

COMMERCIAL OBSERVER

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Carnegie Hospitality Takes 8K SF for Diner, Greek Restaurant at 200 Chambers Street



JONATHAN RESNICK, PRESIDENT JACK RESNICK & SONS, AND A RENDERING OF DELOS GREEK RESTAURANT.

PHOTO: COURTESY JACK RESNICK & SONS; RENDERING: COURTESY CARNEGIE HOSPITALITY

By [Isabelle Durso](#)

[Carnegie Hospitality](#) will open a new diner and Greek restaurant in Manhattan's Tribeca neighborhood next summer.

Carnegie Hospitality, which owns and operates roughly 11 restaurants in New York City, has signed a 20-year lease for 8,450 square feet at the base of [Jack Resnick & Sons](#)' **200 Chambers Street**, the landlord announced Monday. [Carnegie Diner & Cafe](#) and [Delos Greek](#) restaurant will share the space.

The deal represents a new location for Carnegie Diner, which has six other locations in the city across Manhattan and Brooklyn, [according to its website](#). Meanwhile, 200 Chambers represents Delos Greek's second spot in the city after recently opening next to Carnegie Diner at **1185 Avenue of the Americas** in Midtown, Resnick said.

“We are glad to bring Carnegie’s quintessentially New York taste and style to Tribeca,” **Jonathan Resnick**, president of Jack Resnick & Sons, said in a statement. “This establishment will quickly become a destination for scores of Lower Manhattan residents, workers and visitors.”

The asking rent was not provided, but a report from **CBRE** found retail rents in Manhattan averaged \$671 per square foot during the third quarter of 2025.

[Newmark](#)’s **Jeffrey Roseman** brokered the deal for the tenant, while Resnick was represented in-house by **Brett Greenberg** and **Fran Delgorio**. Spokespeople for Carnegie Hospitality and Newmark did not immediately respond to requests for comment.

Carnegie Hospitality — which also operates **Pizza & Shakes**, **Organic Burger House**, **NYC Pancake House** and **NYC Pastrami House** — is “in the process of opening a host of additional restaurants across Manhattan and Brooklyn in the coming year,” according to Resnick’s announcement.

Carnegie Diner and Delos Greek will be located at the base of Resnick’s 29-story luxury condominium tower between West and Greenwich streets. The building features 258 luxury condos, with units renting for between \$4,850 per month for a studio and \$17,995 per month for a three-bedroom apartment, [according to StreetEasy](#).

Mattress Firm Tribeca is also a tenant in the property’s ground-floor retail space.