

# THE OPPORTUNITY

The immediate vision is to activate 116–122 East 124th Street in Harlem, an 18,400-square-foot facility that will bring Kimbrough & Company's purpose to life right now.

- **5th Floor:** the permanent home for **Harlem All-Stars Theater Group (HASTG)**, offering professional theater training, mentorship, wellness, and academic support for Harlem youth.
- **3rd Floor:** a medium soundstage and creative studio, serving both HASTG's film and television division and K&Co Studios, where **Nikki TV** shows are taped and HASTG students work as interns, gaining hands-on production experience.
- **Office & Fitness Spaces:** shared by Kimbrough and Company and Get Fit with Nik for operations, wellness classes, and workshops, creating synergy and additional revenue.

**Community Access:** open for the community to rent space, host events, productions, and podcasts, ensuring the space remains a resource and gathering place for the neighborhood.

Filling a critical gap in Harlem, where only one comparable venue currently exists.



## The facility will feature:

- Stage & rehearsal rooms
- TV/film & podcast studios
- Fitness & wellness center
- Classrooms & tutoring space
- Offices, conference rooms, kitchen
- Bathrooms with showers & lockers
- Green rooms, Wardrobe & Glam rooms

This Harlem hub is the living embodiment of the company's mission where creativity, wellness, and education thrive side by side, rooted in the heart of the community.

## Location & Pricing: 116–122 East 124th Street (18,400 sq ft)

- Two Floors: 3rd (9,200 sq ft) and 5th (9,200 sq ft)
- Annual Lease: \$828,000 (\$69,000/month)
- Turnkey-Ready: Minor updates only (paint, staging, décor)