

A nighttime photograph of a grand, classical-style building with a prominent glowing blue dome. The building features a portico with columns and a pediment. The ground floor has storefronts for 'petco'. The scene is illuminated by streetlights and the building's own lights, with other city buildings visible in the background.

**ICONIC LEASING OPPORTUNITY
OVERLOOKING UNION SQUARE**

A stylized white graphic of a dome, composed of intersecting lines, positioned above the address text.

44 UNION SQUARE

PROPERTY OVERVIEW

44 Union Square offers over 43,100 rsf of light-filled space across four floors

Perfect for a multitude of specialty uses including retail, co-working, office, museum, gallery, wellness and fitness center, medical, event space, schools and so much more

Situated at the corner of East 17th Street and Union Square East - the center of New York City's most vibrant neighborhood

Soaring views beneath a three-story glass and steel dome

Directly in front of Union Square Park, the Union Square subway station and the W Hotel

Anchored by Petco's expansive new 30,000-sf mega-store



AVAILABILITY OVERVIEW

SIXTH FLOOR:
4,444 RSF
19' CEILINGS

FIFTH FLOOR:
8,575 RSF
12' - 21' CEILINGS

FOURTH FLOOR:
15,058 RSF
12' CEILINGS

THIRD FLOOR:
15,029 RSF
UP TO 12'6" CEILINGS

**LOBBY
ENTRANCE**

