

Exhibit B



ABOUT US

At Zero Empty Spaces, we transform vacant commercial real estate into temporary working artist studios that serve as vibrant hubs for creativity and community engagement. Our innovative model provides affordable studio space for artists to create, collaborate, and sell their work, while also offering property owners a dynamic daily activation in otherwise unused spaces until a permanent tenant is secured.

By occupying these spaces on a temporary basis, we address the challenges of urban blight and retail and vacancies, breathing new life into underutilized properties and fostering artistic expression. This approach not only revitalizes neighborhoods but also expands the appreciation of visual art and supports the growth of thriving cultural communities in cities worldwide.



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, business improvement districts & 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.





OUR MISSION

Our mission is clear and impactful: to transform underutilized spaces into affordable artist studios while minimizing vacancies and providing vibrant activations for vacant properties. By offering these studios at accessible price points, we empower artists to focus on their craft without the financial strain of high rents. Beyond being cost-effective, these studios foster dynamic environments where artists can collaborate, innovate, and engage with the community, turning vacant storefronts into thriving creative hubs that enhance the cultural and economic vitality of each neighborhood.



MINIMIZING RETAIL & OFFICE VACANCIES

By transforming empty storefronts into vibrant, active spaces, we drive community engagement, attract foot traffic, and create leasing opportunities for long-term tenants.



SUPPORT EMERGING ARTISTS

We value the talented artists that are our tenants and we promote them and their studios on an ongoing basis through Media Coverage, Social Media and Events.

HOW DOES IT HELP?

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 and activated daily.





HOW IT WORKS

We activate vacant spaces throughout the country on a short-term (month-to-month 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). *Minimum 6-month guarantee for locations outside of Florida before converting to month-to-month.

From street-level and in-mall storefronts to offices, 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.

ZERO EMPTY SPACES PROCESS

PHASE 1

Communication with interested landlord / property owner or broker is made. Photos, videos and floorplans are received.

PHASE 3

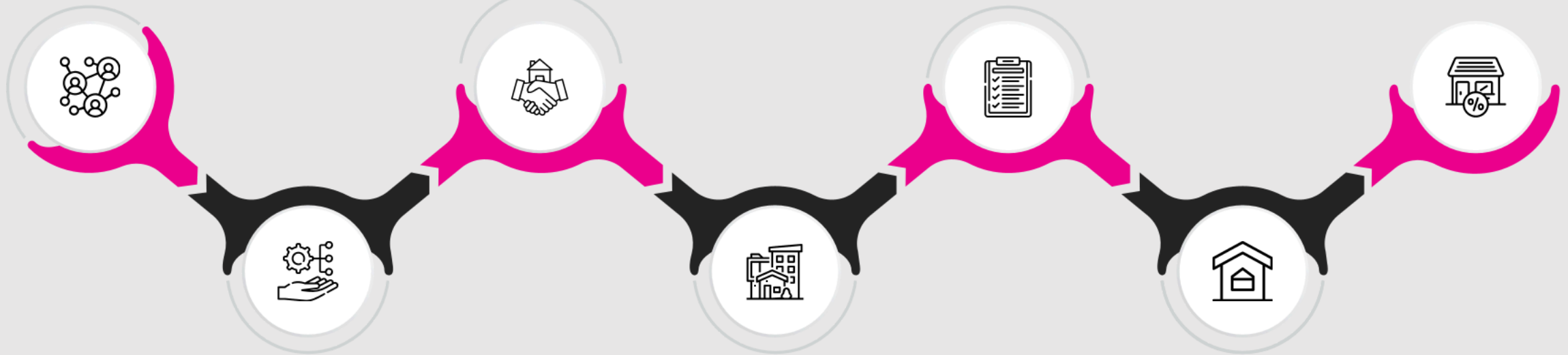
Zero Empty Spaces (ZES)
Management visit's location to gauge feasibility and meets with local stakeholders.

PHASE 5

Zero Empty Spaces (ZES)
Management applies for Business License and Certificate of Occupancy.
Build out of space commences.

PHASE 7

Interested artists sign up after Open House Preview + Info Session and begin moving into the space the following week.



PHASE 2

Standard Commercial LOI and COI requirements are provided by landlord.

PHASE 4

Zero Empty Spaces (ZES) Management provides landlord with Certificate of Insurance listing Property Owner as Additional Insured, and signs lease.

