



60 TENTH AVE

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Cushman & Wakefield has been exclusively retained to arrange for the sale of the retail property located at 60 10th Avenue, a premier asset that encompasses two corners and spans the entire length of 10th Avenue between W14th & W15th Streets. Located in Manhattan's Meatpacking District, the property is ideally positioned adjacent to Little Island & Chelsea Market, and directly beneath the High Line, offering unparalleled visibility and foot traffic in one of New York City's most dynamic sub-markets.

The building stands approximately 17,438 square feet with an additional 3,509 square feet of below grade space, featuring three distinct retail units. One unit is occupied by Rivian, an industry leading electric vehicle manufacturer and lifestyle brand. The other two units are white-boxed and delivered vacant, providing investors and users with immediate leasing and occupancy flexibility. The property features 14'-15' ceiling heights, modern infrastructure, and expansive 366' of glass frontage, creating an ideal setting for flagship retail, showroom, or experiential use.

Strategically located at the intersection of 10th Avenue and West 14th Street, 60 10th Avenue benefits from its proximity to a wide range of renowned attractions, including Chelsea Market, the High Line, Little Island, the Whitney Museum of American Art, and an array of luxury retailers, high-end restaurants, boutique hotels, and tech office headquarters such as Google and BILT, currently moving to 837 Washington Street. This location continues to attract some of the world's most innovative retail concepts and global brands seeking a presence in Manhattan's most creative and experiential neighborhood.

The Meatpacking District has evolved into one of New York City's most desirable retail destinations, defined by its cobblestone streets, historic architecture, and trend-setting mix of fashion, art, design, and technology. Retail rents and property values in the area have shown continued resilience and growth, supported by sustained tourism, a strong daytime office population, and the neighborhood's magnetic appeal to both native New Yorkers and tourists. The property also benefits from excellent public transportation access, with the A, C, E, L, 1,2,3,F,M and PATH subway lines within walking distance, as well as multiple MTA bus routes, Citi Bike stations and the West Side Highway.

This offering represents a rare opportunity to acquire a trophy retail asset in one of Manhattan's most supplyconstrained and globally recognized retail sub-markets. This opportunity presents investors and users with the ability to capitalize on strong in-place income with future lease-up potential in a corridor that continues to experience rising demand and limited availability.











Prime Investment OR User Opportunity



Central Meatpacking Location



Expansive All Glass Frontage



First-Class Co-Tenancy



Flexible Division **Scenarios Possible**



183.538 **Pedestrians Pass 60 10th Avenue Weekly**



84,000 **Vehicles** Pass 10th **Avenue Weekly**



Property Information

| Address | 60 10th Avenue, Ne | 60 10th Avenue, New York, NY 10014 | | | | |
|----------------|--------------------|------------------------------------|--|--|--|--|
| Submarket | Meatpacking Distri | Meatpacking District (Highline) | | | | |
| Block & Lot | 712-6 | 712-6 | | | | |
| Lot Dimensions | 206.5' x 98.86' | Irregular | | | | |
| Lot SF | 17,438 | SF (approx.) | | | | |

Building Information

| Property Type | Freestanding Retail | | | | |
|------------------------------|---------------------------------------|--------------|--|--|--|
| Construction Year | 2013 | | | | |
| Building Dimensions | 207' x 99' | | | | |
| Stories | 1, Plus lower level | | | | |
| Ceiling Heights | Ground Floor: 14' - 15' | | | | |
| | Lower Level: 9' | | | | |
| | | | | | |
| Total Above Grade SF | 17,438 | SF (approx.) | | | |
| Below Grade Gross SF | 3,509 | SF (approx.) | | | |
| Total Gross SF | 20,947 | SF (approx.) | | | |
| | | | | | |
| Current Demised Units | | | | | |
| | MULTIPLE DIVISION SCENARIOS AVAILABLE | | | | |

