



Winick Realty Group brokers Chip City Cookies' 664 s/f lease at TF Cornerstone's 278 7th Ave. property, Chelsea Centro

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Manhattan, NY According to TF Cornerstone (TFC), a new lease has been signed with Chip City Cookies at the ground floor of their 278 7th Ave. property, Chelsea Centro. The brand known for its rotating cookie offering will be opening its doors at this location in Q1 of 2024, marking its 40th location across the larger East Coast market.

Representing TF Cornerstone, Steven Baker, Daniyel Cohen, Thomas Galo, and Spencer Planit of Winick Realty Group assisted Chip City's new 664 s/f, 10-year lease. This deal marks the first Chip City Cookies location within TF Cornerstone's larger property portfolio.

Born in Astoria, Queens in 2017, Chip City Cookies began as a hobby between childhood friends Peter Phillips and Theodore Gailas, as the duo challenged each other on who could make the best cookie. A small storefront, some equipment and a dream led the entrepreneurial team to open store one. Now, they're taking on more development in New York.

The brand rotates more than 40 unique flavors every year, such as peanut butter & jelly, the everything cookie, oatmeal apple pie, blueberry cheesecake, s'mores, lemon berry, the cannoli cookie and more. Each week, the menu changes to offer classic flavors and seasonal varieties.

"Chip City is an exciting addition to the Chelsea community, and we are thrilled to welcome them to the neighborhood. Their presence represents our continued work towards enhancing our shopping experience and reaffirms our commitment to curating a diverse and exciting lineup of offerings for our valued community members and residents," said Steve Gonzalez, vice president of retail leasing at TF Cornerstone.

"We are proud to have represented TF Cornerstone on this exciting deal with Chip City Cookies. TF Cornerstone is committed to bringing the best quality food and retail offerings to their developments and larger communities, and we know that Chip City will be a pleasure for locals and visitors alike," said Thomas Galo, director of Winick Realty Group.

"We're happy to be able to work with TF Cornerstone on this exciting deal, which marks our 40th location across the east coast. We're confident that our Chelsea location will advance our mission of making communities smile through the quality of our products," said Peter Phillips, Chip City CEO & co-founder.

Chelsea Centro is located on Seventh Ave. Designed by architectural firm Costas Kondylis, the 18-story building has 356 residential units, two landscaped roof decks, two fitness centers and a ground floor of over 40,000 s/f devoted to commercial use.

Stately Ventures, representing Chip City, worked directly with Winick Realty Group (TFC representative) to secure the deal.

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