PHASE 6

Zero Empty Spaces (ZES) Management schedules an Open House Preview + Info Session for artists to learn about the opportunity and select their spaces.

COMMUNITY CONNECTIONS



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.



PLACEMAKING HUBS

Our spaces host various events including workshops, talks, artist potlucks, non-profit fundraisers, and more!



OTHER EVENTS

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





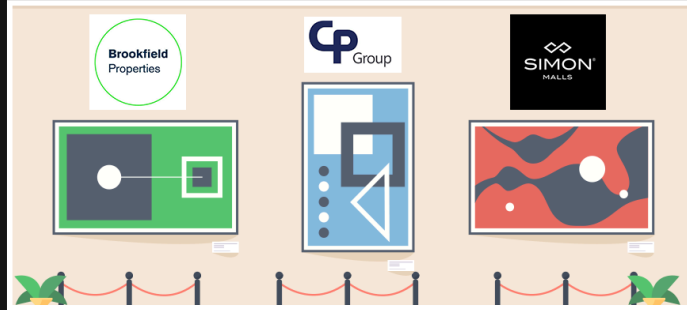
IMPACT



We've had **OVER 700 ARTISTS** come through the program in 5 years



OVER 105,000 SQFT of Commercial Real Estate activated across 32 spaces. Spaces were vacant on average between 6-12 months before we activated them.

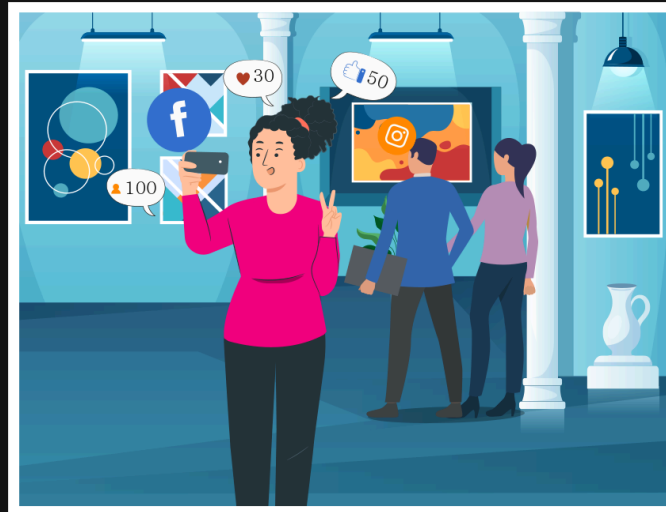


Have activated **32 SPACES** with **22 DIFFERENT REAL ESTATE COMPANIES**



PRESENTATIONS TO MULTIPLE LOCAL CITIES including Boston, Chicago, San Francisco, Los Angeles, San Diego, Plantation FL, Coral Springs FL, Hollywood FL, Sarasota FL, Boynton Beach FL, and Port St. Lucie FL.

OVER \$1.4M+ in total sales generated between 700 artists. Average sales per artist during their residency = \$2,000



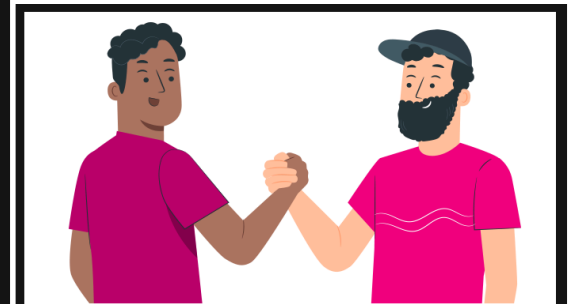
575,000+ media impressions/engagement on instagram
👍 7k 💬 5.3k ➡️ 90

675,000+ media impressions/engagement on Facebook
👍 5.9k 💬 2.2k ➡️ 31

Over 2,100,000 media impressions/engagement on social media
👍 1.9k 💬 1.2k ➡️ 25



64 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**

ART LEASING & ADVISORY



ARTIST STUDIO VISITS IN A CITY NEAR YOU

We have a wide selection of Paintings, Mixed Media, and Sculpture by over 100 artists in Working Artist Studios in cities around the United States.



ART LEASING

Our Art Leasing Program is a convenient, flexible and economical way for clients to enjoy fine art in their homes and offices starting at \$300/mth.



