

**Manhattanville in West Harlem Implementation Plan Report
October 15, 2026 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>.

Manhattanville in West Harlem Implementation Plan Report

October 15, 2026 Submission

EOC Checklist for Obligation 5.07(c)(xxiv):

Please check to verify EOC items submitted for review.

- ☐ 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

Monitor's Notes / Comments:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings on the paper.

Status:

Please check to indicate the status of Obligation 5.07(c)(xxiv):

- ☐ In Compliance
 - ☐ In Progress
 - ☐ Not In Compliance
 - ☐ Not Triggered

The background is a dense, repeating pattern of various scientific and academic icons in a light blue color. These icons include chemical structures (like water H_2O and ammonia NH_3), physics diagrams (like pendulums, Newton's cradle, and waveforms), biology symbols (like a DNA helix and a cell), and general academic items (like a globe, books, a laptop, and a lightbulb labeled 'idea').

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.



© Frank Oudeman/Columbia University



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, the 100,000 SF Prentis Hall and the 480,000 SF Columbia Business School which consists of two buildings — Henry R. Kravis Hall and David Geffen Hall.



COLUMBIA BUSINESS SCHOOL

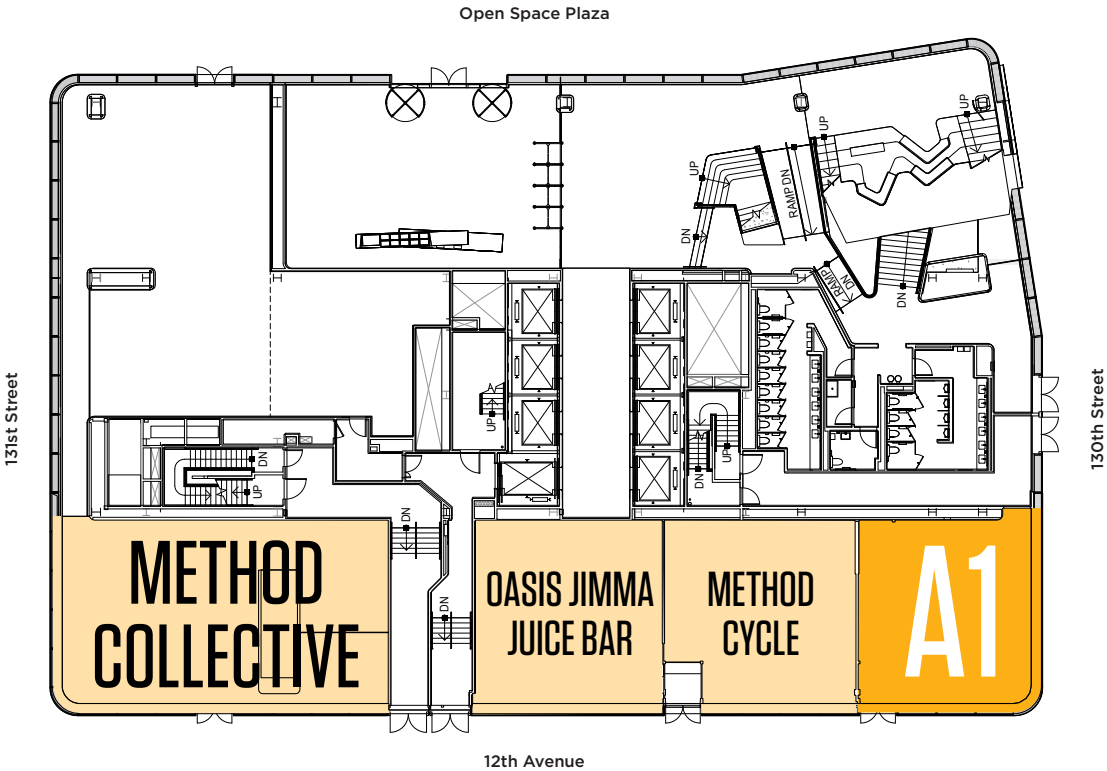
ADDRESS

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

PREMISES

SPACE A1: 1,035 SF

Ground Floor



RETAIL



COLUMBIA UNIVERSITY
IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY – MANHATTANVILLE R E T A I L

For more information, please contact the exclusive agents:

KENNETH HOCHHAUSER

212.792.2605

khochhauser@rtl-re.com



COLUMBIA UNIVERSITY
IN THE CITY OF NEW YORK

RTL Partners LLC - Licensed Real Estate Brokers
655 Third Avenue, 24th Floor • New York, NY 10017 • T. (212) 792.2600 • www.rtl-re.com

ALTHOUGH ALL INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

Annual Report: Retail Businesses

State Submission Annual Reporting Period: **October 2025 - September 2026**

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	1,035	<i>Lease pending</i>
Kravis Hall	2289 12th Avenue New York, NY 10027	Space A2	1,084	Method Collective Cycle
Kravis Hall	2291 12th Avenue New York, NY 10027	Space A3	1,297	Oasis Jimma Juice Bar
Kravis Hall	2293 12th Avenue New York, NY 10027	Space B	1,928	Method Collective
Total SF marketed to date:			5,344	

