

20 Ericsson Place



CONFIDENTIAL OFFERING MEMORANDUM



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SALES CONTACTS

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EXECUTIVE SUMMARY

Cushman & Wakefield has been exclusively retained to arrange the sale of 28 Ericsson Place, a retail condo located on the south side of Ericsson Place between Hudson Street and Varick Street in the TriBeCa neighborhood of Manhattan. The property spans approximately 1,700 gross square feet across a single floor.

TriBeCa is one of Manhattan’s most prestigious and sought-after neighborhoods, known for its historic architecture, cobblestone streets, and vibrant cultural scene. The area offers an exceptional blend of upscale residential living, high-end dining, boutique shopping, and world-class entertainment. Residents and visitors enjoy proximity to some of the city’s best restaurants, art galleries, luxury hotels, and premier fitness clubs. Furthermore, 28 Ericsson Place has convenient access to many forms of transportation including an on-site commercial garage and the ACE, 123, NQRW, and 456 subway lines.

This is a notable opportunity that appeals to investors and users alike. For investors, 28 Ericsson Place offers the chance to acquire a rare retail asset in one of Manhattan’s most supply-constrained and stable markets. For users, the property offers a rare chance to establish a presence in a prestigious, high-traffic area. The space is well-suited for a variety of uses, including retail, high-end salon, fitness, health & wellness, etc. Its flexible layout and strong neighborhood amenities provide an ideal setting for businesses looking to serve both local residents and visitors.

INVESTMENT HIGHLIGHTS



DELIVERED



**± 1,700 GROSS
SQUARE FEET**



ADA COMPLIANT



**HIGH CEILING
HEIGHTS**
(± 12' 9")



**LOCATED BETWEEN TWO
PRIME TRIBECA CORRIDORS**
(VARICK & HUDSON STREET)

ASKING PRICE
\$2,500,000



PROPERTY INFORMATION

LOCATION

Address: 28 Ericsson Place
New York, NY 10013

Block & Lot: 190-1305

BUILDING INFORMATION

Property Type: Retail Condo

Stories: Ground Floor

Ground Floor SF: 1,703 SF (approx. per floor plans)

Ceiling Height: 12' 9" (approx. per floor plans)