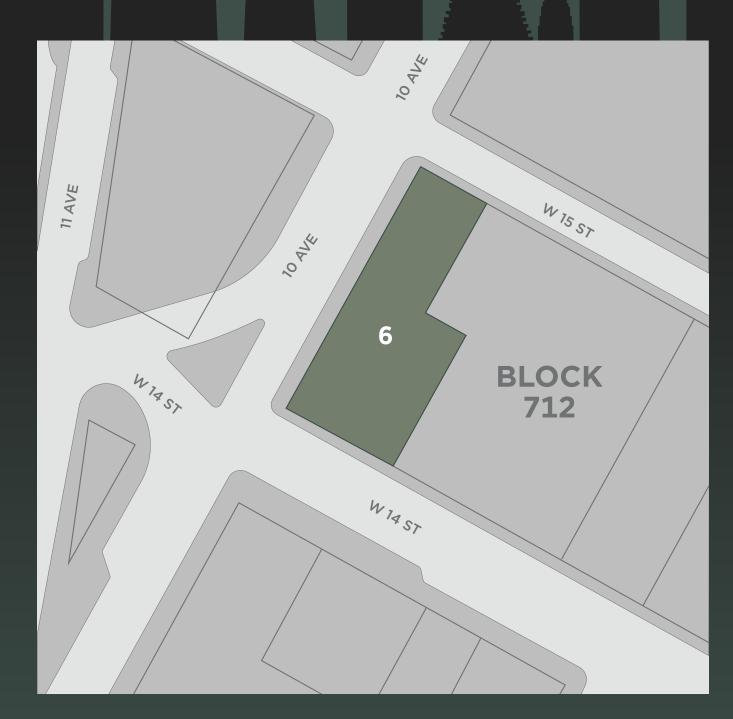
Zoning Information

| Zoning | M1-5, WCh |
|-----------------------------|-------------------------------|
| Historic / Special District | Special West Chelsea District |

NYC Tax Information (25/26)

| Total Assessment | \$4,794,480 |
|---------------------|-------------|
| Annual Property Tax | \$515,982 |
| Tax Class | 4 |
| Tax Rate | 10.762% |