* 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 RTL (formerly 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
- RTL 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:

1. Hudson River Community Sailing
2. Taco Bell
3. Laundromat
4. Metro NYC Bicycles
5. Wrapsody (QSR)
6. Barber
7. Skippers
8. Buffalo Wild Wings To Go
9. Tropical Smoothie Cafe
10. Liquor store (start up)
11. Unnamed Food Use
12. Unnamed Indian QSR
13. Unnamed coffee shop
14. Unnamed bagel shop

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

Columbia Neighbors

[Home](#) » Manhattanville Retail Availability



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 Prentis 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 is currently one retail space available to lease in Kravis Hall.

- Space A1: 1035 SF



Additional information can be found via [this downloadable PDF.](#)

Submit an Inquiry

All inquiries should be made by completing the following form.

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? *

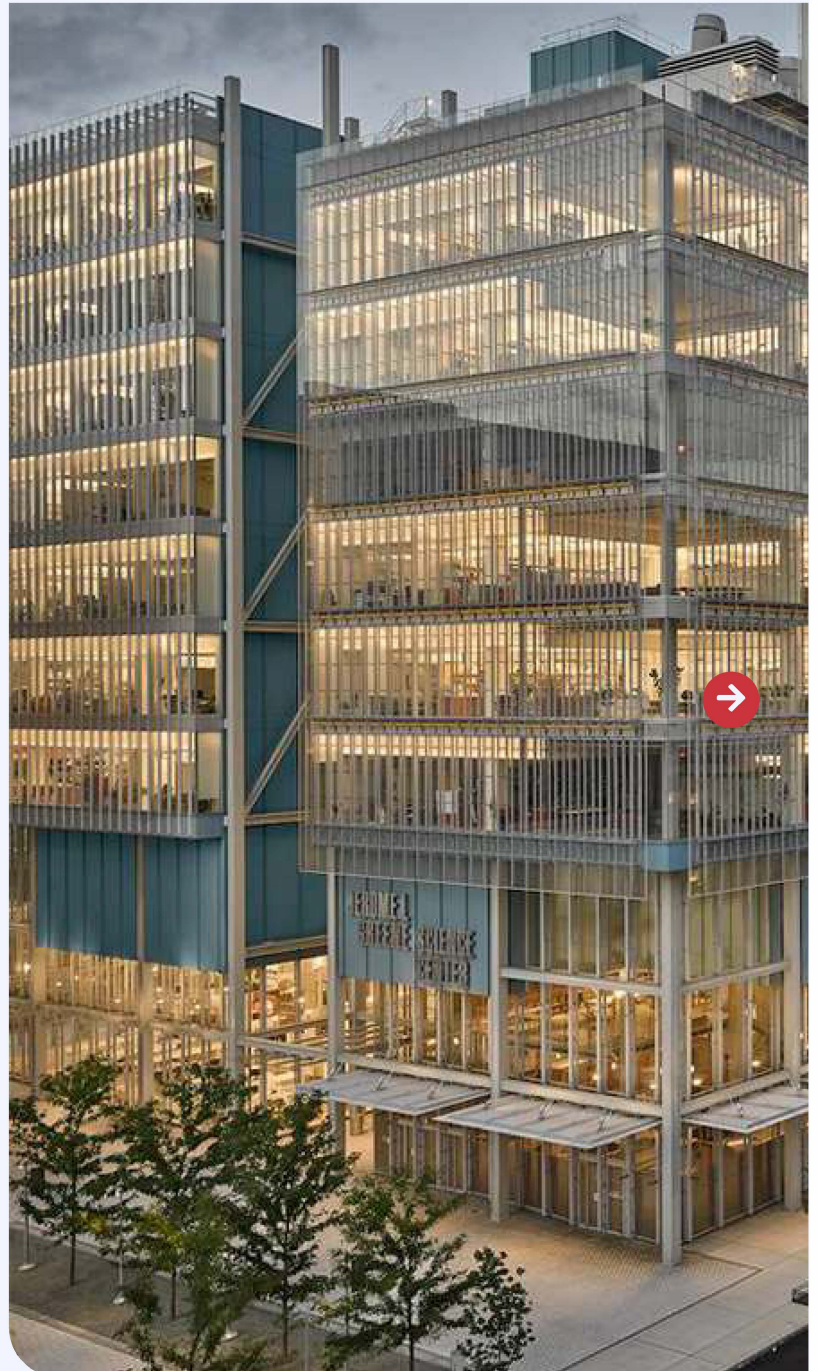
Website



2285-2293 12th Avenue, New York, NY 10027

Between 130th and 131st Street

West Harlem





Request Information

Download Brochure

Share Listing

OVERVIEW

 SPACES

BROCHURE

MAP

DEMOGRAPHICS

Columbia University: 2285-2293 12th Avenue, West Harlem, New York 10027

Space Details

Space A1

1,035 SF

Contact Exclusive Agents:



Kenneth Hochhauser, EVP

 212-792-2605

 khochhauser@rtl-re.com

 @kenneth-hochhauser



Latest Exclusives

451 Tenth Avenue
551 Amsterdam Avenue
100 East 96th Street
2898 Broadway
4740 Broadway
228 Avenue B



RTL Partners, LLC
Licensed Real Estate Brokers
655 Third Avenue, 24th Floor
New York, NY 10017

Follow Us





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



Method Collective

2293 12 Ave



Method Collective



Please Scan for Hours of
Operation & Class Schedules

Method
Collective
Yoga • Pilates • Fitness

ctive

2293 12Ave

Method Collective



Please Scan for Hours of
Operation & Class Schedules

Method Collective

Yoga • Pilates • Fitness

FACILITIES AND OPERATIONS

RETAIL OPENINGS

Health Food and Juice Bar Opens New Location at Columbia's Manhattanville Campus

October 14, 2025



Oasis Jimma Juice Bar is opening a new location at 2289 12th Avenue (between 130th and 131st Streets) in Columbia Business School's Henry R. Kravis Hall. Patrons can join Oasis Jimma Juice Bar's grand opening event on Thursday, October 16 at 12 p.m., featuring free food samples and live music.

Founded in 2012, Oasis Jimma Juice Bar – a minority-owned business – is committed to offering healthy and affordable fruit and vegetable-based options. At its new location in Kravis Hall, Oasis Jimma Juice Bar will serve juices, smoothies, breakfast, sandwiches, salads, and more. The new Oasis Jimma Juice Bar joins the nearby location at 3163 Broadway (at Tiemann Place), which will remain open and continue to serve the same healthy and tasty food to neighborhood patrons.

A collection of nine different plant-based dishes arranged on a wooden table. The dishes include: a large green salad with tomatoes and cheese; a bowl of red soup with a green garnish; a plate of sandwiches with a green sauce; a plate of baked goods (possibly falafel or bread) with a green sauce; a bowl of red soup with a green garnish; a plate of sandwiches with a green sauce; a plate of baked goods (possibly falafel or bread) with a green sauce; a bowl of red soup with a green garnish; and a plate of sandwiches with a green sauce. The dishes are presented in various styles, including bowls, plates, and trays.

Oasis Jimma Juice Bar is the second retail tenant in Henry R. Kravis Hall's small-format retail spaces along 12th Avenue, joining the mat-based fitness 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.

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



FACILITIES AND OPERATIONS

RETAIL OPENINGS

Women-Owned Fitness Co-op Opens Method Collective Cycle at Columbia University's Manhattanville Campus

April 13, 2026



Method Collective Cycle, a new dedicated indoor cycling studio by women-owned fitness co-op Method Collective, has opened at 2289 12th Avenue (between 130th of 131st Streets) in Columbia Business School's Henry R. Kravis Hall.

To celebrate the opening, Method Collective Cycle is offering \$10 cycling classes on Saturdays for a limited time.

Founded in 2023 by Leah Roth, Patricia Ruiz, and Dani Zuccheri, Method Collective is committed to holding a diverse, judgment-free fitness space that allows patrons to curate their personal fitness routine. In addition to their new cycling studio, Method Collective offers yoga, Pilates, and other mat-based fitness classes two doors down at their flagship location in Henry R. Kravis Hall (at the corner of 12th Avenue and 131st Street).

Columbia University owns and manages retail space across the Morningside and Manhattanville campuses, and its long-standing retail approach favors businesses like Method Collective that bring a variety of amenities and experiences to the Columbia campus, the wider local community and visitors.

Method Collective Cycle joins several other local businesses that have recently opened or signed leases in Columbia buildings in Morningside Heights and Manhattanville, including [Oasis Jimma Juice Bar](#), [South of the Clouds](#), [The U Bar and Grill](#), [Softside](#), [Upside Pizza](#), and [Haji's Deli](#).

For more information or to book a class, visit Method Collective's [website](#)  and follow them on [Instagram](#) .

Tags: [Real Estate](#)

News

April 13, 2026

[Women-Owned Fitness Co-op Opens Method Collective Cycle at Columbia University's Manhattanville Campus](#)

March 26, 2026

[inFO: CUFO e-Newsletter, March 2026](#)

March 12, 2026

[ABC Panel Sparks Conversation on Leadership, Belonging, and Mentorship at Columbia](#)

March 09, 2026

[CU Grow Celebrates the Graduation of Cohort Nine and Its Tradition of Partnerships with Local and Small Businesses](#) 

March 03, 2026

[Historic Restoration of 611 West 112th Street Wins Prestigious Lucy G. Moses Preservation Award](#) 

2289 12 Ave

Method
Collective
Cycle



Method Collective Cycle

Method
Collective
=Cycle

2289 12 Ave