

# EXCEPTIONAL SOHO RETAIL

## 180 AVENUE OF THE AMERICAS (AKA ONE VANDAM)

BETWEEN SPRING & PRINCE STREET



### SIZE

Ground 781 SQ. FT.  
LOWER 5413 SQ. FT.

### FRONTAGE

17' along 6<sup>th</sup> Avenue

### CEILING HEIGHTS

Ground ~15 Feet  
Cellar ~12 Feet

### USES

Fitness, Spa, Physical Therapy,  
Medical Etc.

### ASKING RENT

\$85/RSF

### NEW FACILITIES

Brand-new state of the art  
gym built out.  
200 Occupancy appx.  
80 Lockers, 12 Showers,  
6 Bathroom Stalls.

### POSSESSION

Immediate

### NEIGHBORING TENANTS

The Dominick Hotel, CVS,  
Trader Joe's, Ducati, Costata,  
The Dutch, SoHo Grand Hotel,  
Ladurée, John Varvatos, Apple Store,  
Blue Ribbon, James Hotel,  
Ralph Lauren, Cipriani Downtown.

### COMMENTS

Join Physique57, SoHo Veterinary  
& Salt Live Energized.  
Fully built for fitness, physical  
therapy, yoga etc. Dedicated private  
elevator. Ground floor gift and snack  
shop. Locker rooms and showers in  
place.

**Walker Malloy** & Company, Inc.

WWW.WALKERMALLOY.COM

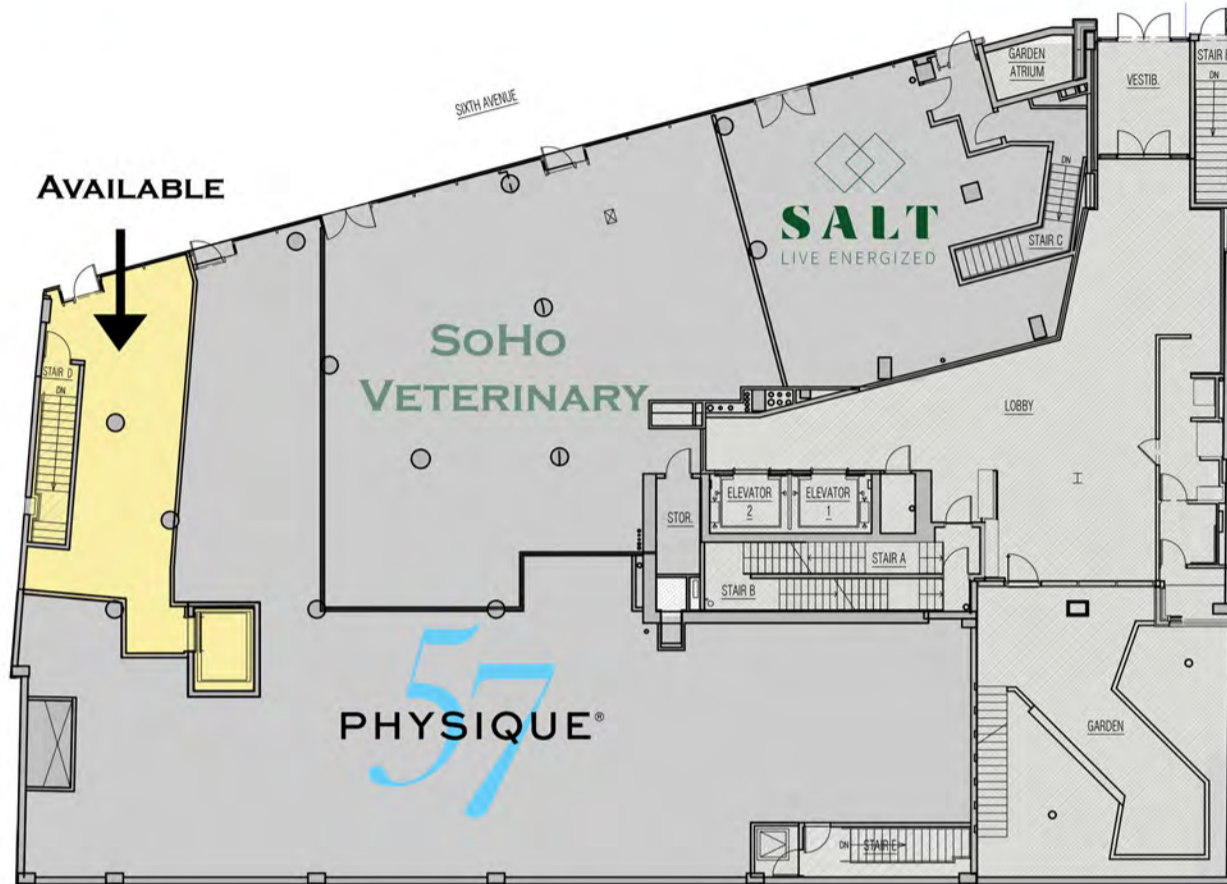
FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS

RAFE EVANS  
212.712.6186  
RAFEEVANS@WALKERMALLOY.COM

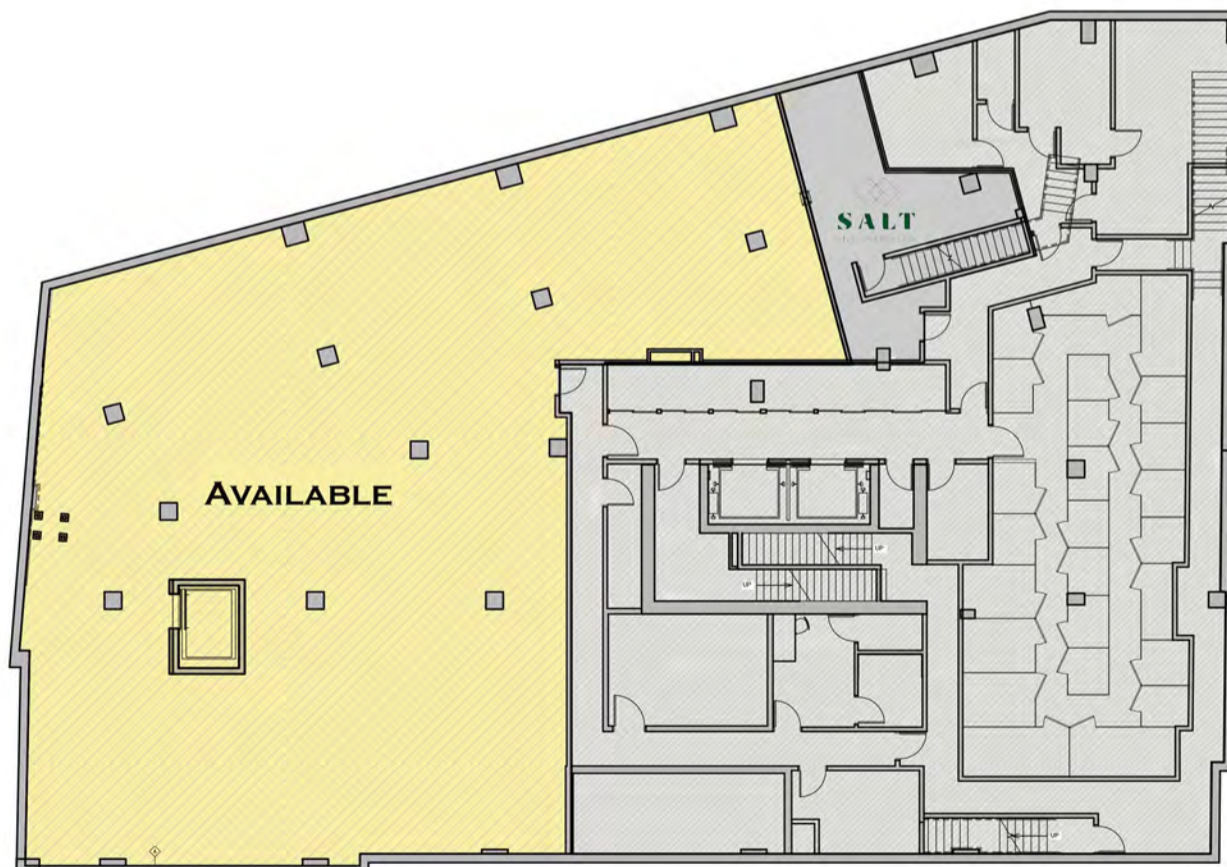
# 180 AVENUE OF THE AMERICAS

(AKA ONE VANDAM)

