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Taconic Partners, Prusik Group, BRP Companies & L+M Development Partners Sign Leases with Studio Museum in Harlem, United Negro College Fund, and Virginia Union University at the Urban Empowerment Center

New nonprofit office signings to bring continued commercial and community vitality to new National Urban League headquarters building

NEW YORK – May 6, 2024 – A joint venture of [Taconic Partners](#), [Prusik Group](#), [BRP Companies](#), and [L+M Development Partners](#) announced today three new lease signings with Studio Museum in Harlem, United Negro College Fund (UNCF), and Virginia Union University at the Urban Empowerment Center (UEC) at 121 West 125th Street across 51,000 square feet on the fifth floor of the development's commercial space, which will also soon be home to the National Urban League headquarters as the organization returns to Harlem.

Studio Museum in Harlem will occupy a 26,000-square-foot space, which will house their office space across from the new museum on 125th Street. UNCF will occupy a 5,700-square-foot space, which will be used for executive and staff offices. Virginia Union's 19,400-square-foot space will enable the university to continue expanding its reach through a presence in Harlem.

"The Urban Empowerment Center is a powerful example of successful economic development achieved through collaboration and delivering on community needs," said George Tsapelas, Senior Vice President, Taconic Partners. "The National Urban League headquarters offers building tenants a significant platform to engage Harlem, New York, and beyond—and we are honored that impactful organizations such as the Studio Museum, UNCF, and Virginia Union will call this building home. We look forward to continuing to help build a collaborative ecosystem for economic empowerment and cultural engagement."

The sixth floor of the building, which is comprised of 38,000 square feet of divisible space and a 7,500-square-foot terrace, is available for lease. The space is being represented by the team of Chris Mongeluzo, Eric Zemachson, Brian Cohen, Emma Sukenik, and Chris Ventura from Newmark.

Thelma Golden, Director and Chief Curator of the Studio Museum in Harlem, said, "Community and collaboration are values we have championed since our founding, which is why we are incredibly proud to open our offices in the National Urban League's Urban Empowerment Center. Located directly

across from our new Museum building on West 125th Street, the Center gives us an opportunity to be a part of a remarkable coalition of organizations which includes the National Urban League, the United Negro College Fund New York, the Virginia Union University, and the Urban Civil Rights Experience Museum, who each share our commitment to uplifting and advocating for people of African descent.”

"As UNCF celebrates its 80th anniversary, founded in New York City in 1944, we're delighted to return to Harlem, where our story began. We continue to bring together allies from all backgrounds to uplift our nation's HBCUs and students," said Diego Aviles, Vice President, Northeast Division, UNCF.

“Virginia Union is going places we have never been before, as students and the community have high expectations of this institution,” said Dr. Hakim J. Lucas, President and CEO of Virginia Union University, the oldest Historically Black College and University in the Commonwealth of Virginia. “This new facility in Harlem brings an historic HBCU presence to New York City, and we look forward to build new partnerships for growth through this center.”

The university will use the facility initially as an administrative center for recruitment, alumni engagement, and instructional support services.

Virginia Union University was founded in 1865 on the site of the most notorious slave jail in the capital city of the confederacy. It was established to give newly emancipated slaves an opportunity for education and advancement.

“The place we were sold into slavery became the place we are released into intellectual freedom,” said the Rev. Dr. W. Franklyn Richardson, chairman of the university’s Board of Trustees and senior pastor of Grace Baptist Church in Mount Vernon, New York. “Now, in America’s most vibrant and diverse city, Virginia Union again charts a new course to create opportunities for our people.” Richardson also serves as Chairman of the Conference of National Black Churches and as Chairman of the National Action Network.

Developed by Taconic Partners, L+M Development Partners, The Prusik Group, and BRP Companies, and in collaboration with Empire State Development, the Urban Empowerment Center is a game-changing project for New York, platforming economic development through community-oriented commercial and cultural spaces and affordable housing. The mixed-use development is designed to engage the Harlem community with 90,000 square feet of Class-A office space, 84,000 square feet of prime retail space, and 171 affordable residential units, including 51 units slated for use by The New York Foundling’s supportive housing program for young people aging out of foster care. UEC comprises a six-story retail and office podium along 125th Street between Malcolm X and Adam Clayton Powell boulevards and a 17-story residential tower on the north side facing 126th Street. The UEC’s retail podium through second floor will also serve as a commercial hub for Harlem residents, to date including forthcoming locations from Trader Joe’s, Target, Sephora, and Pandora.

Importantly, UEC will also be home to the headquarters of the National Urban League (NUL), a historic non-profit focused on workforce development, education, and homeownership in Black communities. As part of NUL's return to Harlem, the organization will occupy 81,000 square feet of combined space on the building's third and fourth floors, designed with nods to civil rights history, as well as the home of its new 20,000-square foot Urban Civil Rights Museum, a first-of-its-kind museum featuring a 300-seat auditorium, a reception area with café, and multiple exhibition areas focusing on the trans-Atlantic slave trade, the Harlem Renaissance, the Great Migration, and the Black Lives Matter movement. Its 12,000 square feet of exhibition space will also house one of the first permanent exhibitions to share the story of the Harlem Renaissance with a lens of its impact and influence on the ideologies that fueled the Civil Rights era. The museum will give community members and visitors from around the world alike a glimpse into the urban north as a vital organ of American political, cultural, and economic progress.

