

**Manhattanville in West Harlem Implementation Plan Report
October 15, 2024 Submission**

Declaration Reference and Key Data

Obligation Section Number: **5.07(c)(xxiv)**

Obligation Title: **Retail Businesses**

Obligation Page Number: **57**

Obligation Trigger: **CO - First New Building with Small Format Retail Space**

Obligation Start Date: **July 24, 2024 – Issuance of CO for Columbia Business School**

Obligation End Date: **Project Completion**

Obligation Status: **In Compliance**

Obligation

Retail Businesses. Columbia shall market no less than 12,000 GSF of small format retail space (up to 2,500 GSF per business) on the Project Site for local entrepreneurs and existing local businesses for uses specified in Section 104-16 of the Zoning Resolution. Priority shall be given to any business displaced by the Project that is in compliance and good standing with its lease terms. When feasible, Columbia shall implement the retail strategy that it currently uses in Morningside Heights and will use good faith efforts to reach agreements with on-site retailers, and with businesses compatible with Columbia's and the community's rebuild needs, provided reasonable economic terms can be agreed upon with such businesses.

Evidence of Compliance

1. Copy of marketing materials featuring available small format retail space on Project Site
2. Report of community outreach regarding retail space on Project Site

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.

COLUMBIA UNIVERSITY -
MANHATTANVILLE

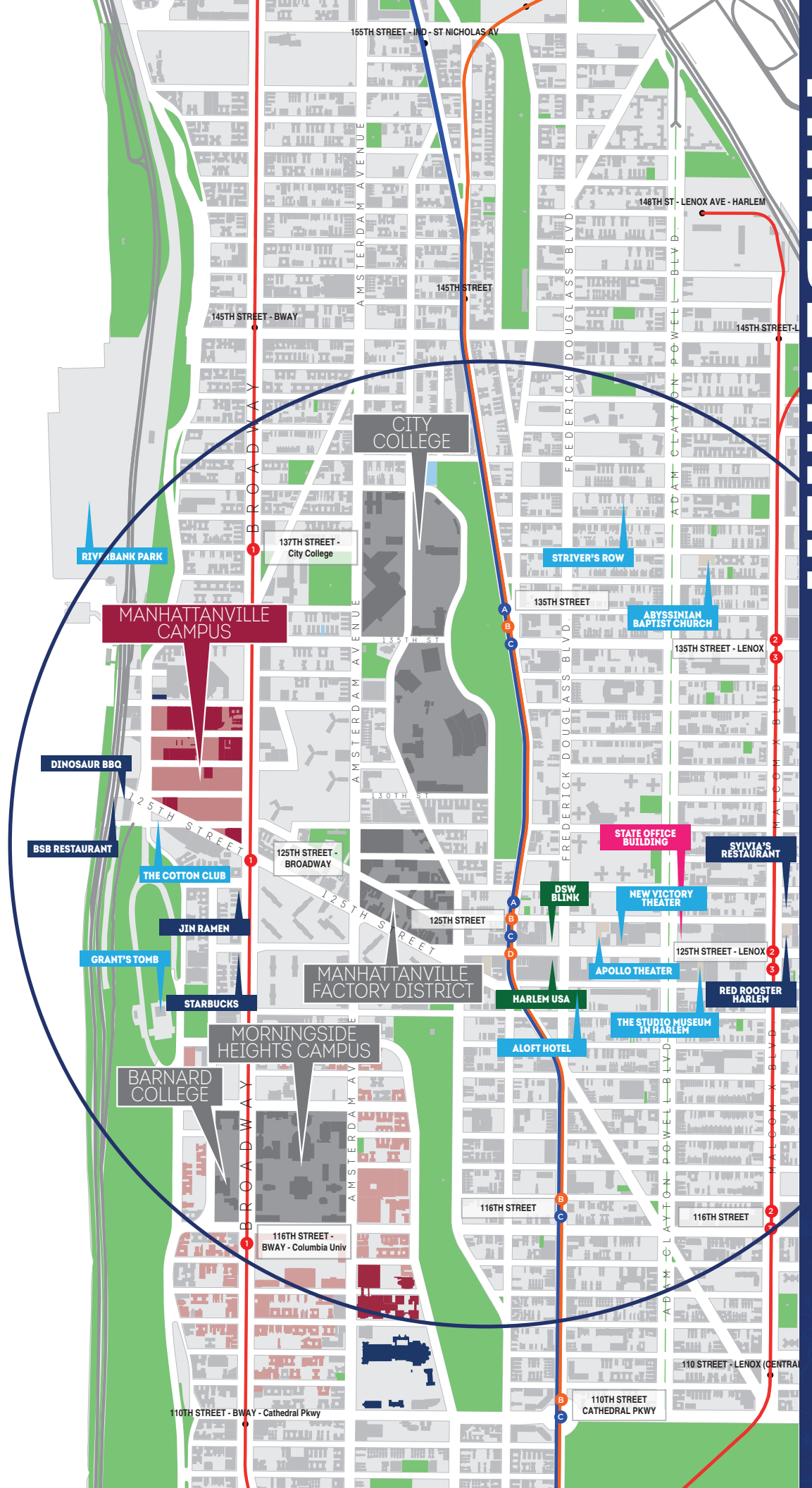
RETAIL SPACE

F O R L E A S E

COLUMBIA BUSINESS SCHOOL

HARLEM, MORNINGSIDE HEIGHTS, HAMILTON HEIGHTS, MANHATTANVILLE

Over the past few years, the trade area surrounding the site has attracted significant commercial, educational, residential and retail investments that have significantly added to the neighborhood's vibrancy and quality of life.



