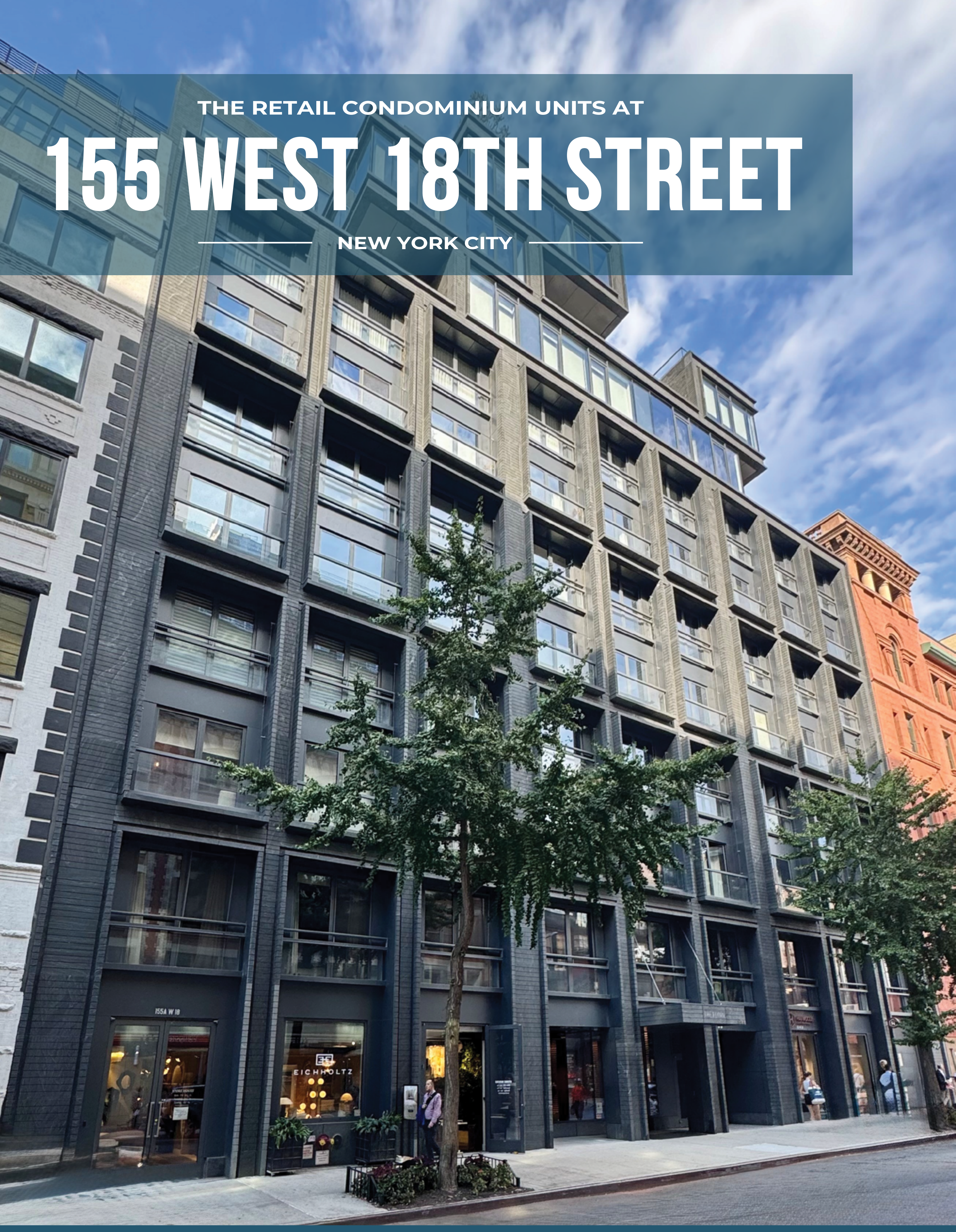
THE RETAIL CONDOMINIUM UNITS AT

155 WEST 18TH STREET

NEW YORK CITY



FULLY-LEASED HIGH-QUALITY CHELSEA RETAIL CONDOMINIUMS UNITS FOR SALE

Upland Property Advisors, as exclusive agent, is pleased to present the retail condominium at The Flynn, a recently completed luxury condominium located at 155 West 18th Street between Sixth and Seventh Avenues in the heart of Chelsea, NYC. The offering comprises two retail units totaling 7,446 square feet and a 340-square-foot community facility unit. The property is fully leased to two internationally recognized tenants in the home furnishings sector; Eichholtz, a Dutch luxury furniture and lighting brand, and Havwoods, a global leader in premium wood flooring. Both operate flagship showrooms at this location, providing strong credit and predictable cash flow. With 86 feet of prominent frontage, 11-foot ceilings, and a prime position within Chelsea's established luxury design and interiors corridor, the property offers investors a rare opportunity to acquire institutional-quality retail in one of Manhattan's most dynamic neighborhoods.

Modern Luxury Condominium Building
Completed in 2016 and designed by renowned architect ODA, The Flynn is an 11-story boutique condominium with 30 luxury residences averaging over $2,200 per square foot, reflecting exceptional quality and an affluent resident base.

Exceptional Street Presence
The retail condominium features 86 feet of highly visible frontage on West 18th Street between Sixth and Seventh Avenues, surrounded by leading home furnishings brands that create a premier co-tenancy environment.

Internationally Recognized Tenants