ZONING / UNIT INFORMATION

Zoning: C6-2A

Use Group: 6 - Hair Salon / Store

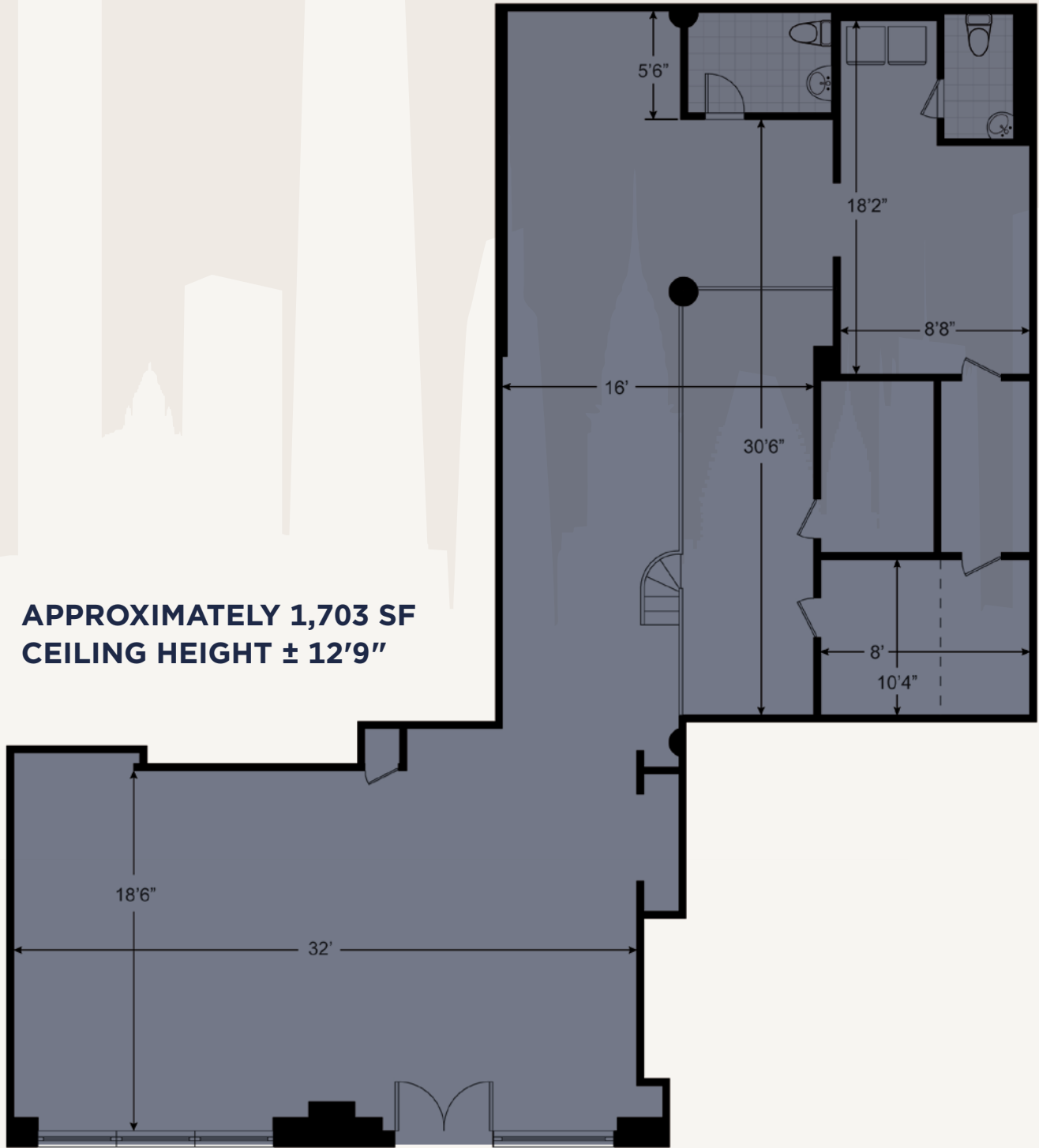
UNIT FINANCIAL INFORMATION (25/26)

Actual Common Charges: \$12,061

Special Assessment: \$4,112

Annual Taxes: \$28,719

FLOOR PLANS



TAX BILL

NYC

Department of Finance

June 7, 2025

Tk & Jc Real Estate LLC

27 North Moore Street Apt. Com 3

1-00190-1305

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Billing Summary	Amount
Outstanding charges <i>(Sum of unpaid balance and interest fees from billing periods)</i>	\$0.00
New charges <i>(Sum of new property taxes and other charges-see below for details)</i>	\$14,359.70
AMOUNT DUE BY JULY 1, 2025	\$14,359.70
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30. The amount shown includes a discount of \$143.60 that you would receive if you pay by July 1, 2025.	\$28,575.80

Your property details:

Estimated market value: \$602,676

Tax class: 4 - Commercial Or Industrial

How we calculate your annual taxes:

Billable assessed value: \$266,859.00

times the current tax rate: x 10.7620%

Annual property tax: \$28,719.40

TAX MAP



CERTIFICATE OF OCCUPANCY

NYC

Buildings

Certificate of Occupancy

CO Number: 101365292F

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Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	15	250	RES		LMM	MECHANICAL ROOMS, PARKING OFFICE SPACE ATTENDED ACCESSORY RESIDENTIAL PARK-ING EXCLUSIVELY FOR BLDG. OCCUPANTS, 25 SPACES & 10 RESERVOIR. STORAGE ROOM
SUB	5	OG	RES		LMM	BOILER/UTILITY ROOMS, MECHANICAL ROOMS. ATTENDED ACCESSORY RESIDENTIAL PARKING EXCLUSIVELY FOR BLDG OCCUPANTS, 41 SPACES
001	125	250	PUB		3	DAY CARE CENTER FOR 110 CHILDREN 2-6YRS OLD & 15 ADULTS.
001		250	RES	1	LMM	SUPER'S APARTMENT, LOBBY, MAIL ROOM, ACCESSORY STORAGE & EXERCISE ROOMS FORUSE BY BUILDINGS RESD'L TENANTS
001	30	250	COM		6	HAIR SALON/STORE
002	74	250	RES	6	LMM	LOFT DWELLINGS, ROOF RECREATION SPACE FOR BUILDING TENANTS & THEIR GUEST TO A MAXIMUN OF 74 PERSONS.
003		250	RES	6	LMM	LOFT DWELLINGS
004	0	250	RES	6	LMM	LOFT DWELLINGS
005		250	RES	6	LMM	LOFT DWELLINGS
006		250	RES	6	LMM	LOFT DWELLINGS
007		250	RES	6	LMM	LOFT DWELLINGS
008		250	RES	6	LMM	LOFT DWELLINGS

UNIT PHOTOS





TRIBECA OVERVIEW

TriBeCa (short for “Triangle Below Canal Street”) is an iconic Manhattan neighborhood celebrated for its historic industrial architecture, loft residences, and a refined yet creative ambiance. Once a 19th-century commercial and textile district, TriBeCa evolved into a premier residential enclave favored by artists, gallery owners, executives, and high-net-worth individuals. Its tree-lined streets, cobblestone accents, and converted castiron and warehouse buildings embody a blend of architectural heritage and modern elegance.

Dining and Entertainment:

TriBeCa’s dining scene matches its upscale residential profile. Landmark institutions include The Odeon, a TriBeCa staple since the 1980s, still popular for refined yet approachable French-American fare, and Frenchette, which has quickly become a mainstay for modern French dining. Other enduring favorites include One White Street, Bubby’s, Jungsik, Walker’s, and are complemented by cafes like Two Hands, Kaffe 1668, and Juice Press. Newer offerings include Michelin-starred l’Abeille, which has quickly become a foodie destination.

Retail and Shopping:

While TriBeCa’s retail footprint is more curated and art-driven than high volume, it features premium boutiques, gallery spaces, and lifestyle concepts. The neighborhood is anchored by curated retailers and specialty shops while maintaining convenient access to essential retailers. Retail leasing remains active, with strong rents reflecting the neighborhood’s affluent customer base and continued demand from luxury and lifestyle tenants.

Historic Architecture & Lifestyle:

TriBeCa’s character stems from beautifully preserved 19th and early 20th-century buildings, including castiron and brick lofts, former warehouses, and elegant industrial conversions. High-profile condominium conversions such as 108 Leonard (The Clock Tower) underscore the neighborhood’s architectural prestige, while recent sales highlight ongoing demand for historic luxury residences. The neighborhood offers an urban yet residential ambiance with parks like Washington Market Park and community gardens. Its mix of quiet side streets and grand commercial corridors creates a lifestyle appealing to high-income professionals, creatives, and global residents.

Overall, TriBeCa’s combination of historic architecture, luxury conversions, thriving retail and office leasing, elite dining, and a distinctive cultural energy positions it as one of Manhattan’s most dynamic and desirable neighborhoods.