TRADE AREA

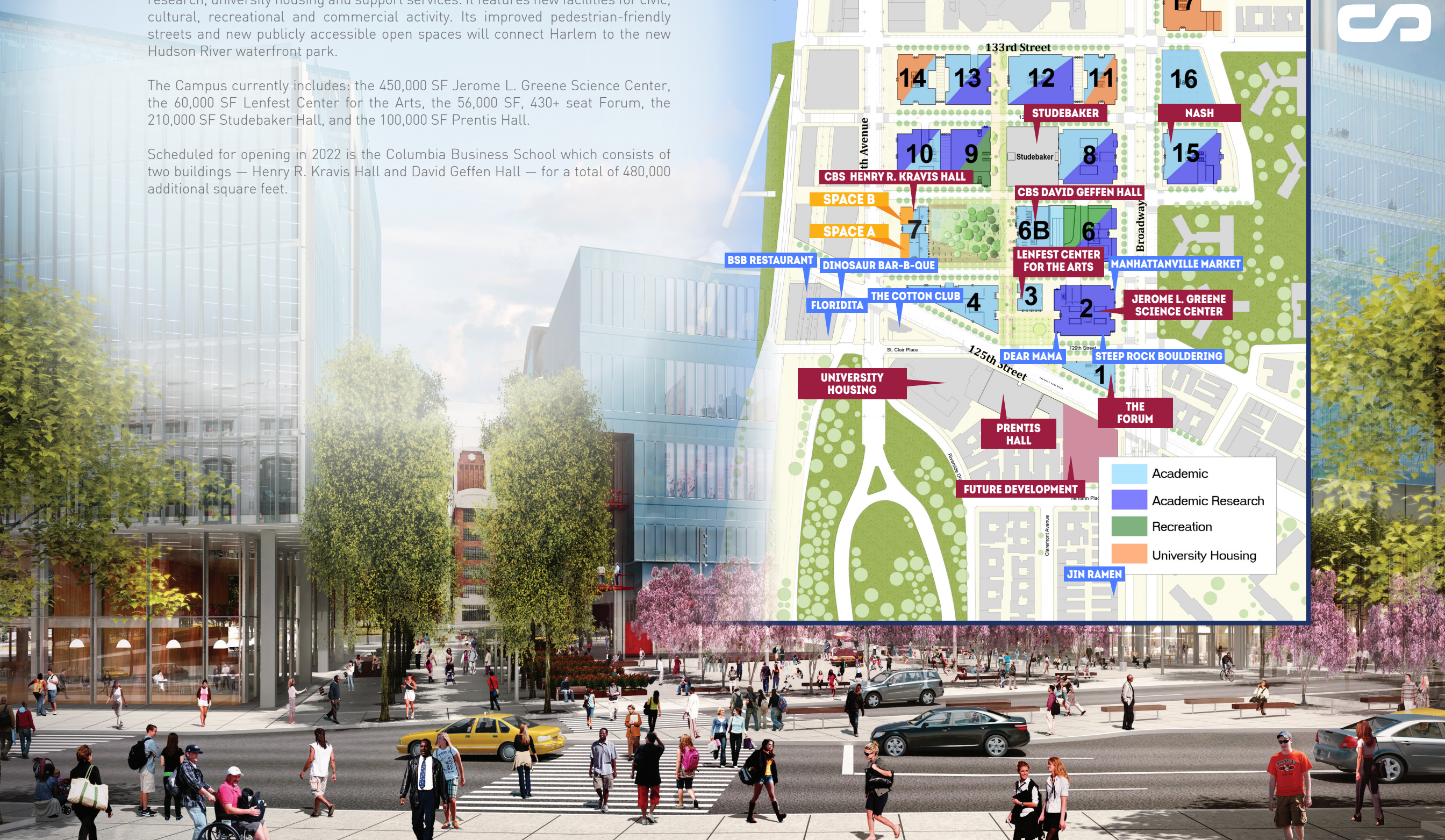
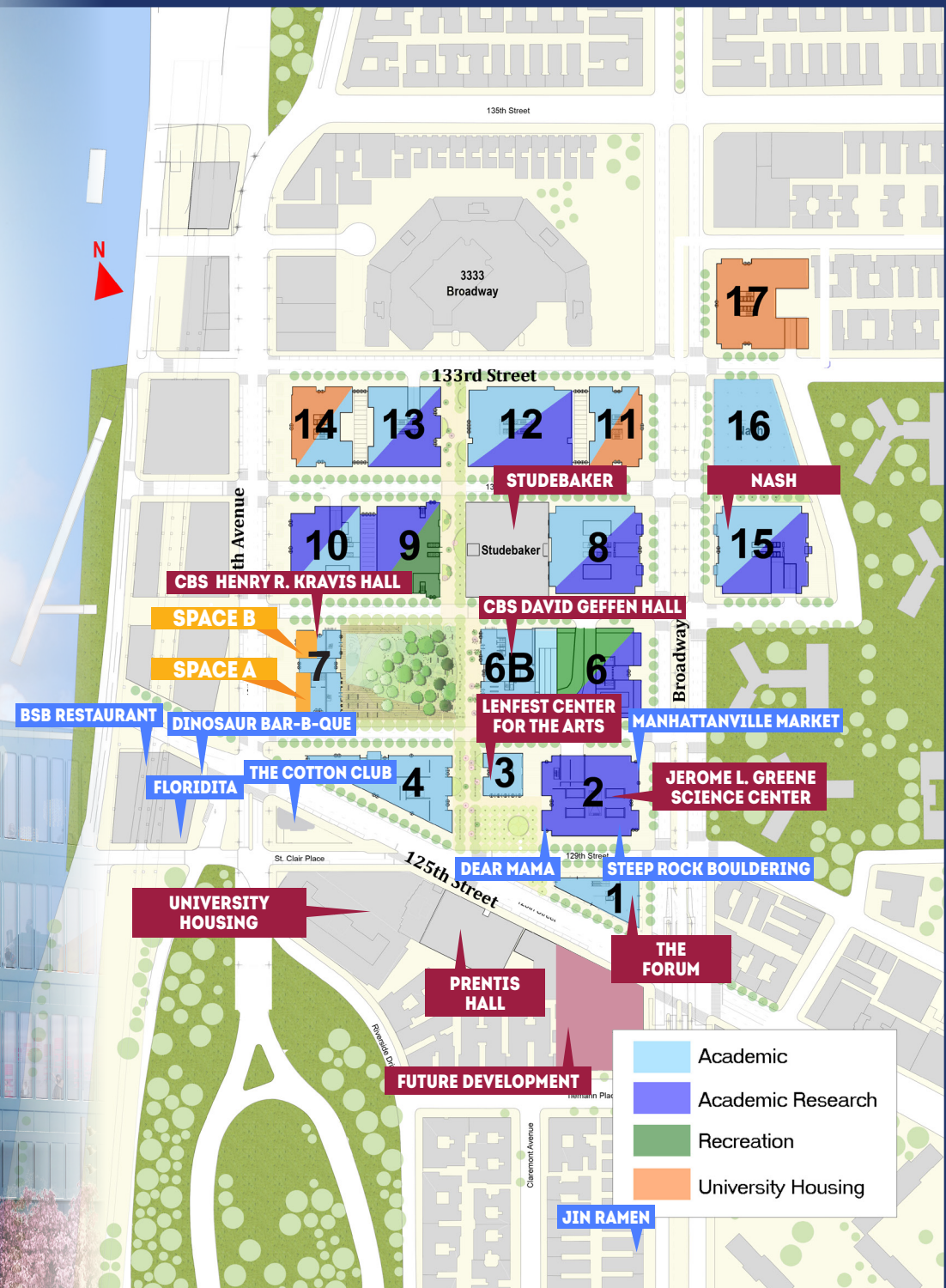
MANHATTANVILLE

