





ABOUT

At Zero Empty Spaces, we create affordable artist studios in vacant storefronts around the country where artists can create and collaborate at an affordable price and have the ability to be discovered and sell work at their studio.

All with the goal of expanding the appreciation of various genres of visual art and helping to create a thriving cultural community in various cities across the world.



MISSION

We activate vacant spaces throughout the country on a short-term (30-day lease basis) and sub-lease it to artists starting at a rate of \$2.50 / sq. ft. depending on the state and city inclusive of all the utilities (electricity & water).

From street-level and in-mall storefronts to warehouses, we activate vacant spaces and fill them with artists that utilize them as working studios, which in-turn increases activity and walkability to otherwise slow and inactive areas.

WHO ARE WE?

We're Arts Advocates, Community Builders, Creative Entrepreneurs, and Placemakers with significant experience in the Advertising, Art, Marketing, Real Estate and Retail industry. We work with City Commissioners, Community Redevelopment Agencies, & Property Owners/Developers to connect us with vacant properties that are open to being activated versus sitting empty.

At the end of the day, we want progressive property owners and landlords to lease to us, and talented artists with a yearning to create to rent from us.





COMMUNITY CONNECTIONS

The majority of the community never get the chance to visit artist studio spaces. By placing them in local communities and making them open to the public, we are able to help expand the appreciation of all genres of art.

INCREASED WALKABILITY

Walkability is associated with higher levels of arts organizations, creativity, and civic engagement, making it an important aspect of thriving cities, neighborhoods, and shopping destinations.

OPEN 7 DAYS PER WEEK

A potentially interested tenant doesn't have to wait for a real estate agent to show the space, as our spaces are open daily.



GRAND OPENINGS

We host Grand Opening Receptions with ribbon cuttings, photo & video recaps, while providing our own public relations & social media marketing services at no cost.

OTHER EVENTS

We host multiple events that draw attendance from art collectors, appreciators, and members of the community.



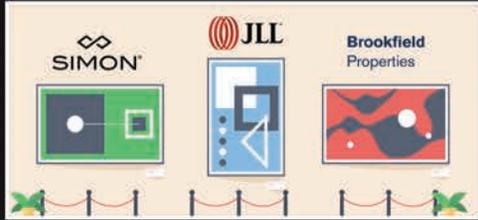
IMPACT



We've had **OVER 500 ARTISTS** come through the program in 4 years



OVER 150,000 SQFT of Commercial Real Estate activated across 30 spaces. Spaces were vacant on average between 6 - 36 months before we activated them.



Activated **30 SPACES** with **23 REAL ESTATE & MANAGEMENT PARTNERS**



PRESENTATIONS TO MULTIPLE LOCAL CITIES including; City of Plantation, Coral Springs, Hollywood, Sarasota, Boynton Beach, Port St. Lucie, Boston, Chicago.

OVER \$1.5M in total sales generated between 500 artists. Average sales per artist during their residency = \$1,500




750,000+ media impressions /engagement on Instagram.

675,000+ media impressions /engagement on Facebook

Over \$3,000,000 in media value in print, radio, and tv and media.



50 PODCASTS produced telling local artists stories



31 ARTISTS COLLABORATIONS successfully completed



Average number of attendees to grand openings - **125**



Average number of news stories in the press for each location opened - **4**



FOR PROPERTY OWNERS

Zero Empty Spaces (ZES) leases vacant spaces on a month-to-month basis at usually zero-rent, provides a Certificate of Insurance and pays all utilities (water & electricity).

FOR ARTISTS

Studio spaces are rented on a month-to-month basis and include all utilities (water & electricity), starting at \$2/sq. ft. depending on location and city.

Studio Spaces range in sizes and configurations and are accessible 24hrs per day, 7 days per week.



Communication with interested Landlord / Property Owner or Broker is made.



Zero Empty Spaces (ZES) Management visits location to gauge feasibility.



Standard Commercial Lease and Certificate of Insurance is provided with Landlord / Property Owner listed as Additional Insured.



Landlord / Property Owner signs lease and gives keys to Zero Empty Spaces (ZES) Management.



Zero Empty Spaces (ZES) Management gets space up to code and divides space into multiple studios if necessary



Zero Empty Spaces (ZES) Management conducts an Open House for artists to visit property.



SUCCESSSES

Our occupation of vacant retail spaces has resulted in multiple permanent leases being generated for our property owners within an average of 4 months of occupying the spaces, with one space remaining vacant for over 5 years prior to our arrival.

Additionally, we have generated positive media coverage from both local print and TV media in every location that we have occupied since our inception, with some featuring multiple stories and editorial pieces.



PRESS

WLRN

'Zero Empty Spaces' Fills Empty Broward Storefronts With Artist Studios

LOOPNET

Have Empty Commercial Space in 2024? Consider 10 of 2023's Most Notable Alternative Uses

SUN-SENTINEL

"Dirt-cheap rent in Fort Lauderdale? Artists morph empty Las Olas storefronts into funky studios"

ARKANSAS BUSINESS

Park Plaza Mall announces opening of Zero Empty Spaces artist studio

LOCATIONS

FLORIDA

HALLANDALE BEACH (VILLAGE AT GULFSTREAM)
BOCA RATON (BOCA RATON INNOVATION CAMPUS)
PALM BEACH GARDENS (LEGACY PLACE)
FORT MYERS (BELL TOWER)
ST. PETERSBURG (TYRONE SQUARE MALL)
FORT LAUDERDALE (GALLERIA CORPORATE CENTRE)
JENSEN BEACH (TREASURE COAST SQUARE)

MASSACHUSETTS

NATICK (NATICK MALL)

VIRGINIA

RICHMOND (STONY POINT FASHION PARK)

ARKANSAS

LITTLE ROCK (PARK PLAZA)





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SOCIAL MEDIA

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