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About Taconic Partners

Since 1997, Taconic Partners has acquired, redeveloped and repositioned over 13.5 million square feet of commercial office and mixed-use space, as well as over 6,800 units of luxury and workforce housing. As a fully integrated real estate company with a keen eye for uncovering value, its diverse capabilities are evidenced by its multifaceted success with luxury properties, as well as adaptive reuse and urban revitalization projects. In New York City, Taconic is currently developing 619 West 54th Street—the Hudson Research Center, 125 West End Avenue, 817 Broadway, 312 West 43rd Street and Essex Crossing on the Lower East Side. The firm also manages various real estate funds on behalf of institutional and pension fund investors. For more information, visit www.TaconicPartners.com.

About The Prusik Group

The Prusik Group LLC was formed in 2007 by S. Andrew Katz and Rohan Mehra. The Prusik Group focuses on the development and repositioning of retail real estate assets throughout the Tri-State area. The Prusik Group's founders have a combined 40 years of design, construction, and development experience ranging from single tenant installations to major urban development sites.

The Prusik Group prides itself on maintaining unparalleled relationships with its retail tenants. Through the development and repositioning of more than 3 million square feet of retail, office, and residential projects, the founders have established and continue to foster excellent relationships across the industry and throughout the communities with which they have worked. The Prusik Group is currently developing and/or managing more than 3 million square feet of real estate in the greater NYC metropolitan area.

About L+M Development Partners

At L+M Development Partners, working together to build stronger communities is our mission. Our double bottom line philosophy means that we measure success not only in financial returns but also by the positive impacts we make in the communities we serve.

Founded in 1984, L+M is a full-service real estate development firm that develops, invests, constructs, and manages properties with industry-leading innovation. Recognized as a top affordable housing developer, L+M and its affiliate companies are responsible for approximately \$16.5 billion in development and investment and have acquired, built, or preserved over 46,000 high-quality residential units in a variety of urban markets nationwide, primarily in New York's tristate area.

Please visit our website for more information: <http://lmdevpartners.com>. To learn more about our mission and values, go to <https://lmdevpartners.com/mission-and-values/>.

About BRP Companies

At BRP, we're reimagining what real estate can be. An innovator in our industry, we recognize that real estate can advance both community interests and commercial investments. And every day, we make this happen across a wide range of urban initiatives—from residential buildings to retail spaces, from market-rate developments to workforce housing.

Since our founding in 1998, we have grown to a team of more than 70 employees, a completed portfolio of over 4.3 million square feet, with more than \$6.8 billion in completed and current transactions totaling over 15.7M SF, offering a fully integrated approach that includes development, construction, property management, and financial services. And each day, we continue to expand our business to meet the demands of markets across other cities, from Philadelphia to Baltimore and beyond. In fact, 95 percent of our developments are located less than a five-minute walk to major transportation hubs, ensuring our residents and tenants alike have easy access to their great cities.

About United Negro College Fund

UNCF (United Negro College Fund) is the nation's largest and most effective minority education organization. To serve youth, the community and the nation, UNCF supports students' education and development through scholarships and other programs, supports and strengthens its 37 member colleges and universities, and advocates for the importance of minority education and college readiness. While totaling only 3% of all colleges and universities, UNCF institutions and other historically Black colleges and universities are highly effective, awarding 15% of bachelor's degrees, 5% of master's degrees, 10% of doctoral degrees and 19% of all STEM degrees earned by Black students in higher education. UNCF administers more than 400 programs, including scholarship, internship and fellowship, mentoring, summer enrichment, and curriculum and faculty development programs. Today, UNCF supports more than 50,000 students at over 1,100 colleges and universities across the country. Its logo features the UNCF torch of leadership in education and its widely recognized trademark, "A

mind is a terrible thing to waste.”® Learn more at [UNCF.org](https://www.uncf.org) or for continuous updates and news, follow UNCF on Twitter at [@UNCF](https://twitter.com/UNCF).

UNCF was founded on April 25, 1944, and for 80 years, it has supported private HBCUs and hundreds of thousands of deserving students and advocated for minority higher education. UNCF is celebrating its proud 80-year legacy as the largest scholarship provider for students of color.

About Virginia Union University

Virginia Union University is a premier liberal arts institution and publicly serving HBCU, recognized as a private institution through the State Council of Higher Education for Virginia. Founded in 1865, Virginia Union University was originally established to give newly emancipated slaves an opportunity for education and advancement. Today, the University is a center for excellence focusing on preparing and developing today’s students to become advanced leaders of tomorrow. Virginia Union University’s programs offer a broad range of both undergraduate and graduate educational opportunities in high-demand fields that advance liberal arts education, teaching, research, science, technology, civic engagement, and international experiences.

About Studio Museum in Harlem

Founded in 1968 by a diverse group of artists, community activists, and philanthropists, the Studio Museum in Harlem is internationally known for its catalytic role in promoting the work of artists of African descent. The Studio Museum is now constructing a new home at its longtime location on Manhattan’s West 125th Street. The building—the first created expressly for the institution’s program—will enable the Studio Museum to better serve a growing and diverse audience, provide additional educational opportunities for people of all ages, expand its program of world-renowned exhibitions, effectively display its singular collection, and strengthen its trailblazing Artist-in-Residence program.

While closed for construction, the Museum’s groundbreaking exhibitions, thought-provoking conversations, and engaging art-making workshops continue at a variety of partner and satellite locations in Harlem and beyond. For more information, visit studiomuseum.org.

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