The Manhattanville campus is situated between City College just to the north, Columbia's Morningside campus just to the south and the Manhattanville Factory District to the east.

The campus plan includes up to 6.8 million square feet of space for teaching, research, university housing and support services. It features new facilities for civic, cultural, recreational and commercial activity. Its improved pedestrian-friendly streets and new publicly accessible open spaces will connect Harlem to the new Hudson River waterfront park.

The Campus currently includes: the 450,000 SF Jerome L. Greene Science Center, the 60,000 SF Lenfest Center for the Arts, the 56,000 SF, 430+ seat Forum, the 210,000 SF Studebaker Hall, and the 100,000 SF Prentiss Hall.

Scheduled for opening in 2022 is the Columbia Business School which consists of two buildings — Henry R. Kravis Hall and David Geffen Hall — for a total of 480,000 additional square feet.



AVAILABILITY

4 retail spaces are available to lease in Kravis Hall.

ADDRESS

Henry R. Kravis Hall — Columbia Business School
2285 - 2293 12th Avenue
650 West 131st Street
New York, NY 10027

PREMISES

- SPACE A1:** 1,397 SF
- SPACE A2:** 848 SF
- SPACE A3:** 1,297 SF
- SPACE B:** 1,928 SF

Ground Floor

Open Space Plaza



RETAIL



COLUMBIA UNIVERSITY
IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY – MANHATTANVILLE R E T A I L