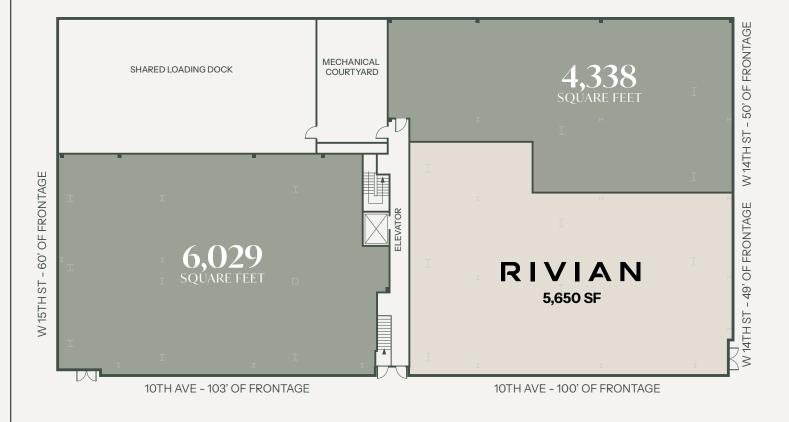
Tax Map



SIXTY TENTH AVENUE

Floor Plans

Ground Level



Lower Level



Available

Leased

Building Common Area

Aerial Photos



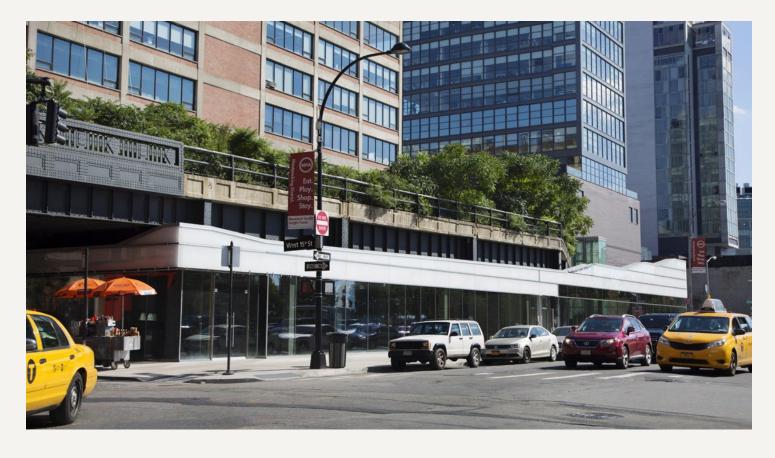






IXTY TENTH AVENUE

Exterior Photos



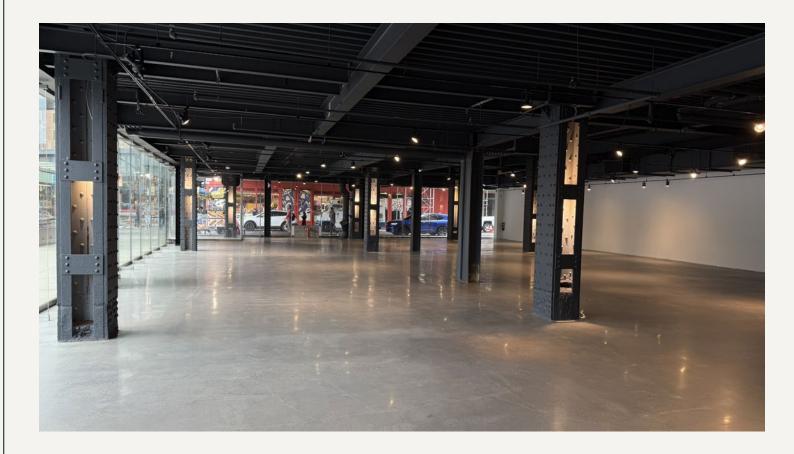


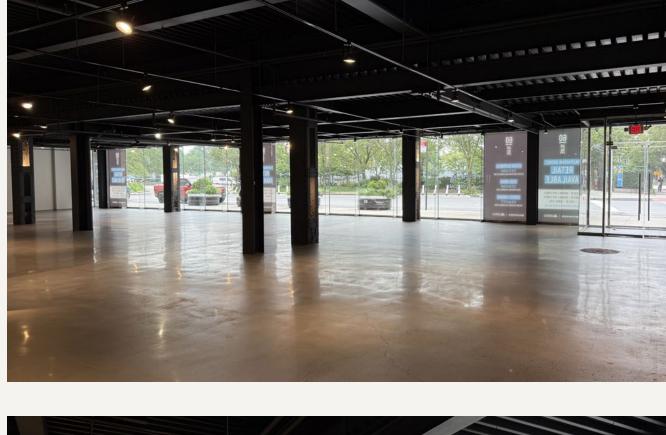


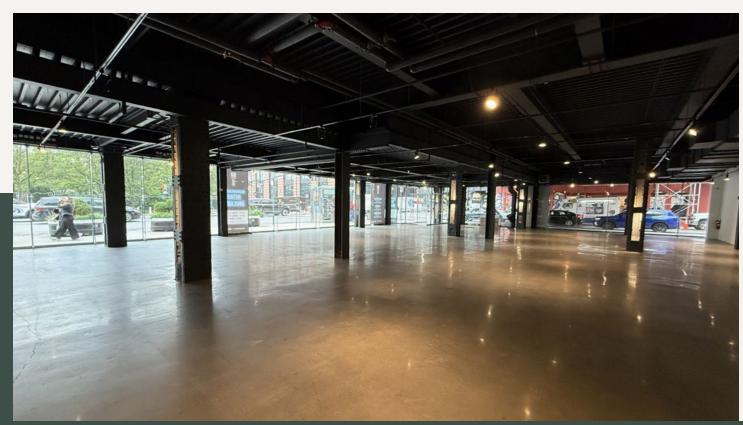


IXTY TENTH AVENUE

Interior Photos









Corner of 15th St & 10th Ave

Interior Photos

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Certificate of Occupancy



Certificate of Occupancy

CO Number: 120066668F

Page 2 of 2

| Permissible Use and Occupancy | | | | | | | |
|---|---------------------------------|---------------------------------|--|---------------------------------|------------------|-------------------------|--|
| All Building Code occupancy group designations below are 2008 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 | 20 | 100 | S-2 | | 6 | STORAGE,BICYCLE PARKING | |
| CEL | | | F-2 | | | MECHANICAL/METER ROOMS | |
| 001 | 619 | 100 | M | | 6 | RETAIL STORES | |
| THESE PREMISES KNOWN AS BLOCK 712 LOTS 1 & 6 HAVE BEEN DECLARED ONE ZONING LOT AS PER ZR 12-10 AND HAVE BEEN RECORDED AT COUNTY CLERK UNDER REEL 3154 PAGE 2018 END OF SECTION | | | | | | | |