Fully leased to Eichholtz, a global luxury furniture and lighting brand, and Havwoods, an international leader in premium wood flooring. Eichholtz occupies 3,526 square feet through June 2034, and Havwoods occupies 2,208 square feet through January 2027. Both operate flagship showrooms with strong credit, long-term stability, and industry-leading reputations.

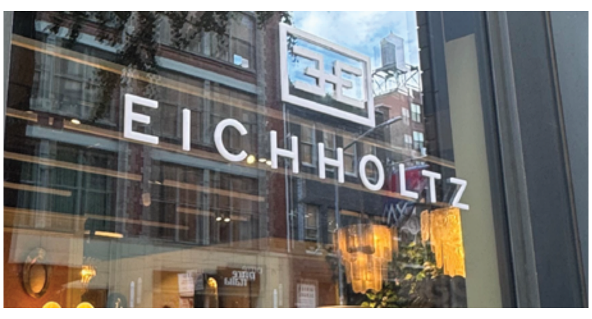
Reliable Cash Flow
Both leases include 3.0% annual increases and real estate tax reimbursements above a base year, ensuring predictable, stable income.

Separate Tax Lots / Investment Flexibility
Each retail unit is held as a separate tax lot, providing flexibility for future condominium sales or leasing of individual units.

Premium Retail Characteristics
The spaces offer prominent signage, ceiling heights up to 11 feet, and high-quality storefront visibility, among the most attractive on the block.

Exceptional Location & Accessibility
Located in the heart of Chelsea, just steps from the 18th Street 1 train, with additional access to the 2, 3, A, C, E, F, L, and M lines at 14th and 23rd Streets, providing seamless connectivity across Manhattan.

Dynamic Chelsea Neighborhood
Chelsea is a vibrant, design-driven neighborhood recognized for luxury home furnishings, dining, retail, and lifestyle destinations. Its proximity to Flatiron and the Meatpacking District enhances its appeal for both commercial tenants and residents.



Block / Lot	794 / 1355, 1366, 1367
Year Built	2016
Zoning	C6/24 / R8A
Ceiling Height	11'
Total Area	**7,786 SF**
Unit A – Ground (Eichholtz)	3,770 SF
Unit A – Cellar (Eichholtz)	1,188 SF
Unit B – Ground (Havwoods)	2,488 SF
Community Facility – Ground	340 SF
CAM Interest	4.035%
Projected CAM (2026)	$41,049
Real Estate Taxes (2026)	$171,889

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