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WINICK



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MANHATTANVILLE

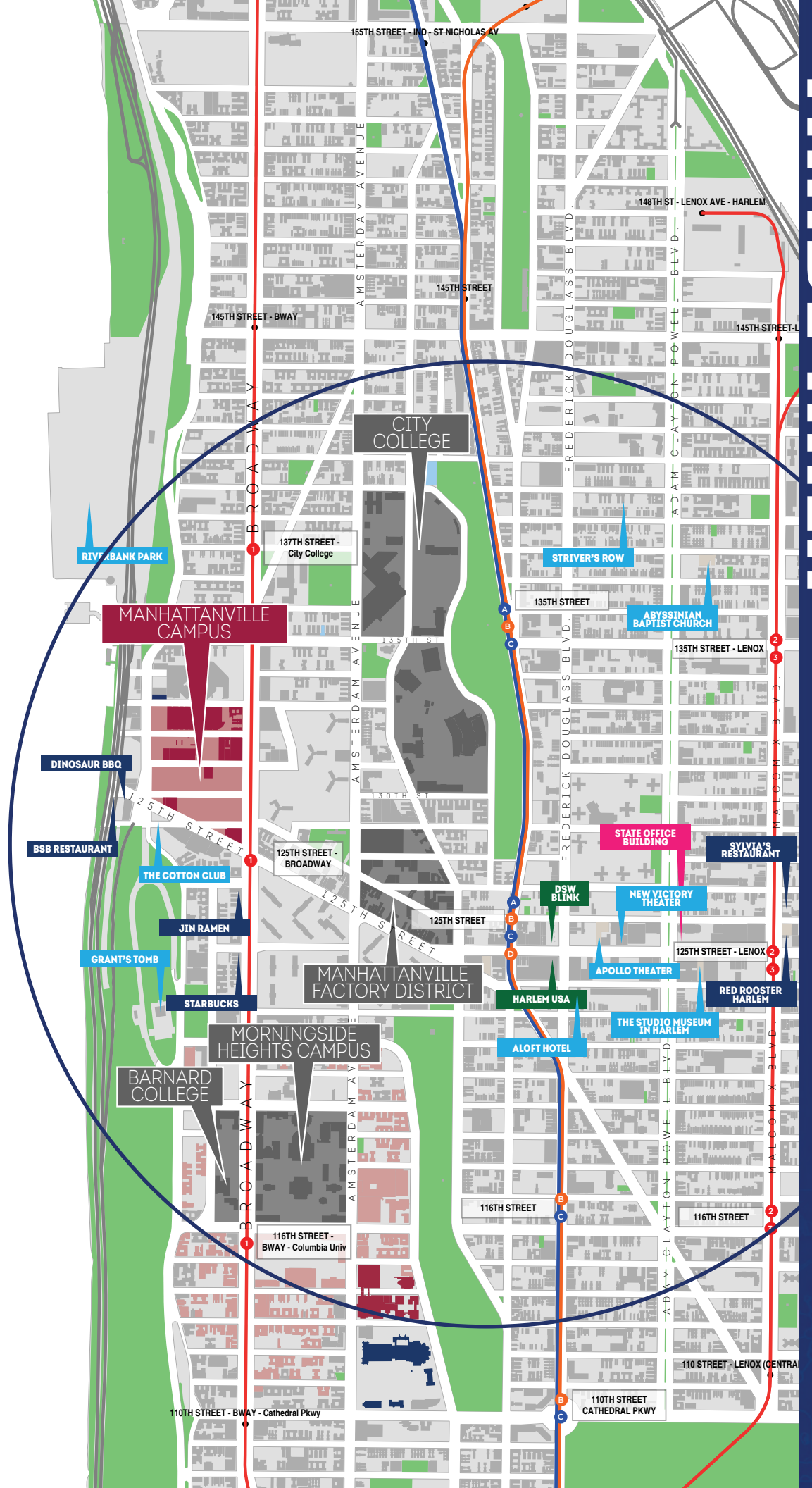
RETAIL SPACE

F O R L E A S E

COLUMBIA BUSINESS SCHOOL

HARLEM, MORNINGSIDE HEIGHTS, HAMILTON HEIGHTS, MANHATTANVILLE

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TRADE AREA

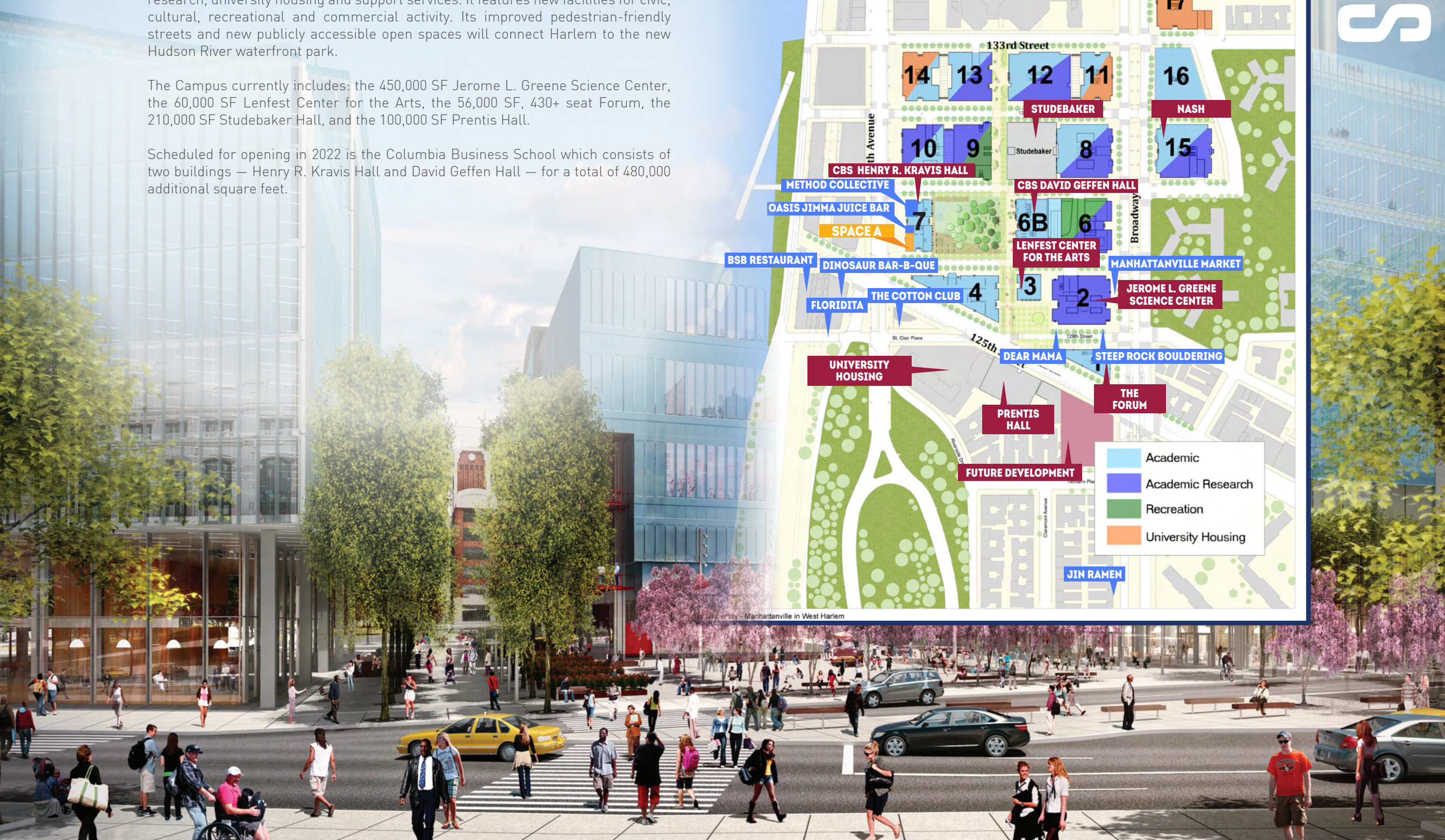
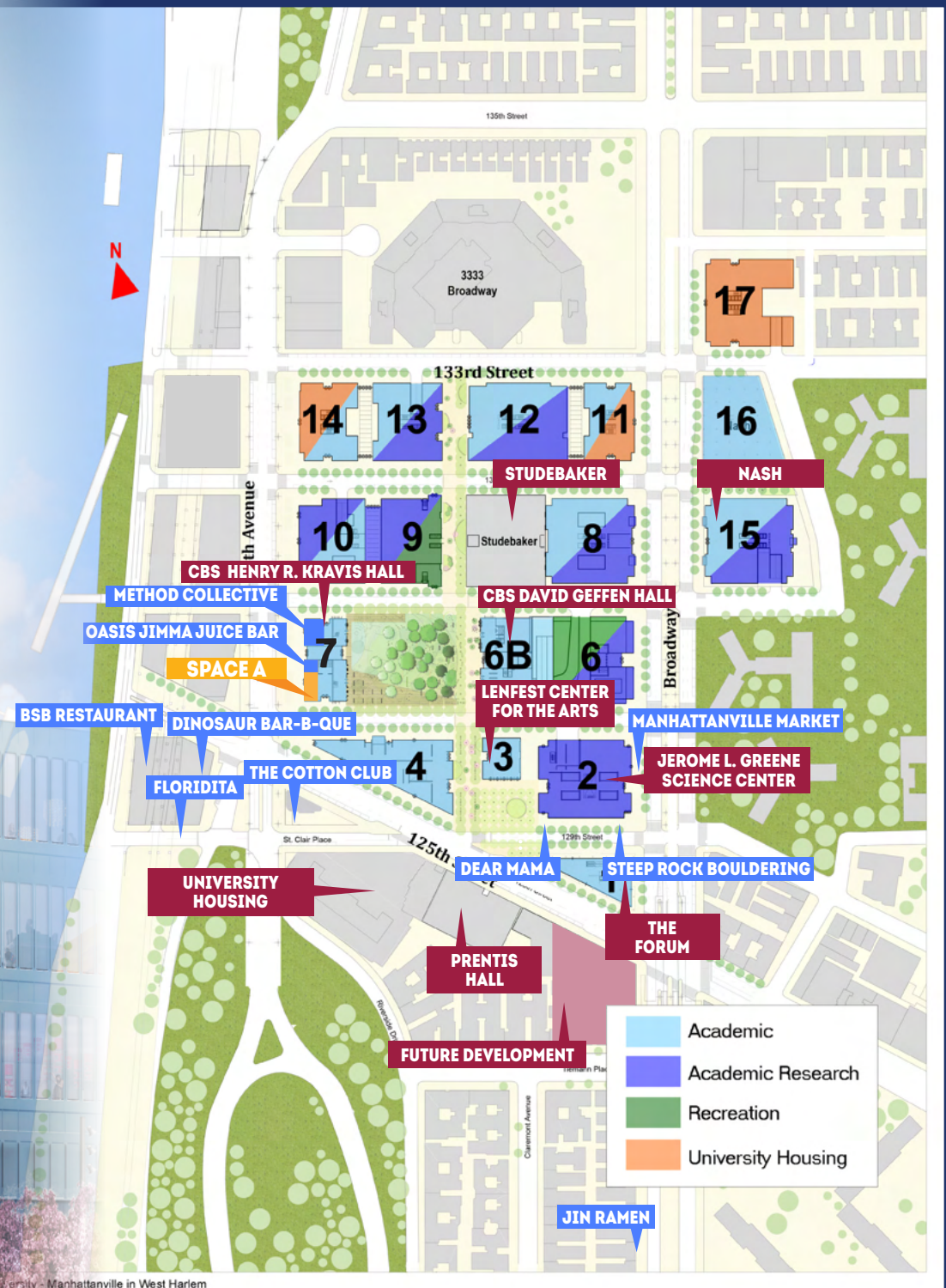
MANHATTANVILLE

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The Campus currently includes: the 450,000 SF Jerome L. Greene Science Center, the 60,000 SF Lenfest Center for the Arts, the 56,000 SF, 430+ seat Forum, the 210,000 SF Studebaker Hall, and the 100,000 SF Prentiss Hall.