## GROUND FLOOR



## CELLAR



**Walker Malloy & Company, Inc.**

212.712.6180  
WWW.WALKERMALLOY.COM

ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

# 180 AVENUE OF THE AMERICAS

(AKA ONE VANDAM)



## NEIGHBORHOOD INFORMATION

### HUDSON SQ. REZONING

- 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

### CITI BIKE LOCATIONS



- 6TH AVE & BROOME
- PRINCE & MACDOUGAL

## RETAIL

1. Apple Store
2. Bloomingdales
3. Opening Ceremony
4. Burberry
5. Marc Jacobs
6. Ralph Lauren
7. Michael Kors
8. Prada
9. Dean & DeLuca
10. Gourmet Garage
11. CVS
12. Trader Joe's

## RESTAURANTS

1. Dominique Ansel
2. Payard
3. Laudree
4. The Dutch
5. City Winery
6. Aqua Grill
7. Costata
8. Hundred Acres
9. Blue Ribbon
10. Blue Ribbon Sushi
11. Giorgione

## HOTELS & ATTRACTIONS:

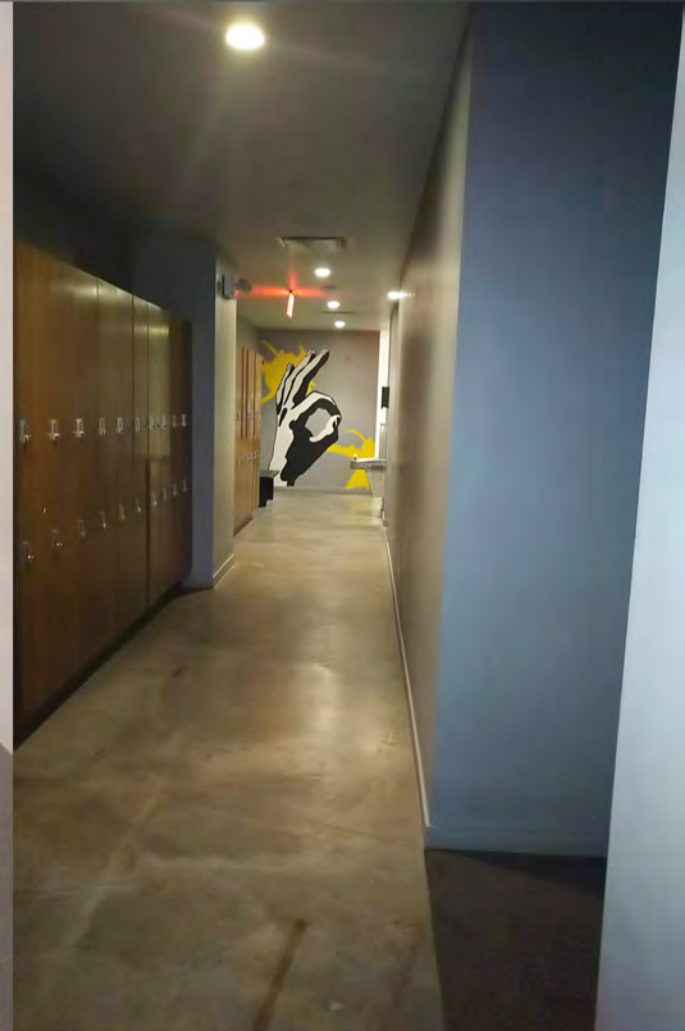
1. Soho Grand
2. The Dominick
3. The James Hotel
4. Angelika Film Center
5. Film Forum
6. Hudson River Park
7. Washington Sq Park
8. NYU
9. Physique 57
10. Soho Veterinary
11. Salt Live Energized

**Walker Malloy** & Company, Inc.

212.712.6180  
WWW.WALKERMALLOY.COM

ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

# 180 AVENUE OF THE AMERICAS (AKA ONE VANDAM)



**Walker Malloy** & Company, Inc.

[WWW.WALKERMALLOY.COM](http://WWW.WALKERMALLOY.COM)

ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.