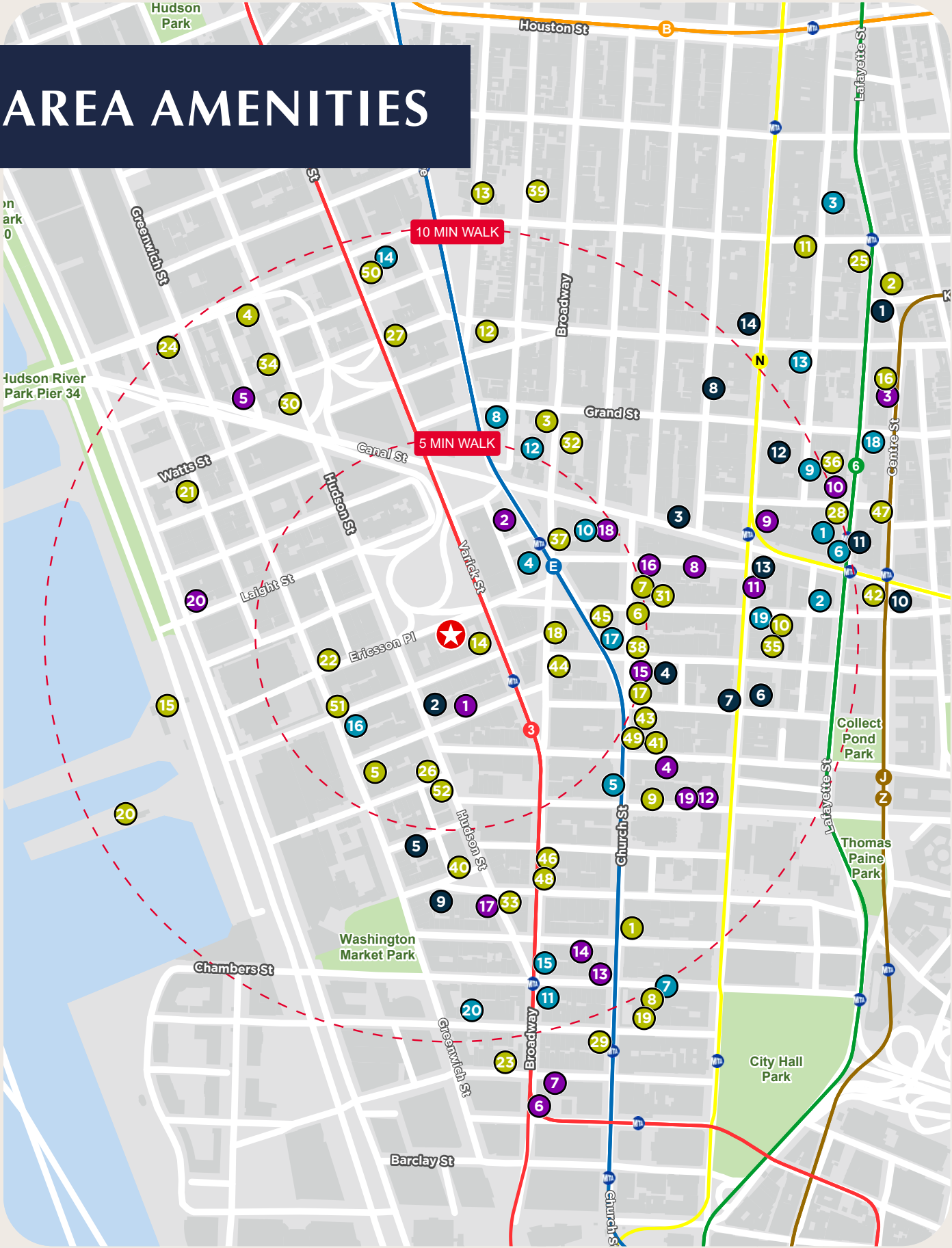
RETAIL SALES COMPS

#	STREET	DATE	PRICE	SF	\$/SF
111	MURRAY STREET	6/18/2025	\$2,550,000	2,178	\$1,171
111	MERCER STREET	5/22/2025	\$6,500,000	2,148	\$3,026
325	W BROADWAY	3/21/2025	\$4,900,000	3,122	\$1,570
170	MERCER STREET	12/23/2024	\$2,350,000	1,929	\$1,218
174	DUANE STREET	11/27/2024	\$2,300,000	1,833	\$1,255
201	MULBERRY STREET	11/19/2024	\$7,800,000	4,521	\$1,725
27	N MOORE STREET	11/7/2024	\$6,918,000	6,024	\$1,148
68	READE STREET	8/28/2024	\$825,000	730	\$1,130
597	BROADWAY	8/26/2024	\$6,525,000	2,243	\$2,909
126	CHAMBERS STREET	8/15/2024	\$3,200,000	1,800	\$1,778
74	GRAND STREET	8/10/2024	\$2,600,000	1,541	\$1,687
114-116	HUDSON STREET	6/5/2024	\$4,270,000	2,123	\$2,011
129	DUANE STREET	5/23/2024	\$1,850,000	980	\$1,888
108-118	LEONARD STREET	1/11/2024	\$18,200,000	17,695	\$1,029
32	GREENE STREET	2/6/2023	\$7,000,000	2,902	\$2,412