Scheduled for opening in 2022 is the Columbia Business School which consists of two buildings — Henry R. Kravis Hall and David Geffen Hall — for a total of 480,000 additional square feet.



COLUMBIA BUSINESS SCHOOL HENRY R. KRAVIS HALL

Comprising 2 buildings — Henry R. Kravis Hall and the David Geffen Hall — the Manhattanville campus will be the new home of the Columbia Business School.



BUILDING



AVAILABILITY

Two retail spaces are available to lease in Kravis Hall, including the corner of 130th street.

ADDRESS

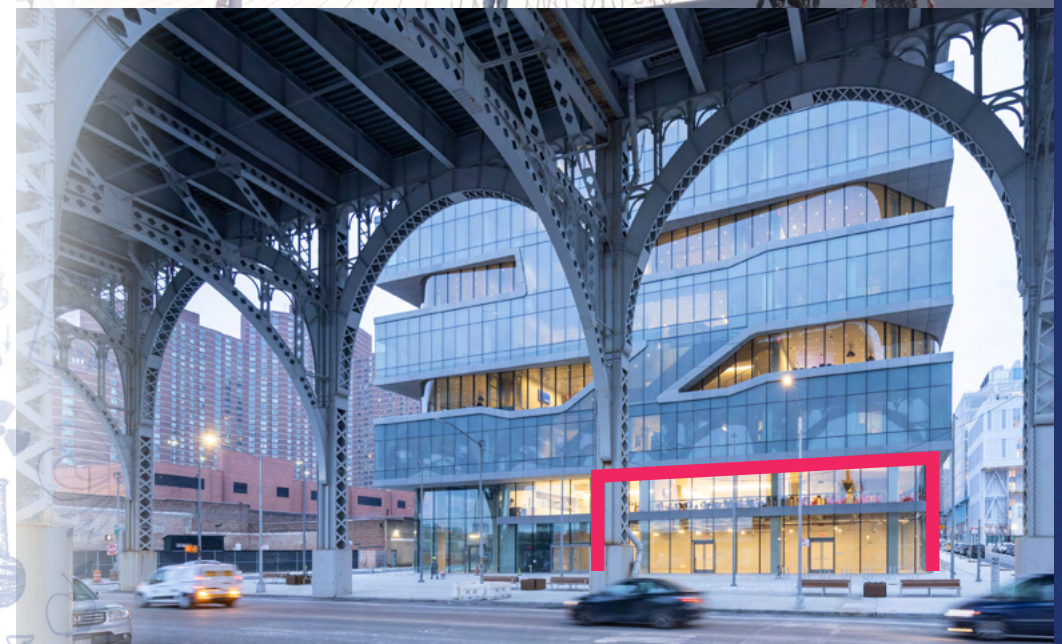
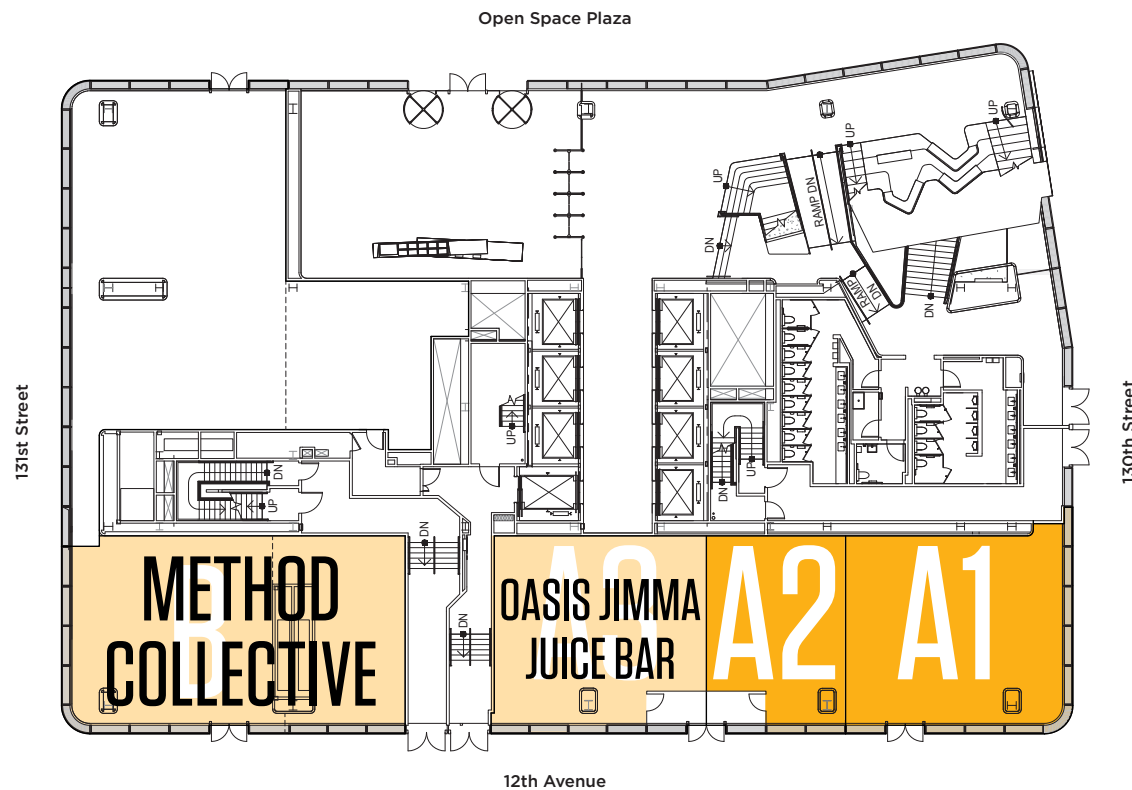
Henry R. Kravis Hall — Columbia Business School
2285 and 2287 12th Avenue
New York, NY 10027

