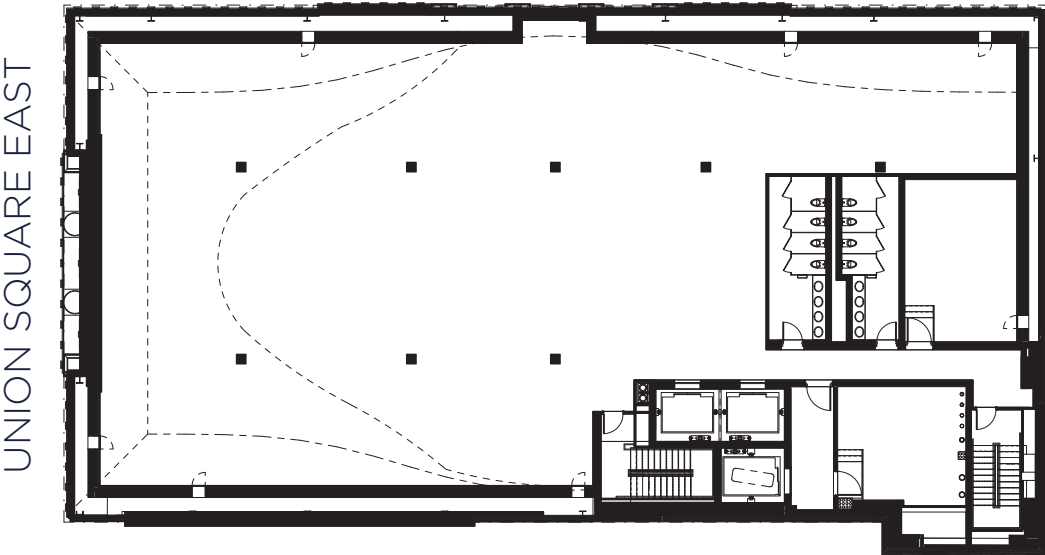
OFFICE FLOOR PLANS

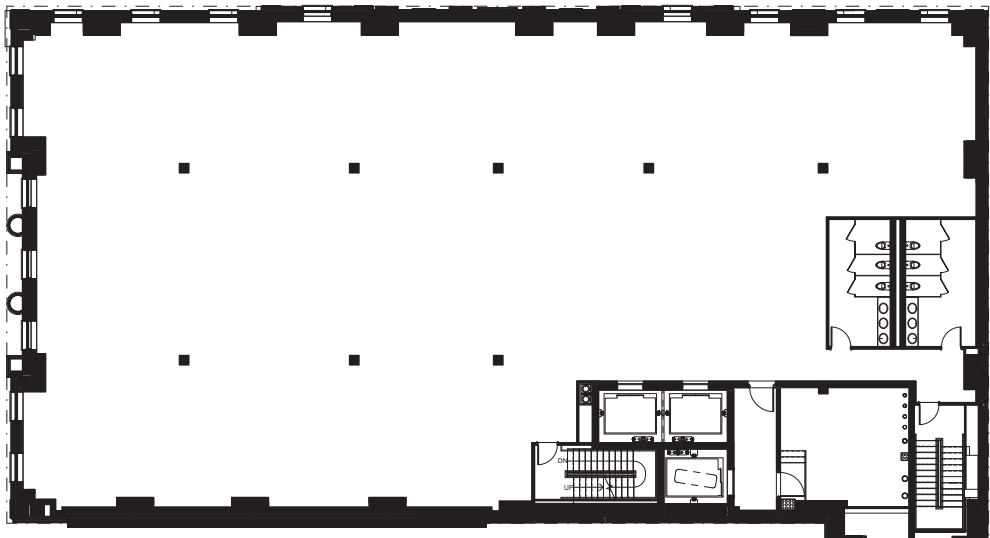SIXTH FLOOR: 4,444 RSF

FIFTH FLOOR: 8,575 RSF

EAST 17TH STREET

FOURTH FLOOR: 15,068 RSF

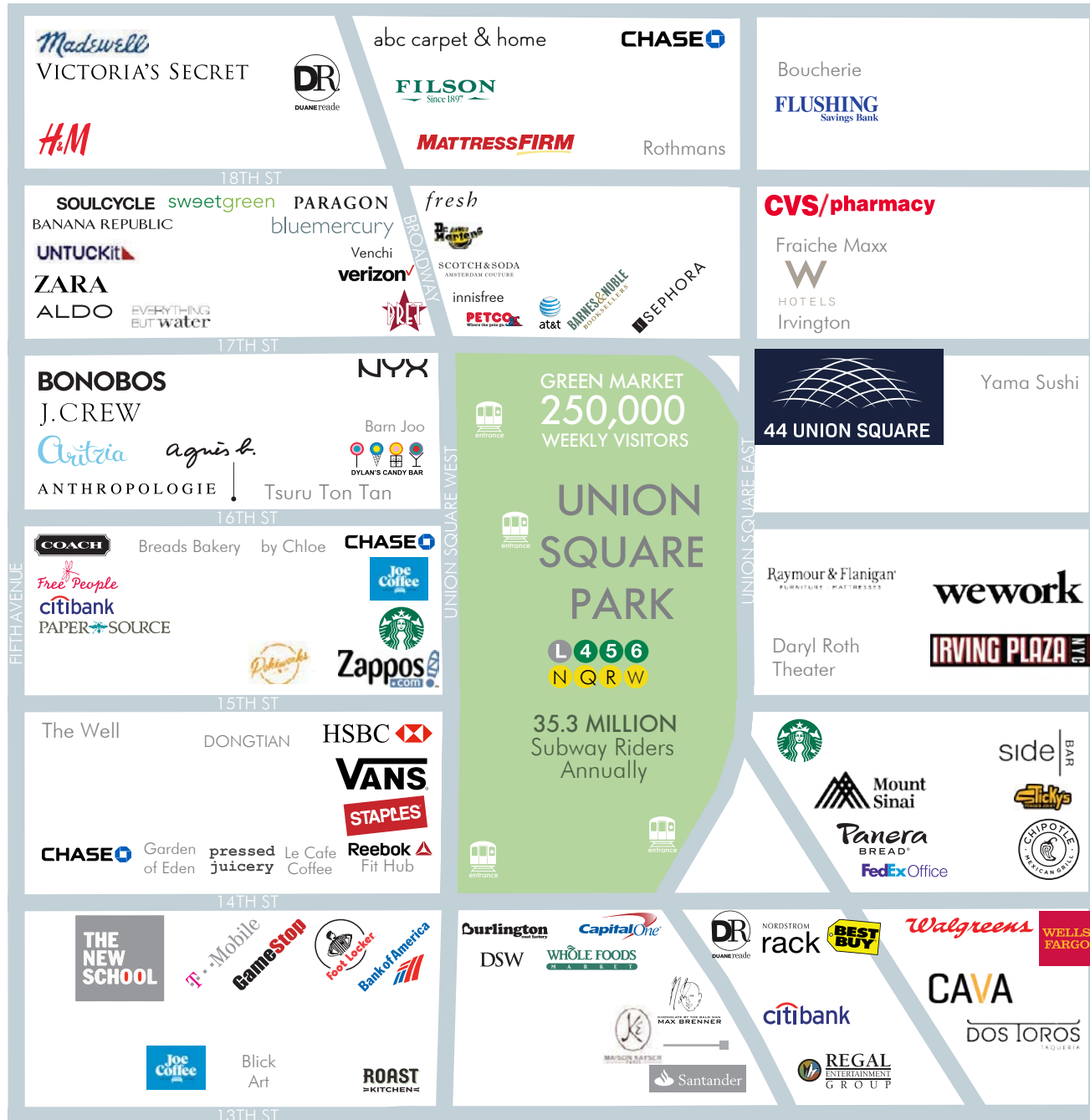THIRD FLOOR: 15,029 RSF

UNION SQUARE EAST

Can combine with second floor for an additional 15,029 RSF

NEIGHBORHOOD

Madewell
VICTORIA'S SECRET
DR DUANE reade
H&M

abc carpet & home
CHASE
FILSON Since 1897
MATTRESS FIRM
Rothmans

Boucherie
FLUSHING Savings Bank

18TH ST

SOULCYCLE sweetgreen PARAGON
BANANA REPUBLIC bluemercury
UNTUCKit
ZARA
ALDO EVERYTHING BUT water

fresh
Den Harlem's
Venchi SCOTCH&SODA AMSTERDAM COUTURE
verizon innisfree at&t BARNES&NOBLE BOOKSELLERS SEPHORA
PETCO Where the pets go.

CVS/pharmacy
Fraiche Maxx
W HOTELS
Irvington

17TH ST

BONOBOS
J.CREW
Aritzia agnès b.
ANTHROPOLOGIE

NYX
Barn Joo
DYLAN'S CANDY BAR
Tsuru Ton Tan

GREEN MARKET
250,000 WEEKLY VISITORS

UNION SQUARE PARK

L 4 5 6
N Q R W

35.3 MILLION Subway Riders Annually

44 UNION SQUARE
Yama Sushi

16TH ST

COACH Breads Bakery by Chloe CHASE
Free People Joe Coffee
citibank
PAPER+SOURCE Dekuwa Zappos.com

UNION SQUARE WEST

Raymour & Flanigan FURNITURE · MATTRESSES
wework
Daryl Roth Theater
IRVING PLAZA

15TH ST

The Well DONGTIAN HSBC
VANS
STAPLES
CHASE Garden of Eden pressed juicery Le Cafe Coffee Reebok Fit Hub