TOTAL: 43,106 RSF



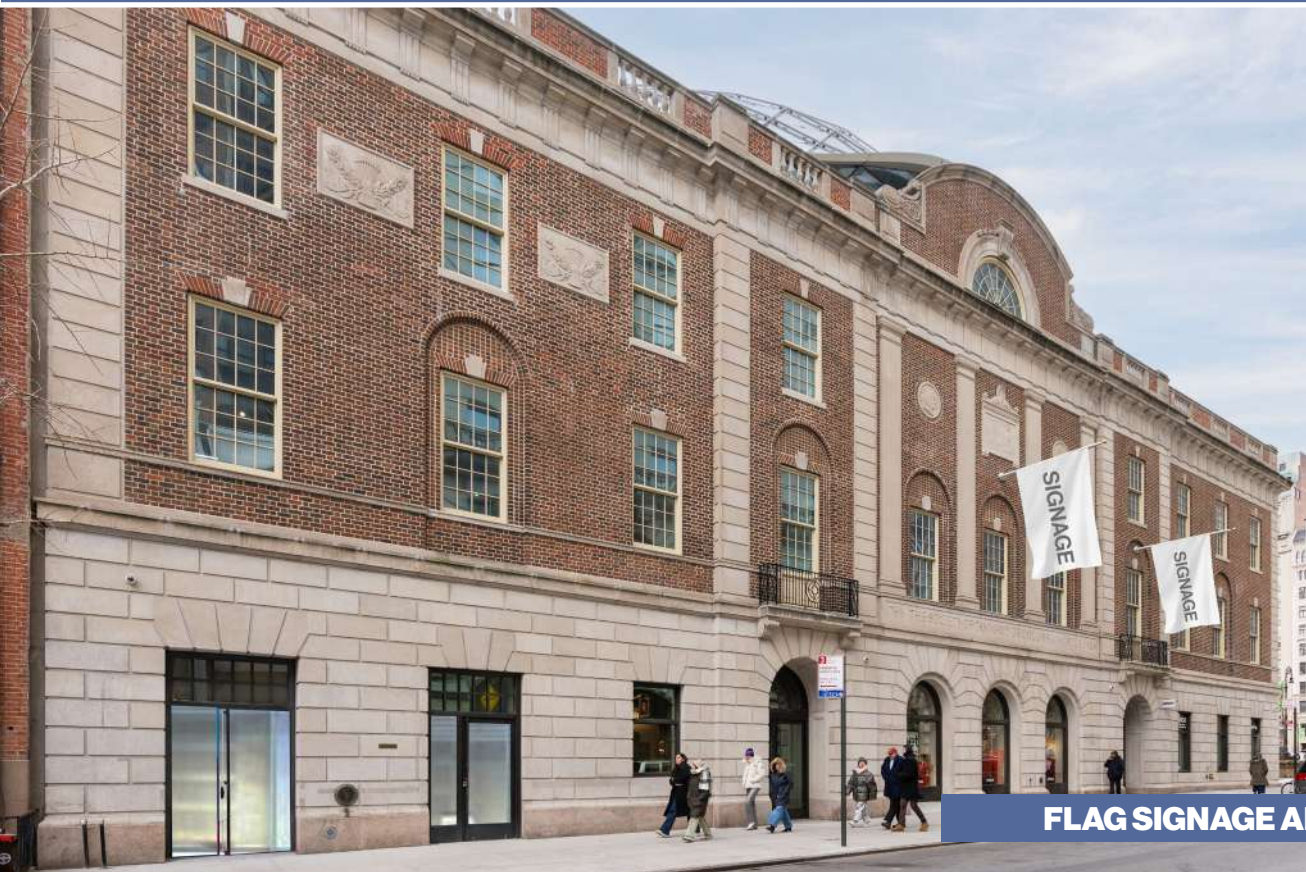
petco
30,000-SF STORE

PRIVATE LOBBY + FLAG SIGNAGE

Private entrance from East 17th Street with two
dedicated elevators

New modern lobby with high ceilings

Two flag signs for branding

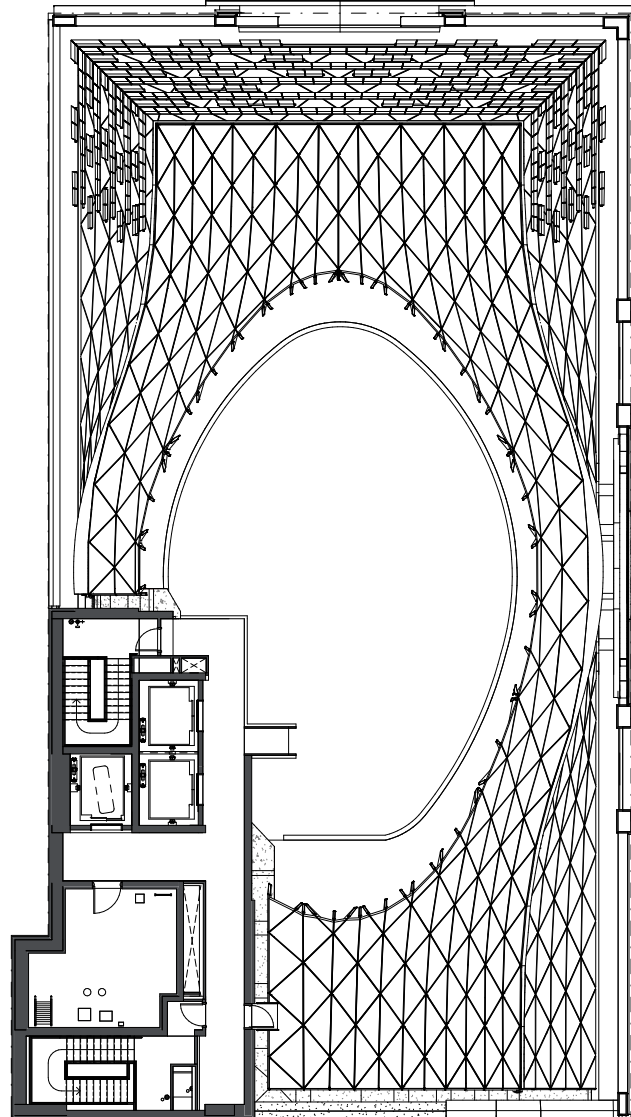


FLAG SIGNAGE AND LOBBY RENDERING

SIXTH FLOOR PLAN & RENDERINGS

4,444 RSF / 19' CEILINGS

Union Square East



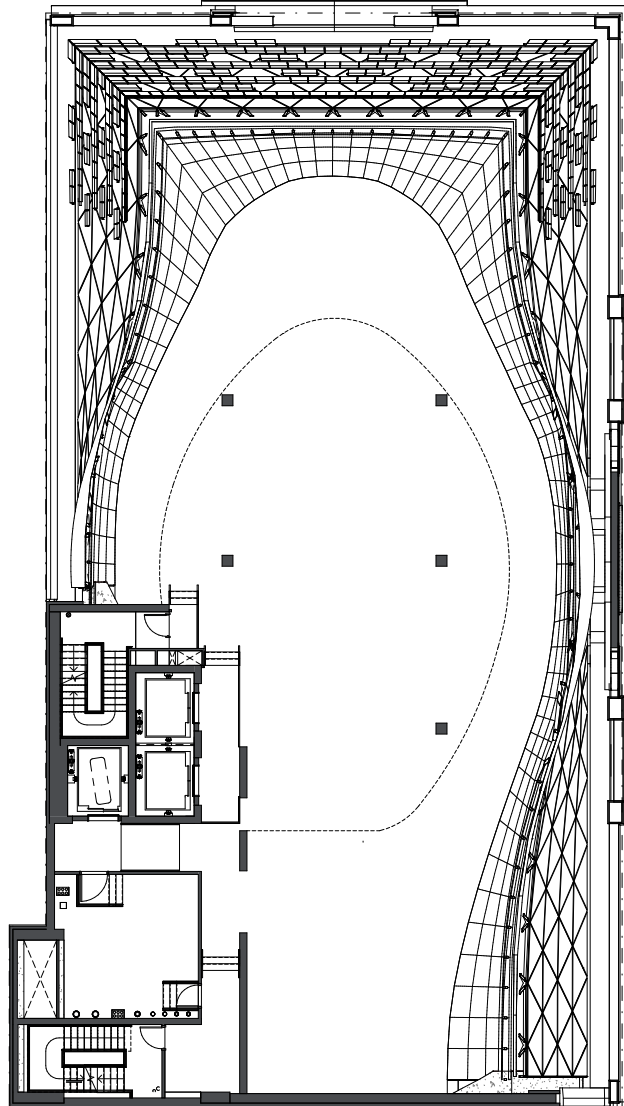
East 17th Street



FIFTH FLOOR PLAN & RENDERINGS

8,575 RSF / 12' - 21' CEILINGS

Union Square East



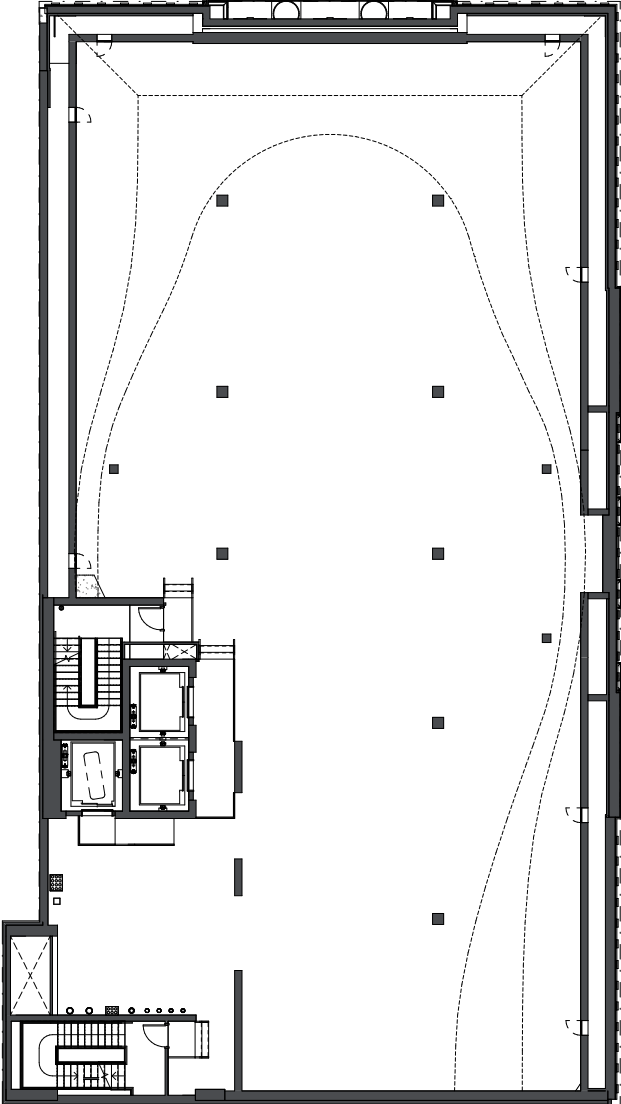
East 17th Street



FOURTH FLOOR PLAN & RENDERINGS