PREMISES

SPACE A1: 1,397 SF

SPACE A2: 848 SF

Ground Floor



RETAIL



COLUMBIA UNIVERSITY
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COLUMBIA UNIVERSITY – MANHATTANVILLE

R E T A I L

For more information, please contact the exclusive agents:

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Annual Report: Retail Businesses

State Submission Annual Reporting Period: **October 2023 - September 2024**

Current Leased and Available Small Format Retail Space on Manhattanville Campus				
Building	Address	Premises	Square Footage (SF)*	Current Retail Tenant
Kravis Hall	2285 12th Avenue New York, NY 10027	Space A1	1,397	Available for lease
Kravis Hall	2289 12th Avenue New York, NY 10027	Space A2	848	Available for lease
Kravis Hall	2291 12th Avenue New York, NY 10027	Space A3	1,297	Oasis Jimma Juice Bar (anticipated to open early 2025)
Kravis Hall	2293 12th Avenue New York, NY 10027	Space B	1,928	Method Collective
Total SF marketed to date:			5,470	

* Small format retail space is defined in the Declaration of Covenants and Restrictions as up to 2,500 GSF per business.

Summary of Outreach Efforts

Columbia University Real Estate has partnered with Winick Realty Group since 2015 to procure retail tenants for the Manhattanville campus.

Inquiries about leasing available retail space come via the following methods:

- Manhattanville Retail Availability interest form on the Columbia Neighbors website
- Loopnet/Costar
- Winick Realty Group website
- Conversations with brokers
- Cold calling/cold emailing
- Visits to existing local businesses to inquire if interested in moving or expanding

Inquiries/Outreach for available small format retail space as of September 30, 2024

- Food hall operator
- 3 bicycle/ bicycle repair shops
- Pilates studio
- 3 licensed cannabis dispensary start ups
- 4 food retailers that require venting and/or 200 amps of power
- Jamaican bakery
- Robotic coffee café
- 2 catering facilities
- 3 coffee cafés
- 15 additional inquire via Manhattanville portal, LoopNet or Winick realty Group web site (all inquires returned and followed up but received no further correspondences)

Additional Supporting Documentation

- Link to Manhattanville retail availability interest form on Columbia Neighbors website
- Link to broker website with available listings
- Photos of available small format retail spaces within the Project Site
- Announcements of tenants in small format retail space



Manhattanville Retail Availability

The Manhattanville campus is situated between City College just to the north, Columbia's Morningside campus just to the south and the Manhattanville Factory District to the east.

The campus plan includes up to 6.8 million square feet of space for teaching, research, university housing and support services. It features new facilities for civic, cultural, recreational and commercial activity. Its improved pedestrian-friendly streets and new publicly accessible open spaces will connect Harlem to the new Hudson River waterfront park.

The Campus includes the 450,000 SF Jerome L. Greene Science Center, the 60,000 SF Lenfest Center for the Arts, the 56,000 SF, 430+ seat Forum, the 210,000 SF Studebaker Hall, and the 100,000 SF Prentiss Hall.

Recently opened, the Columbia Business School which consists of two buildings, Henry R. Kravis Hall and David Geffen Hall, offers a total of 480,000 additional square feet.

Location

Henry R. Kravis Hall — Columbia Business School
2285 - 2293 12th Avenue
650 West 131st Street
New York, NY 10027

Retail Spaces

There are currently two retail spaces available to lease in Kravis Hall.

- Space A1: 1397 SF
- Space A2: 848 SF



Submit an Inquiry

All inquiries should be made by completing the following form.

Contact Information

Name *

Name of Retail Business *

Email *

Phone *

Address *

Address 2

City/Town *

State/Province *

ZIP/Postal Code *

Business Information

Please Describe Your Business in a Few Sentences *

Where is your business headquartered? *

Website

I'm not a robot

re

Manhattanville

New York 10027

COLUMBIA UNIVERSITY: 2285-2293 12TH AVENUE

Between 130th and 131st Street



2,245 SF
TOTAL SPACE

DOWNLOAD
BROCHURE

DEMOGRAPHIC
INFORMATION

SPACE A1

1,397 Square Feet

SPACE A2

848 Square Feet

REQUEST A CALL BACK

For further information please contact exclusive agents:



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✉ ygorjian@winick.com

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SIMILAR PROPERTIES



463 COLUMBUS AVENUE



920 AMSTERDAM AVENUE



1215 AMSTERDAM AVENUE



CONTACT US



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- 115 EAST 57TH STREET
- 1875 BROADWAY
- 23-10 QUEENS PLAZA SOUTH
- 171 CHRISTOPHER STREET
- 120 EAST 34TH STREET
- 31 EAST 20TH STREET
- 927 SECOND AVENUE
- 221 SECOND AVENUE

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BROKER



2285 12Ave



2289 12 Ave

RETAIL OPENINGS

Women-Owned Fitness Co-op Opens in Manhattanville

January 12, 2024



Method Collective, a women-owned, mat-based movement space, has opened at 2293 12th Avenue (corner of 131st Street) in Manhattanville.

