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Greenberg and Delgorio of Jack Resnick lease three stores - 7,080 s/f; Assisted by Podell and Ball of Cushman & Wakefield

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378 Sixth Avenue - Manhattan, NY

Manhattan, NY Jack Resnick & Sons has signed three new leases with Mind Body Project, East One Coffee Roasters and Pet Central at 170 West 23rd St. totaling 7,080 s/f. This brings the nine-unit Chelsea retail condominium to full occupancy.

The three new stores will operate along a stretch of storefronts situated at the base of Chelsea Seventh, a condominium building that wraps around the southeast corner of 7th Ave. and 23rd St.

In the largest transaction, Mind Body Project will launch a new wellness concept across 3,780 s/f on 7th Ave. The location, expected to open in late fall, will be next door to Janovic Paint & Decorating, who has been a tenant here since 1985.

Brooklyn-based East One Coffee Roasters will join the retail mix with its third location in New York City, the 1,700 s/f corner storefront of Resnick's retail condominium, in late summer/early fall.

Brett Greenberg,
Jack Resnick & Sons

Fran Delgorio,
Jack Resnick & Sons

Resnick also reached an agreement to lease the final remaining space – a 1,600 s/f storefront on 23rd St. – to the pet supply store Pet Central, which maintains nine NYC locations. The retailer, which carries a full range of products for dogs and cats, will open its doors later this summer.

Building ownership was represented in all three transactions by Brett Greenberg and Fran Delgorio of Jack Resnick & Sons, along with a Cushman & Wakefield leasing team led by Joanne Podell and Matthew Ball. Mind Body Project was represented by Michael Azarian of Cushman & Wakefield. Pet Central was represented by T.J. Russo of Orsid Realty Corp. East One Coffee was represented by Joe Robinson of Flagship Realty Advisors.

“Despite this challenging retail market, we are proud to be able to fully activate and further enliven this important section of Chelsea, while providing an array of services that cater directly to the needs of its residents, workers and visitors,” said Jonathan Resnick, president of Jack Resnick & Sons.

In addition to Janovic, existing tenants at 170 West 23rd St. are Westside Market, which just opened last month, HHK Sushi & Tea, Man Made Barber, Domino’s and Subway.

Jack Resnick & Sons developed Chelsea Seventh, a six-story apartment building with approximately 120 units, in the early 1970s. Resnick converted the residential portion of the building to condominium units in the 1990s and continues to own, lease and manage the street level retail condo and parking garage.

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