15,058 RSF / 12' CEILINGS

Union Square East



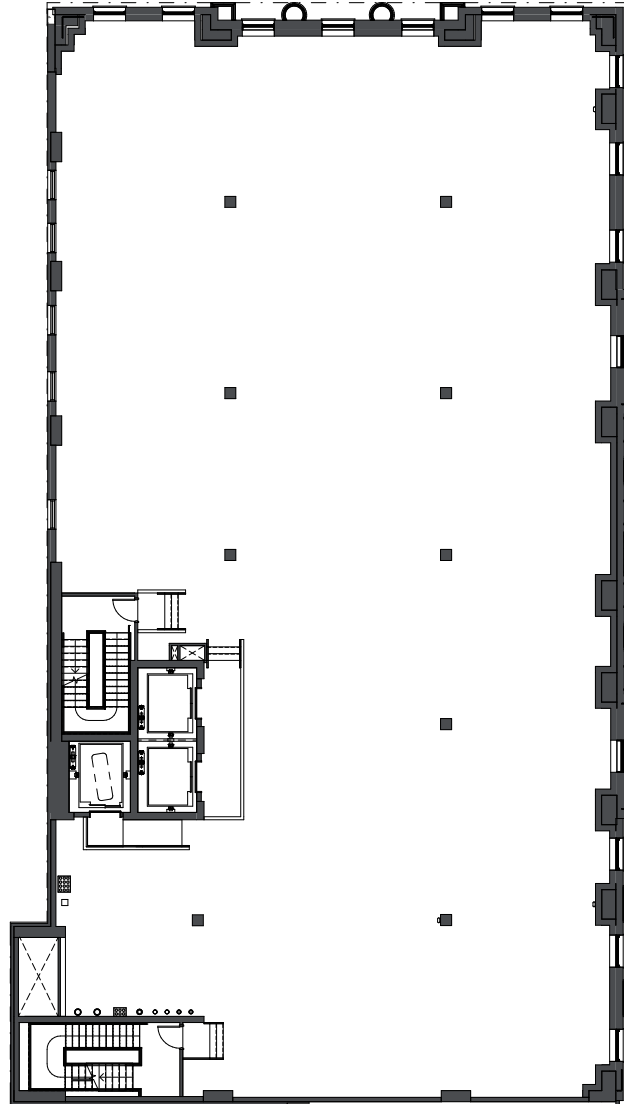
East 17th Street



THIRD FLOOR PLAN & RENDERINGS

15,029 RSF / UP TO 12'6" CEILINGS

Union Square East



East 17th Street



CORNERSTONE RETAIL ANCHOR

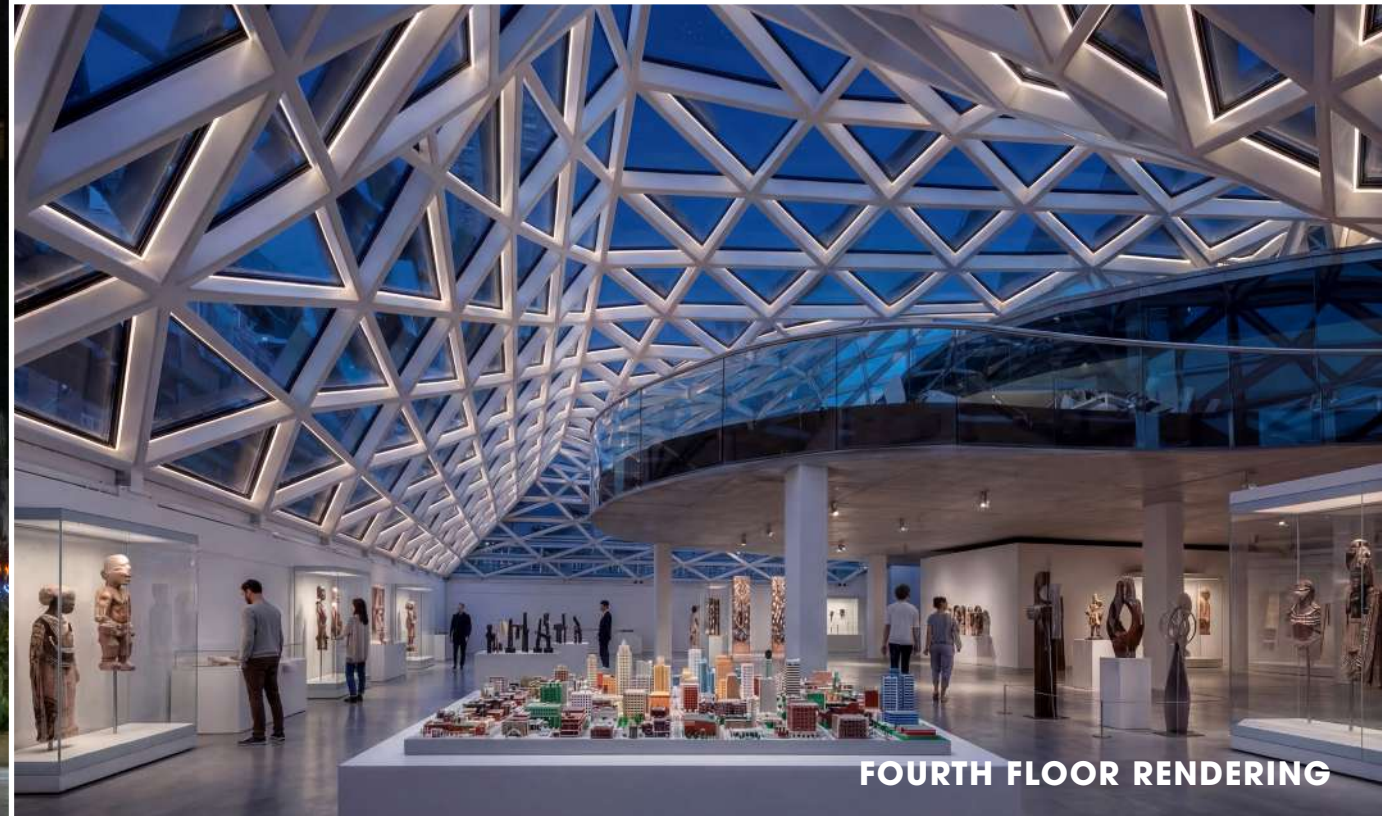
Petco opened its new “premium pet experience” flagship at the base of the building, spanning 30,000 SF. The store is a major driver for the area with an incredible interior build that showcases the brand’s commitment to the location. The prime frontage draws steady foot traffic and adds strategic value to the upper floors by boosting daytime activity and visibility

Petco’s presence energizes the entire building and serves as proof of concept for the property’s commercial viability



HIGH IMPACT VISIBILITY

44 Union Square's dome presents an unmatched opportunity for a spectacular display that shines bright both day and night



THE UNION SQUARE NEIGHBORHOOD

Union Square is bustling with rising foot traffic and an influx of new retailers and office tenants driving a strong and steady growth of daily visits to the area

Over **380K average daily visitors**, an increase of over 10% from last year

Over **27.5 million RSF** of office space with **153K employees**, and monthly office visits reaching a post-pandemic high of 123%