Founded in 2023 by Leah Roth, Patricia Ruiz, and Dani Zuccheri, Method Collective offers a diverse range of fitness classes, including yoga, pilates, and other fitness modalities. Method Collective's new location establishes a physical home for the fitness co-op where classes can be held year-round following their launch in the adjacent West Harlem Piers Park.

Method Collective is offering promotional rates and trial classes in conjunction with its opening. Patrons can join Method Collective on Friday, February 2 to take a complementary class at 5:15 p.m., followed by its grand opening celebration at 6:30 p.m., and take advantage of a 10 percent discount on memberships and class packages. Method Collective is also hosting open house events exclusive to Columbia University affiliates the week of January 22, offering select free classes and added discounts for memberships and class packages.

Columbia University owns and manages retail space across the Morningside and Manhattanville campuses, and its long-standing retail approach favors businesses that bring a variety of amenities and experiences to the University and its local communities. Method Collective is the first retail tenant to open in one of the four small-format retail spaces along 12th Avenue, designed for entrepreneurial tenants to develop their businesses, on the ground floor of Columbia Business School's Henry R. Kravis Hall.

To learn more or schedule a class, visit Method Collective's [website](#) and follow them on [Instagram](#).

News

January 12, 2024

[Women-Owned Fitness Co-op Opens in Manhattanville](#)

January 11, 2024

[Columbia University Brings Health Food and Juice Bar to its Manhattanville Campus](#)

January 03, 2024

[Minority-Owned, Independent Boxing Gym Opens in Morningside Heights](#)

December 22, 2023

[inFO: CUFO e-Newsletter, December 2023](#)

December 22, 2023

[Columbia Business School Wins the 2023 Prix Versailles World Title Special Award in Campuses Category](#)

Method Collective

Yoga • Pilates • Fitness





Scan for class
schedule

Yoga Pilates Fitness

Method
Collective

2293 12th Ave. @ 131st Street

Columbia Business School @ Henry R. Kravis Hall

Method Collective

2293 12 Ave



Method Collective



Please Scan for Hours of
Operation & Class Schedules

LOREX

Method
Collective
Yoga • Pilates • Fitness

ctive

2293 12 Ave

Method Collective



Please Scan for Hours of Operation & Class Schedules

Method Collective

Yoga • Pilates • Fitness

Columbia University Brings Health Food and Juice Bar to its Manhattanville Campus

January 11, 2024



Oasis Jimma Juice Bar, a minority-owned juice bar and café, has signed a lease with Columbia University to open a new location at Columbia Business School's Henry R. Kravis Hall. Founded in 2012, Oasis Jimma Juice Bar stands as a harmonious convergence of flavor and health with an unwavering commitment to offering healthy and affordable fruit and vegetable-based options. Their new location in Henry R. Kravis Hall will be just over 1,000 square feet and serve healthy juices and smoothies with breakfast, sandwiches, salads, and more. The new space is anticipated to open in fall of 2024 and will be Oasis Jimma Juice Bar's fourth location in Upper Manhattan.



FACILITIES AND OPERATIONS

prompting him to turn to holistic nutrition and his father's teachings to treat his ailments. Abajebel saw success with his homemade juices and began selling them to local institutions. Later that year, Abajebel took a leap of faith and opened Oasis Jimma Juice Bar in Harlem.

"The decision to establish our fourth location at Columbia University's Henry R. Kravis Hall, Manhattanville Campus, feels like a natural progression. Our ties with Columbia University have deepened over time; we've served students, collaborated with the staff, provided catering services for diverse events, and made deliveries to various schools. We are incredibly excited to embark on this collaboration, furthering our mission while strengthening our relationship with the Columbia community," said Abajebel.



Oasis Jimma Juice Bar will be the second retail tenant in Henry R. Kravis Hall's small-format retail spaces along 12th Avenue, joining the fitness and yoga studio, Method Collective. The four spaces, each sized under 2,000 square feet, are designed to attract entrepreneurial tenants like Oasis Jimma Juice Bar by offering a unique opportunity to house their businesses.

Columbia owns and manages retail space across the Morningside and Manhattanville campuses, and its long-standing retail approach favors businesses that bring a variety of amenities and experiences to Columbia and its local communities. Oasis Jimma Juice Bar will join several other local businesses that have recently opened or signed leases in Columbia buildings in Morningside Heights and Manhattanville, including [HIIT The Deck](#), [Method Collective](#), [FIELDTRIP](#), [Ban Ban Shop](#), [Miznon](#), and [Sapp's Restaurant](#).

To learn more about Oasis Jimma Juice Bar, follow them on [Facebook](#) and [Instagram](#).

Tags: [Real Estate](#) [Manhattanville](#)

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