Tax Bill



August 16, 2025 61 West 14th Street Property Inves 70 10 Avenue 1-00712-0006 Page 2

| Billing Summary | Amount | | |
|--|--------|--|--|
| Total amount due by October 1, 2025, if you still have a mortgage | \$0.00 | | |
| Total amount due by October 1, 2025, if you no longer have a mortgage | \$0.00 | | |
| AMOUNT DUE BY OCTOBER 1, 2025 | \$0.00 | | |
| 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. | | | |
| our property dataile: | | | |

| Your property details: | | How we calculate your annual taxes: | |
|-------------------------|------------------------------|-------------------------------------|----------------|
| Estimated market value: | \$11,594,000 | Billable assessed value: | \$4,794,480.00 |
| Tax class: | 4 - Commercial Or Industrial | times the current tax rate: | x 10.7620% |
| | | Annual property tax: | \$515,981.96 |

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Rivian

Rivian Automotive, Inc. is an American electric-vehicle innovator founded in 2009 by CEO RJ Scaringe. The company is focused on transforming the transportation and energy landscape through premium all-electric adventure vehicles, advanced battery technology, and fleet electrification solutions. Backed by world-class institutional investors, Rivian has established itself as one of the most well-capitalized and strategically positioned EV manufacturers in the U.S. The company currently maintains a market capitalization of approximately \$16.47 billion, with Amazon serving as its largest shareholder at roughly 17% ownership, underscoring strong long-term confidence from a global technology and logistics leader. Notably, Rivian has benefited from a foundational commercial partnership with Amazon, which includes the development and delivery of custom electric delivery vans designed to support Amazon's decarbonization efforts.

Business Model and Operations

Rivian manufactures electric trucks, SUVs, and commercial delivery vehicles, combining advanced engineering, proprietary software, and vertically integrated technology systems. The company launched its flagship consumer vehicles, the R1T pickup and R1S SUV, to strong market reception for their performance, range, and off-road capability. Rivian simultaneously operates a commercial division focused on electrifying corporate fleets, most notably through a large-scale delivery-vehicle program with Amazon. The company's integrated approach spans in-house battery development, vehicle assembly, charging infrastructure, and digital fleet management, positioning Rivian to compete across consumer, commercial, and energy technology verticals.

Strategic Partnerships & Expansion Initiatives

Rivian's platform attracts collaboration from leading institutional and technology partners. Alongside Amazon's investment and commercial fleet agreement, the company has secured support from organizations aligned with sustainability, mobility innovation, and next-generation energy systems. Rivian is continuing to invest in manufacturing efficiency, supply-chain integration, and next-generation vehicle platforms — including future mid-size models intended to broaden consumer accessibility. The firm remains focused on long-term scale, product diversification, and technological leadership in electric propulsion and battery systems.









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Meatpacking

Neighborhood Overview

The Meatpacking District is one of Manhattan's most dynamic neighborhoods, blending historic industrial architecture with contemporary design, luxury retail, and world-class dining. Once a hub for meat distribution and manufacturing, the district has transformed into a premier destination for fashion, culture, and hospitality. Its cobblestone streets, brick warehouses, and modern architectural conversions attract a diverse mix of affluent residents, creative professionals, and international visitors, drawn to the area's high-energy and design-forward character.



Dining and Entertainment

The neighborhood offers an exceptional dining and nightlife scene, anchored by iconic venues such as Catch NYC, Pastis, and STK, alongside new favorites like Little Ruby's, The Standard Grill, and RH Rooftop. Its mix of stylish restaurants, rooftop lounges, and boutique hotels — including the Gansevoort and The Standard — creates a 24/7 energy unique to the area. Major cultural and lifestyle attractions such as the Whitney Museum of American Art, the High Line, and Pier 57 further enhance the neighborhood's year-round appeal. The district also benefits from destination-driving landmarks like Chelsea Market, the Starbucks Reserve Roastery, and the members-only SoHo House, solidifying its status as one of Manhattan's most vibrant and consistently trafficked neighborhoods.

