

# FITNESS CO-TENANCY OPPORTUNITY

180 AVENUE OF THE AMERICAS (AKA ONE VANDAM)

BETWEEN SPRING & PRINCE STREET



## Exceptional SoHo Retail Available

### SIZE

Ground 3,715 QS. FT.

### ASKING RENTS

\$90 psf.

### NEIGHBORING TENANTS

Costata, The Dutch, Dominique Ansel, SoHo Grand Hotel, Laduree, John Varvatos, Apple Store, Blue Ribbon, James Hotel, Ralph Lauren, Cipriani Downtown.

### FRONTAGE

16' along Avenue of the Americas

### USES

Fitness, medical, educational, office.  
No cooking.

### COMMENTS

Fully built fitness studio including showers.

At the base of 14 story luxury condominium.

In the heart of a growing neighborhood where SoHO meets Hudson Square.

### CEILING HEIGHTS

Ground ~15 Feet

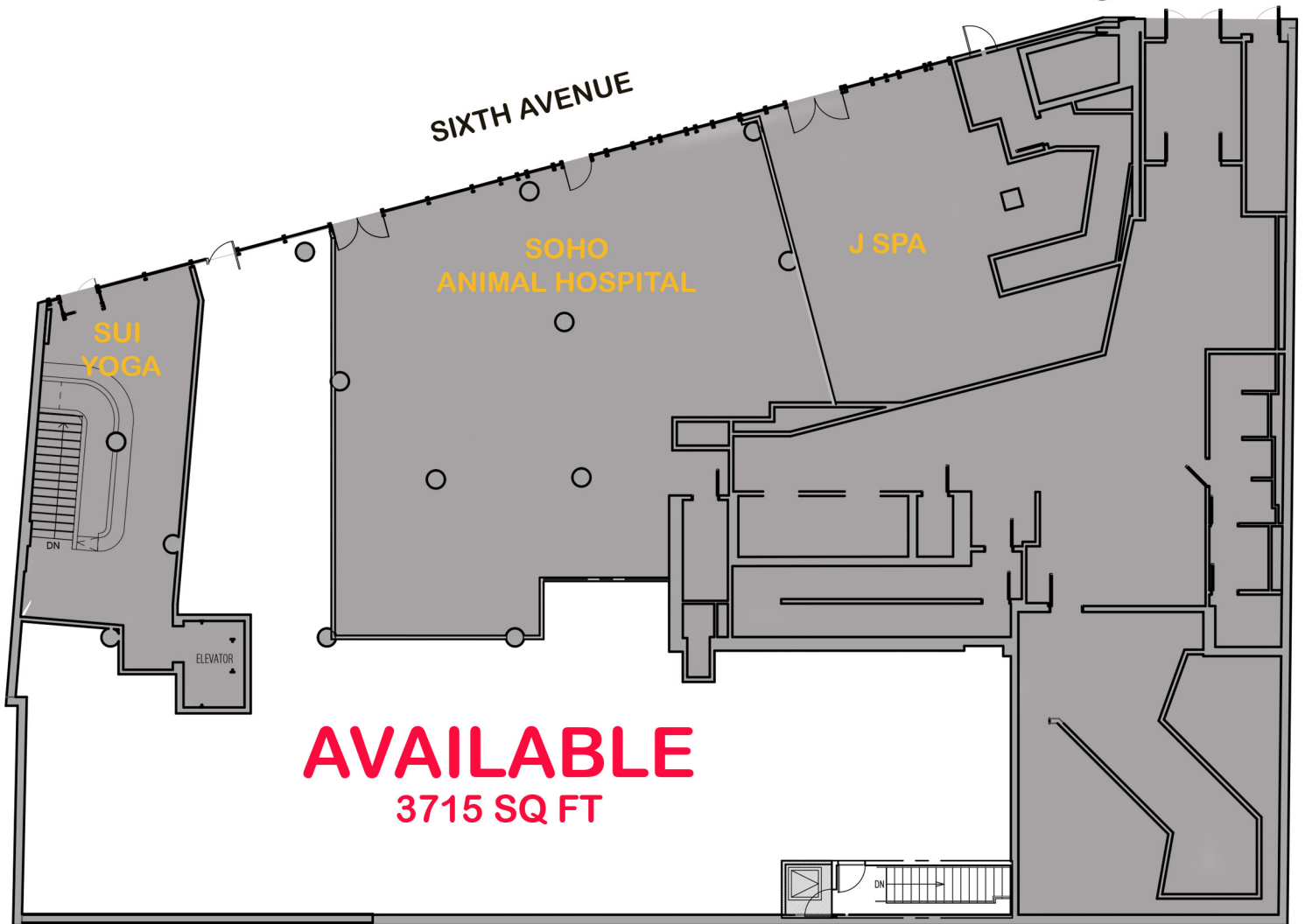
### POSSESSION

2nd Quarter 2023

# 180 AVENUE OF THE AMERICAS

(AKA ONE VANDAM)

## GROUND FLOOR





## NEIGHBORHOOD INFORMATION

### HUDSON SQ. REZONING

- Gateway to Hudson Square
- Exploding local office growth
- Upzoning to allow for 4,000 new residential units

### DAILY CAR COUNT

- 32,848

### SPRING ST.



- DAILY: 13,136
- ANNUAL: 3.8 MM

### HOUSTON ST.



- DAILY: 15,736
- ANNUAL: 4.5 MM

## RETAIL/OFFICE

### ★ Trader Joes & CVS

1. Apple Store
2. Warby Parker
2. Aveda Institute
2. Glossier (offices)
3. Burberry
4. Marc Jacobs
5. Ralph Lauren
6. Rag & Bone
7. La Perla
8. John Varvatos
9. Chanel

## RESTAURANTS

1. Shake Shake
2. Payard
3. Laduree
4. The Dutch
5. City Winery
7. La Colombe
8. Blue Ribbon Sushi
9. Lure Fishbar
10. Dominique Ansel
11. Charlie Bird

## HOTELS & ATTRACTIONS

1. Soho Grand
2. The Dominick
3. Cadillac House
4. Angelika Film Center
5. Film Forum
6. Hudson River Park
7. Washington Sq Park
8. NYU
9. Mercer Hotel
10. Sixty Hotel
11. Hotel Hugo

# FOR MORE INFORMATION CONTACT EXCLUSIVE AGENT

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