UNION SQUARE EAST

Mount Sinai
Panera BREAD
FedEx Office

side BAR
sticky's
CHIPOTLE MEXICAN GRILL

14TH ST

THE NEW SCHOOL T-Mobile GameStop Foot Locker Bank of America
Joe Coffee Blick Art ROAST KITCHEN

Burlington coat factory Capital One
DSW WHOLE FOODS MARKET
MAX BRENNER
MAISON KAYSER
Santander

DR DUANE reade NORDSTROM rack BEST BUY
citibank
REGAL ENTERTAINMENT GROUP

Walgreens WELLS FARGO
CAVA
DOS TOROS TAQUERIA

13TH ST

FIFTH AVENUE

BROADWAY

IRVING PLACE

PEDESTRIAN TRAFFIC
383,000 people walk through Union Square daily

TRANSPORTATION
Annual ridership exceeds 35.3 million
The 4th busiest transit hub in NYC

DAYTIME/OFFICE POPULATION
Over 27.5 million RSF of office space with 153,000 employees

RESIDENTIAL POPULATION
75,489 residents with a median income of over $113,930 per person

STUDENT POPULATION
90,000 students attend area universities including New York University, The New School and Pratt Institute

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FOR FURTHER INFORMATION ON RETAIL LEASING
OPPORTUNITIES, PLEASE CONTACT:

JEFFREY D ROSEMAN
212.372.2430
jroseman@ngkf.com

MARC FRANKEL
212.372.2240
mfrankel@ngkf.com

FOLLOW US ON INSTAGRAM

@44UNIONSQUARE
WWW.44UNIONSQUARE.COM

NEWMARK
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READING
INTERNATIONAL