Retail and Shopping

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The Meatpacking District has become a flagship corridor for global fashion and lifestyle brands, including Hermès, Saint Laurent, Loro Piana, Apple, and Theory. Its distinctive architecture and strong pedestrian activity make it a sought-after location for experiential and design-driven retail. With limited supply and continued

demand from luxury and lifestyle tenants, retail rents remain among the strongest in Manhattan, supported by the district's visibility and brand cachet.

Historic Architecture & Lifestyle

Defined by preserved 19th-century warehouses, cobblestone streets, and industrial detailing, the district maintains its authentic character while embracing modern transformation. Adaptive reuse projects have converted former factories into high-end retail, creative office, and hospitality spaces. Its compact, walkable layout—enhanced by access to the Hudson River Park, Little Island, and the High Line—supports a vibrant, connected lifestyle appealing to both locals and visitors.

Overall

The Meatpacking District's combination of historic architecture, luxury retail, premier dining, and cultural prominence positions it as one of Manhattan's most desirable and enduring retail destinations. Its strong brand identity, consistent foot traffic, and architectural distinction make it a prime location for high-end retail investment.





60 TENTH AVE

Neighborhood Highlights



A World-Class Retail Destination

in the epicenter for fashion, design, technology, food, hospitality, and new media.



Dynamic 24/7 Neighborhood,

surrounded by offices, high-density residential, nightlife, and recreation.



1,800 Hotel Rooms

in the surrounding area.



13 Projects Under Construction

in the area will add 900,000 SF of commercial space.



183,538 Pedestrians

pass 60 10th Avenue weekly.



84,000 Vehicles

pass 10th Avenue weekly.

Property located adjacent to the Chelsea Market, Little Island, Highline, Chelsea Piers, and Luxury Retail Flagships.

8 million people pass through the Chelsea Market and Highline annually, both of which are adjacent to 60 10th Avenue.



Chelsea Market

- + Amy's Bread
- + Anthropologie + Artechouse
- + Artists & Fleas
- + Bar Suzette + Black Seed Bagels + Friedman's
- Boun Italia + Chote Miya
- + Creamline
- + Cull & Pistorl + Doughnuttery
- + Fat Witch Bakery
- + Heatonist + Higher Standards + Miznon
- + Corkbuzz Winebar + Joey Bats Cafe
 - + L'Arte Del Gelato + Li-Lac Chocolates + Posman Books
 - + Lobster Place + Los Mariscos
 - + Los Tacos No.1
- + Pearl River Mart
- + Sarabeth's Bakery
 - + Seed + Mill
- + The Tippler + Mayhem Sandwiches+ Very Fresh Noodles





Little Island

Little Island is a public park, located in Hudson River Park, where all New Yorkers and visitors can experience nature and art in a unique urban oasis. Located at Pier 55, Little Island is a floating park with dramatic views of NYC. Opened to the public in 2021.



Gansevoort Peninsula Park

Located in Hudson River Park between Gansevoort Street and Little West 12th Street, and opposite the Whitney Museum of American Art, Gansevoort Peninsula delivers a wide array of spaces for lounging, fitness, and fun. Opened to the public in 2023.



14th Street Scape

This spring, West 14th Street between Ninth and Tenth Avenues in the Meatpacking District unveiled a major pedestrian-focused transformation with the debut of the West 14th Street Promenade. The initiative reimagined a formerly underutilized roadway into a dynamic public realm anchored by widened pedestrian zones, landscaping, and five thoughtfully designed gathering areas. The result is an activated streetscape that enhances the pedestrian experience and strengthens connectivity to Hudson River Park.

Spearheaded by the Meatpacking District Management Association (Meatpacking BID) in collaboration with Street Plans, TYLin, NYC DOT, and Manhattan Community Boards 2 and 4, the project reflects a strategic vision to prioritize walkability, outdoor gathering, and experiential retail. Future elements — including curated public art installations and small-format concessions — will further reinforce the corridor's role as a community and visitor destination.

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The neighborhood has experienced a dramatic increase in pedestrian volumes driven by new western waterfront landmarks including Little Island, Pier 57, and Gansevoort Peninsula. Nearly two million people crossed Tenth Avenue at West 14th Street in 2024 alone, representing a year-over-year increase of more than 175%. This sustained momentum highlights the Meatpacking District's continued evolution as a premier lifestyle district and gateway to the expanding Hudson River Park waterfront.