LOCATION OVERVIEW



AREA AMENITIES



FITNESS

- 1 Action Black
- 2 Barry's Tribeca
- 3 Cordell Fitness
- 4 Crunch Fitness - Tribeca
- 5 Dogpound
- 6 Equinox Church Street
- 7 Equinox Tribeca
- 8 F.F.I.T. Life
- 9 Fitness Boot Camp
- 10 Five Points Academy
- 11 Hudson Boxing Gym
- 12 JDI Barbell TriBeCa
- 13 Krav Maga Institute
- 14 Mayweather Boxing & Fitness - Tribeca
- 15 NYLO Fitness
- 16 O-diesel Studio
- 17 Orangetheory Fitness Manhattan-TriBeca
- 18 Planet Fitness
- 19 SLT Tribeca
- 20 The Live Well Company Gym

HOTELS

- 1 11 Howard
- 2 Best Western Plus Soho Hotel
- 3 Crosby Street Hotel
- 4 Hilton Garden Inn New York/Tribeca
- 5 Hotel Copy Center
- 6 JG Sohotel
- 7 Meeting Point Hostels Barcelona
- 8 Modernhaus SoHo
- 9 NOMO SOHO
- 10 Sheraton Tribeca New York Hotel
- 11 Smyth Tribeca
- 12 Soho Grand Hotel
- 13 The Broome Hotel New York
- 14 The Dominick
- 15 The Frederick Hotel
- 16 The Greenwich Hotel
- 17 The Roxy Hotel -New York
- 18 The Solita Soho Hotel, Ascend Hotel Collection
- 19 Walker Hotel Tribeca
- 20 Warren Street Hotel