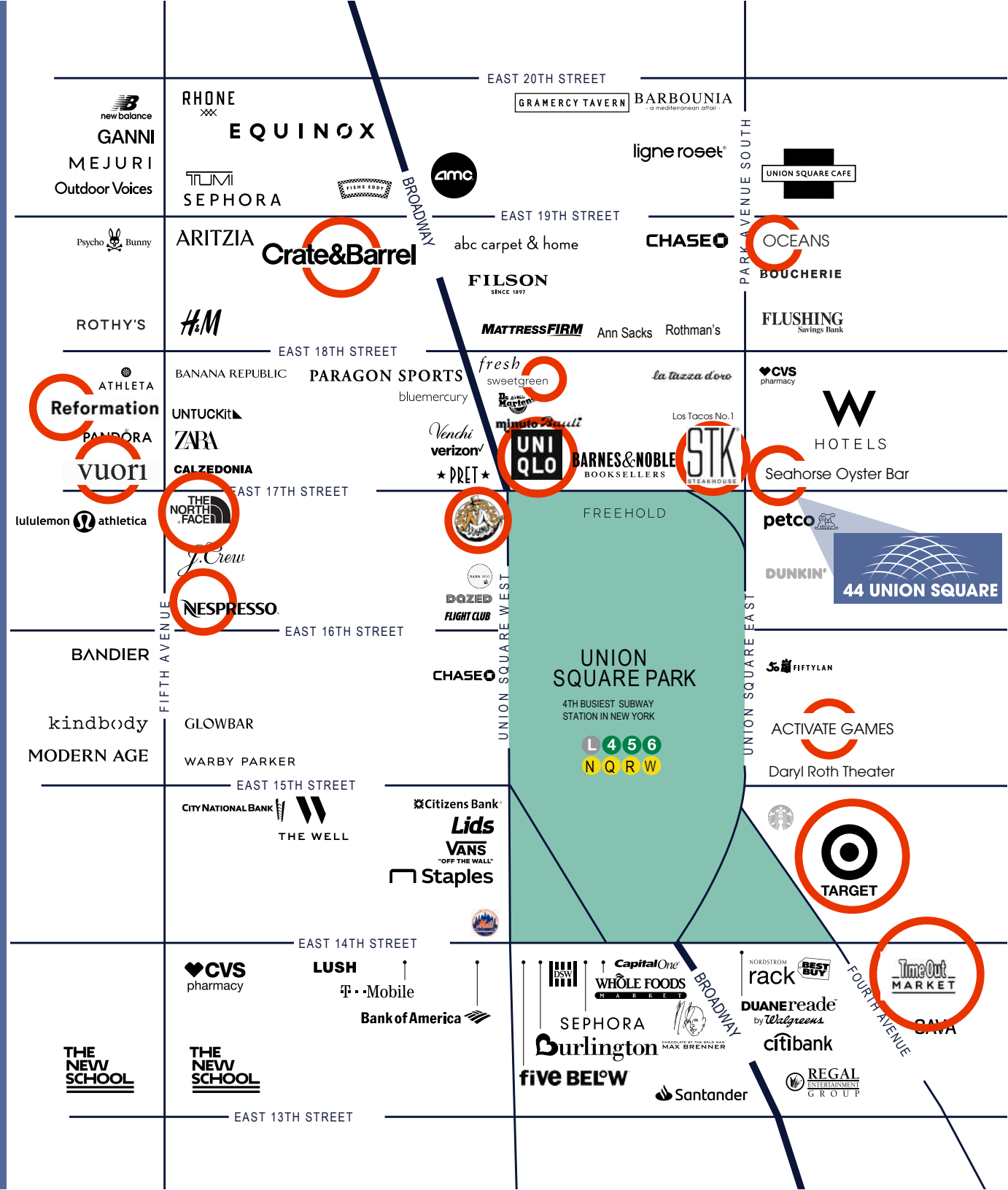
Over **75K residents** with a median income of **\$190K** per person, 73% higher than the Manhattan average

Major investments and new hotels have increased the districts hotel room inventory by 15%

53 new retail stores opened in 2025

65K average daily subway riders at the 14th St - Union Square Station

 Indicates new retail tenant



OFFICE LEASING MOMENTUM

Total leasing volume in the Midtown South neighborhood reached **11.61M SF** in 2024, the strongest annual demand since 2019

NEW AND EXPANDED OFFICE TENANTS INCLUDE:



TOP EMPLOYERS INCLUDE:



TRANSPORTATION & ACCESS

10 subway lines and a PATH station connect 44 Union Square to destinations throughout the greater New York City area

Additionally, Union Square is one of the most accessible neighborhoods in all of NYC, not just by subway, but on foot or via Citibike

A short walk from surrounding residential neighborhoods including Flatiron, Gramercy, Murray Hill, East Village and Greenwich Village



44 UNION SQUARE

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