NO ADVISORY FEES

Our complimentary art advisory service gives you access to our co-founder/curator, who has an intimate relationship with all our artists.



ORIGINAL ART FROM LOCAL ARTISTS AT AFFORDABLE PRICES

Zero Empty Spaces features works at a wide range of prices to suit all budgets and projects.



GLOBAL SHIPPING

We handle all aspects of international shipping and customs for a completely hassle-free delivery.



VACANCY ACTIVATION ADVISORY



VACANCY ASSESSMENT AND STRATEGY DEVELOPMENT

- Analyze vacant properties and surrounding areas
- Develop tailored activation strategies
- Create short-term and long-term utilization plans



COMMUNITY ENGAGEMENT

- Facilitate workshops and focus groups
- Conduct surveys and gather local input
- Build partnerships with community organizations



CREATIVE PROGRAMMING

- Design pop-up events and temporary installations
- Curate art exhibitions and performances
- Develop maker spaces and collaborative workspaces



ECONOMIC REVITALIZATION

- Attract and support local businesses and entrepreneurs
- Implement "lighter, quicker, cheaper" interventions
- Advise on adaptive reuse and mixed-use development





COMMUNITY CONNECTIONS

By placing them in walkable areas of communities like shopping centers and it helps with the discovery and support of local artists making them open to the public



FOR ARTISTS

Studio spaces are rented on a month-to-month basis and include all utilities (water & electricity), Starting at \$2.50/sqft. depending on location and city. Studio Spaces range in sizes and configurations and are accessible 24hours per day, 7 days per week.

NON-PROFIT COLLABORATIVE FUNDRAISERS AND SUCCESS STORIES


WPTV
WEST PALM BEACH

Weather 54° Coronavirus The Rebound Hidden Gems Inspiring South Florida Protecting Paradise
Hurricane Guide Back To School Sports Team and Sea Sea On 5 Traffic Contacts

Start advertising where business is done. [Get started](#)

NEWS > REGION IN PALM BEACH COUNTY > PALM BEACH GARDENS

Nonprofit partnering with art studio to help bridge the gap between law enforcement and at-risk youth



UNDERSTANDING CONFLICT RESOLUTION


LinkedIn Marketing Solutions
Targeted ads. Built for you. [Learn more](#)

citybiz

SOUTH FLORIDA // GENERAL BUSINESS

Palm Beach Symphony and Zero Empty Spaces Collaborate To Present Musical Masterpieces

SEPTEMBER 9, 2021



Anthony Burks and Faith Schwack

Artworks created using instruments will be auctioned online to benefit both non-profit organizations

wlrn
PBS • NPR

[DONATE](#)

ARTS & CULTURE

Artist collective in Palm Beach Gardens raises money to support mangrove health

By Wilkine Brutus
Posted 13 hours ago

[f](#) [x](#) [in](#) [e](#)

An artist collective in Palm Beach Gardens is paying homage to the ocean this weekend on World Oceans Day.

Zero Empty Spaces has over two dozen resident artists, a group of whom are hosting an ocean-themed exhibit that speaks to protecting our coastlines and marine ecosystems.

The exhibit is raffling art pieces. Twenty percent of all sales will go toward an organization that plants mangroves, which play a crucial role in the health of the ocean and protects people against extreme weather events, like storm surge.

SUCCESSES

Our occupation of commercial spaces has resulted in multiple permanent leases being generated for our property owners within an average of 6 months of occupying the spaces, including one space that had been vacant for over 5 years prior to our arrival. Plus, Neighboring tenants receive benefit of increased walkability, collaborations, and enhancing their retail experience with art

Additionally, we continue to generate 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.

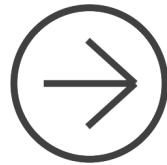


PRESS



WLRN/NPR

'Zero Empty Spaces' Keeps Opening Artist Studio Spaces During Pandemic — And Artists Keep Coming



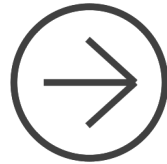
LOOPNET

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



BOCA MAGAZINE

Vacated Boca Raton retail space now home to artists.