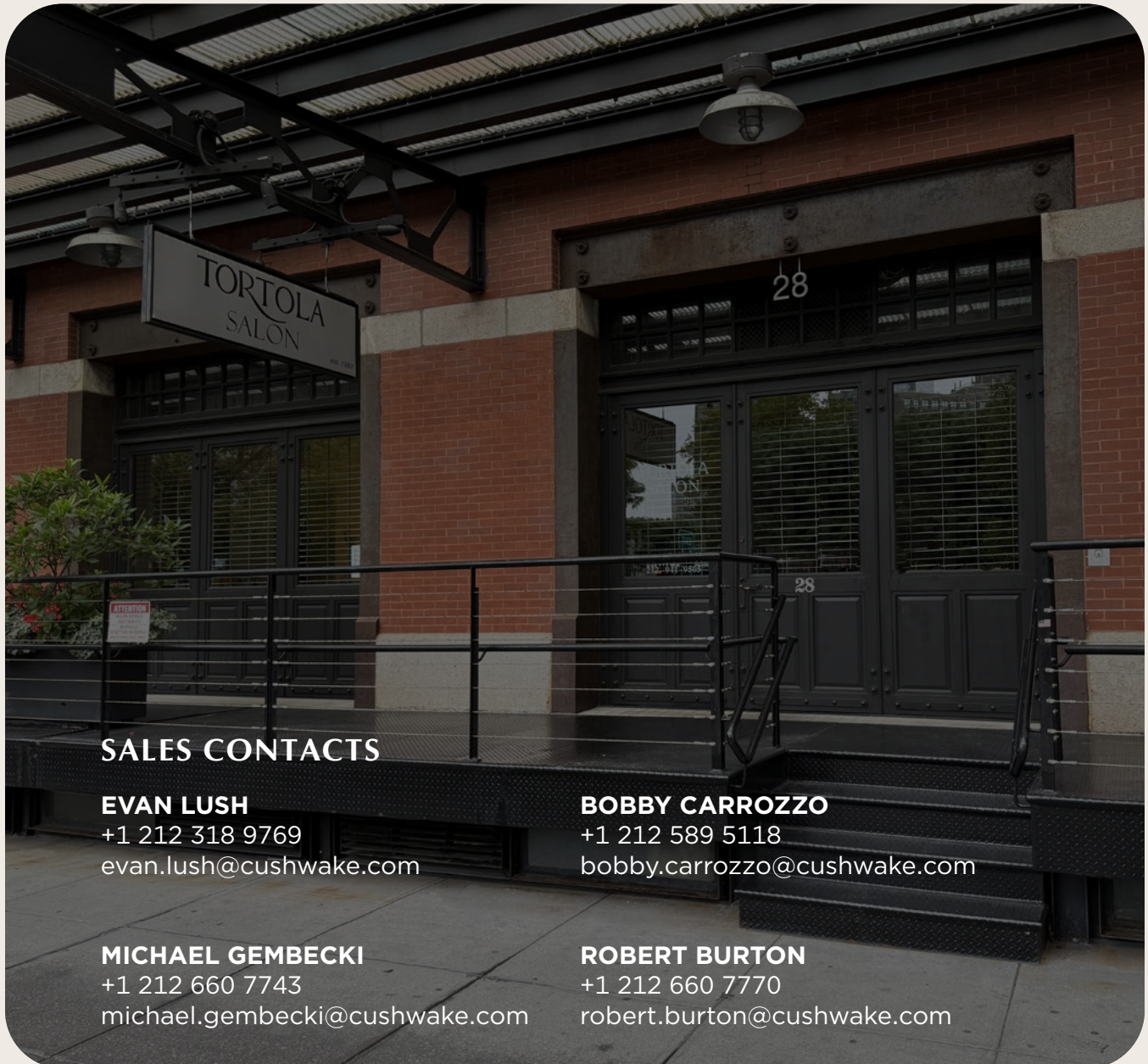
RESTAURANTS

- 1 1803 Nyc
- 2 19 Cleveland
- 3 A Pasta Bar
- 4 Adoro Lei
- 5 American Cut Steakhouse Tribeca
- 6 Anejo Tribeca
- 7 Antique Garage Tribeca
- 8 Artesano Peruvian Cuisine
- 9 Atera
- 10 Au Cheval
- 11 Balthazar
- 12 Black Tap
- 13 Blue Ribbon Brasserie
- 14 Brandy Library
- 15 City Vineyard
- 16 Compagnie des Vins Surnaturels
- 17 Filé Gumbo Bar
- 18 Frenchette
- 19 Gran Morsi
- 20 Grand Banks
- 21 GRECA
- 22 Greenwich Street Tavern
- 23 GunBae Tribeca
- 24 Houseman
- 25 Jack's Wife Freda
- 26 Jungsik
- 27 La Sirene
- 28 Le Coucou
- 29 Los Tacos No. 1
- 30 LTD Pizza and Bar
- 31 Macao Trading Company
- 32 MAMO Restaurant
- 33 Marc Forgione
- 34 Mishik
- 35 Mostrador NYC
- 36 NOMO Kitchen
- 37 Pepolino Restaurant
- 38 Petrarca Cucina E Vino
- 39 San Carlo Osteria Piemonte
- 40 Scalini Fedeli
- 41 SHION 69 Leonard St
- 42 Spring Cafe
- 43 Tara Kitchen - Tribeca New York
- 44 Terra Wine Bar

- 45 The Django
- 46 The Odeon
- 47 The Tyger
- 48 Tiny's & The Bar Upstairs
- 49 Two Hands
- 50 Vestry
- 51 Yves
- 52 Zutto Japanese American Pub

SHOPPING

- 1 Bleeker Digital Solutions
- 2 Cafe Atelier
- 3 Canal Sound & Light
- 4 Church Street School for Music and Art
- 5 Floravere
- 6 Gillian Conroy
- 7 Jaxon James Couture Bridal
- 8 Keetsa Mattress - New York
- 9 Lovely Bride
- 10 Magic Jewelry
- 11 Nine Moons Piercing
- 12 Pearl River Mart
- 13 Perfect Moving
- 14 Proper Cloth



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