



254 Park Avenue South

Northwest corner of 20th Street
Flatiron Retail Opportunity



Former Duane Reade Available for Sublease

Space

Ground Floor: 3,646 sf
Lower Level: 5,981 sf
Total: 9,627 sf

Frontage

126' on East 20th Street
39' on Park Avenue South

Possession

Immediate

Term

Through 1/31/2026

Asking Rent

\$475,000 per annum gross

Former Duane Reade store #14435

Highlights

- Selling lower level
- Located in Flatiron between Madison Square Park and Union Square
- Anchoring the base of a luxury residential building
- Area includes mixture of office and residential population supporting day-time and nighttime traffic
- Steps from subway access **6 N Q R**

Neighbors



Michael Riley

+1 212 812 5901

Michael.Riley@jll.com

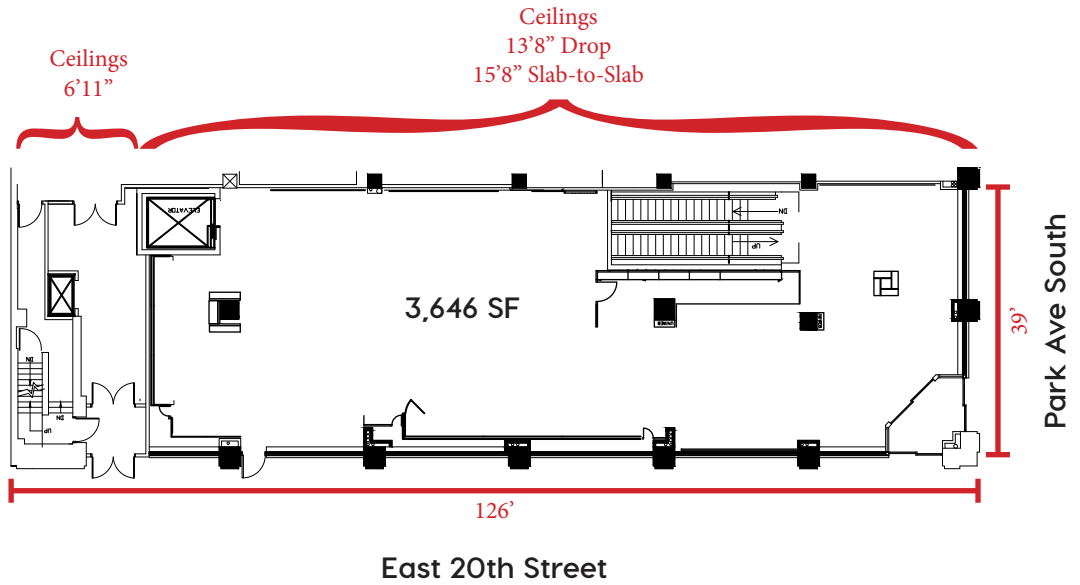
Patrick A. Smith

+1 212 812 5888

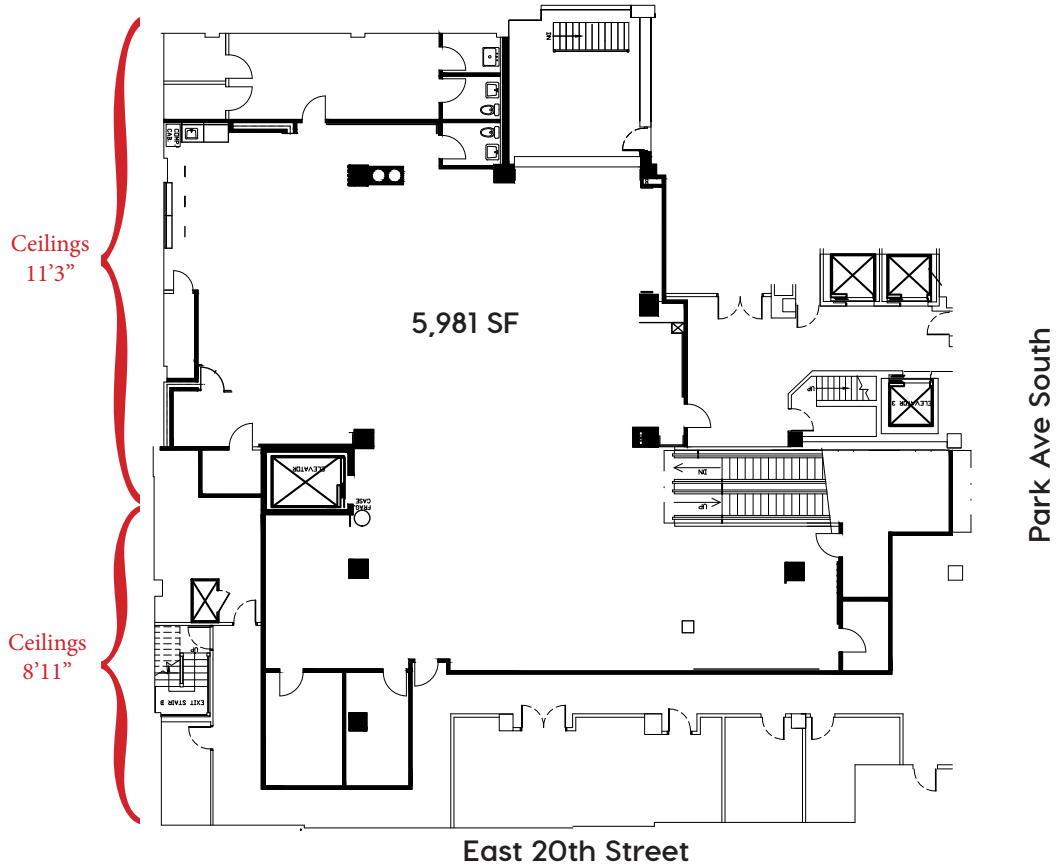
PatrickA.Smith@jll.com

254 Park Avenue South

Ground Floor



Lower Level



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Area Map



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