The West 14th Street Promenade marks the second major project completed as part of the Meatpacking BID's Western Gateway Vision, following the success of Gansevoort Landing. These improvements complement broader Hudson River waterfront reinvestment, including the Route 9A redesign study, upgrades to the Manhattan Cruise Terminal, a new esplanade from West 30th to West 44th Streets, and the phased closure of the last remaining meat market facilities. Together, these initiatives support a cohesive, accessible, and highly activated waterfront community while preserving the neighborhood's authentic character and elevating its environment for retailers, residents, and visitors alike.

Retail Leasing

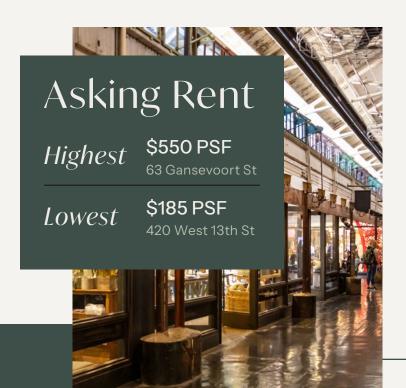
Meatpacking Submarket

Retail Leasing Comps

| QTR | Year | Bldg# | Address | Tenant | Industry | Total SF | GFSF | LLSF | Ground Floor Rent PSF | Aggregate Starting Rent |
|-----|------|-------|----------------------------|--|-----------------------|----------|--------|-------|--------------------------|----------------------------|
| 3 | 2025 | 837 | Washington Street | Bilt | Financial Services | 46,641 | 9,660 | 9,183 | \$225 | \$8,928,160 |
| 3 | 2025 | 50 | Ninth Avenue | "Advanced Contemporary by Jen Rubio" | Apparel | 20,058 | 10,069 | 9,989 | \$571 | \$5,750,000 |
| 3 | 2025 | 821 | Washington Street | Bang & Olufson | Apparel | 3,559 | 2,384 | 1,175 | \$252 | \$600,000 |
| 2 | 2025 | 73 | Gansevoort Street | MooRER | Apparel | 3,400 | 2,800 | 600 | \$340 | \$935,000 |
| 2 | 2025 | 825 | Washington Street | Lili The First | Apparel | 1,982 | 1,043 | 939 | \$240 | \$250,320 |
| 1 | 2025 | 421 | West 14th Street | Lladro | Home Décor | 1,986 | 1,986 | | \$243 | \$482,598 |
| 4 | 2024 | 33 | Ninth Avenue | Baccarat | Accessories | 3,995 | 3,995 | | \$576 | \$2,300,000 |
| 3 | 2024 | 829 | Washington Street | Empresa | Apparel | 1,343 | 743 | 600 | \$300 | \$222,000 |
| 3 | 2024 | 413 | West 14th Street | Bagatelle | Food & Beverage | 7,923 | 4,828 | 3,095 | \$211 | \$1,019,200 |
| 2 | 2024 | 875 | Washington Street | Cadar Jewelry | Accessories | 3,000 | 2,000 | 1,000 | \$400 | \$800,000 |
| 1 | 2024 | 76 | Gansevoort Street | Golden Goose | Apparel | 3,251 | 2,517 | 734 | \$390 | \$981,630 |
| 1 | 2024 | 66 | Gansevoort Street | Zegna | Apparel | 3,600 | 2,100 | 1,500 | \$382 | \$802,000 |
| 1 | 2024 | 12 | Little West 12th Street | Jacques Marie Mage | Accessories | 1,600 | 1,600 | | \$344 | \$550,000 |
| 1 | 2024 | 875 | Washington Street | Studs | Personal Services | 1,000 | 1,000 | | \$300 | \$300,000 |
| 1 | 2024 | 807 | Washington Street | Anine Bing | Apparel | 2,140 | 1,562 | 578 | \$186 | \$290,532 |
| 1 | 2024 | 415 | West 13th Street | Unnamed Wellness Concept | Personal Services | 11,142 | 8,058 | 3,084 | \$223 | \$1,800,000 |

Retail Leasing Statistics

| Q2 25 | Q2 24 |
|---|-------|
| Overall Availability Rate | |
| 2 22.0% | 23.0% |
| Direct Availability Rate | |
| 2 21.3% | 22.7% |
| Sublease Availability Rate | |
| • 0.7% | 0.7% |
| Average Ground Floor Asking Rent (PSF) | |
| ② \$291 | \$301 |
| Average Ground Floor Size (SF) | |
| 2 4,969 | 4,539 |
| | |



