

# COMMERCIAL REAL ESTATE FOR ARTISTS:

## Functions

- *Creation & development* → Studios, workshops
- *Presentation* → Galleries, theaters, auditoriums
- *Education* → Studios, classrooms
- *Administration* → Offices, storage

## COMMERCIAL REAL ESTATE FOR ARTISTS:

### **Issues & Challenges**

- Zoning/ building code
- Use restrictions
- Incorporation
- Leases & other contracts
- Capital improvements
- Subletting
- Visitors/ patrons



## SOUTH OXFORD SPACES

Project Location: 138 So. Oxford Place, Fort Greene, Brooklyn, NY



### Client

Alliance of Resident Theaters, New York  
(A.R.T./New York)

### Project Description

Renovation of former institutional residential space into a multi-tenant complex for non-profit theater companies and related arts groups, totaling approximately 20,000 SF.



## SPACES AT 520

Project Location: 520 Eighth Avenue, New York, NY



### Client

Alliance of Resident Theaters, New York  
(A.R.T./New York)

### Project Description

This 32,000 square foot shared-space project, in which A.R.T./New York entered into a master lease and developed the facility while entering into subleases for 25 subtenants, allowed A.R.T./ New York to expand its programs and provide much-needed office and rehearsal space to the theater community.



# DANCE NEW AMSTERDAM

Project Location: 280 Broadway, Lower Manhattan, NY



## Client

Dance New Amsterdam, Inc.

## Project Description

Renovation of former commercial space into a multi-purpose dance center in Lower Manhattan consisting of rehearsal studios, a performance space, related support spaces, administrative offices, gallery, and a café, totaling approximately 25,000 SF.

# DANCE NEW AMSTERDAM

Project Location: 280 Broadway, Lower Manhattan, NY



Second Floor Plan



Ground Floor Plan