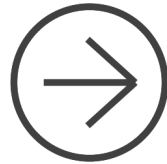
NEXT CITY

Next City's Top Urban Arts and Culture Stories of 2024



BIZ BASH

7 Tips for Transforming Underutilized Spaces for Events



PALM BEACH ILLUSTRATED

"Musical Masterpieces" On Display at Zero Empty Spaces

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)



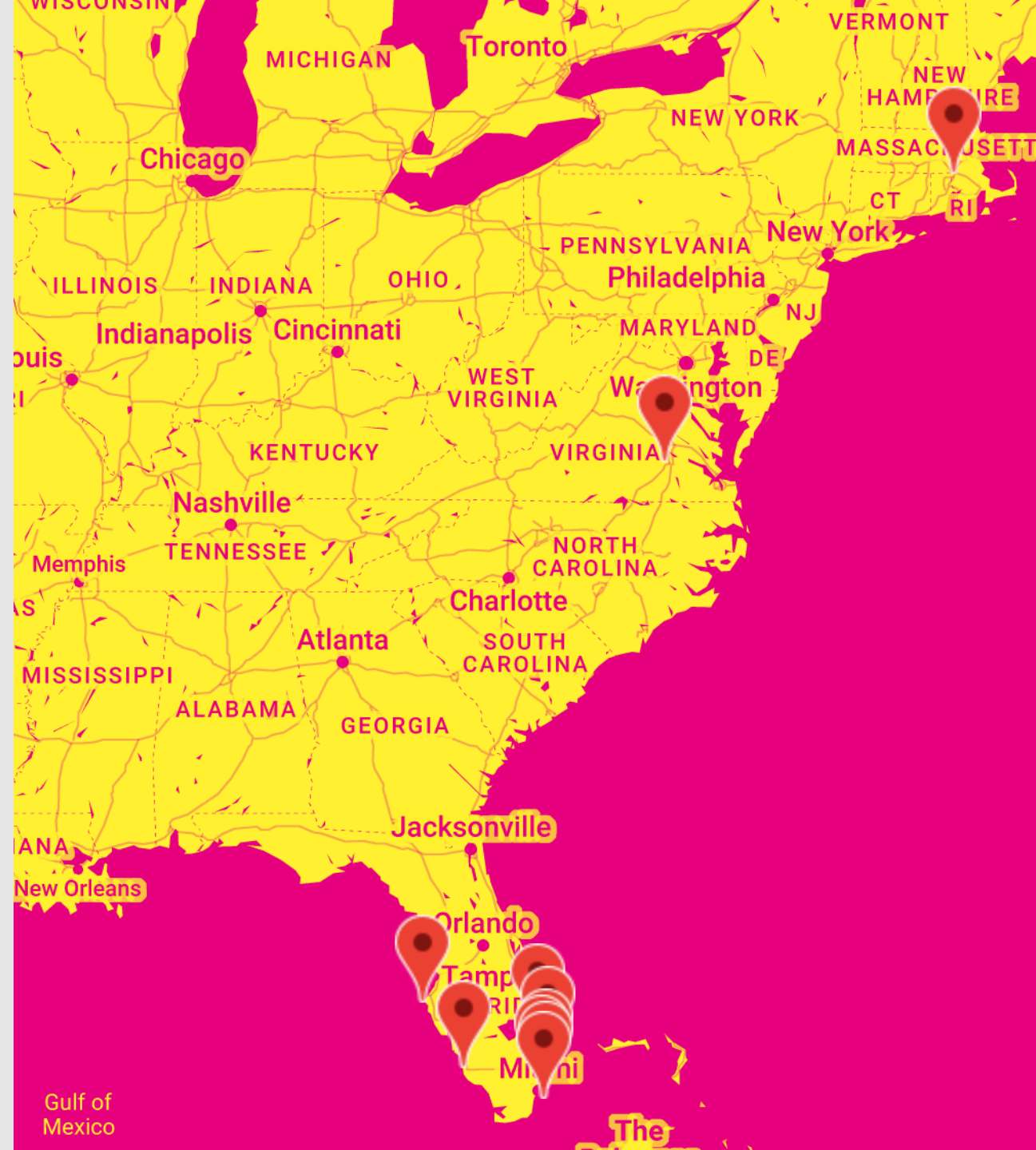
MASSACHUSETTS

- NATICK (NATICK MALL)



VIRGINIA

- RICHMOND (STONY POINT FASHION PARK)



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