Recent Top Transactions

1

L U C A F A L O N I

406 West 14th St 5,300 SF

5,300

)

LILI THE FIRST

825 Washington St

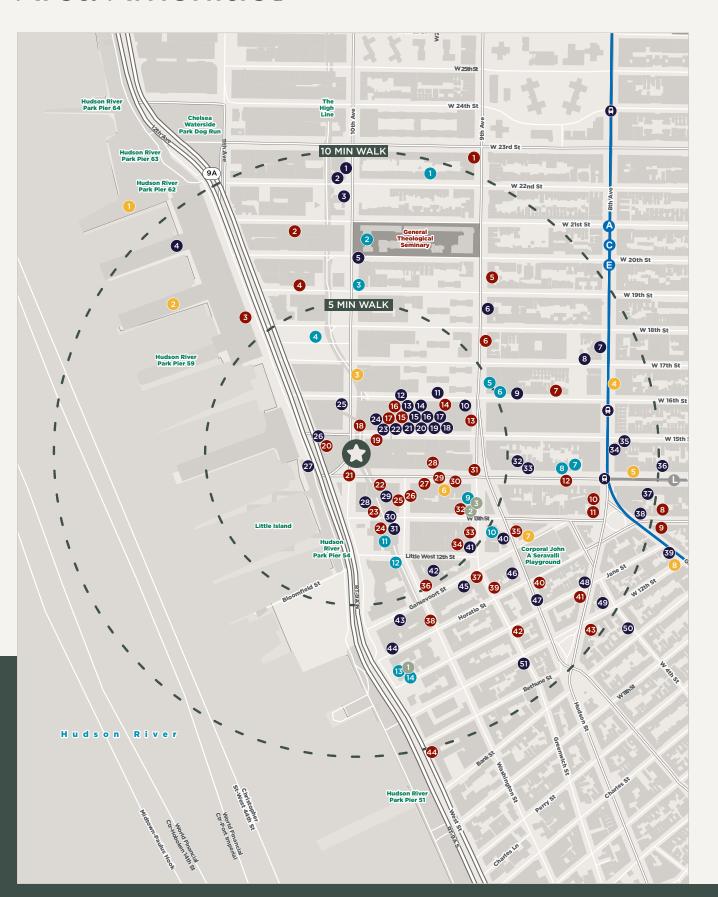
3



412 West 13th St 2,007 SF

35

Area Amenities





Fitness

- 1. The Roller Rinks At Chelsea Piers
- Chelsea Piers Fitness
- Equinox Highline
- New York Sports Club
- SIt W 14
- BODYROK
- Liftonic
- Equinox Greenwich



Hotels

- 1. The Exec Suite of Sanctuary Theatre
- 2. The High Line Hotel
- Hideaway Beach Resort
- Faena
- The Maritime Hotel
- Dream Downtown
- Hotel 309
- Chelsea Pines Inn
- Soho House New York
- Gansevoort Meatpacking
- 11. The Standard, High Line 12. National Hotel Supl
- 13. The Jane Hotel
- 14. Hotel Riverview



Private Clubs

- 1. San Vincente
- 2. SoHo House
- 3. Chez Margaux



Restaurants

- 1. Juban
- Tia Pol
- Pepe Giallo
- Bateaux New York
- Cookshop
- Salinas
- Chipotle Mexican Grill
- Konban
- Philippe Chow
- 10. Buddakan
- 11. Lobster Place
- 12. Ayada Thai Chelsea Market
- 13. Cull & Pistol Oyster Bar
- 14. ALF Bakery
- 15. Los Tacos No.1
- 16. Le Song
- 17. Very Fresh Noodles
- 18. Los Mariscos
- 19. mokbar
- 20. Miznon
- 21. Maki A Mano
- 22. Bar Suzette
- 23. Dickson's Farmstand Meats
- 24. NBetween
- 25. Crane Club
- 26. Market 57

- - 28. Genesis House
 - 29. Puttery
 - 30. The Standard Grill
 - 31. The Biergarten at The Standard, High Line
 - 32. Hao Noodle Chelsea

27. City Winery New York City

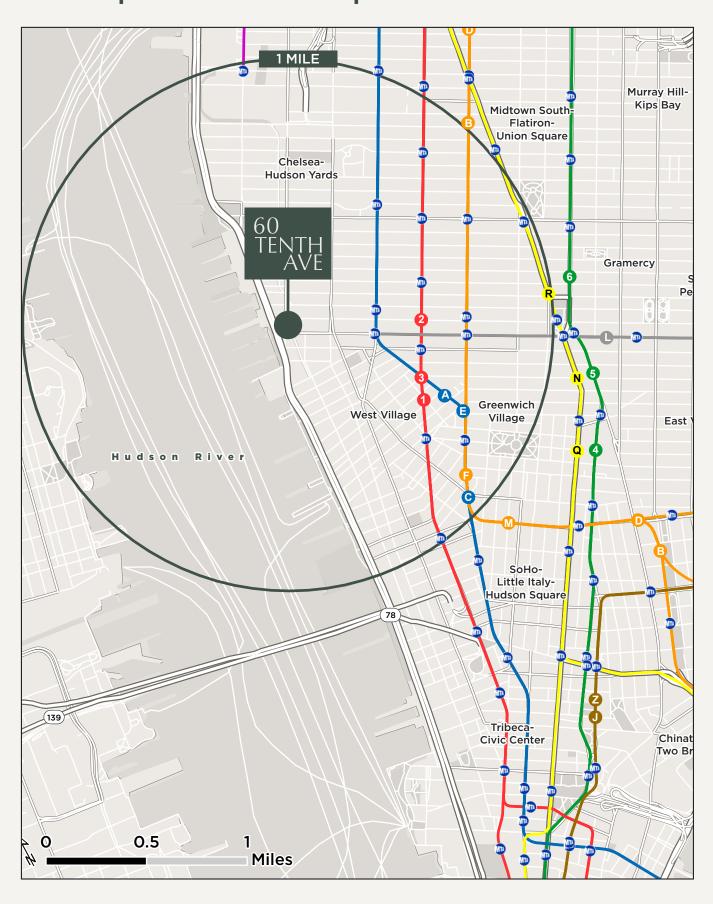
- 33. Kogane Ramen-Manhattan
- 34. Xi'an Famous Foods
- 35. Tangy Noodle
- 36. La Nacional
- 37. Sappe 38. Jack & Charlie's No. 118
- 39. Don Angie
- 40. Mēdüzā Mediterrania New York
- 41. RH Rooftop Restaurant at RH New York
- 42. STK Steakhouse
- 43. Simò Pizza Meatpacking
- 44. Barbuto
- 45. Pastis
- 46. Bangkok Supper Club 47. The Lavaux
- 48. Tavern on Jane
- 49. Do Not Disturb
- 50. St Tropez West Village 51. Stafili Wine Cafe

Shopping

- 1. Garber Hardware
- 2. Gagosian
- 3. Pier 59 Studios
- David Zwirner
- Chelsea Royal Care Pharmacy
- SUGARED + BRONZED
- Sohung Designs
- Enfleurage
- Gray & Davis La Belle Epoque
- Soapology
- West 14 Apothecary
- 13. Chelsea Market
- 14. Muji Market
- 15. Prive Designer Sales
- 16. Pearl River Mart at Chelsea Market
- 17. Anthropologie
- 18. Artists & Fleas Market
- 19. Milk Studios
- 20. Bird & Branch 21. SitPack
- 22. Gucci New York Meatpacking Pop Up

- 23. Starscape by Genesis House
- 24. The Standard Plaza
- 25. Diane Von Furstenberg
- 26. Paige-Meatpacking District
- 27. Lilla P
- 28. The Poke Court
- 29. ASICS
- 30. NYC Trees
- 31. Apple New York
- 32. Rolex Boutique Meatpacking
- 33. SEPHORA
- 34. RH New York | The Gallery in the Historic Meatpacking District
- 35. Sisley Paris
- 36. Warby Parker Washington St
- 37. Hermes 38. Kilian Paris Boutique
- 39. Christian Louboutin
- 40. Marisa Perry Atelier 41. Romp Family Christmas Trees
- 42. Maison Margiela
- 43. Grove Drugs
- 44. Ann Hamilton Bridal

Transportation Map







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